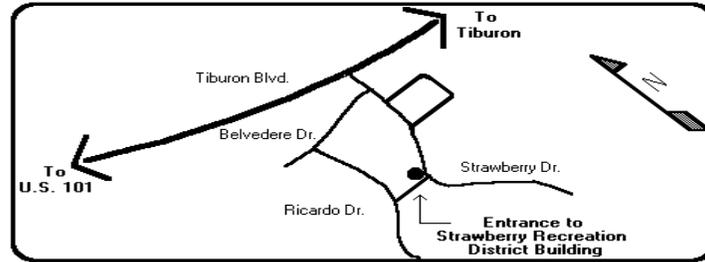


STRAWBERRY DESIGN REVIEW BOARD

118 E. Strawberry Drive, Mill Valley, CA 94941



Agenda for Monday, November 7th, 2016. MEETING First Floor Meeting Room

7:35 PM: CALL TO ORDER

7:35 PM: Open Time for public comments and approval of Minutes from previous meetings

DESIGN REVIEW ITEMS:

Project 1:

Summary

Main Component of the Project: Single-family Residence - New

Location: 29 N. Knoll Road

Mill Valley, CA 94941

Parcel Number: 034-141-02

Status: Initial Review

Project Planner: [Tammy Taylor](#)

Project Description

The applicant requests Design Review approval to demolish three existing units and construct three new units on a developed lot in Unincorporated Mill Valley. Each unit is proposed to include 2,173 square feet of living space, which includes an attached 252 square foot garage on each unit. The cumulative 7,635 square feet of proposed building area would result in a floor area ratio of 38 percent on the 16,989 square foot lot. The proposed buildings would reach a maximum height of 28 feet 6 inches above surrounding/finished grade and would have the following setbacks from the exterior walls: Units A & B would be 8 feet from the north front property line and Unit C would be 1 foot 6 inches; Unit A would be over 100 feet from the east side property line, Unit B would be 57 feet, and Unit C would be 10 feet; Unit A would be 10 feet from the west side property line, Unit B would be 58 feet and Unit C would be over 100 feet; Unit A would be 58 feet from the south rear property line, Unit B would be 39 feet and Unit C would be 34 feet.

Design Review approval is required because the project is located in a Planned Zoning District.

Zoning: RMP-8 (Residential, Multiple Planned, 8 units per acre)

Countywide Plan Designation: OC (Office Commercial/Mixed Use, F.A.R. - 0.10 to 0.80)

Community Plan (if applicable): Strawberry Community Plan

Zoning: RMPC (Residential/Commercial Multiple Planned)

Countywide Plan Designation: GC (General Commercial / Mixed Use, F.A.R. = 0.10 to 0.20)

Community Plan (if applicable): Strawberry Community Plan

NOTICE The **Strawberry Design Review Board** meets on the 1st and 3rd Mondays at 7:35PM in the Strawberry Rec Center building third floor. The Board reviews and makes recommendations to the County on projects covered by the Strawberry Community Plan. Recommendations are advisory only. Public notices, email notifications are online at:

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