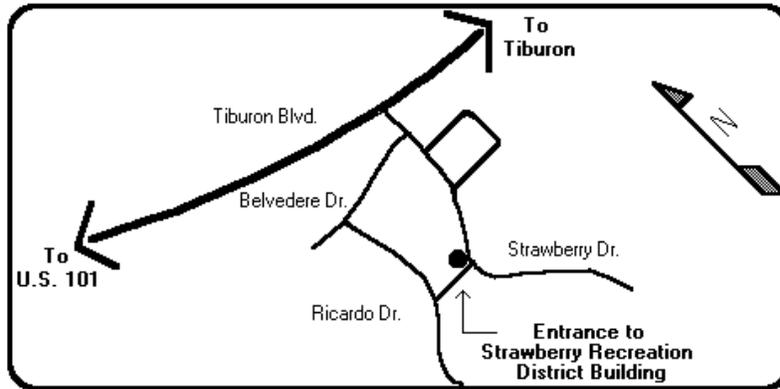


# STRAWBERRY DESIGN REVIEW BOARD

118 E. Strawberry Drive, Mill Valley, CA 94941



## Agenda for Monday, April 4th, 2016. MEETING Rec Center facility – 3<sup>rd</sup> Floor Meeting Room

**7:30 PM: CALL TO ORDER**

**7:30 PM: Open Time for public comments and approval of Minutes from 3-07 and 3-21**

**7:35 PM: PROJECT ITEMS:**

### **PROJECT 1 Shaw Design Review:**

**Location:** 57 Shell Road, Mill Valley

**Project Planner:** Tammy Taylor: 415-473-7873 [TTaylor@marincounty.org](mailto:TTaylor@marincounty.org)

**Applicant:** Ann Bool

#### **Project Description**

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

### **Project 2: Shine Design Review**

**Location:** 26 Shell Road, Mill Valley, CA 94941 - Parcel Number: 033-071-18

**Project Planner:** Tammy Taylor: 415-473-7873

[TTaylor@marincounty.org](mailto:TTaylor@marincounty.org)

**Applicant:** SKS Architects: 415-382-1656

**Project Description:** The applicant is requesting Design Review approval to construct a new second story addition and a lower floor addition to an existing 2,510 square foot single-story house on a 16,443 square foot lot. There is also a 352 square foot garage on the property, which would remain the same. The 2,213 square feet of proposed additions would result in a floor area ratio of 28 percent. The proposed building would reach a maximum height of 28 feet above surrounding grade and would have the following setbacks from the exterior walls: 59 feet from the south front property line; 10 feet from the east side property line; 10 feet from the west side property line; over 100 feet from the north rear property line.

The project is subject to the Design Review chapter of the Development Code because the total building area for the lot will exceed 4,000 square feet with the proposed additions.

**Zoning:** RA:B2 (Agricultural Residential, 10,000 square feet minimum lot size)

**Countywide Plan Designation:** SF5: Low Density Residential (2-4 units/acre)

**Community Plan (if applicable):** Alto Strawberry Community Plan

### **PROJECT 3: Peek Development Inc.**

**Location:** 7 Starboard Court - Mill Valley, CA 94941 - Parcel Number: 043-101-11

**Project Planner:** Jocelyn Drake, 415-473-6245 [JDrake@marincounty.org](mailto:JDrake@marincounty.org)

**Applicant:** Peter Mark - 917-886-9351

**Project Description:** The applicant requests Design Review approval to allow for the remodel of an existing single-family residence, including construction of a 1,335 square foot residential addition, replacement of an existing pool, construction of a two new decks, fire pit, and patios in the rear yard, and installation of new landscaping throughout the property. The proposed addition is comprised of 965 square feet of new floor area on the first story and 370 square feet on the second story. The existing residence consists of 3,671 square feet of building area and approximately 3,131 square feet of floor area. The proposed project would add 1,335 square-feet of floor area, for a total building area of 5,015 square feet, and a total floor area of 4,466 square-feet, for a floor area ratio of 26% on the 17,273 square foot lot.

The proposed addition will reach a height of 30 feet above natural grade. The minimum setbacks from the proposed addition to the respective property lines are as follows: 21 feet from the northern front property line; more than 100 feet from the southern rear property line; 10 feet from the eastern side property line; and approximately 5 feet from the western side property line. The materials proposed to be utilized in the remodel include charcoal colored stucco siding, beige colored wood siding and trim, composite shingle roofing, teak decking and concrete patio pavers.

Design Review approval is required pursuant to Marin County Code Section 22.42.020.B because the property is located within a Planned Zoning District.

**Zoning:** RSP – 5 & BFC-RSP-5 (Residential, Single-family Planned District, 5 units per acre) & (Bayfront Conservation, Residential, Single-family Planned District, 5 units per acre)

**Countywide Plan Designation:** SF6 (Single-family, below 10,000-square foot minimum lot area)

**Community Plan:** Strawberry Community Plan Area

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**NOTICE** The **Strawberry Design Review Board** meets on the 1st and 3rd Mondays at 7:35PM in the Strawberry Rec Center building third 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:

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<http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/dr/strawberry-dr>