


STUDY SESSION

DATE: May 13, 2013
TO: Planning Commission
FROM: Tom Zanarini, Associate Planner 
SUBJECT: 7 Via Van Dyke – STUDY SESSION for Design Review – Polsky/Perlstein, Architects – Barri Bonapart, Owner– APN 029-280-36 – File PL13-4071

The proposed project is located within a RS- 30 (Single Family Residential – 30,000 square foot lot size minimum) zoning district on a 19,721 square foot lot. The proposed project involves the construction of a new 3,988 square foot two-story residence and a 491 square foot attached garage. The lot is currently undeveloped. There are no variance requests for this project. Three redwood trees within the driveway and parking pad, one 10-inch, one 27-inch and one 31-inch (Heritage Tree) would require removal. Three other non-heritage trees within the building footprint would require removal for this project.

Staff has identified the following project design features and the applicable design review guidelines that the Commission may choose to address further in the Study Session:

- Design Guideline #1: Integration with Topography (Sheet A1.1 of the project plans).
- Design Guideline #7: Tree Replacement (Sheet AS1.1 of the project plans).
- Design Guideline #17: Scale, Mass and Height (Sheet A1.1 of the project plans).

Attachment 1: Project Data Table

The following information will be given to the Planning Commission with your plans prior to the Study Session hearing. Please include both square footage amounts and percentages for Floor Area, Lot Coverage, and Impervious Surface. If something is inapplicable to your project please indicate "Not Applicable" or "N/A" in the appropriate box.

	Allowed	Existing	Proposed
Lot Size 19,721.6 SF			
Zoning RS-30			
Floor Area by Level: (start at or below grade, whichever is lowest)			
1 st Level of House			1,550.0 SF
2 nd Level of House			1,947.8 SF
3 rd Level of House			N/A
Second Unit			N/A
Garage			490.9 SF
Accessory Structure(s)			N/A
Sub-total for Principle Dwelling			3,988.7 SF
Total counted in FAR	20% 3,944 SF		17.7% 3,497.8 SF
Lot Coverage	30% 5,916.5 SF		14% 2,785 SF
Exterior Setback	15'		52'-6"
Side Yard Setback	15'		17'-7" & 29'-3"
Side Yard Setback	15'		15'
Rear Yard Setback	15'		42'-9" & 37'-1"
Height	25'-35'		26'10" (double setback)
Cut			380.0 CY
Fill			73.5 CY
On/Off-haul			306.5 CY
Impervious Surface			22.5% 4,441 SF
On-Site Parking Spaces			2 spaces

STUDY SESSION TABLE

DATE: 3/20/13

SCALE: _____



BONAPART/ STEIN

VIA VAN DYKE
MILL VALLEY, CA
AP# 029-280-36