

STUDY SESSION

DATE:

September 9, 2013

TO:

Planning Commission

FROM:

Kari Svanstrom, Senior Planner

SUBJECT:

20 Winwood Place - STUDY SESSION for Design Review for an addition to an

existing single family residence - James Raymond, Architect & Owner - APN -

029-053-01 - File PL13-4088

The proposed project is located within a RS-7.5 (Single Family Residential -7,500 square foot lot size minimum) zoning district on a 15,364 square foot lot. The site is located across the street from a public path (Mill Valley Path #53, from Winwood Place to Magee Ave) and currently has an existing 1,043 square foot residence built over a 359 square foot attached garage.

The proposed project is a 2,353 square foot two-story addition over the existing residence and a 233 square foot addition to an existing 359 square foot attached garage. The total proposal results in a 592 square foot attached garage with a 3,396 three-story residence built above the garage level. There are three heritage trees on the property that may be impacted by this project, one at the front corner of the garage (39" redwood) and two near the south corner of the second floor (48" redwood and 30" redwood).

The existing residence encroaches 13 feet into the 15 foot exterior yard setback. This legal non-conforming encroachment is not proposed to be removed for this project.

The existing support poles for the existing residence are proposed to be replaced with new foundation and frame walls at the garage level to support the existing and proposed upper floors. This will result in a larger enclosed garage area. The north corner of this wall will be within the garage setback (setback is 5 feet for the garage due to slope of site), where currently only the support pole (and upper structure) is located in the setback (see Sheet A100 of project plans). The applicant is also proposing two 6 foot fences within the front yard setback, one at the northwest corner of the lot and another to the east of the garage. This is two feet higher than is allowed without a fence permit in the exterior setback area.

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

- Design Guideline #3: Protection of Existing Vegetation and Habitat (Protection of the heritage redwood trees at the front and rear yards. Sheets A001, A100, A102 of the project plans)
- Design Guideline #8: Fences (Sheets A001, A100, A102 of the project plans)
- <u>Design Guideline #19: Windows, Roofs and Skylights</u> (Potential lantern effect from skylights for uphill properties, and from large amount of glazing at windows. Sheets A102, A104, A200-A203 of the project plans)
- Design Guideline #17: Scale, Mass and Height

Staff has received one public comment at the time of this staff report (See Attachment 1).

ATTACHMENTS:

Attachment 1: Public Comment - Letter dated August 7, 2013, received by Mill Valley Planning Department August 8, 2013

Re: Building Project at 20 Winwood Place, Mill Valley, CA 94941

To the Director of Planning and Building,

The project to increase the size of the house at 20 Winwood Place will affect the view from our house. We live directly above 20 Winwood Place at 185 Magee Avenue. We have only one request—that the owners do not cut or thin the lower branches of the redwood trees in front of their house, prior to, during, or after the completion of their substantial building project. Leaving the redwoods trees as they are will minimize the negative impact of their addition on our view, since the redwood trees provide a visual screen. We request that a condition for the permit to enlarge their house be that they refrain from thinning or cutting the lower branches of the redwood trees in front of their house, currently and after completion of their project. This would include branches up to fifty feet above the ground.

Please provide a copy of this letter to all the Planning Commissioners. Please also make this letter a matter of record. If possible, please have someone read the first paragraph of this letter at the Planning Commission Meeting on August 26, when this project will come under discussion, so that our request regarding the redwood trees can be heard by all the Planning Commissioners in the context of the public discussion.

Thank you very much for your assistance in this matter.

Sincerely,

Jonathan Pritikin Ellen Eissler

RECEIVED Planning Department

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City of Mill Valley