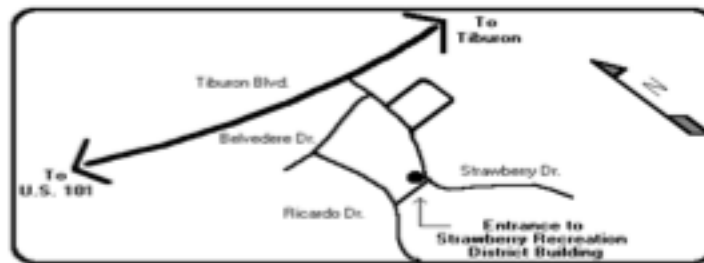


STRAWBERRY DESIGN REVIEW BOARD

118 E. Strawberry Drive, Mill Valley, CA 94941



Agenda for Monday, June 3, 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 meetings.
3. **12 Sky Road.** The applicant requests Design Review approval to construct a new 5,974 square foot residence on a developed lot in Mill Valley. The 5,974 square feet of proposed development would result in a floor area ratio of 23 percent on the 25,822 square foot lot. The proposed building would reach a maximum height of 28 feet, 9 inches above surrounding grade and would have the following setbacks from the exterior walls: 7 feet, 6 inches from the northwestern front property line; 37 feet, 7 inches from the southwestern side property line; 32 feet, 4 inches from the northeastern side property line; 39 feet, 5 inches from the southeastern rear property line.

Design Review approval is required because the project entails the development of a residential structure that contains more than 3,500 square feet of floor area as outlined in Section 22.42.020.B of the Marin County Code.

Zoning: A2-B2 (Agriculture, Limited; 1-acre minimum lot size)

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

Community Plan (if applicable): Strawberry Plan Area

4. **240 Tiburon Blvd. Presbytery of the Redwoods Design Review.** The applicant requests Design Review approval to remodel and expand an existing church on a developed lot in Tiburon. 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: feet from the 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

