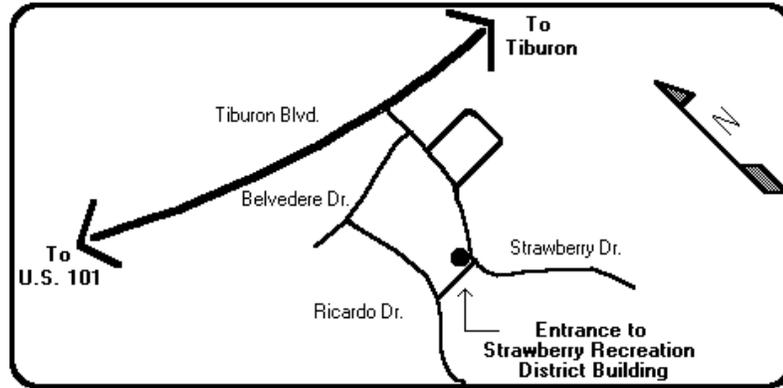


STRAWBERRY DESIGN REVIEW BOARD

118 E. Strawberry Drive, Mill Valley, CA 94941



Agenda for Monday, October 19th 2015 MEETING REC CENTER – 1st Floor Meeting Room

7:30 PM: CALL TO ORDER

7:35 PM: Open Time and Review of Minutes of October 5th 2015

DESIGN REVIEW ITEMS:

PROJECT 1:

Location:

475 East Strawberry Drive
Mill Valley, CA 94941
Parcel Number: 043-301-09

Status: Initial Review

Project Planner:

Heidi Scoble
415-473-3704
hscoble@marincounty.org

Applicant:

Eric Spletzer
415-699-9662

Project Description:

The applicant is requesting a Tidelands Permit to expand an existing elevated deck at the clubhouse building associated with The Club at Harbor Point in Mill Valley. The proposed 358 square foot deck addition would connect to the existing deck. The floor of the deck would be approximately 7.58 above the mean high tide. The deck extension will have the following minimum setbacks: 56 from the southern rear property line; greater than 100 feet from the eastern side property line; greater than 100 feet from the western side property line; and greater than 100 feet from the northern front property line.

Zoning: BFC- RMP-2.96 (Bayfront Conservation, Multiple Family Residential Planned District)

Countywide Plan Designation: MF2: Low Density (1-4 units per acre)

Community Plan (if applicable): Strawberry Community Plan

PROJECT 2:

Location:

7 Starboard Court
Mill Valley, CA 94941
Parcel Number: 043-101-11

Status: Initial Review

Project Planner:

Jocelyn Drake
415-473-6245
JDrake@marincounty.org

Applicant:

Peter Mark
917-886-9351

Project Description:

The applicant requests Design Review approval to allow for the remodel of an existing single-family residence, including construction of a 1,335 square foot residential addition, replacement of an existing pool, construction of a two new decks, fire pit, and patios in the rear yard, and installation of new landscaping throughout the property. The proposed addition is comprised of 965 square feet of new floor area on the first story and 370 square feet on the second story. The existing residence consists of 3,671 square feet of building area and approximately 3,131 square feet of floor area. The proposed project would add 1,335 square-feet of floor area, for a total building area of 5,015 square feet, and a total floor area of 4,466 square-feet, for a floor area ratio of 26% on the 17,273 square foot lot. The proposed addition will reach a height of 30 feet above natural grade. The minimum setbacks from the proposed addition to the respective property lines are as follows: 21 feet from the northern front property line; more than 100 feet from the southern rear property line; 10 feet from the eastern side property line; and approximately 5 feet from the western side property line. The materials proposed to be utilized in the remodel include charcoal colored stucco siding, beige colored wood siding and trim, composite shingle roofing, teak decking and concrete patio pavers. Design Review approval is required pursuant to Marin County Code Section 22.42.020.B because the property is located within a Planned Zoning District.

Zoning: RSP – 5 & BFC-RSP-5 (Residential, Single-family Planned District, 5 units per acre) & (Bayfront Conservation, Residential, Single-family Planned District, 5 units per acre)

Countywide Plan Designation: SF6 (Single-family, below 10,000-square foot minimum lot area)

Community Plan: Strawberry Community Plan Area

NOTICE

The **Strawberry Design Review Board** meets on the 1st and 3rd Mondays at 7:30PM in the Strawberry Rec Center building first floor. The Board reviews and makes recommendations to the County on projects covered by the Strawberry Community Plan. Recommendations are advisory only. Public notices and email notifications are available online at:

<http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/drb/strawberry-drb>