

STAFF REPORT

TO: Planning Commission

DATE:

December 10, 2012

FROM:

Tom Zanarini, Associate Planner

SUBJECT:

410 Magee Avenue – Design Review and a Categorical Exemption – Michael Rex

Associates Architects, Applicant – Tiffanie DeBartolo, Owner – APN 029-091-04

- File D12-4018

RECOMMENDATION

Staff recommends that the Planning Commission:

- 1.) Conduct a Public Hearing;
- 2.) Find that the project is categorically exempt under Sections 15303(a) of the California Environmental Quality Act (CEQA) in connection with the construction of a new 5,158 square foot house; and
- 3.) Approve the Design Review application in connection with the demolition of an existing 5,272 square foot residence and construction of a new 5,158 square foot house with a 554 square foot attached garage, based on testimony and evidence in the record and the findings in **Exhibit A.** The project will be approved based on the conditions of approval in **Exhibit B.**

ZONING COMPLIANCE

The subject site contains a 5,272 square foot 2-story single-family residence with a 582 square foot attached garage. The existing residence was constructed sometime post 1940, after the original structure was destroyed in a fire in 1929. The proposed project includes the construction of a 5,158 square foot residence with a 554 square foot attached garage. The proposed project meets all of the applicable requirements of the Zoning Ordinance, as described below.

Zoning: RS-7.5 (Single-Family Residential, 7,500 square

foot minimum lot size)

Proposed Use: Single-Family Residence

	Allowed	Existing	Proposed 11/13/12
Floor Area:			
Basement		0 square feet	1,029 square feet
Main Level:		4,152 square feet	2,698 square feet
Upper Level:		1,038 square feet	2,302 square feet
Attached Garage:		582 square feet	554 square feet
Accessory Structure:		0 square feet	94 square feet
Total:		5,772 square feet	6,677 square feet
Total Counted into FAR:	5,207 square feet (11.7%)	5,272 square feet (12%)	5,148 square feet (11.6%)
Lot Coverage:	17,658 square feet (40%)	5,301 square feet (12%)	4,351 square feet (9.9%)
House Setbacks:			
Exterior Setback (east):	15 feet	96 feet 11 inches	87 feet 2 inches
Interior Setback (north):	15 feet	40 feet 11 inches	52 feet 10 inches
Interior Setback (west):	15 feet	16 feet 3 inches	23 feet 9 inches
Interior Setback (south):	15 feet	39 feet 11 inches	34 feet 10 inches
Height:		25 feet 11 inches	22 feet 2 ½ inches
Additional Info:			
Cut:			705 cubic yards
Fill:			234 cubic yards
Off-haul:			471 cubic yards
Impervious Surface:		8,931 square feet (20%)	11,858 square feet (26.86%)
Parking:	2 spaces	6 spaces	6 spaces

STAFF ANALYSIS

The applicant proposes to construct a new 2-story 5,148 square foot residence, which includes a 1,029 square foot basement and 554 square foot attached garage. The house is a modern design comprised of stucco, patterned concrete and clear glass walls with a flat roof. The flat roof includes 846 square feet of solar panels, taking advantage of the open space surrounding the lot and conforming to Design Guideline 14 by utilizing energy conservation measures in the design. The residence is proposed within the footprint of the existing residence, minimizing site disturbance, and entirely within the double setback for height measurement. Although the residence is within the double setback that allows a maximum height of 35 feet, the proposed project's maximum height is 22 feet 2½ inches. The proposed design complies with Design Guideline 17 (Scale, Mass and Height) by proposing a height 13 feet lower than the maximum permitted. The contemporary architectural design utilizes stucco, concrete tiles and other fire resistive materials in compliance with Design Guideline 16.

The 1,029 square foot basement is entirely beneath the surface and includes a home gym, mechanical room and storage area. The proposed basement is not counted in the adjusted floor area ratio since it does not add to the mass and bulk of the residence and is completely beneath the natural grade. Section 20.08.032 states that any area below or predominately below both the natural and finished grade, measured at the perimeter of the building, which in the opinion of the Director of Planning and Building does not add to the visual mass of the building, can be excluded from the adjusted floor area. Staff is making that determination as part of its recommendation in support of this application.

The project site is a 44,146 square foot lot that borders 4 other properties, one of which (90 Tamalpais Avenue) is under the same ownership as the proposed residence. All of the immediate neighbors have submitted letters in support of the project (**Attachment 2**). The proposed house is located on a flat bluff and within the footprint of the existing residence, as shown on sheet A0.4 of the project plans, and in the aerial photo on Sheet EC.4. The landscape plan includes maintaining the large tulip tree in the front yard and will preserve the existing screen hedges as shown on Sheet L2.0 of the project plans.

Section 20.60.090(I-26) states that the Commission may require more parking spaces to relieve a critical shortage of curb space, to facilitate the free flow of traffic or to reduce a hazard to public safety. This portion of Magee Avenue has limited on-street parking options and is bordered by Summit and Tamalpais Avenues, both with steep slopes and limited parking. A 4-car gravel auto court is proposed since there is limited off-street parking on this section of Magee Avenue in compliance with the Zoning Ordinance and Design Guideline 21.

Design Review Guidelines

Slope Design

The proposed project is located on a flat bluff of a moderately sloped lot. The proposed maximum height of 22 feet 2 ½ inches significantly reduces the visual impact of the residence from the street and surrounding properties. Given the low building height, flat surface of the building pad and surrounding trees, potential cross-canyon views are minimal.

Flora and Fauna Design Guidelines

Landscape and planting plans are included on Sheets L1.0 and L2.0 with a Vegetative Management Plan on Sheet L3.0. The landscape plan includes maintaining the existing large tulip tree in the front yard, creating landscape buffers between the neighboring properties while incorporating a fire safe defensible space around the residence. The existing lot has significant landscape features that will be both maintained and improved in the proposed project.

Soils and Grading Design Guidelines

The proposed project includes a 1,029 square foot basement that results in 471 cubic yards of off-haul. While this is not consistent with Design Guideline 10, other projects in the area have

had substantial off-haul, including 40 Tamalpais Avenue (743 cubic yards). The project includes no additional retaining walls or landscape terracing.

<u>Drainage Design Guidelines</u>

The drainage plan has been reviewed and preliminarily approved by the Public Works Department. Further review of the plan will be conducted during the building permit phase.

Building Design Guidelines

The applicant will comply with the City's Green Building Ordinance, WUI, and Energy Conservation requirements for the new structures. The residence complies with the height and setback requirements in the Mill Valley Municipal Code. The project includes energy conservation measures with 846 square feet of solar panels, includes fire resistant materials, and minimizes mass and bulk with a maximum height of 22 feet 2. ½ inches. The project includes 6 off-street parking spaces to minimize traffic impact on Magee Avenue.

PUBLIC COMMENT

Staff has included 3 letters with 5 signatures of surrounding owners and tenants, which are included in Attachment 2.

EXHIBITS

- A. FINDINGS FOR APPROVAL
- B. PROJECT CONDITIONS OF APPROVAL

ATTACHMENTS

- 1. APPLICANT'S PROJECT DESCRIPTION DATED AUGUST 21, 2012
- 2. PUBLIC COMMENTS

EXHIBIT A FINDINGS FOR APPROVAL 410 MAGEE AVENUE, APN 029-091-04, File No. D12-4018

A. The project is Categorically Exempt from the CEQA requirement for the preparation of environmental documents under Section 15303(a) of the CEQA Guidelines.

CEQA Guidelines Section 15303(a) exempts, "one single-family residence in a single-family zone."

B. The proposal is consistent with the General Plan and the Municipal Code.

The new house is a single-family residential development project consistent with the single-family land use designation in the General Plan. The project meets the height, setback and floor area ratio requirements of the Municipal Code for single-family residences.

C. The proposal is consistent with the residential design guidelines adopted by the City.

The construction of the new residence complies with Design Guideline 3 by incorporating appropriate landscaping to maximize privacy between residences, Design Guideline 9 by incorporating fire resistive vegetation, Design Guideline 14 by incorporating solar panels, Design Guideline 16 by incorporating fire resistive building materials, Design Guideline 17 by minimizing the height to 22 feet 2 ½ inches and Design Guideline 21 by providing 6 off-street parking spaces.

D. The City has considered whether to apply any limitations on building, size, height and setbacks pursuant to Section 20.66.045.

No limitations have been placed on the project pursuant to Section 20.66.045.

EXHIBIT B CONDITIONS OF APPROVAL 410 MAGEE AVENUE, APN 029-091-04, File No. D12-4018

PLANNING DEPARTMENT: Any questions, contact Tom Zanarini, 415-388-4033 x 4810

1. Floor plans and building elevations shall be in substantial conformance with plans prepared by Michael Rex and Associates Architects dated received by Planning Department August 21, 2012 on file with the Mill Valley Planning and Building Department, except as may be modified by these conditions of approval.

Conditions Requiring Compliance Prior to Issuance of Building Permits

- 2. Except as otherwise modified by these conditions of approval, plans submitted to the Building Department for plan check shall be in substantial conformance with those approved by the Planning Commission. Any changes to the approved Design Review plans, including changes to windows or the demolition plan, must be reviewed with and approved by the Planning Department prior to submitting for a building permit or a revision to the building permit. Any changes must be clearly highlighted (with a "bubble" or "cloud") on plans submitted to the Planning Department. A list describing in detail all such changes shall be submitted and attached to the plans. Any changes that have not been explicitly approved by the Planning Department are not valid and may be subject to stop work orders and/or require removal.
- 3. All conditions of approval shall be included on the front sheet of the construction drawing submitted for a building permit.
- 4. Prior to issuance of building permit, the applicant shall submit Green Building Compliance Form, which includes a signature page for the certifying agency (Build it Green or LEED) to confirm Design Conformance based on the Green Building Checklist submitted during the planning application.
- 5. Prior to issuance of a building permit, on the proposed project, the applicant shall arrange a pre-construction meeting with staff that shall be attended by Mill Valley staff, the owner, contractor and all sub-contractors to review these conditions of approval, permitted hours of operation etc.
- 6. Prior to issuance of a building permit, a sign shall be posted in a location where the sign is clearly readable from the public right-of-way. The sign shall be 9 to 12 square feet in size. Information on the sign shall include:
 - a. Address of site.
 - b. Permitted hours of construction.
 - c. Name, address and phone number of the contractor.
 - d. Name, address and phone number of the person responsible for the project.
 - e. Name and phone number of the party to call in case of an emergency.
 - f. Requirement that workers carpool to the site.

g. The phone number of the City of Mill Valley Code Enforcement Officer.

Conditions Requiring Compliance Prior to Final Inspection/Occupancy

7. Site landscaping shall be in substantial conformance with the Landscape Plan on file with the Mill Valley Planning and Building Department. The final landscape plan shall be stamped by a licensed landscape architect and filed with the Planning Department prior to occupancy. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy of the proposed residence. Upon the discretion of the Planning Director, installation may be suitably guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements.

General Conditions

- 8. The applicant shall indemnify, defend and hold harmless the City, its officers, agents and employees (collectively "the City") from any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this permit by the City, the performance of the use authorized by this permit or the exercise of the rights granted by this permit. The applicant's obligation to indemnify, defend and hold harmless the City shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit.
- 9. The light source of all exterior lighting fixtures shall be shielded from adjacent properties.
- 10. The project shall comply with all applicable Energy Efficiency Regulations in the Mill Valley Municipal Code.
- 11. All portions of the job site in view of the public and immediately adjacent neighbors shall be maintained in an orderly condition. All trash, debris, construction scraps and broken or unused machinery shall be removed from the site at the end of each work week. Construction materials not used within two weeks of their delivery date shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each work day.
- 12. Prior to sheathing the roof, the applicant shall submit a wet-stamped certification from a licensed surveyor to the Planning Department confirming that the height of the roof for the residence complies with the approved plans.
- 13. The hours of construction activity, including the use of power tools, shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday. Construction is not allowed on Saturdays, Sundays, or holidays.

FIRE DEPARTMENT: Any questions, contact Tom Welch, Fire Marshal, 389-4130

14. VMP provided with a copy taken for the file. Prior to approval or issuance of a building permit, provide a Vegetation Management Plan (VMP) in compliance with Fire Department Standard 220. Please contact Battalion Chief Barnes with any questions at 389-4130.

15. Fire Sprinklers:

A fire sprinkler system shall be provided for:

- a) All new construction.
- b) Fire sprinkler coverage shall be provided through the entire structure as per Uniform Fire Code Section 1001.9.
- c) Plans for fire sprinkler system design and hydraulic calculations shall be completed by a licensed C-16 sprinkler contractor and submitted to the Mill Valley Fire Department for approval prior to installation. Fire sprinkler system design and installation shall conform to the provisions of the Mill Valley Fire Department and N.F.P.A. Standard 13D.
- 16. The address shall be posted in accordance with requirements of the California Building Code, Uniform Fire Code, and Fire Department Standard 205. Final inspection and signoff of address posting shall be coordinated through the Building Department.
- 17. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke and CO detectors shall be coordinated through the Building Department.
- 18. Noncombustible roofing shall be provided for:
 - a) All new roofs shall be non-combustible.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the Uniform Building Code and approved by the Building Department.

- 19. Prior to occupancy, a spark arrester shall be installed on the chimney(s) (3/8 to ½" mesh minimum).
- 20. Final occupancy approval shall not be granted by the Fire Department unless all conditions have been met.
- 21. Fire Department and City personnel shall be granted access to private driveways and private roadways in order to enforce applicable ordinances related to fire codes, municipal and penal codes pertaining to maintaining road access for emergency vehicles.
- 22. To avoid inspection delays by the Fire Department, all requests must be made at least 48

hours in advance.

23. All permits and/or inspection fees required by the Fire Department shall be paid in full prior to final occupancy being granted.

DEPARTMENT OF PUBLIC WORKS: Any questions, contact Julie McClure, 388-4033

24. GENERAL

- a. A construction management plan/schedule is required from Department of Public Works as part of the building permit submittal and prior to building permit approval and shall be incorporated into the job set of plans. This plan shall be a binding document; failure to adhere to the plan may result in stoppage of the project. This plan shall be updated as project conditions may change. Updates to plan shall be provided to the Department of Public Works. Plan / schedule shall include (but not be limited to) work schedule (intended start of construction date, road or lane closure intent/dates, important milestones and proposed final dates), storage type and location and travel routes.
- b. Prior to the issuance of any permits, applicant shall provide the Department of Public Works recorded easement documentation indicating necessary right-of-way for bridge and driveway facilities for use by adjacent property.
- c. Prior to the issuance of any permits, applicant shall stake (or mark in a manner acceptable to the Department of Public Works) driveway bridge abutment (or other foundation for bridge) location to ensure abutments are out of the banks of the channel. Applicant shall notify Department of Public Works when markings are in place. Department of Public Works shall inspect and if locations are found to be out of the banks of the drainage way shall release this item as a requirement of permit issuance. Final project sign off will be required by the Department of Public Works, therefore final location of installed bridge facility must also be confirmed to be located out of banks of channel.

25. DRAINAGE

- a. All site drainage shall be dissipated in a manner that prevents erosion and conforms to current storm water discharge practices in Marin County. The applicant is responsible for ensuring storm water runoff is maintained in its natural path.
- b. Final drainage improvements shall be prepared by a Civil Engineer, and reviewed and approved by the City Engineer prior to issuing a Building Permit.
- c. Drainage improvements shall be installed as per the recommendation of the soils evaluation prepared by the project soils engineer.
- d. Since drainage is not codified, but controlled by civil law, an Attorney should be consulted to verify that any proposed concentration of water that is currently sheet flowing over the property will not result in legal liability

- for the applicant.
- e. All stormwater runoff lines (such as building downspout lines, landscape drain lines, etc.) must be discharged in a manner that conforms to the current stormwater discharge practices in Marin County.
- 41. STORMWATER POLLUTION PREVENTION Applicant is responsible for ensuring that contractor uses Best Management Practices for the Construction Industry ("General Construction and Site Supervision" brochure available at the Department of Public Works) to prevent storm drain pollution. Applicant shall be responsible for any environmental damage caused by his/her contractors or employees.
- 42. WATER QUALITY CERTIFICATION PROGRAM No construction activity or placement of structures and/or debris is allowed within a waterway with a defined bed and bank.

43. SOILS AND GRADING

- a. All exposed areas resulting from excavation and grading shall be seeded or planted with appropriate vegetation and maintained until established to prevent erosion.
- b. A Grading Permit is required from Department of Public Works for site grading. The applicant shall comply with the requirements of Section 14.32 of the Municipal Code (copies available at the Public Works office) by providing the Department of Public Works with the following:

 Note: The applicant should submit the application and all supporting documents at least two weeks prior to the scheduled start of construction in order to avoid delay.
 - i. A site map, foundation plan and grading plan.
 - ii. A completed Grading Permit Application.
- iii. Submit 3 copies of the soil engineers report to the Department of Public Works along with 2 copies of the site plan showing the outline of the proposed structure, cross sections, a foundation plan if available, and \$1,500 refundable deposit to cover actual cost of peer review by City-retained soils engineer.
 - iv. A construction schedule.
- v. A grading security for \$5,000 shall be submitted in the form of a Certificate of Deposit (CD) or cash to cover grading, drainage, and erosion control. Contact the Department of Public Works for details.
- c. An erosion control plan, which includes a signed statement by the soils engineer that erosion control is in accordance with CAQSA standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system. (Temporary seeding and mulching or straw matting are effective controls.).
- d. The Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed

according to plans filed with the grading permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.

- e. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc, are implemented.
- f. All exposed areas resulting from excavation and grading shall be seeded or planted with appropriate vegetation and maintained until established to prevent erosion.

44. ENCROACHMENTS

- a. A Revocable Encroachment Permit is required from the Public Works Department for all work within the right-of-way.
- b. A Revocable Encroachment Permit shall be recorded at the Marin County Recorder's Office prior to any construction in the right-of-way.
- c. An encroachment security in the a form of a Certificate of Deposit (CD) or cash in the amount of the work to be constructed in the right-of-way shall be submitted to the Public Works Department with the Encroachment Permit.
- d. Construction within the public right-of-way is limited to that necessary to support the lot's use. This includes driveways, sidewalks, and sometimes car garages or decks on steep hillsides. Garbage can enclosures are not permitted in the right-of-way. Fences, gates, structures, and walls within the right-of-way will only be approved when they meet the conditions set in Section 11.16.010 and 20.60.065 of the Mill Valley Municipal Code.
- e. Submit drawing(s) of the fence/gate/wall showing height, type of material and location proposed of all improvements to the Public Works Department for review and approval.
- 45. SEWAGE SYSTEM REQUIREMENTS The applicant shall obtain a sewer connection permit from the Department of Public Works. The fee for this permit is \$5,000 for a single family home, \$4,000 for each additional unit, except the fee is \$1,250 for a second unit under 700 sq. ft. Inspection fees may be added to the basic connection fee.
- 46. MATERIAL STORAGE All construction materials, debris, and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. The fee for using the right-of-way for storage of construction materials or equipment is \$10.00 per day in residential areas, and \$20.00 per day in commercial areas. A minimum of 12' clearance shall be maintained at all times along the roadway. The placing of portable restroom facilities in the City right-of-way will not be permitted.

47. ROAD BOND –

- a) A \$10,000 road security in the form of a Certificate of Deposit (CD) or cash for repair of damage to the City streets shall be submitted to the Public Works Department prior to the issuance of any permits.
- b) Submit a DVD clearly showing the existing condition of the road of the proposed travel route to the Department of Public Works prior to the start of construction.

Applicants are advised that absent clear videotape evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to release of the road security. Damage assessment will be at the sole discretion of the City, and neighborhood input will be considered in making that assessment.

48. ROAD CLOSURES

- a. Road closures will only be permitted with prior authorization of the Department of Public Works consistent with the City's road closure policy. Persons wanting to close the road are required to provide written notification to affected property owners and neighbors. Signs containing details of the proposed closure must be posted 48 hours in advance. Coordinate traffic control and all temporary road closures with the Mill Valley Department of Public Works. Contact Julie McClure, Engineering Technician, at the Department of Public Works at 388-4033 to obtain a road closure permit.
- b. Submit a traffic detour plan to the Department of Public Works.
- 49. ROAD IMPACT FEE All Projects with a construction value of \$10,000 or more will be charged a fee of 1% of the building permit value.
- TREES AND VEGETATION Trees and vegetation shall be trimmed according to Section 11.24.090 of the Mill Valley Municipal Code. Trees and shrubs shall be kept trimmed so that the lowest branches projecting over public properties provide a clearance of not less than eight (8) feet. Bushes and other vegetation shall be trimmed so no portion hangs over the sidewalk or the road if no sidewalk is present.
- 51. OFFSITE IMPROVEMENT REQUIREMENTS All improvements within the public right-of-way shall be in accordance with the Uniform Construction Standards of All Cities and County of Marin unless noted otherwise herein.
- 52. The street shall be overlaid with a minimum of 2 inches of asphalt. Limits of overlay shall be along the project property frontage.

BUILDING DEPARTMENT: Any questions, contact Dan Martin, 388-4033

53. The project shall be subject to the 2012 California Building, Plumbing, Electrical, Mechanical, Energy, and other applicable Title 24 codes.

Expiration of Approval

- 54. This approval shall expire one year from the date of approval unless a building permit has been issued. Prior to the expiration of a design review approval, the applicant may apply to the Director of Planning and Building for a one-year extension from the date of expiration. The Director of Planning and Building may make minor modifications of the approved design at the time of extension if he/she finds that there has been a substantial change in the factual circumstances surrounding the originally approved design. If building permit is issued during the effective life of the design review approval, the expiration date of the design review approval shall be automatically extended to coincide with the expiration date of the building permit.
- 55. This approval is effective from the date of approval until the building permit is issued and shall expire one year after approval should a building permit not be issued.

MICHAEL REX ASSOCIATES

ARCHITECTURE & DESIGN
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MICHAELREXASSOCIATES.COM

DeBARTOLO/SCHUMAKER RESIDENCE

410 MAGEE AVE MILL VALLEY, CA 94941

DESIGN REVIEW SUBMITTAL

EXTERIOR COLORS & MATERIALS BOARD

AUGUST 15, 2012

NO.	LOCATION	DESCRIPTION
1	FLOOR & PATIOS AT FIRST FLOOR	COLORED CONCRETE COLOR: 'TIDE' – WARM-LIGHT GREY
2	ENTRY WALK, ENTRY/FOYER, LANDSCAPE STEPS	LIMESTONE
3	LANDSCAPE PATHWAYS & BORDERS	GRAVEL COLOR: GREY/TAN
4	SELECT EXTERIOR WALLS	STUCCO COLOR: WHITE
5	WINDOW & DOOR FRAMES, COLUMN COVERS, AND ROOF FASCIAS	PAINTED METAL COLOR: MATTE BLACK
6	GLAZING	CLEAR GLASS
7	EAVE SOFFITS AT FIRST & SECOND AND CEILING AT SECOND FLOOR	T&G CEDAR WITH CLEAR SEALER
8	SELECT EXTERIOR & INTERIOR WALLS	CUSTOM COLORED CONCRETE PATTERNED TILES COLOR: 'SMOKE' — MEDIUM-DARK GREY
9	LANDSCAPE WALLS	NATURAL STONE WITH GREY AND TAN COLORING

MICHAEL REX ASSOCIATES

ARCHITECTURE & DESIGN

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MICHAELREXASSOCIATES.COM

Planning Department

AUG 2 1 2012

City of Mill Valley

August 15, 2012

Planning Commission c/o Planning Department City of Mill Valley 26 Corte Madera Avenue Mill Valley, CA 94941

RE: DEBARTOLO/SCHUMAKER RESIDENCE

DESIGN REVIEW APPLICATION TO CONSTRUCT A NEW HOME AT 410 MAGEE AVENUE, MILL VALLEY – APN 029-091-04

Dear Commissioners:

On behalf of Tiffanie DeBartolo and Scott Schumaker, owners of 410 Magee Avenue, we submit plans dated August 15, 2012 to construct a new home to serve as their primary residence, for which we ask your consideration and Design Review approval.

Background:

Having outgrown their current home on Throckmorton Avenue and wishing to have a larger garden, Tiffanie and Scott purchased 410 Magee last year with the intension of remodeling. The existing 5,190 sq.ft. residence and 582 sq.ft. attached Garage was originally a smaller hacienda styled home, built shortly after the 1929 fire. Subsequent additions significantly compromised the dwelling's form, proportions and layout. The structure's large 5,301 sq.ft. footprint, spreading out over the only flat area of the site, crowds the site and limits usable outdoor living space. The single paned, metal sash windows, combined with poor wall and roof insulation, results in significant and costly energy consumption. The sloped tile roofs make adding solar panels impractical and impossible to screen. After careful analysis of what it would take to fix these and other problems, it was decided it would be best to replace the existing structure with a new one, with the goal of creating a beautiful home and garden that is more contemporary in style and energy efficient.

Project Description:

Located just above the downtown area on the ridgeline between Summit and Tamalpais Avenues. At 44,146 sq.ft., the site is slightly over an acre in size and one of the larger parcels in the neighborhood. The building pad is uphill from the street and mostly flat, sloping away to the east, south and west. A few neighboring homes to the north are on higher ground and overlook portions of the property. On the sloped perimeters of the site are a few large oaks and a magnificent Tulip tree. These fine trees will be retained and their health promoted. Recent geotechnical analysis reveals sandstone at just a few feet below grade, so the new home's foundation will bear on firm ground.

Soon after purchasing the property, Tiffanie and Scott had a swimming pool removed, which was located in close proximity to the home at 237-C Summit Avenue, owned by Charles Merrill and Karrie Hovey. Removing this active outdoor use should reduce noise and enhance privacy between properties.

Proposed is a two-story 5,000 sq.ft. house over a 1,029 sq.ft. basement. In addition, there is an attached two-car Garage that totals 554 sq.ft. A small 94 sq.ft. accessory building is planned in the site's northwest corner adjacent to a vegetable garden, for use as a potting shed and for storing garden tools.

Total Adjusted Floor Area is 5,148 sq.ft., below the 5,207 sq.ft. maximum allowed in the RS-7.5 Zoning District. Stacking the living spaces results in a total Lot Coverage of 4,210 sq.ft., which is 1,091 sq.ft. less in area and over 20% less in Lot Coverage when compared to the existing dwelling.

Originally, another accessory building was planned to house a workout gym. Rather than encumber the site with an additional building, Tiffanie and Scott decided to locate this use, along with storage and the home's mechanical systems, in a basement instead. In the site's northwest corner, a detached Second Unit was also originally proposed, but it was later decided to leave this area open for parking guest cars and growing vegetables.

The style of the proposed home is contemporary, contrasting solid looking walls clad in custom concrete tiles, against voids of glass and lightly colored, smoothly textured plaster walls. Roof overhangs are broad, tapering upward to a thin black colored metal eave line, with the underside finished with clear cedar to add a warm, natural quality when looking up at the building from the street below (see the CAD model images included in the set of plans).

Interior spaces open out to on-grade patios and rooftop terraces, the latter having perimeters of tall grasses to help soften the straight lines of the building and its hard surfaces. A Colors & Materials Board has been submitted showing samples of the proposed exterior colors and finishes, which comprise mostly of neutral earth tones. As an accent, all exterior metal, including the outer edge of the roof overhangs, support columns and the window & door sash will be satin black powder coated aluminum. The roofs will be flat, with a shallow parapet to conceal flat-mounted photo voltaic solar panels and a few flat-type skylights. The proposed building height is 22'- 2½" above natural grade. This is 3'- 8½" below the existing building's height and 12'- 9½" below the maximum allowed height. In all instances, the second story is setback more than twice the required interior yard setback of 15 ft. The proposed design conforms to all zoning standards, so no variances are required.

Significant site improvements are also planned. For a description of the site work, please see the attached Landscape Design Narrative by Blasen Landscape Architecture, dated August 14, 2012.

Neighborhood Outreach:

During the design process and prior to submitting plans, informal "test" story poles were installed and meetings were held with adjacent property owners and those who own property across the street. Adjustments were made to the design in response to concerns raised, including reducing the size of the guest parking area and adding additional plant screening. To memorialize this outreach effort, please see the attached document titled, "Nearby Property Owners Plan Review." This document provides signatures of neighbors who don't object to the Project. As of this writing, we're not aware of any neighbors opposing the Project, which demonstrates that our intent to design a home that is compatible with the neighborhood has been successful.

Conclusion:

The new house will be smaller than the existing one and will conform to Mill Valley's development standards. The year-long design effort, involving a thoughtful collaboration between Tiffanie, Scott and their professional design team, and good communications with the neighbors during the process, has produced a handsome design that honors this beautiful site and its setting. We hope you, members of the Planning Commission, agree. We ask that you approve this Project as submitted. Thank you for giving this Design Review application your careful consideration.

Sincerely,

Michael Rex, Architect



500 Red Hill Avenue San Anselmo, CA 94960 t: 415.485.3885 t: 415.485.3877 www.biasengardens.com

DeBartolo Schumaker Landscape 410 MaGee Mill Vallev. CA

Landscape design narrative:

The project site is located 410 Magee avenue between Summit and Tamalpais Avenue. The project seeks to demolish the existing building, driveway, and pool area and replace with an environmentally sensitive new modern home and garden. The house and garden are intended to be a retreat and sanctuary to the owners and their guests. The design/ development program is minimize impact to the overall site and improve existing landscape conditions.

The proposed landscape design improvements include upgrading the entry gate and driveway to the property, improvements to the existing landscape, adding a Labyrinth, walking pathways, new lawn areas, outdoor dining space, bocce court, deer fencing, edible garden, and secluded guest parking for off street parking. The entry gate is moved 30' up the driveway to be compliant with fire truck guidelines and improving general neighborhood vehicular safety. Of great importance to the site is protecting the specimen Tulip tree that is prominently located in the front yard.

The new house is proposed in the same location as the previous structure to minimize additional site disturbance and compaction. This also allows the building to take advantage of the natural topography, views, solar access, and site features. The house is nestled into the landscape to reduce view impacts to the neighbors and reduce the building's mass and bulk. The house infrastructure has been neatly coordinated with a basement below the house to minimize building footprints, impervious surfaces and roof lines. Overall impervious paving areas have been reduced by over 2000 sq. feet from existing conditions.

In areas where the existing landscape has been neglected, we propose improving poor soils with compost additions, establishing clear mulch areas around existing trees, removing the invasive plants and ivy growing on the hillside, and removing dead and dying trees and brush. The existing hillside is intended to be kept in its natural state without excessive terracing and fill. The project intends to preserve, protect, and restore existing native site vegetation and mature trees on site.

Proposed screen planting has been coordinated with various neighbor's concerns and wishes. We intend to maximize privacy between neighbor's adjacent dwellings and protect and preserve existing screen plantings. Proposed landscape plants include a mix of fast and slow growing plant materials and complement the mix of native and ornamental plants on site. Specimen trees around the new house will help provide scale and soften the structures overall appearance. Plant material has been selected in collaboration with neighbors taking into consideration the future impact the new planting may have in obstructing views from their adjacent properties.

Landscape irrigation includes using well water and water conserving irrigation systems, such as drip irrigation, low flow sprinklers and automatic controls and weather station. The amount of lawn on site has been reduced and all lawn on sloped terrain has been removed entirely.

Proposed site fencing is transparent and consistent with other neighborhood designs and does not block vehicle or pedestrian site lines.

The landscape design incorporates fire safe guidelines and establishes a defensible space around the residence through proper irrigation, vegetation management, dead wood removal, lifted tree canopies and removal of various ladder fuels. Building and landscape materials for pathways and patios are fire resistant materials.



VEGETATION MANAGEMENT NARATIVE

PROJECT: 410 MAGEE AVE. MILL VALLEY, CA

SUBMITTED BY BLASEN LANDSCAPE ARCHITECTURE 500 Red Hill Ave. San Anselmo, CA 94960

PLANNING REVIEW SUBMITTAL August 15, 2012



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INTRODUCTION

The following information is a requirement of the "Mill Valley Fire Department Manual of Operations: Fire Prevention, Mill Valley Fire Protection Standard 220 - Vegetation Management Plan," dated 09/26/2009. The information and requirements contained were developed pursuant to Appendix II A of the 2001 Edition of the Uniform Fire Code, the 2006 Edition of the International Wildland-Urban Interface Code, all as adopted by local ordinance by the City of Mill Valley and Section 4290 and 4291 of the Public Resources Code. Mill Valley Fire Department Fire Prevention Program is in charged by Battalion Chief/ Fire Marshal Jeff Davidson.

PROJECT LOCATION

The project is located on the south east hillside of Mount Tamalpais on Magee avenue between Summit Ave and Tamalpais Ave in Mill Valley, California in the Zoning RS-7.5. The property is a single family residence and the lot size is approximately 1.013 acres.

PROJECT SUMMARY

The proposed scope of work includes construction of a new single family residence to replace the existing house. The proposed development plans include new utilities, new landscape elements, auto court, relandscaping, bocce court, concrete and gravel patios, and updated storm water management.

PROJECT SITE DESCRIPTION

The site is situated on the a ridge, with a south east facing slope towards Magee Avenue. The 1.013 acre predeveloped site is characterized by existing oak, rhododendrons, and pittosporum trees with ornamental shrubs surrounding the existing single family house and property edges. There is an Ivy covered fence to the west side of the lot. Parcels on the three surrounding sides have been developed as single family houses. The existing driveway has 15' vertical clearance above it. The site has moderately-steep grades with flat ground where the proposed house will be located. The driveway gate is being relocated up the driveway 30' from road edge. The driveway apron width has been increased to better accommodate fire truck turning radius and site access. The driveway will be widened and converted to a concrete non-slip surface for improved vehicle access.

VEGETATION MANAGEMENT AND FUEL MODIFICATION

The Mill Valley Fire Department (MVFD) Fire Prevention Program indicates the Fuel modification distances, type of vegetation and topographic features are factors in determining adequate green belt and fire fuel modification around structures. The methodology implemented by Fire Prevention Program is for the primary purpose of providing time for fire suppression personnel and equipment to respond and establish effective operational tactics and strategies during an ensuing wild land fire.

Criteria contained within the Mill Valley Fire Protection Standard 220 requires a vegetation management plan (VMP) to show the structures and their defensible space zone, the location and configuration of existing and proposed plants/shrubs/ trees, and a Hazard Assessment Matrix. Following the Fire Department's standard by using the Hazard Assessment Matrix, the Minimum Horizontal Modification Requirement in feet - 30ft x 30ft x 50ft. MVFD states the increasing slopes require increased defensible space clearances to be equally effective. For the first 30 feet from the structure the defensible space requirements are the most strict. From 31 feet to 100 feet the MVFD recommends routine maintenance. These recommendations are defined within "Fire safety information landscape tips," as posted on the MVFD website. The MVFD prohibits propertyowners from installing plants that are on the fire prone species list (MVFD standard 220 - Table1). The entire defensible space zone shall be planted (if applicable) and irrigated if necessary. The MVFD says by using the



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FireScape Plant selection list on the "University of the California Cooperative Extension Pyrophytic vs. Fire resistant Plants" brochure or other approved plant list as determined by the the Fire Marshal, in balance with the selecting use of native plants, best suiting the architectural and planning design. Slope, soil type, and drought resistance should be considered when selecting plant types.

The proposed landscape design spaces shrubs so that no continuity exists between the ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy. Proposed trees are planted such that when mature, their crowns will be separated by at least 10 feet. Add an additional 5 feet for every ten percent increases in slope. Existing trees may be required to be thinned and/or removed depending on their configuration and distance from the structures. Separated individual shrub crowns by at least two times the height or clump shrub into islands of no greater that 18-ft diameter. Separate the islands by a distance of no less than two times the canopy height. Shredded bark, sometimes referred to as "monkey hair" is prohibited from use because its ease of ignition and fire spread characteristics. Trim and maintain vegetation within 10 feet of roadways as for defensible space. Trim trees so they do not hang lower than 15' feet above the roadway, as approved by Captain Michael St. John on June 22, 2010.

MVFD DEFENSIBLE SPACE ZONES

Defensible space zone is a minimum 30 feet on a relatively flat slope to over 100 on steeper slopes. The fire department requires plants in this zone be fire-resistant, and shall not contain unacceptable plants that are high in oils and resins. This zone size may be increased due to site slopes and topography.

MVFD notes slope as a consideration when considering minimum defensible space clearance. Increasing slopes require increased defensible space clearances to be equally effective. For example, to be equally effective upslope, cross slope, and down slope clearances, around each structure must be increased as percentage of slope increases when compared to level terrain. Rate of spread, flame length, convective and radiant heat increase in relation to fuel type, aspect, and percentage of slope factors. Increased defensible space zone radiuses in relation to slope are required around structures through fuel modification and reduction. MVFD notes the increased upslope and cross slope defensible space clearance requirements related to increase in slope. Minimum recommended cross slope and upslope increases are shown. Specific terrain may require adjustment (Figure II - Defensible Space Zones):

HAZARD ASSESSMENT MATRIX FOR 410 Magee

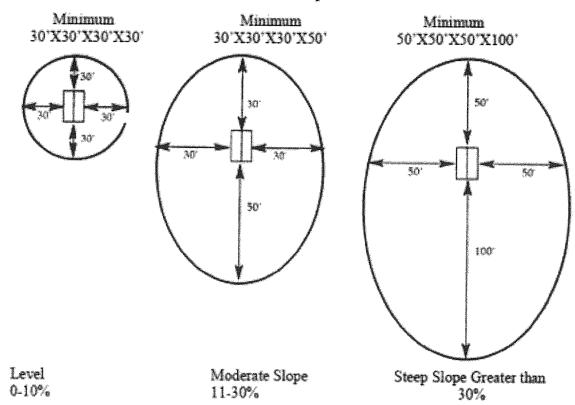
	1	
Hazard Points		Points
Aspect	SE	3
Slope	0-10%	2
Fuel 0-30	Specimen Garden	1
Fuel 31-100	Hardwood	2
Total Hazard Points:		8

Minimum Horizontal Modification Requirement in feet - 30ft x 30ft x 50ft



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> Figure II Defensible Space Zones





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FUEL MANAGEMENT & MAINTENANCE PROCEDURES

MVFD suggested the entire defensible space zone shall be planted (if applicable) and irrigated if necessary. By using the "FireScape Plant selection list on the University of California Cooperative Extension Pyrophytic vs. Fire Resistant Plants" brochure or other approved plant lists as determined by the Fire Marshal, select use of native, domestic or combination thereof that best suits the architectural and planning design of the proposed project. Slope, soil type, drought resistance have been considered for selected plant varieties. This project used the MVFD list of prohibited plants to rule out selection of fire prone plant species with an understanding that this list is not all-inclusive and some proposed plants may be deleted from the project by MVFD.

Vegetation Cleaning Process:

The entire site is to undergo a vegetation cleaning, with removal of fire prone species including: pine trees, common juniper, coyote brush, pampas grass, scotch broom, rosemary and all dry weeds. This process will also remove the ivy ground cover, woody plant debris debris and brush on property, dead wood and dead trees. The Arborist will prune tree branches that overhang roofs, and will raise tree canopies that are within 6 feet from the ground on trees that exceed 18 feet in height.

Existing Fire-resistant plants to be removed: Camellia (some)

Proposed Landscape:

The proposed landscape consists of irrigated fire wise plants planted within the 30' zone of the main residence and no fire prone plants 31' and beyond. To enhanced the fire break, large patios are proposed around the base of the main house. The trees and shrubs will be trimmed to maintain 15' above the road for fire apparatus access.

Project proposed Fire-resistant plants including:

Acer 'Seyru'
Crassula 'Blue Bird'
Crassula multicava
Euonymous japonicus microphyllus
Feijoa sellowiana
Gaura lindheimeri
Geranium spp.
Limonium perezii
Olea europaea 'Little Ollie'
Penstemon spp.
Pittosprum spp.
Rhamnus california 'Eve Case'
Sedum reflexum 'Blue Spruce'
Vaccinium ovatum
Verbena bonariensis



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Proposed Fire Safety Landscape Maintenance

Within Defensible zone:

- 1) Maintain the roof and deck area of any structure on the property free of leaves, needles, or dead vegetative growth.
- 2) Remove or cut all combustible vegetation such as, dead trees, and all dead vegetation several times in seasons.
- 3) Keep gutters clear of combustible material.
- Individual existing non-pyrophytic trees may be allowed to remain, on a case by case basis if proper crown separation can be maintained.
- 5) Keep all plants in this area irrigated.
- 6) Remove dead and dying grass, shrubs, and trees on a routine basis.
- 7) Reduce the density of vegetation and ladder fuels.
- 8) Cut grasses to 3 inches in height above the ground.
- 9) Clumps of shrubs must be separated by a distance of no less than two times the height of the shrubs.
- Individual trees or small clumps of trees of non-pyrophytic species shall have a minimum crown separation of 20 feet.
- 11) Individual pyrophytic trees shall have a minimum crown separation of twice their height.
- 12) Remove or chip all cut vegetation.

Entire Site:

- 1) Trim the limbs that are 3 inches or less in diameter 6 feet from the ground on trees that exceed 18 feet in height.
- 2) Give individual trees or shrubs, and islands of trees or shrubs 10 feet of separation.
- 3) Trim and maintain vegetation within 10 feet of roadways for defensible space.



Mill Valley Fire Department - Unacceptable Fire Prone Plant List

UNACCEPTABLE PLANT LIST

MVFD list of Fire prone species

Botanical Name
Abies spp.
Adenostoma
Fasciculatum
Adenostoma
Sparsifolium

Arctostaphylos spp. Artemesia californica

Baccharis spp.
Bambusa spp.
Cortaderia jubata
Cortaderia selloana
Cupressus spp.
Cytisus spp.

Eucalyputus globulus Genista monspessulanus Juniperus communis Juniperus flaccida Pennisetum spp.

Picea spp.
Pinus attenuata
Pinus coulteri
Pinus muricata
Pinus radiata
Pinus sabiniana
Pinus serotina
Pinus sylvestris
Pinus torreyana
Rosmarinus officinalis
Spartium junceum

Thuja spp. Tsuga spp. Ulex europea Common Name Fir trees

Chamise, Greasewood

Redshank
Manzanitas
Sagebrush
Coyote brush
Bamboo
Jubata grass
Pampas grass
Cypress species
Scotch broom
Blue gum eucalyptus

French broom
Common juniper
Weeping juniper
Fountaingrasses

Spruces

Knobcone pine
Coulter pine
Bishop pine
Monterey pine
Gray pine
Pond pine
Scots pine
Torrey pine
Rosemary
Spanish broom
Arborivitae
Hemlock
Gorse



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University of California Cooperative Extension - Acceptable Fire Resistant Plant List

ACCEPTABLE FIRE-RESISTANT PLANT LIST

Succulents

Botanical Name Aeonium spp. Agave spp. Aloe spp. Carpobrotus spp.

Cotyledon spp. Crassula spp. Delosperma "Alba"

Drosanthemum floribunda

D. hispidium Dudleya farinosa D. pulverulenta Lampranthus spp. Echeveria spp. Malephora crocea Malephora luteola

Portulacaria afra "Variegata"

Sedum confusum Sedum rubrotinctum Senecio serpens

Common Name

Aeonium Agave Aloe Ice Plant

Crassula

White Trailing Iceplant Rosea Ice Plant Rosea Ice Plant **Dudlevaor Cliff Lettuce**

Dudleya

Bush Ice Plant Hen and Chicks Croceum Ice Plant Yellow Trailing Ice Plant

Elephant's Food

Stonecrop

Brown Beans (Pork and Beans)

Groundcovers

Botanical Name Achillea tomentosa Ajuga reptans Armeria maritima Arctotheca calendula Cerastium tomentosum Coprosma tomentosum Duchesnea indica

Eounymus fortunei coloratus

Festuca rubra Fragaria californica Fragaria chiloensis

Gazania rigens leucolaena Iberis sempervirens Liriope gigantea Myoporum parvifolium Osteospermum fruticosum Pelargonium peltatum Phyla nodiflora

Potentilla tabernaemontanii Pyracantha "Santa Cruz" Santolina chamaecyparissus

Santolina virens

Thymus praecox arcticus Trifolium fragiferum Verbena peruviana

Vinca spp.

Common Name

Woolly Yarrow Carpet Bugle Common Thrift Silver Spreader Snow-in-Summer Creeping Coprosma Mock Strawberry Winter Creeper Creeping Red Fescue Wood Strawberry Beach Strawberry Trailing Gazania Evergreen Candytuft Giant Turf Lily

Myoporum

Trailing African Daisy

Ivy Geranium Lippia Repens Spring Cinquefoil

Firethorn Lavender Cotton Green Lavender Cotton Creeping Thyme O'Connor's Legume Perenial Verbena

Periwinkle



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University of California Cooperative Extension - Acceptable Fire Resistant Plant List

Perennials

Botanical Name
Achillea spp.
Agapanthus spp.
Bergenia spp.
Centaurea cineraria
Centranthus ruber
Coreopsis spp.
Dietes bicolor

Dietes vegeta Erigeron karvinskianus Erysimum linifolium Geranium spp. Helichrysum petiolatum

Helichrysum petiolatum Hemerocallis hybrids Hesperaloe parviflora Heuchera maxima

Iris spp.

Kniphofia uvaria Lantana montevidensis

Lavandula spp.
Limonium perzil
Mimulus spp.
Oenothora borlan

Oenothera berlandieri Penstemon spp. Sisyrinchium spp. Stachys byzantina Strelitzia reginae Tulbaghia violacea Zantedeschia aethiopica Zauschneria californica

Vines

Botanical Name Rosa banksiae Solanum jasminoides Tecomaria capensis Trachelospermum jasminoides Wisteria spp.

Shrubs

Botanical Name
Brugmansia spp.
Buddleia spp.
Carpantria californica
Coleonema caka "Diosma"
Convolvus cneorum
Cotoneaster congestus
Cotoneaster horizontalis
Cotoneaster microphyllus
Cotoneaster dammeri

Common Name

Yarrow

Lily-of-the-Nile Bergenia Dusty Miller

Red Valerian (Jupiter's beard)

Coreopsis African Iris Fortnight Llly

Fleabane (Mexican Daisy)

Wallflower
Geranium
Curry Plant
Daylily
Red Yucca
Island Alum Root

Iris

Red Hot Poker (Torch Lily)

Lantana Lavender Sea Lavender Monkey Flower

Mexican Evening Primrose

Beard Tongue
Blue-Eyed Grasses
Lamb's Ears
Bird of Paradise
Society Garlic
Common Calla
California Fuchsia

Common Name

Lady Banks' Rose Potato Vine Cape Honeysuckle

Star Jasmine

Wisteria

Common Name

Angel's Trumpet
Butterfly Bush
Bush Anemone
Brush of Heaven
Bush Morning Glory

Likiano

Rock Cotoneaster Rockspray Cotoneaster Bearberry Cotoneaster



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University of California Cooperative Extension - Acceptable Fire Resistant Plant List

Shrubs (continued)

Botanical Name Echium spp. Escallonia spp.

Lavatera assurgentiflora Ligustrum japonicum Ligustrum lucidum Ligustrum texanum Mahonia repens

Nerium oleander

Nolina spp.

Pittosporum crassifolium

Pittosporum tobira Prunus Iyonii Punica granatum Rhapiolepis spp. Rhamnus alaternus

Rhododendron (Azalea) spp.

Rhus integrifolia Simmondsia chinensis

Trachelospermum jasminoides

Yucca spp.

Trees

Botanical Name

Acer spp. Arbutus unedo Ceratonia siliqua Cercis occidentalis

Cercocarpus betuloides Citrus spp. Fagus spp. Feijoa sellowiana Fraxinus spp.

Gleditsia triacanthos Macadamia hybrids Metrosideros excelsus

Myoporum spp. Pistacia chinensis Pittosporum spp. Quercus spp. Rhus lancea

Robinia psuedoacacia

Schinus molle Schinus terebinthifolius Common Name

Echium or Priderot

Escallonia

Malva Rose (Tree Mallow)

Japanese Privet Glossy Privet Texas Privet Creeping Mahonia

Oleander

Nolina (related to Yucca)

Dwarf Karo Mock Orange Catalina Cherry Pomegranate India Hawthorn Italian Buckthorn

Rhododendrons and Azaleas

Lemonade Berry

Jojoba Star Jasmine Yucca

Common Name

Maple

Strawberry Tree

Carob

Western Redbud Mountain Ironwood

Citrus Beech

Pineapple Guava

Ash

Honey Locust Macadamia Nut

New Zealand Christmas Tree

Myoporum Chinese Pistache Mock Orange

Oak

African Sumac Locust, Black

California Pepper Tree Brazilian Pepper



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University of California Cooperative Extension - Acceptable Fire Resistant Plant List

Moderate fire retarding plants

Botanical Name
Ajuga crispa
Aloe aristata
Aloe breviolia
Atriplex semibaccata
Cerastium tomentosum

Coprosma kirkii Gazania rigens leucolaena Hypericum calycinum Phyla nodiflora Myoporum parvifolium Osteospermum fruticosum

Trifolium fragiferum var O'Connor's

Common Name
Giant Ajuga
Dwarf Aloe
Shortleaf Aloe
Australian Saltbush
Snow-in-Summer
Creeping Coprosma
Trailing Gazania
St. Johnswort

Lippia
Myoporum
African Daisy
Prostate Germander

Legume (Strawberry clover)

Low fuel volume native plants

Teucrium chamaedrys

Botanical Name Arctostaphylos hookeri Arctostaphylos uva-ursi Ceanothus gloriosis

Ceanothus griseus 'Anchor Bay' Ceanothus griseus horizontalis Ceanothus griseus 'Emily Brown' Ceanothus griseus 'Ray Hartman'

Ceanothus griseus Ra
Ceanothus maritimus
Cistus crispus
Cistus salvifolius
Digitalis spp.

Grindelia stricta venulosa Salvia sonomensis Symphoricarpos mollis Common Name

Monterey Carpet (Manzanita)

Bearberry

Point Reyes Ceanothus

Carmel Creeper

Maritime Ceanothus

Rockrose

Sageleaf Rockrose

Foxglove

Coastal Wild Gum Creeping Sage Creeping Snowberry

Low fuel volume native perennials

Botanical Name
Achillea millefolium
Aquilegia formosa
Asarum caudatum
Aster chilensis
Brodiaea laxa
Dicentra formosa
Epipactis gigantea
Erigeron glaucus
Eriogonum spp.

Eriophyllum confertiforum

Eriophyllum stachaedifolium var. artemisaefolium Lizardtail

Erysimum capitatum Erysimum concinnum Eschscholzia spp. Grindelia stricta Heuchera micrantha Iris douglasiana Iris longipetala

Common Name

Yarrow

Western Columbine

Wild Ginger Wild Aster Grass Nut

Western Bleeding Heart

Stream Orchid Beach Aster Wild Buckwheat Golden Yarrow

Fragrant Wallflower Foothill Wallflower California Poppy Coastal Wild Gum

Coral Bells Douglas Iris Long-petaled Iris



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University of California Cooperative Extension - Acceptable Fire Resistant Plant List

Low fuel volume native perennials (continued)

Botanical Name Iris macrosiphon Lonicera hispidula Lupinus spp. Mimulus spp. Monardella vellosa Penstemon spp. Polystichum munitum Pteridium aquilinum Ranunculus californica Romneya coulteri Satureja douglasii Sidalcea malvaeflora Sisyrinchium bellum Sisyrinchium californicum Solanum xanti

Common Name Ground Iris Pink Honeysuckle Lupine Monkey Flower Covote Mint **Beard Tonque** Sword Fern Bracken Fern Buttercup Matilija Poppy Yerba Buena Checkerbloom Blue-eyed Grass Yellow-eyed Grass Purple Nightshade Star Lilv

Native wildland plants-valued native watershed species

Trees

Acer macrophyllum
Aesculus californica
Alnus rhombifolia
A. rubra
Cercocarpus betuloides
Cornus nuttalli
Corylus cornuta
Fraxinus oregona
Juglans hindsii
Platanus racemosa
Populus fremontii
Quercus spp.
Salix spp.
Seguoia sempervirens

Zigadenus fremontii

Botanical Name

Common Name
Big Leaf Maple
Buckeye
White Alder
Red Alder
Mtn. Mahogany
Pacific Dogwood
Hazel
Oregon Ash
California Black Wa

California Black Walnut Western Sycamore Fremont's Poplar Oaks

Willow

Coast Redwood

Shrubs

Ceanothus (some) spp. Dendromecon rigida Eriodictyon californicum Galtheria spp. Garrya spp. Heteromeles arbutifolia Mimulus aurantiacus Penstemon corymbosus Penstemon breviflorus Solanum umbelliferum Rhamnus spp. Rhus spp.

Ribes sanguineum

Botanical Name

Common Name
(Some) Wild Lilac
Bush Poppy
Yerba Santa
Salal
Silk Tassel
Toyon, Christmas Berry
Sticky Monkey Flower
Thymeleaf Penstemon
Bush Beardstongue
Nightshade
Buckthorn
Sumac

Red Flowered Currant



University of California Cooperative Extension - Acceptable Fire Resistant Plant List

Fire-resistant privacy screen plants:

Botanical Name
Acer ginnala
Arbutus unedo
Berberis spp.
Buxus spp.
Camellia spp.
Carissa grandiflora
Ceratonia siliqua
Citrus spp.

Cocculus laurifolius Cornus stolonifera

C. mas

Crataegus phaenopyrum Dodonaea viscosa Elaeagnus angustifolia

E. pungens

Eriobotrya japonica Escallonia rubra Eugenia spp. Euonymus spp.

Hibiscus rosa-sinensis

H.syriacus Ligustrum spp. Lonicera spp. Malus spp.

Myrica californica Photinia x fraseri

Pittosporum crassifolium Pittosporum eugenoides Pittosporum tobira Pittosporum undulatum Plumbago auriculata Podocarpus gracilior Podocarpus macrophyllus

Prunus caroliniana
Prunus ilicifolia
Prunus laurocerasus
Pyrus kawakamii
Rhamnus spp.
Rhododendron spp.
Vaccinium spp.
Viburnum tinus
Xylosma congestum

Common Name
Amur Maple
Strawberry Tree
Barberry
Boxwood
Camellia
Natal plum
Carob
Citrus

Red-Osier Dogwood Cornelian Cherry, Sorbet

Washington Thorn

Hopbush
Russian Olive
Silverberry
Loquat
Escallonia
Eugenia
Euonymus

Tropical Hibiscus Rose of Sharon

Privet

Honeysuckle Bush

Apple

Pacific Wax Myrtle

Photinia Karo

Lemonwood

Mock Orange Pittosporum

Victorian Box
Cape Plumbago
Fern Pine
Yew Tree
Cherry Laurel
Hollyleaf Cherry
English Laurel
Evergreen Pear
Buckthorn

Rhododendron/Azalea

Blueberry Viburnum Xylosma

NEARBY PROPERTY OWNERS PLAN REVIEW

I have reviewed the plans for 410 Magee Ave. Mill Valley, CA , prepared by Michael Rex Associates, dated July 12, 2012, and I do not object to what is proposed.

	ממנכם זמוץ בב,	2012, alla i ao ilot ob	agica saly 12, 2012, alla I do llot object to wildt is proposed.	
APN	Property Owner	Address	Signature	Date
027-191-55	247 Summit Ltd. Partners	247 Summit Avenue	RESTAL PROPERTY, UNABLE TO CONTACT OWNERS	
030 055 05	Sugarman Charles & Sherri Sugarman, Charles H.		SEE ATTACHED LETTER	
029-055-10	Feld, Margaret B.	241 Summit Avenue	SEE ATTACHED LETTER	
029-091-02	Browning, James R. & Marie R.	432 Magee Avenue	SEE ATTACHED LETTER-	
029-092-01	Lang, Steven T. & Lang, Allison G.	211 Summit Avenue	A May By	1/30/12
. A'	Blackstone, Susan L. & Blackstone, John C.	281 – 1412 195 Summit Avenue	S. Bluthere	8/4/12
. TTACHM	Kustel, Robert H. & Kustel, Karen	409 Magee Avenue	Bothen Histel	2//1/2
ENT 2	Fleming, William S. & Fleming, Janet M.	403 Magee Avenue	WIFFELL .	7/2///2
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Charles Sugarman 394 Magee Ave.. Mill Valley, CA 94941

Telephone (415) 388-9765 FAX (415) 388-9293

7/29/12

Mill Valley Planning Department Mill Valley, CA 94941

To Whom It May Concern,

We are submitting this letter in support of the residential project of Mr. Scott Schumaker and Ms. Tiffany DiBartolo at 410 Magee Avenue, Mill Valley (next door to us).

Through their gracious cooperation, we have met with them and their architect and been shown their renderings and plans.

Their efforts will represent a significant upgrade of the property and will be an asset to the neighborhood. We look forward to its completion.

Respectfully,

Charles and Sherri Sugarman

Sherri Segrenan

To whom it may concern,

As the owner and residents of 237 and 241 Summit Avenue we would like to express our support for the proposed project at 410 Magee.

We have met with the architect and owners multiple times and are comfortable with the current plans.

We have a good working relationship with the owners.

We look forward to a speedy approval and project completion.

Please let us know if there is anything that we can do to assist.

Best regards,

Margaret Feld

Owner 237/241 Summit

Charles Merrill

Resident 237 C Summit

Leigh Threlkle

Resident 237 B Summit

August 20, 2012

City of Mill Valley Planning and Building Department 26 Corte Madera Ave. Mill Valley, CA 94941

Re: Schumaker Residence 410 Magee Ave., Mill Valley, CA 94941

To whom it may concern,

I am the owner and occupant of 432 Magee Ave. This will confirm that I have reviewed the plans proposed by Scott Schumaker and Tiffanie DeBartolo for the new residence to be constructed at 410 Magee Ave. With a small lot line adjustment that has been worked out between the property owners and is now being documented, the plans will be acceptable.

Sincerely,

Marie Rose Browning