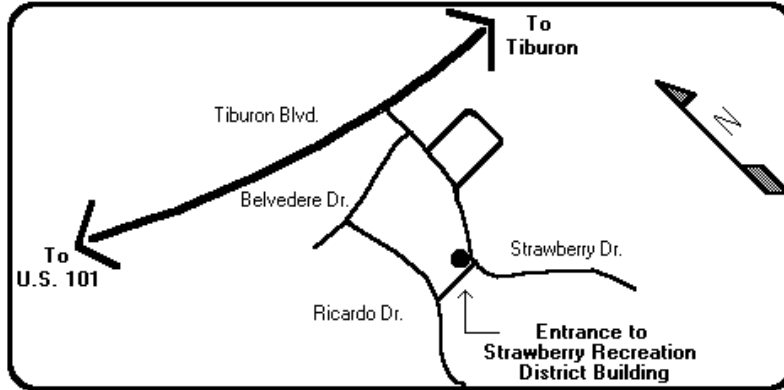


STRAWBERRY DESIGN REVIEW BOARD

118 E. Strawberry Drive, Mill Valley, CA 94941



Agenda for Monday, January 18th, 2016. MEETING Rec Center facility – 1st Floor Meeting Room

7:30 PM: CALL TO ORDER

7:35 PM: Open Time for public comments

DESIGN REVIEW ITEMS:

1. Project Name: Agenda Items:

<u>Subject</u>	<u>Applicant</u>	<u>Planner</u>
Shaw Design Review	Ann Bool	Tammy Taylor

Project Location: 57 Shell Rd, Mill Valley
APN: 033-092-08

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

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>