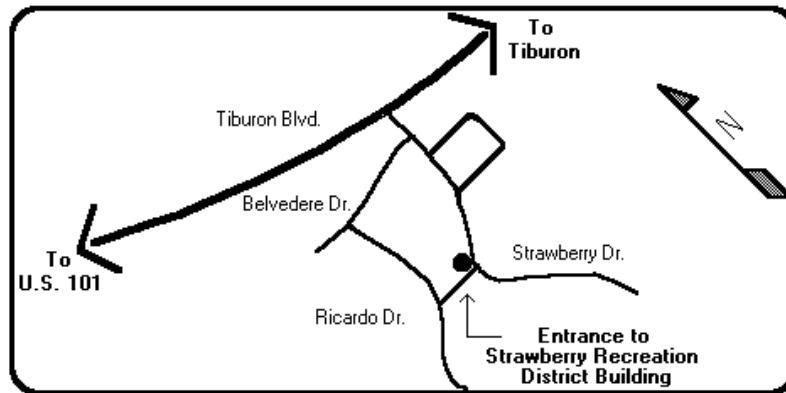


STRAWBERRY DESIGN REVIEW BOARD 118 Strawberry Drive Mill Valley, CA 94941



Agenda for Tuesday, May 3rd, 2016, 7:30 pm. MEETING Rec Center Facility – *1st Floor Meeting Room*

PLEASE NOTE THAT WE WILL BE MEETING IN THE FIRST FLOOR MEETING ROOM

7:30 PM: CALL TO ORDER

7:30 PM: Open Time for public comments and approval of Minutes from 3-07 and 4-04

7:35 PM: PROJECT ITEMS:

PROJECT 1 Shaw Design Review:

Location: 57 Shell Road, Mill Valley

Project Planner: Tammy Taylor: 415-473-7873 TTaylor@marincounty.org

Applicant: Ann Bool

Project Description

The applicant is submitting additional information as required by SDRB for 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

PROJECT 2: Stevens Minor Design Review Sonnen Lighting Changes

Location: 900 Redwood Highway
Stevens Minor Design Review
Project ID 2015-0384

Project Description:

The applicant is requesting Design Review amendment approval to install new lighting at the Sonnen Porche dealership. The project would install outdoor lighting to illuminate the site and sales lot between dusk and dawn. Existing pole and wall mounted high intensity discharge (HID) lighting would be replaced with energy efficient light emitting diode (LED) fixtures. Design Review Amendment approval is required because the previous approval did not include changes to the lighting.

Zoning: RMPC (Residential/Commercial Multiple Planned)
Countywide Plan Designation: GC (General Commercial)
Community Plan (if applicable): Strawberry Community Plan

PROJECT 3: Shine Design Review

Location: 26 Shell Road, Mill Valley, CA 94941 - Parcel Number: 033-071-18
Project Planner: Tammy Taylor: 415-473-7873
TTaylor@marincounty.org
Applicant: SKS Architects: 415-382-1656

Project Description: The applicant is requesting Design Review approval to construct a new second story addition and a lower floor addition to an existing 2,510 square foot single-story house on a 16,443 square foot lot. There is also a 352 square foot garage on the property, which would remain the same. The 2,213 square feet of proposed additions would result in a floor area ratio of 28 percent. The proposed building would reach a maximum height of 28 feet above surrounding grade and would have the following setbacks from the exterior walls: 59 feet from the south front property line; 10 feet from the east side property line; 10 feet from the west side property line; over 100 feet from the north rear property line.

The project is subject to the Design Review chapter of the Development Code because the total building area for the lot will exceed 4,000 square feet with the proposed additions.

Zoning: RA:B2 (Agricultural Residential, 10,000 square feet minimum lot size)
Countywide Plan Designation: SF5: Low Density Residential (2-4 units/acre)
Community Plan (if applicable): Alto Strawberry Community Plan

NOTICEThe **Strawberry Design Review Board** meets on the 1st and 3rd Mondays at 7:35PM 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/dr/strawberry-dr>