

STUDY SESSION

DATE:

February 11, 2013

TO:

Planning Commission

FROM:

Tom Zanarini, Associate Planner

SUBJECT:

501 Tamalpais Avenue – Design Review – Charles L. Smith III, Architect –

Charles L. Smith III, Owner - APN 027-105-21 - File PL12-4035

The proposed project is located within a RS-20 (Single Family Residential – 20,000 square foot lot size minimum) zoning district on a 56,071 square foot lot. The proposed project includes construction of a new 4,291 square foot residence with and 826 square foot detached carport.

The residence conforms to all height and setback requirements for the RS-20 Zoning District.

Attachment 1: Project Data Table

Zoning:	RS-20	Flood Zone:	N/A
APN:	027-105-21	Lot Area (in S.F.):	56,071 S.F.
% of the Exterior Walls and Roof	100%, completed 2011	LAT/LON	37.9134; -122.5612
which will be Removed:			
Project Related	Allowed	Existing (Demolished)	Proposed
Residential Density	Single Family	Single Family	Single Family
Effective Lot Area*	N/A	56,071 S.F.	56,071 S.F.
Lot Coverage	40%	5.65%	(3,972/56,071)=7.08%
Public and Private usable space	N/A	N/A	N/A
Avg. Lot Slope @ Building Pad	N/A	10.69%	20.23% @ pad; full lot ~40%
Lower Level of House	N/A	1,000 S.F.	1,412 S.F.
Main Level of House	N/A	2,448 S.F.	1,930 S.F.
Upper Level of House	N/A	N/A	1,649 S.F.
Garage	N/A	None	None
Accessory Structure(s)	N/A	78 S.F.	826 S.F.: Carport
Second Unit(s)	N/A	N/A	None
Total	N/A	3,526 S.F.	5,817 S.F.
Total counted in FAR	(5% Lot + 3,000)= 5,803 S.F.	3,448 S.F.	4,291 S.F.
Setbacks & Height			
Front Setback	15'	50' - 1"	98' - 1" House;
			28' - 10 1/2" Carport
Side Yard Setback	15'	11' - 9"; 104'-7"	43' - 7 1/8"House;
			30' - 9 3/8" Carport
Side Yard Setback	15'	41' - 8"; 163' - 4"	54' - 4"House;
			91' - 5 1/8" Carport
Rear Yard Setback	15'	160' - 5"	45' - 5 3/4"
Height	25′/35′	Est. 27'	34' -6" @ pole H
Site			
Cut	N/A	N/A	600 Cu. Yds.
Fill	N/A	N/A	466 Cu. Yds.
On/Off-haul	N/A	N/A	134 Cu.Yds.
Impervious Surface		11.79%	12.81%
Parking	2 spaces+1 guest	2 spaces + 2 guest	3 in garage + 2 guest

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