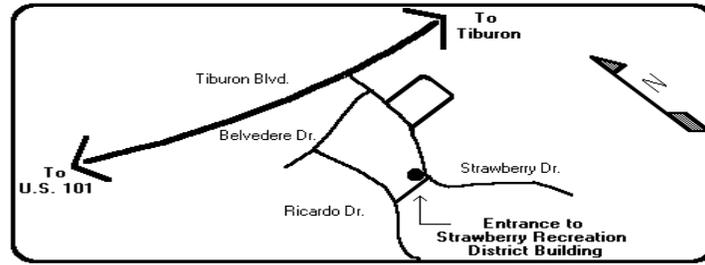


STRAWBERRY DESIGN REVIEW BOARD

118 E. Strawberry Drive, Mill Valley, CA 94941



Agenda for Monday, **September 19th**, 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: agenda

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

Project 2:

Main Component of the Project: Commercial - Site Improvement

Location: 900 Redwood Highway

Mill Valley, CA 94941

Parcel Number: 043-031-09

Status: Initial Review

Project Planner: Megan Alton

Applicant: Matthias Sonnen

Sonnen Porsche

Project Description

On August 24, 2001, the Planning Division approved Design Review 01-99, allowing for the remodel of the auto dealership located at 900 Redwood Highway in the Strawberry area of Mill Valley. The 2001 Design Review approval related to changing the exterior appearance of the showroom, modifying the previous sign, and changing the lampposts and lighting. Condition of approval 1.C of the 2001 Design Review applied specifically to exterior lighting and stated: C. "Lighting- installation of site lighting shall indicated by "Exhibit C" and conforming to the following requirements:

1. Average site illumination shall not exceed 5 footcandles at any time.
2. Off-site illumination shall be reduced to the maximum extent feasible by directing lighting toward the interior of the site and using downward facing, hooded light fixtures for all lighting.
3. Lighting shall utilize Challenger and Doral series light fixtures with flat lenses, and all existing exterior light fixtures shall be replaced with the same.
4. Signs shall utilize low-level, unobtrusive interior illumination." On November 5, 2012, the Planning Division approved Design Review and Sign Review 12-2, authorizing additions to the showroom, changes to the signs (including the interior illumination), and other site improvements. However, no changes to the previously approved lighting was proposed or authorized as part of the 2012 Design Review.

The applicant now requests to amend the 2012 Design Review to modify the lighting requirements imposed by the 2001 Design Review. The Design Review amendment application is limited to replacing the pre-existing exterior lighting with 17 new lights, including wall mounted lights and lampposts reaching a maximum height of 18 feet above grade. The average site illumination would be 3.19 footcandles and the average illumination in the front of the site, facing State Route 101, would be 13.04 footcandles. The maximum illumination anywhere on the site would be 22.8 footcandles. At 9:30 every night, the lights would be automatically dimmed to a site average of 1.59 footcandles, an average in the front of the site of 6.51 footcandles, and a maximum illumination of 11.4 footcandles at any point on the site. A Design Review amendment approval is required because the project is a substantial modification of what was approved in the previous Design Review.

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

Project 3:

Main Component of the Project: Single-family Residence - Addition/Remodel

Location: 313 Reed Blvd.

Mill Valley, CA 94941

Parcel Number: 043-284-53

Status: Initial Review

Applicant: Albert DeLima

W|A Associates

415-526-5484

Project Description

The applicant is requesting Design Review approval to add an 36 square foot balcony to an existing residential structure located on a 17,133 square foot lot in Mill Valley. The balcony would reach a maximum height of 10.5 feet to top of railing and would have the following setbacks from the exterior walls: 28 feet from the easterly rear property line; more than 45 feet from the northerly side property line; more than 85 feet from the southerly side property line; more than 70 feet from the westerly front property line.

Design Review approval is required because the property is located within the Golden Gate Seminary Master Plan Boundary.

Zoning: RMP-2.47 (Residential, Multi-family Planned, 2.47 units/acre)

Countywide Plan Designation: MF2 (Multi-family, 1-4 units/acre)

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>