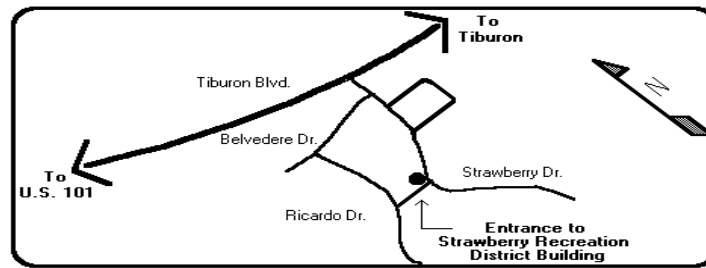


STRAWBERRY DESIGN REVIEW BOARD

118 E. Strawberry Drive, Mill Valley, CA 94941



Agenda for Monday, January 6, 2020 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 meetings.
3. **240 Tiburon Blvd. Presbytery of the Redwoods -- Exterior paint colors only.**

The applicant requested Design Review approval to remodel and expand an existing church on a developed lot in Tiburon. On June 3, 2019 the SDRB recommended approval of the project with the FOLLOWING CONDITIONS be conveyed to Staff:

1. New roof to match existing sanctuary roof.
2. The west temporary structures to be located away from Tiburon Blvd. and west of the Childcare building.
3. Recommend hedge be allowed to grow along Tiburon Blvd. to obscure parking.
4. Applicant is to return with exterior paint colors for consideration on July 1, 2019.

This hearing is intended to discuss the exterior paint colors.

Description of previously heard project:

The existing 11,381 square foot structure would be enlarged by 1,884 square feet. Overall proposed development would result in a floor area ratio of 36 percent on the approximately 36,400 square foot lot. The proposed building height would remain unchanged at 28 feet above surrounding grade and would have the following setbacks from the exterior walls: 54 feet from the northern front property line; 115 feet from the eastern side property line; 62 feet from the western side property line; 12 feet, 6 inches from the southern rear property line. Design Review approval is required because the project is located within a planned zoning district pursuant to Section 22.42.020 of the Marin County Code.

Additionally, the applicant requests Temporary Use Permit approval to place three modular structures to be utilized as an office, a classroom, and bathroom facility on a developed lot in Tiburon. The temporary office structure would reach a maximum height of 11 feet above surrounding grade and the exterior walls would have the following setbacks: feet from the 47 feet from the northern front property line; 15 feet from the eastern side property line; more than 200 feet from the western side property line; 29 feet from the southern rear property line. The temporary classroom structure would reach a maximum height of 11 feet above surrounding grade and the exterior walls would have the following setbacks: feet from the 4 feet from the northern front property line; more than 200 feet from the eastern side property line; more than 12 feet from the western side property line; 147 feet from the southern rear property line. The

temporary bathroom structure would reach a maximum height of 11 feet above surrounding grade and the exterior walls would have the following setbacks: 114 feet from the northern front property line; 85 feet from the eastern side property line; more than 200 feet from the western side property line; 20 feet from the southern rear property line.

Temporary Use Permit approval is required because the project entails temporary uses pursuant to Section 22.50.040 of the Marin County Code.

Zoning: BFC-RSP-4.36

Countywide Plan Designation: SF6

Community Plan (if applicable): Strawberry Community Plan

4. 105 Tiburon Blvd. Chevron canopy (revised).

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

5. Discuss proposed 2020-22 Biennial Report.

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>