

**Tam Design Review Board**

C/O Alan Jones, 304 Laurel Way, Mill Valley, CA 94941 ajarchitect@comcast.net

**AGENDA - Public Hearing - June 16, 2021-via Zoom link below**

**Call to order: 7PM**

Approval of minutes of May 5, 2021

Correspondence and Notices

Public comment on items not on the agenda

**1. Informal preliminary review: Rolls Residence at 69 Skyline Terrace, Mill Valley**

Addition of a 490.25 sq. ft. Family Room and bath at the existing lower level subarea of a 1,946.5 sq. ft. residence

**2. Discuss and review status of outreach regarding State housing laws.**

Alan Jones will be away and will not attend the meeting. Meeting will be hosted by V. Chair and Secretary Douglas Wallace.

Douglas Wallace is inviting you to a scheduled Zoom meeting.

Topic: Tam Design Review Board

Time: Jun 16, 2021 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85173757330?pwd=d2VXeic5TDdoVTZFNmJwdkITTKdKZz09>

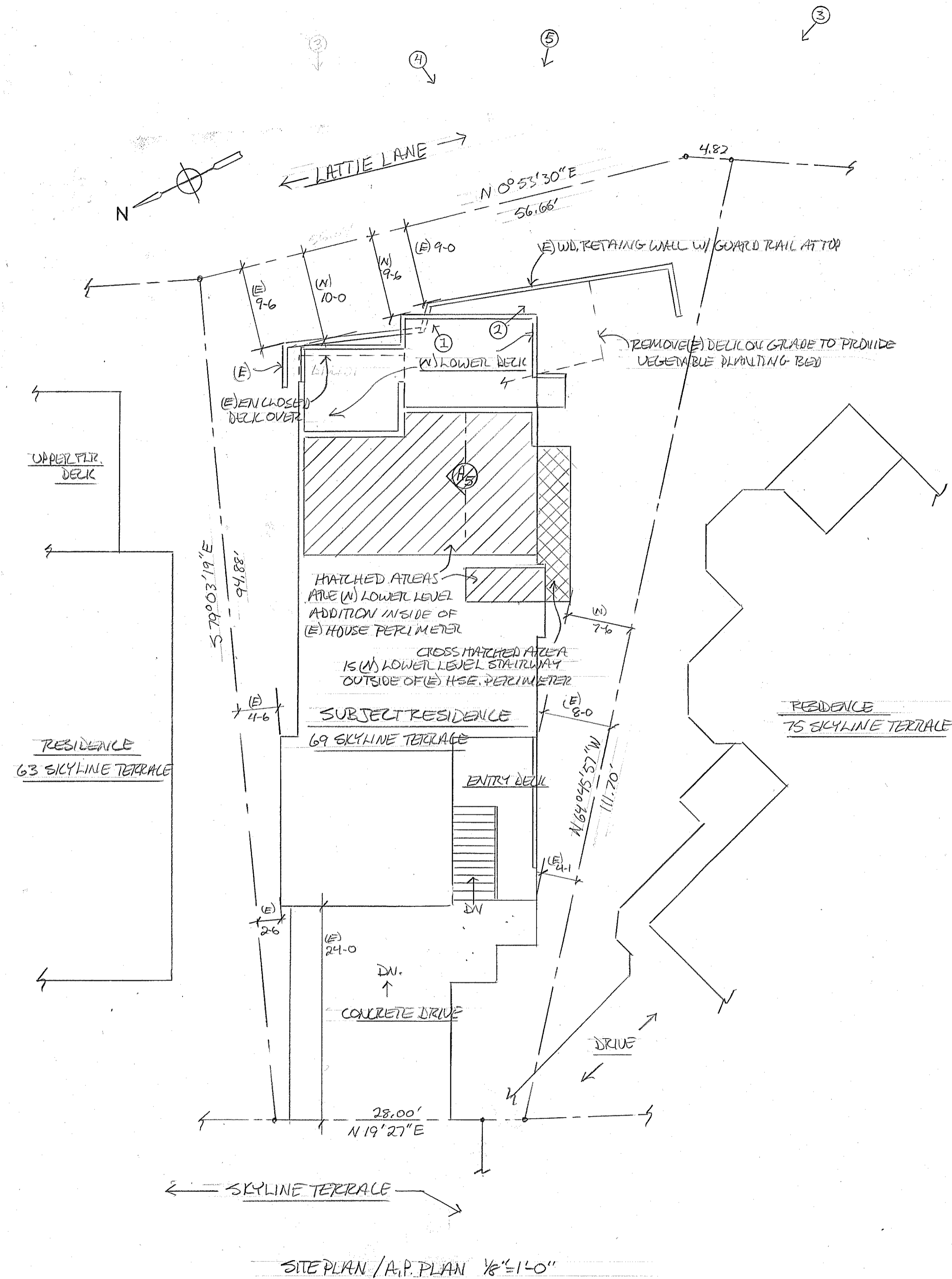
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One tap mobile

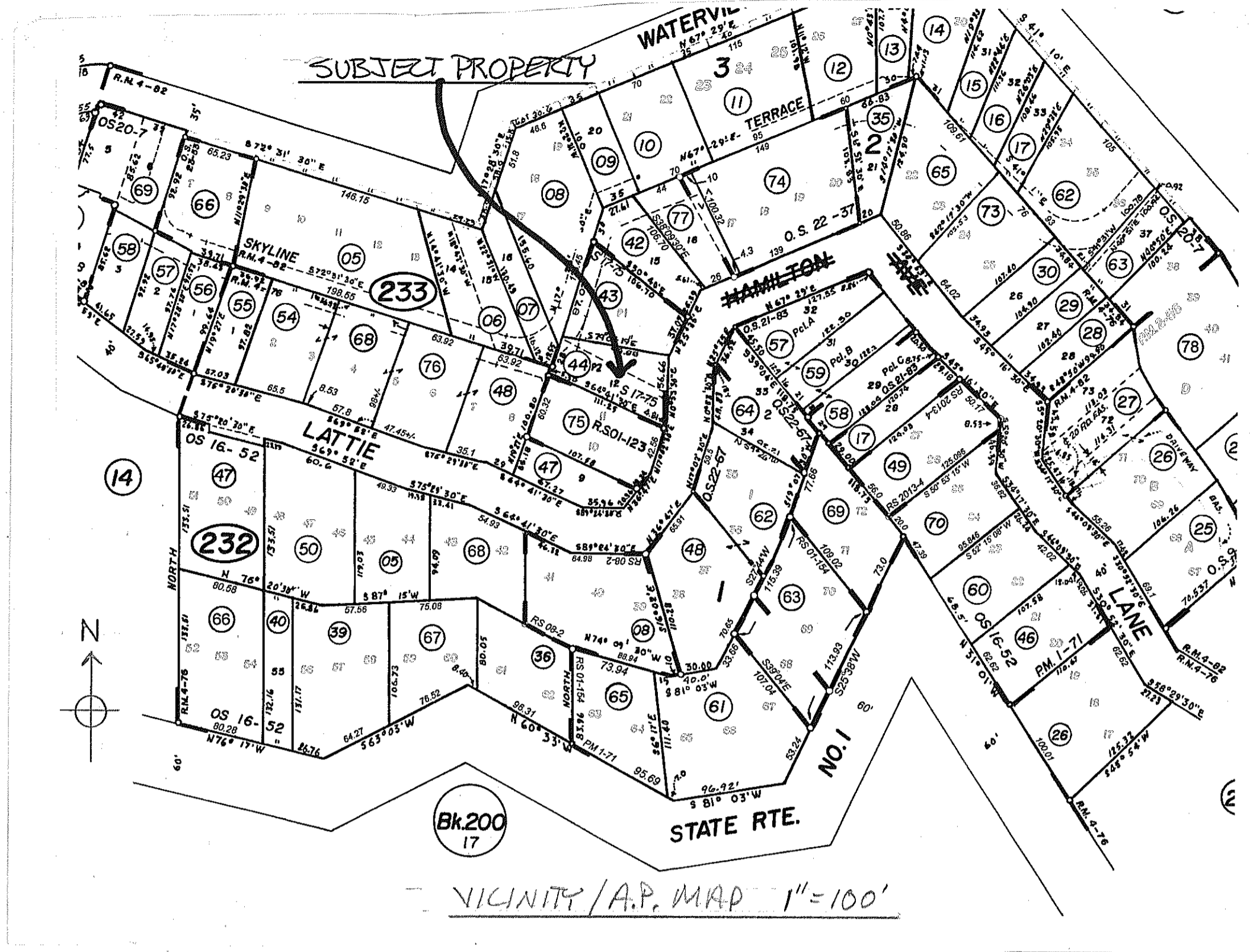
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+16699006833,,85173757330#,,,,\*297678# US (San Jose)



SITE PLAN / A.P. PLAN 1/8" = 1'-0"

○ INDICATES PHOTO # AND LOCATION (SEE ATTACHED)



**PROJECT DESCRIPTION**

ADDITION OF 490.25 SQ. FT. FAMILY ROOM/ BATH AT THE EXISTING LOWER LEVEL SUBAREA OF AN EXISTING 1,946.5 SQ. FT. RESIDENCE. 422.5 SQ. FT. OF THIS ADDITION WILL BE WITHIN THE EXISTING PERIMETER WALLS OF THE HOUSE. THE REMAINING 67.5 SQ. FT. WILL BE OUTSIDE THE (E) PERIMETER WALLS OF THE HOUSE TO ENCLOSE THE NEW STAIRWAY WITH A MAX. HEIGHT FROM EXISTING GRADE OF OF 12'-6".

ADDITION OF A 268.0 SQ. FT. DECK OFF THE NEW PROPOSED LOWER LEVEL FAMILY ROOM. THIS DECK IS APPROX 36" ABOVE AND WILL REPLACE THE (E) 160 SQ. FT. DECK ON GRADE AT THE LOWER LEVEL.

ALL SETBACKS FROM PROPERTY LINES OF THE PROPOSED ADDITION OR DECK WILL BE LESS THAN EXISTING CONDITIONS/ SETBACKS.

EXCAVATION  
THIS PROJECT WILL REQUIRE THE REMOVAL OF 44 - 47 CUBIC YARDS OF SOIL. NO EXCAVATED SOIL WILL BE LEFT ON THE SITE AND ALL WILL BE TAKEN TO A DOCUMENTED REGISTERED LANDFILL.

**PROJECT DATA**

SITE - 69 SKYLINE TERRACE, MILL VALLEY  
 APN - 048-233-44  
 ZONE - RSP-1 PLANNED DEVELOPMENT ( FAIRVIEW PARK/ SUB-DIVISION 1 )  
 LOT - 4,845 SQ. FT.  
 FLOOR AREA  
 - (E) 1,946.5 SQ. FT.  
 - PROPOSED NEW 490.25 SQ. FT.  
 - PROPOSED TOTAL 2,436.75 SQ. FT.  
 EXISTING GARAGE - 391.5 SQ. FT.  
 F.A.R.  
 - (E) 40.0%  
 - PROPOSED 50.3%

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- SHT. 5 REAR EXT. ELEVATION
- BUILDING SECTION A/5

ROLL RESIDENCE  
 RESIDENT OWNERS:  
 SONIA ROLL 415-810-7055 / SONIA.ROLL@GMAIL.COM  
 GARRETT ROLL / GARRETT.ROLL@GMAIL.COM

ENGINEER - SARAH LEDING - C-043600  
 226 PERCIVAL AVE., S.F. 94112-8720  
 415-333-4104  
 SARAH.LEDING@GMAIL.COM

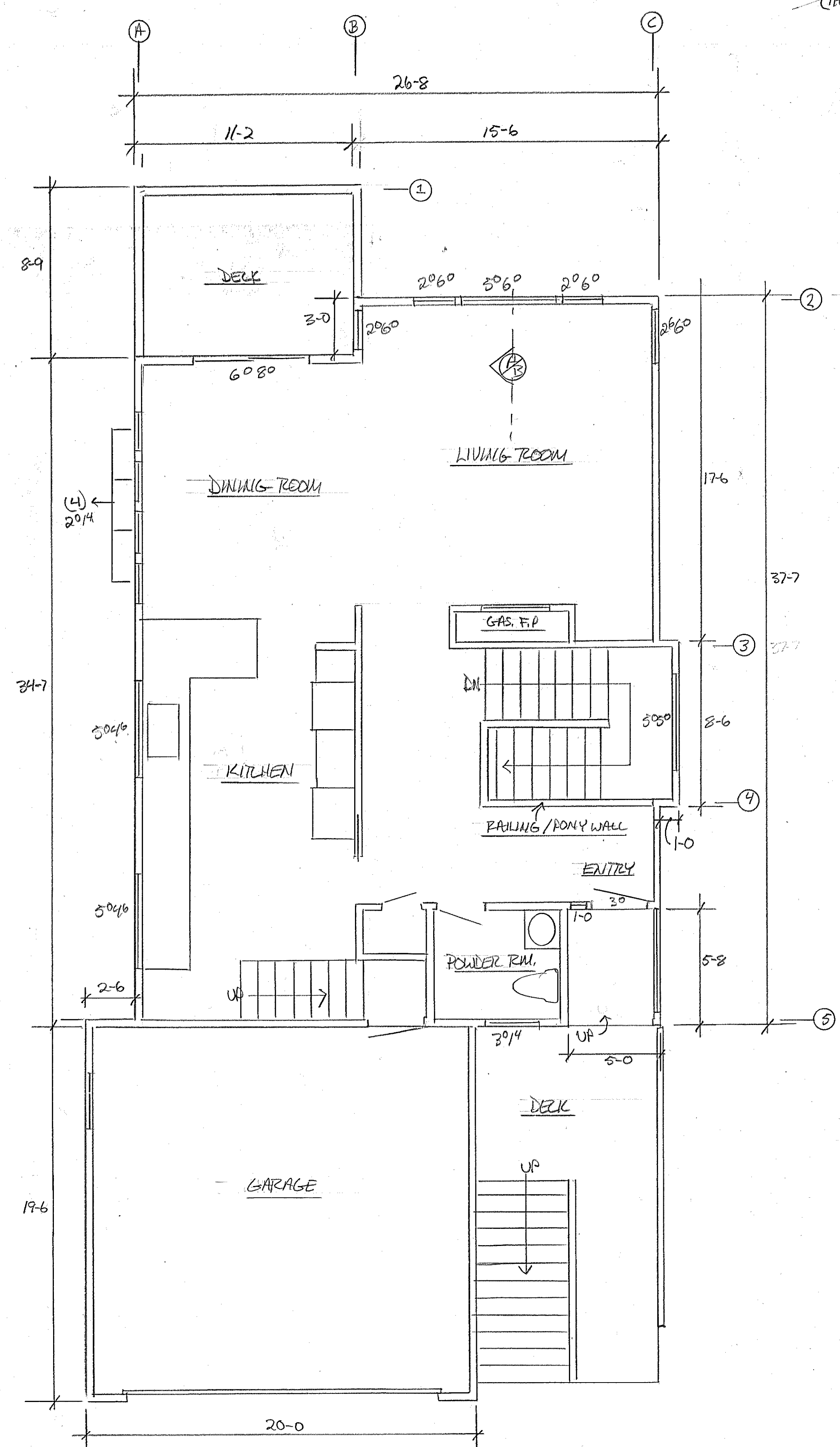
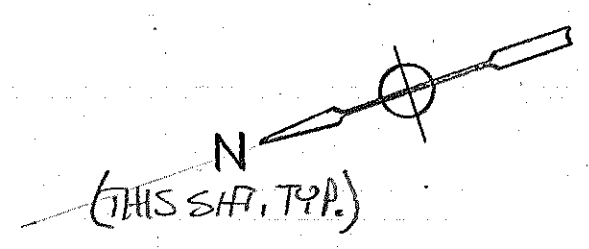
SITE - 69 SKYLINE TERRACE, MILL VALLEY APN 048-233-44  
 DESIGN - SEFF GUSTAFSON  
 4709 PARADISE DRIVE, TIBURON 94920  
 415-435-4840  
 SEFFGUSTAFSON@GMAIL.COM

REVISIONS	BY

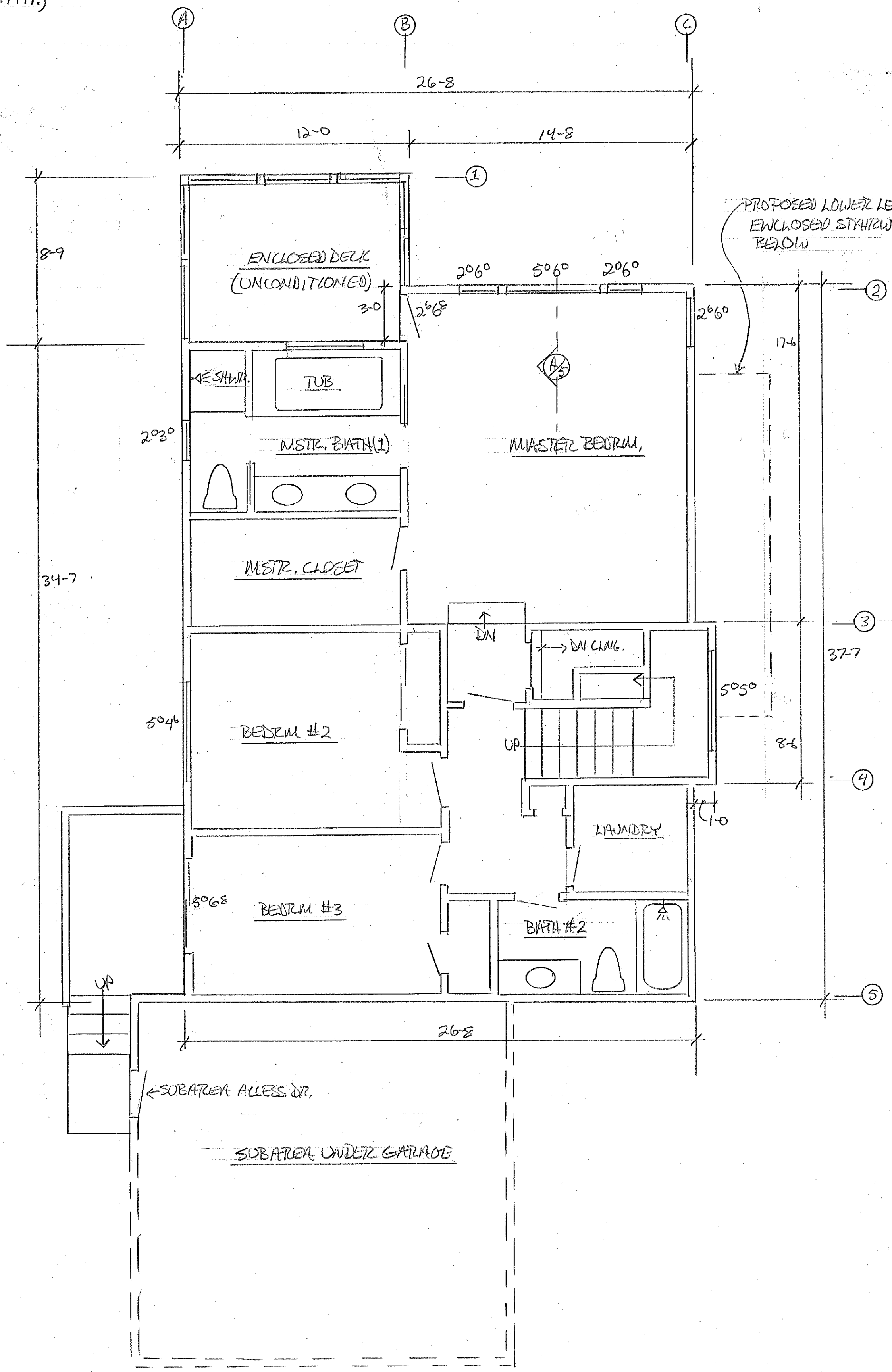
ROLL RESIDENCE

SITE - 69 SKYLINE TERRACE, MILL VALLEY APN C48-283-44  
 DESIGN - JEFF GUSTAFSON  
 4709 PARADISE DRIVE, TB, CA  
 415-485-4840

Date	5/28/2
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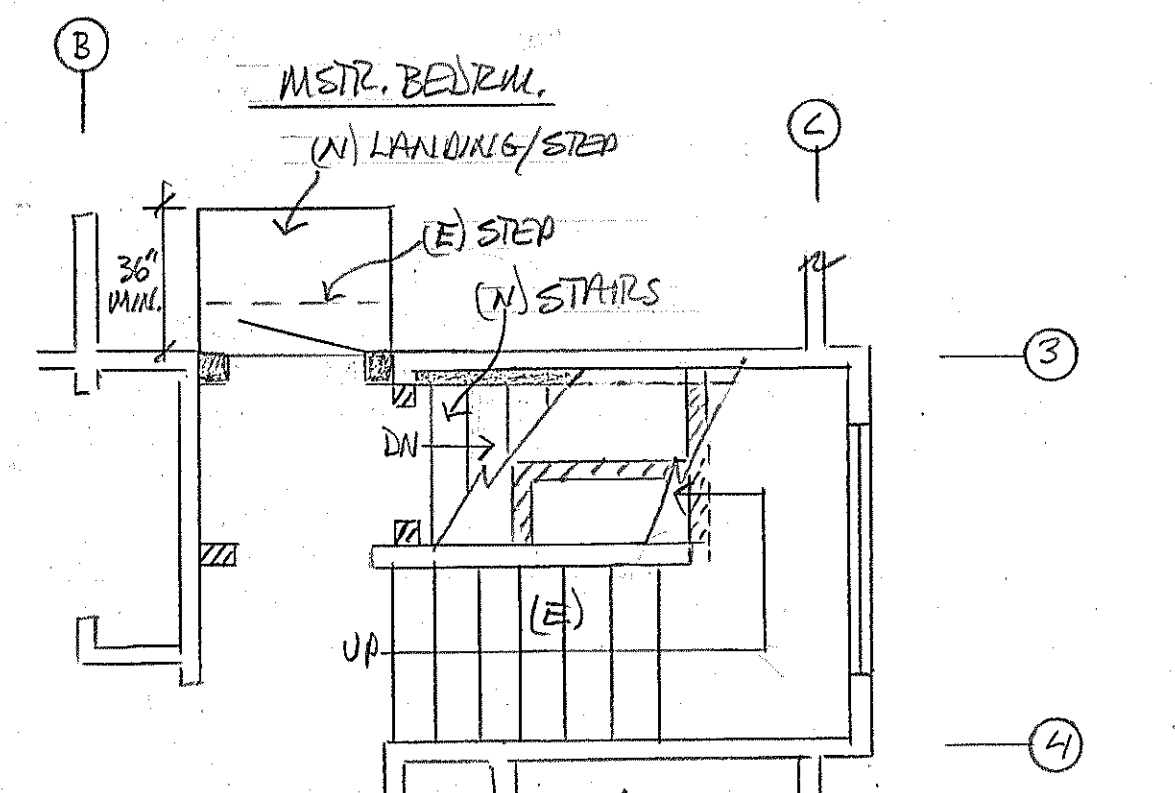


EXISTING UPPER FLOOR 1/4" = 1'-0"  
 FLOOR AREA - 867.0 SQ. FT.  
 - DOES NOT INCLUDE:  
 - 391.5 SQ. FT. GARAGE  
 - 73.5 SQ. FT. UPPER STAIRWELL

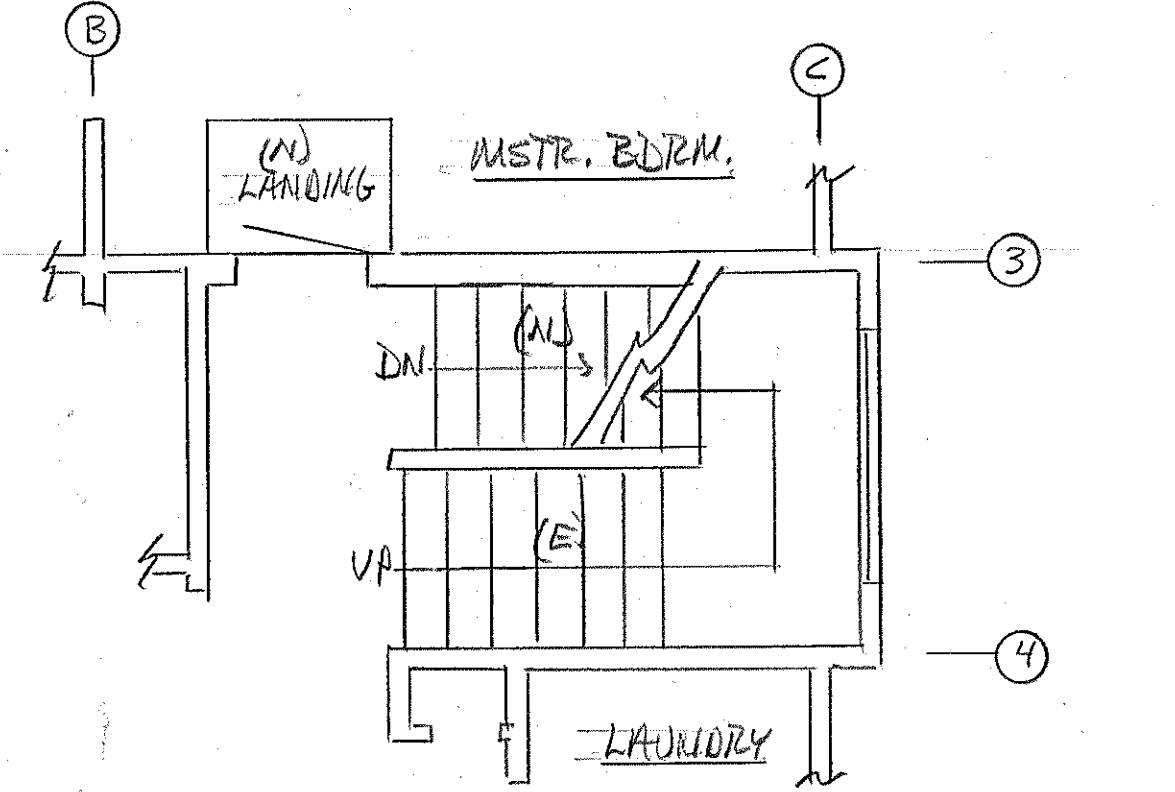


EXISTING LOWER LEVEL (PROPOSED (N) MIDDLE LEVEL) 1/4" = 1'-0"  
 FLOOR AREA - 1,079.5 SQ. FT.  
 - INCLUDES UNCONDITIONED ENCLOSED DECK

PROPOSED LOWER LEVEL ENCLOSED STAIRWAY BELOW

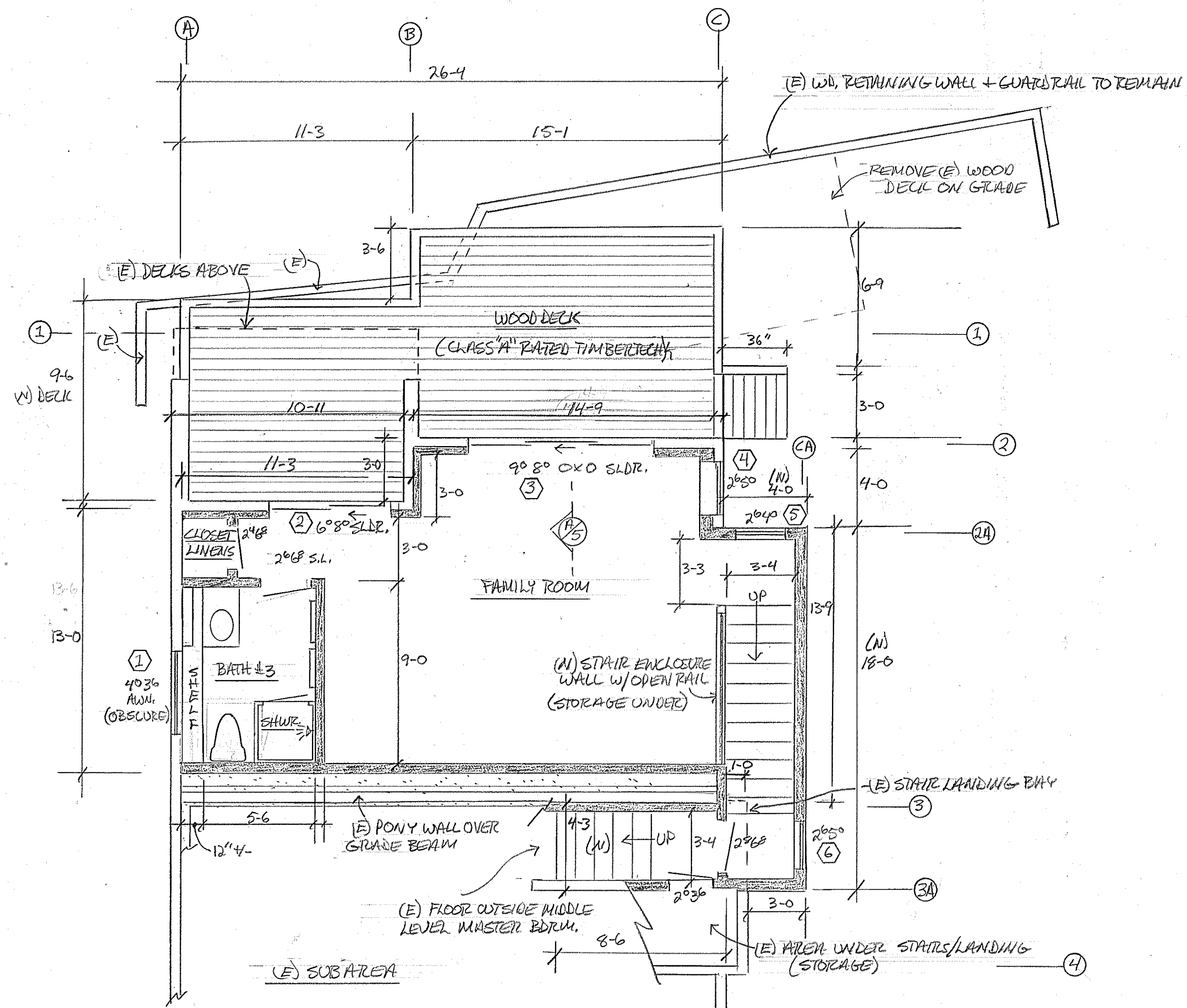
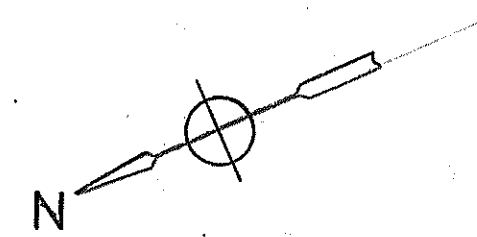


(E) + (N) PLAN AT MSTR. ENTRY + STAIRS 1/4" = 1'-0"  
 WALL LEGEND (THIS PLAN)  
 --- EXISTING  
 --- REMOVE EXISTING  
 --- NEW



(N) PLAN AT MSTR. ENTRY + STAIRS 1/4" = 1'-0"

REVISIONS	BY



(N) LOWER LEVEL PLAN 1/4" = 1'-0"

(N) FLOOR AREA - 490.25 SQ. FT. (INCLUDES (N) STAIRWAY WITHIN (E) STRUCTURE PERIMETER)

WALL LEGEND (THIS PLAN)

- EXISTING
- NEW

NOTE - REMOVE (E) WALL SECTIONS TO ACCOM. WINDOWS + DOORS (1) (2) (3) + (4)

ROLL RESIDENCE

SITE - 69 SKYLINE TERRACE, MILL VALLEY APRIL 04/8-233-44

DESIGN - JEFF GOETARFSON  
4709 PARADISE DRIVE, TIB.  
415-425-4840

Date 5/28/21

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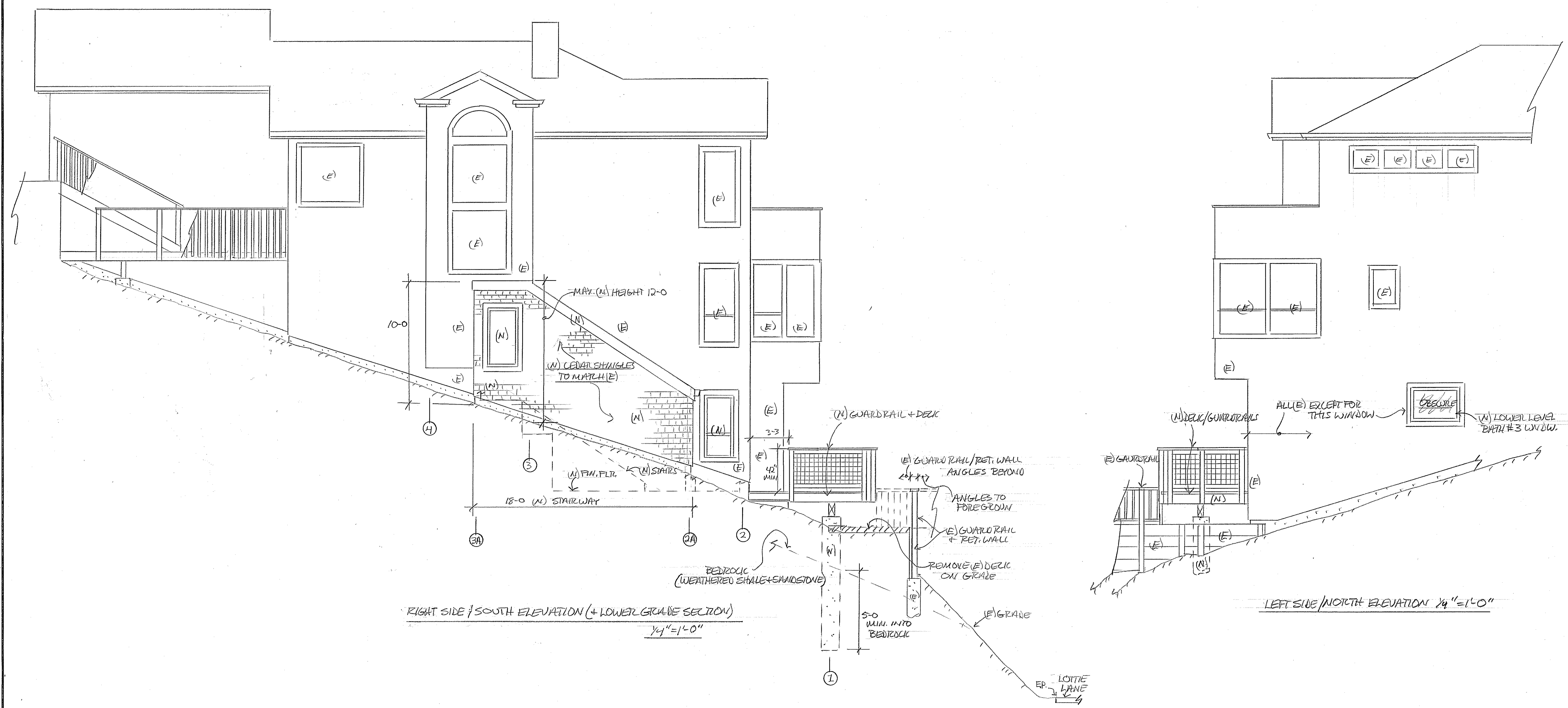
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REVISIONS	BY

ROLL RESIDENCE



RIGHT SIDE / SOUTH ELEVATION (+ LOWER GARAGE SECTION)  
1/4" = 1'-0"

LEFT SIDE / NORTH ELEVATION 1/4" = 1'-0"

SITE - 69 SKYLINE TERRACE, MILL VALLEY SAN 048-233-44  
 DESIGN - JEFF GUSTAFSON  
 4709 PARADISE DRIVE, TB.  
 415-435-4840

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## **Project Description for Planning Permit Application**

Rolls Residence at 69 Skyline Terrace, Mill Valley

Addition of a 490.25 sq. ft. Family Room and bath at the existing lower level subarea of a 1,946.5 sq. ft. residence.

422.5 sq. ft. of this proposed addition will be within the existing perimeter walls of the house. The remaining 67.5 sq. ft. will be outside of the existing perimeter walls of the house to enclose the new stairway to the lower level with a maximum height from existing grade of 12'-0".

This project also includes the addition of a 268.0 sq. ft. deck off the new proposed Lower Level Family Room. This new deck is approx. 36" above an existing 160.0 sq. ft. deck on grade that will be removed.

All new setbacks from property lines are less than existing conditions.

This existing small residence has no entertainment or recreation room/ area for adults or children other than the existing Living Room.

This property is in a Planned Development (Zone RSP-1) and the proposed project would result in an F.A.R. of less than (11) of the homes in this neighborhood/ development. See attached chart of Development homes, property sizes and F.A.Rs.

The existing adjacent or neighboring homes and properties would not be negatively impacted ( views, privacy, natural light or other ) by this proposed project. See attached aerial and site photos.

All adjacent neighbors have reviewed the submittal plans (5/28/21 by Jeff Gustafson) and approve of this project. See attached letters of support.