

Strawberry Design Review Board (SDRB)

Meeting Agenda

Monday, June 6, 2022, 7:35 p.m.

SDRB Chair-elect, Julie Brown, invites you to a scheduled Zoom meeting.

<https://us02web.zoom.us/j/85608061105?pwd=SUFmWkVSSGxlbHZBWTNBUnIyaVRPZz09>

---see below for more information---

The public is invited to speak on any item on the Agenda or at Open Time.

Call to Order: 7:35 p.m.

- Thanks to out-going Chair, Joe Scherer
- Review & Approval of Past Meeting Minutes from 2-28-22, 4-18-22, and 5-2-22.
- Correspondence and Notices
- Open Time for public comment on items not on the Agenda

NOTE: Times listed below are approximate & could be reviewed out of order at the Board's discretion

Item 1: (+/-7:40 p.m.) Panahi Variance & Design Review (P3602)

RE: 153 Richardson Drive, Mill Valley
Assessor's Parcel 043-071-14
Project ID P3602

APPLICANT: Geoffrey Butler

PROJECT SUMMARY:

The applicant requests Variance and Design Review to construct a new 540 square foot attached garage, a new 78 square foot addition and a conversion of the existing 528 square foot garage on the first floor, a new 338 square foot addition and new decks on the second floor, a new 1,475 square foot third floor addition with decks, on a lot developed with a single-family dwelling in Mill Valley. The 2,341 square feet of proposed building area – of which 1,813 square feet is floor area – would result in a floor area ratio of 41 percent on the 10,290 square foot lot. The proposed building would reach a maximum height of 38 feet, 6 ½ inches above surrounding grade.

Variance approval is required pursuant to Marin County Code Section 22.54.020 because the project entails constructing additions that would exceed the maximum allowable FAR of 30 percent. Design Review approval is required pursuant to Section 22.42.020.D because the amount of proposed demolition of the existing residence would return this property a vacant lot and the building site is substandard per the slope regulations (in compliance with Section 22.82.050 Hillside Subdivision Standards). Additionally, Design Review approval is required pursuant to Section 22.20.060.E.2 because a dwelling in a R1 (Residential Single-Family) zoning district may be increased in height without Variance approval by a maximum of 10 feet

when side setbacks of 15 feet or greater are provided, subject to the regulations of Chapter 22.42 (Design Review).

Zoning: R1 (Residential Single Family)

Countywide Plan Designation: SF6 (Low Density Residential)

Community Plan: Strawberry

Item 2: (+/-8:30 p.m.) Recruitment to fill vacant Board seat – Board discussion

Item 3: (+/-8:45 p.m.) General Board Discussion

- Future meeting times
- Board member availability/schedule over the summer.
 - o Upcoming dates: 6/20, 7/4*, 7/18, 8/1, 8/15, 9/5* (*are holidays)
- Discuss moving meetings (if req'd) to the next days (Tues): 7/5 & 9/6

Item 4: Adjournment

ZOOM MEETING DETAILS:

Join Zoom Meeting:

<https://us02web.zoom.us/j/85608061105?pwd=SUFmWkVSSGxlbHZBWTNBUnIyaVRPZz09>

Meeting ID: 856 0806 1105

Passcode: 436284

One tap mobile

+16699006833,,85608061105#,,,,*436284# US (San Jose)

+14086380968,,85608061105#,,,,*436284# US (San Jose)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 408 638 0968 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 646 876 9923 US (New York)

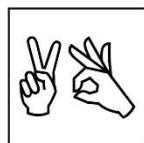
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 856 0806 1105

Passcode: 436284

The Strawberry Design Review Board (SDRB) meets generally on the 1st and 3rd Mondays of every month, at 7:30 PM, to review and make recommendations to the County on projects in unincorporated Strawberry Village. Recommendations are advisory only.



In accordance with the Americans with Disabilities Act, if you need special assistance (i.e. auxiliary aids or services) in order to participate in this public meeting, please contact the Marin County Community Development Agency's Administrative Assistant by calling (415) 473-7104 (voice) or emailing mdamazyn@marincounty.org at least two (2) days prior to the meeting.