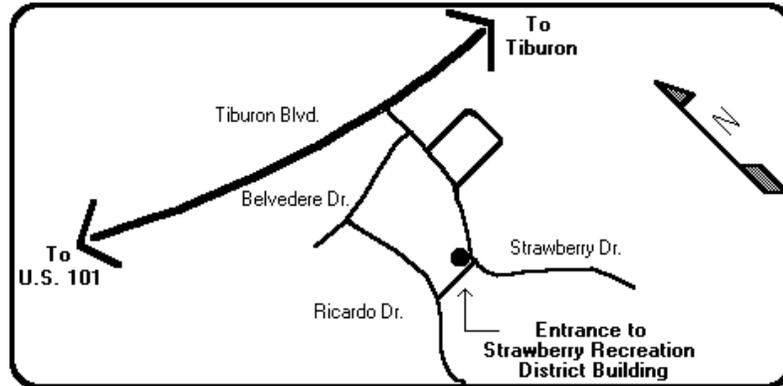


STRAWBERRY DESIGN REVIEW BOARD

118 E. Strawberry Drive, Mill Valley, CA 94941



Agenda for Monday, November 16th 2015 MEETING REC CENTER – 1st Floor Meeting Room

7:30 PM: CALL TO ORDER

7:35 PM: Open Time for public comments, presentation of procedure for DR of seminary project and Review of Minutes of November 2nd, 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

Applicant:

Eric Spletzer

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:

57 Shell Road
Mill Valley, CA 94941
Parcel Number: 033-092-08

Status: Initial Review

Project Planner:

Tammy Taylor

Applicant: Ann Bool

Project Description:

The applicant requests Design Review approval to demolish an existing 898 square foot residence, a 456 square foot second unit, and a 123 square foot shed, which will render the lot in Mill Valley vacant. Following demolition, the plan is to construct a new 2,458 square foot house with an attached 470 square foot garage and a detached 499 square foot second unit. The 3,891 net square feet of proposed development would result in a floor area ratio of 29% on the 11,660 square foot lot. The proposed house would reach a maximum height of 29 feet above surrounding grade, and second unit would reach 15 feet. The main residence would have the following setbacks from the exterior walls: 32 feet from the north front property line; 11 feet from the east side property line; 26 feet from the west side property line; 73 feet from the south rear property line. The second unit would have the following setbacks from the exterior walls: 122 feet from the north front property line; 41 feet from the east side property line; 10 feet from the west side property line; 10 feet from the south rear property line. Additionally, an Oak tree is proposed to be removed and replaced with two trees in the rear of the property.

Design Review approval is required because the project is a complete replacement of the existing residence, and the new development exceeds 3,000 square feet and is more than 100% greater than the existing building area as of January 1, 2008, per Chapter 22.42.020 B.3.

Zoning: RA-B2, Residential, Agriculture

Countywide Plan Designation: SF5, Low Density Residential

Community Plan (if applicable): Strawberry

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>