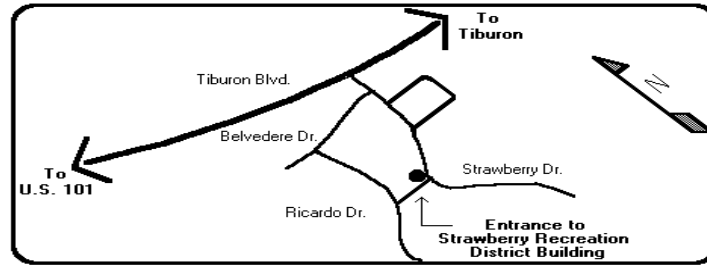


STRAWBERRY DESIGN REVIEW BOARD

118 E. Strawberry Drive, Mill Valley, CA 94941



Agenda for Monday, March 4, 2019 MEETING Strawberry Rec Center Meeting Room – first floor

7:35 PM: CALL TO ORDER

1. Open time for public comments.
2. Approval of Minutes from previous meeting.
3. **Strawberry Rec – Greenwood Bay sign (2nd hearing).** The applicant requests Sign Review approval to install a 32.62-square-foot, freestanding sign that would be down-lit by two LED lights placed on the top of the sign. The sign would be constructed of aluminum with a gray-green painted background. The main text copy of the sign would read “Greenwood Bay Condominiums” in white, die-cut painted aluminum and the directional address copy would be a dark bronze, die cut painted aluminum. The proposed sign would reach a maximum height of 3-foot, 6-inches above surrounding grade and would have the following setbacks: 8 feet from the north, front property line; 26 feet from the west side property line; 7 feet from the east side property line; and over 100 feet from the south rear property line.

Sign Review approval is required because the project would consist of the installation of a free-standing sign that would exceed the maximum area allowed as required under Marin County Code Section 22.28.040 site (e.g., maximum area of 6 square feet for multi-family residential developments).

Zoning: BFC-RMP-6.36 (Bayfront Conservation, Residential, Multiple Planned, 6.36 units/acre)

Countywide Plan Designation: MF3 (Multi-Family, 5-10 units/acre) **Community Plan (if applicable):** Strawberry Plan Area

4. **SKB – wework sign (2nd hearing).** The applicant requests Sign Review approval to install a new, approximately 19 square foot internally illuminated sign at an office building located in Mill Valley. The proposed sign would be constructed of white acrylic letters, with a depth of 5 inches, and would be affixed to the existing stucco exterior. The project was reviewed and denial was recommended by the SRDB. County staff approved the project, and two appeals were filed. An appeal hearing is set at the Marin County Planning Commission meeting Monday, April 8 at 1:00PM (originally planned to be heard 3/11/19).
5. **105 Tiburon Blvd variance for accessory structure.** The applicant requests Variance and Design Review approval to install a 2,220.4-square-foot detached accessory structure (e.g., fueling canopy) on an 11,310-square-foot lot developed with a fueling station and associated

convenience store, in Strawberry. The site plan (Sheet SP-1 of 7) submitted with the application materials indicate that the structure would reach a maximum height of 18 feet, 2 inches from surrounding grade. The vertical support columns of the proposed structure would have the following setbacks: 11 feet from the south front property line; 47 feet from the west side property line; 57 feet, 6 inches from the east side property line; and 45 feet, 6 inches from the north rear property line.

Variance approval is required because the project does not meet the setback standards for the AP zone, pursuant to Marin County Development Code Section 22.54.020. Design Review approval is required because the structure exceeds the maximum height for detached accessory structures, as required under Marin County Development Code Section 22.20.090(1)(b).

Zoning: AP (Administrative and Professional)

Countywide Plan Designation: OC (Office Commercial, Mixed-Use, F.A.R = 0.10 to 0.20)

Community Plan (if applicable): Strawberry Community Plan

6. **Proposed additions at 431 East Strawberry Drive.** The applicant requests Variance and Design Review approval to construct 1,880 square feet of additions to a single-family residence and a new, 803-square-foot, detached accessory structure (cabana) on a lot developed with a single-family residence in Mill Valley (Strawberry). The 2,683 square feet of proposed development would result in a floor area ratio of 27-percent on the 25,210-square-foot, dry-land portion of the lot. Sheet DR0 of the submitted project plans indicate that the proposed additions would reach a maximum height of 42 feet, 7 inches above surrounding grade, and that the proposed detached accessory structure would reach a maximum height of 12 feet, 2 inches above surrounding grade. The exterior walls of the additions would have the following setbacks: 12 feet from the west front property line; 34 feet from the north side property line; 32 feet, 6 inches from the south side property line; and 77 feet from the south rear property line. The exterior walls of the detached accessory structure would have the following setbacks: over 100 feet from the west front property line; 12 feet from the north side property line; over 100 feet from the south side property line; and 44 feet from the east rear property line.

Variance approval is required because the project does not comply with the height standards for the applicable zoning district, in accordance with Marin County Code Regulation Section 22.54.020. Design Review approval is required because the project involves the construction of additions to a single-family residence as well as a new accessory structure in a planned zoning district (Marin County Code Regulation Section 22.42.020(A)).

Zoning: RSP-1 (Residential, Single-family Planned, 1 unit/acre)

Countywide Plan Designation: SF3 (Single-family, 1 unit per 1-5 acres)

Community Plan (if applicable): Strawberry Community Plan

7. **227 Richardson Drive variance.** The applicant requests Variance approval to (1) legalize unpermitted construction of 1,445 square feet addition to a permitted construction of 1,953-square-foot single-family residence with an attached 423-square-foot garage; (2) new 1,179 square feet addition on the third floor; and (3) interior remodel within the setback to enlarge the garage. The proposed project would result in a floor area ratio of 30.06 percent on the 9,863-square-foot lot in the community of Strawberry. The three-story structure would reach a maximum height of 33 feet 1 inch above surrounding grade and exterior walls would have the

following setbacks: 15 feet 5 inches from the westerly front property line; 9 feet 8 inches from the northerly side property line; 17 feet 3 inches from the southerly side property line; and 38 feet 11 inches from the easterly rear property line. Various interior improvements would also be entailed in the proposed development, including remodeling the lower level from habitable rooms to an open porch.

Variance approval is required to allow (1) a 9.5-foot encroachment into the front yard setback; (2) 0.6-foot encroachment into the northerly side yard setback for the upper-story addition located on the south side of the garage; (3) to allow main building height of 33 feet 1 inch where a maximum of 30 feet is permitted; and (4) to allow a floor area ratio of 30.6% where a maximum of 30% permitted by the zoning district.

Zoning: R1-B2 (Residential, Single-Family, 10,000 sq. ft. minimum lot area)

Countywide Plan Designation: SF5 (Single-family, 2-4 units/acre)

Community Plan (if applicable): Strawberry

NOTICE The **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, email notifications are online at: <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/drb/strawberry-drb>