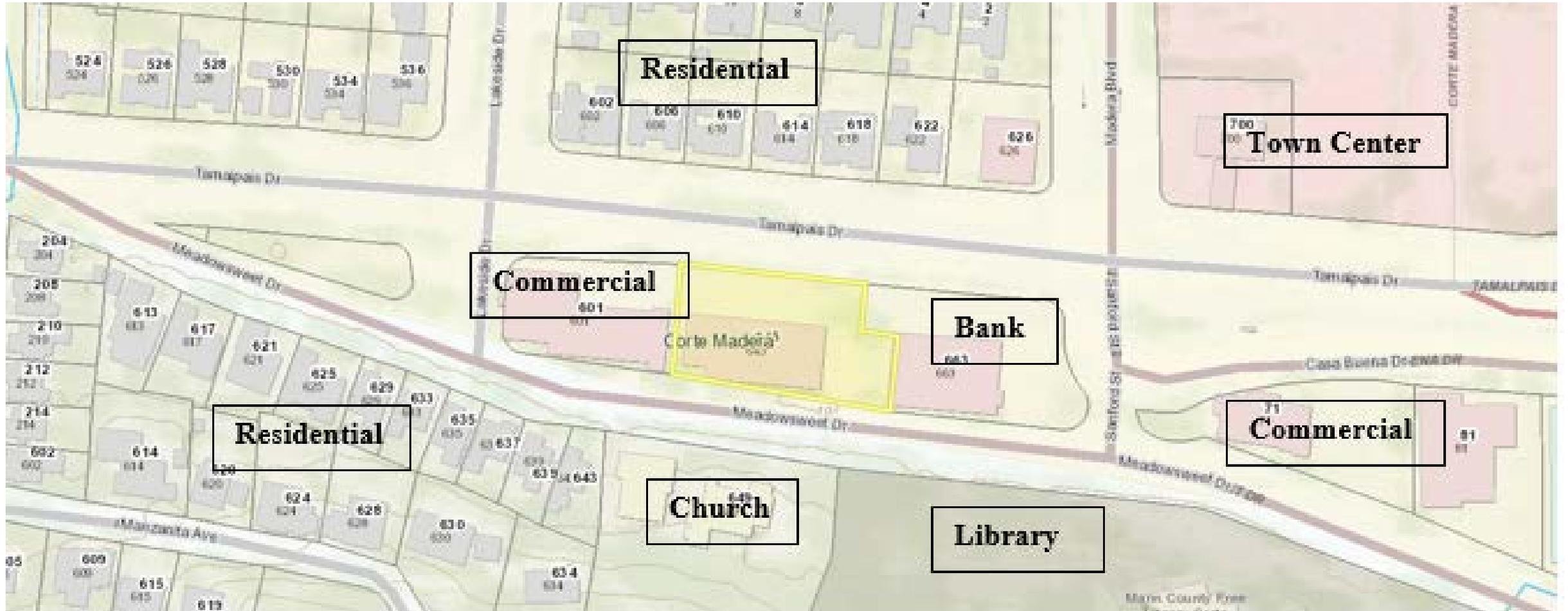


Preliminary Review for a 2,560 Square Foot Three Unit Apartment Building at
645 Tamalpais Drive

PLANNING COMMISSION

OCTOBER 13, 2020

Vicinity Map



Existing Conditions



C-1 Development Standards

Standard	Ordinance Requirement	Existing (Commercial)	Proposed (Residential)
Front Yard Setback	20 feet	48 feet	42 feet 7 inches
Rear Setback	20 feet	2 feet 7 inches	10 feet (variance required)
East Side Setback	0 feet	65 feet 11 inches	7 feet 6 inches
West Side Setback	0 feet	14 feet 9 inches	144 feet 6 inches
Floor Area Ratio	0.34	0.27	0.40*
Structure Height	30 feet maximum	16 feet	30 feet maximum

*The General Plan Land Use Designation for the site allows for a 0.40 FAR for mixed-use development projects that include residential uses

Land Use

GENERAL PLAN

Mixed Use Commercial

Allowable Uses: office, light industrial, commercial services and new housing developments.

Allowable FAR: 0.34 for non-residential; 0.40 for mixed use developments with residential.

ZONING

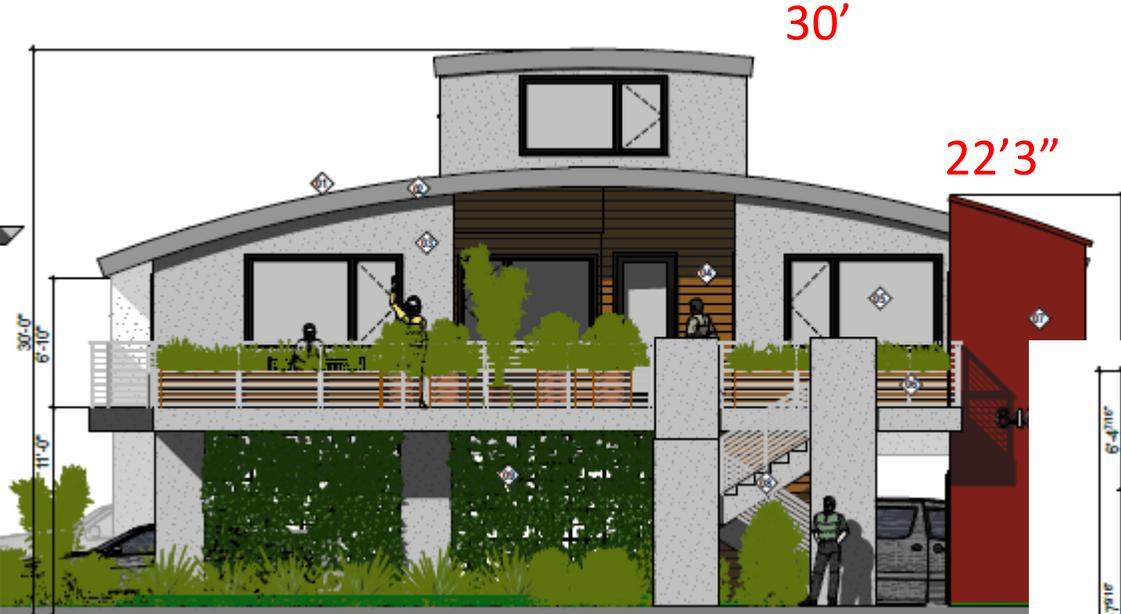
C-1 (Local Shopping)

Intended to create areas for a limited number of retail commercial goods and services that meets the daily needs of the local residents.

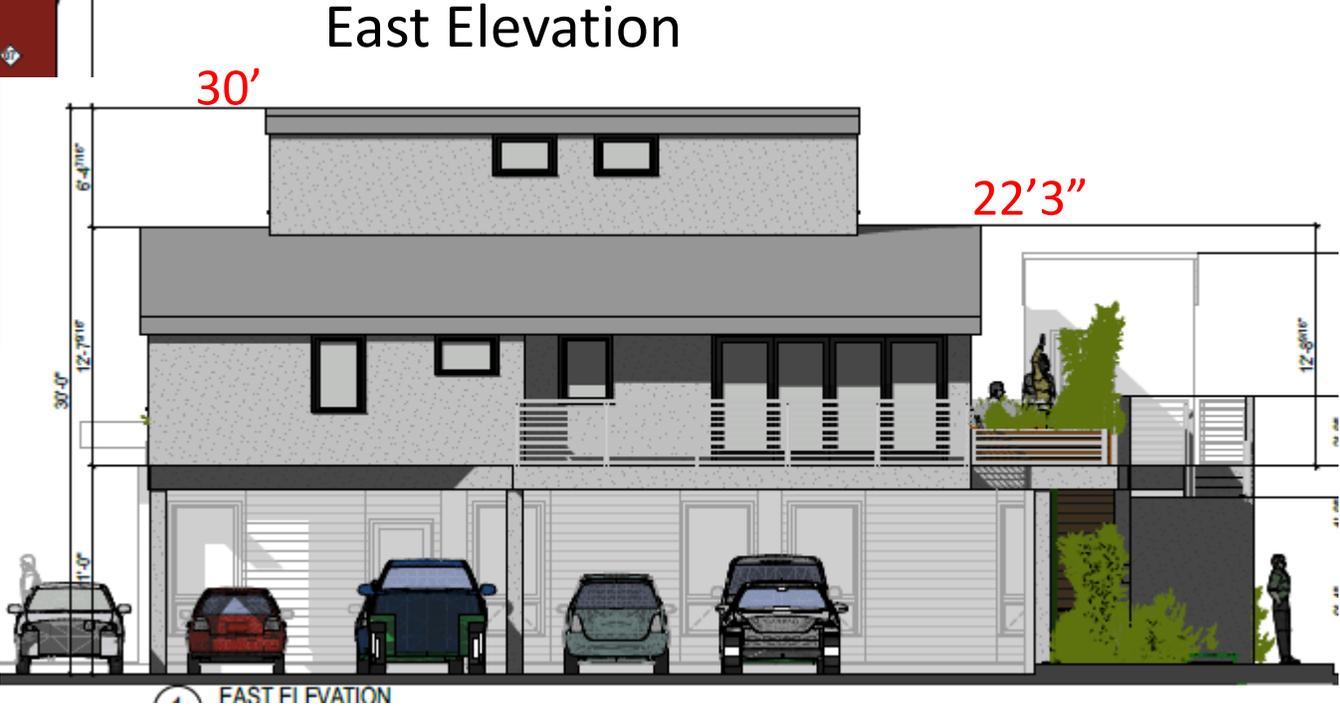
Allowable FAR: 0.34

Residential uses are a Conditional Use in locations and at densities determined by the Commission to conform to the General Plan.

Design Approach



North Elevation



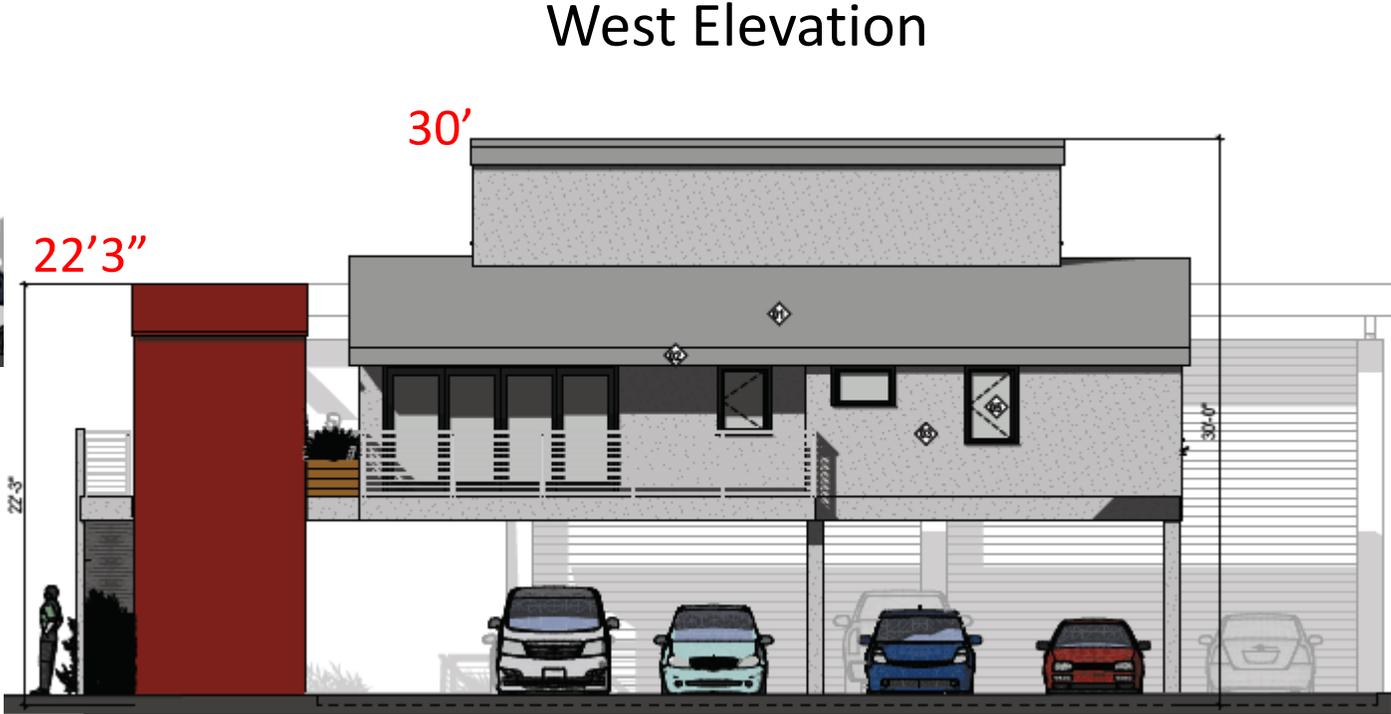
East Elevation

FAST FIFVATION

Design Approach

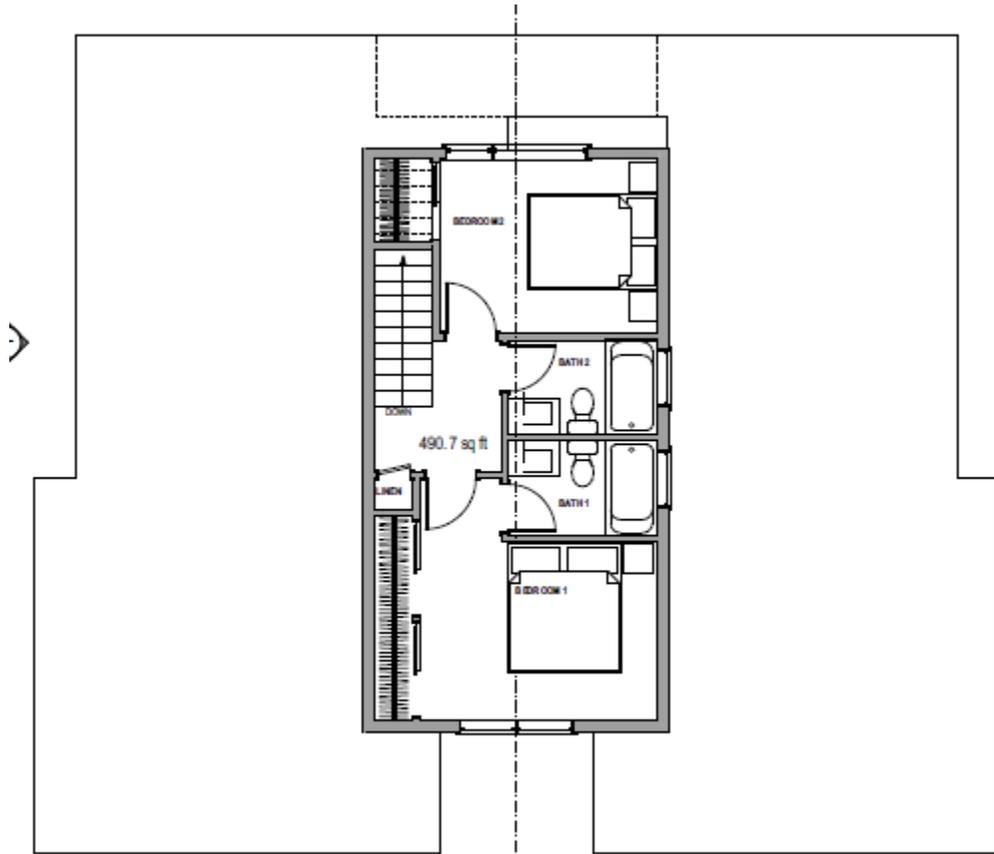


South Elevation

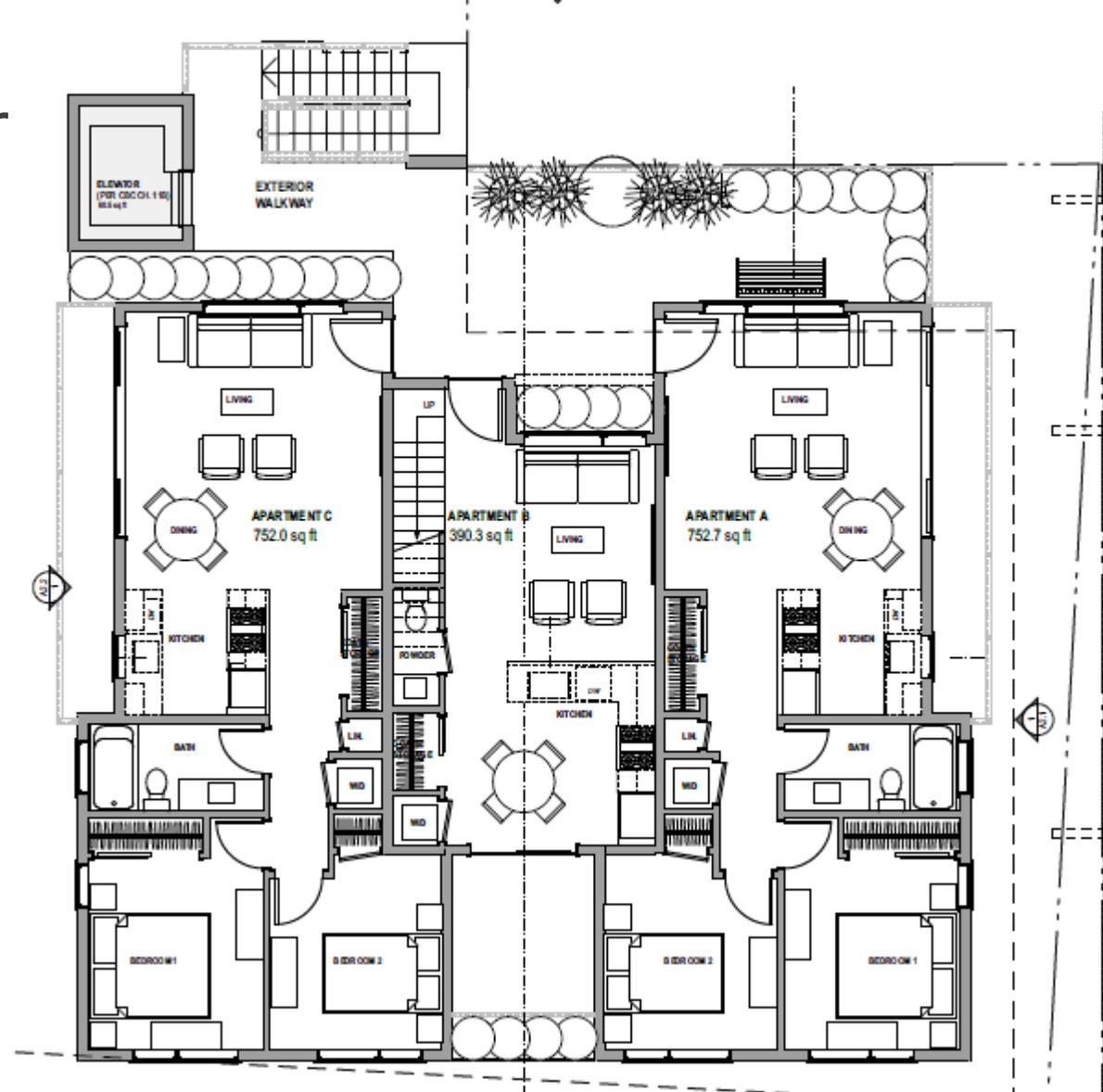


West Elevation

Proposed Upper Floor Plan



Third Floor Plan



Second Floor Plan

Variance Request – Rear Yard Setback

Rear Yard Setback (south side)

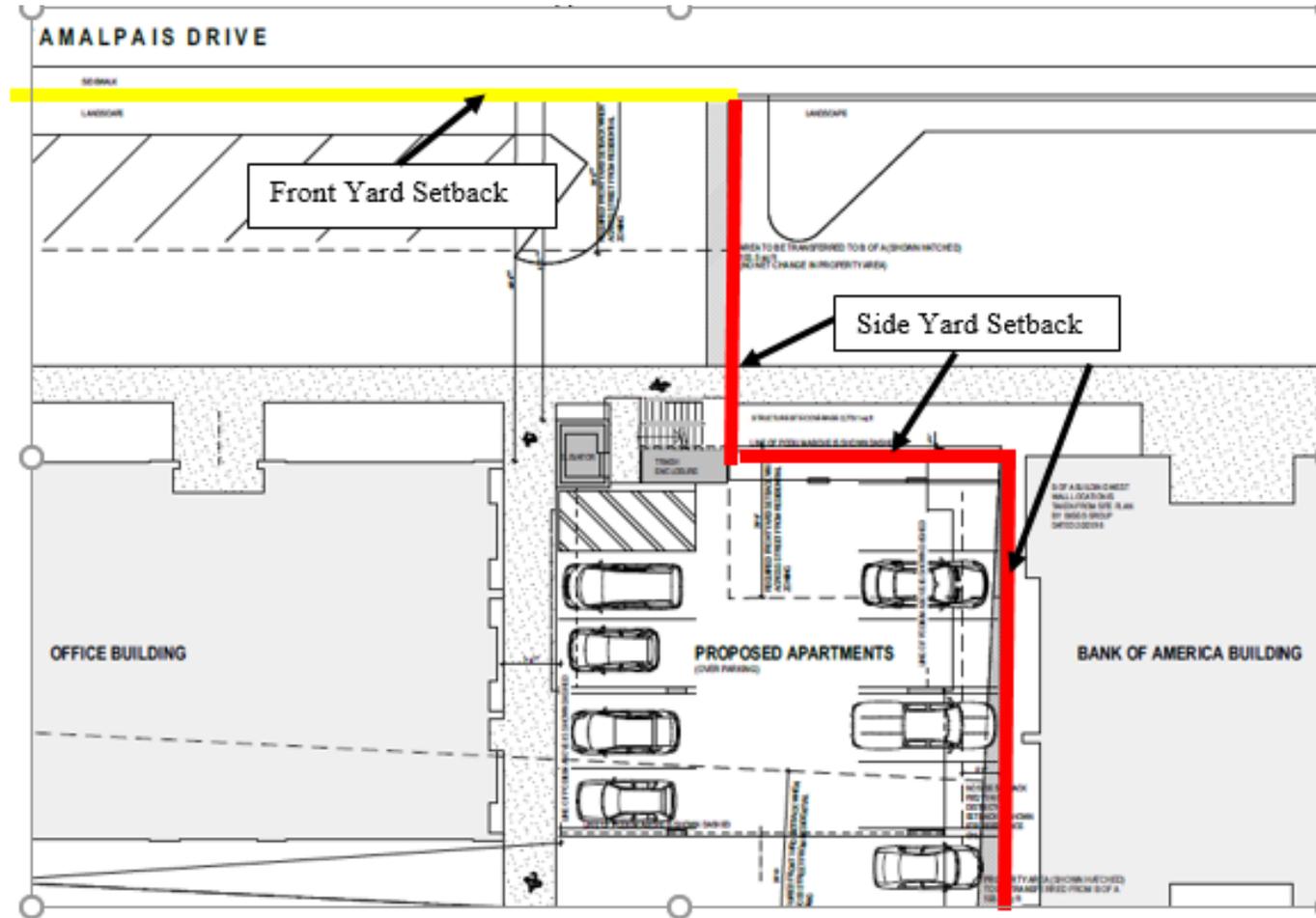
- To allow a 10 foot setback, where a 20 foot setback is required.
- The existing commercial setback has a rear yard setback of 2 feet 7 inches and is a legal non-conforming structure.
- 20 foot setback is required since the rear yard setback is across the street from a property in the residential zoning district.
- The Lutheran Church is located across the street from the project site and the site is zoned R-1.

Variance Request – Parking

Use	Parking Standard	Square Footage	Required Parking
Medical	1 space per 150 SF	1,731	12
Business/Professional	1 space per 200 SF	2,452	12
Office	1 space per 250 SF	667	3
Residential (2 bedroom unit)	2 spaces per unit	N/A	3*
Total Required Parking			30

*The required parking for a 2-bedroom unit is 2 spaces (total of 6). Parking spaces for multiple dwellings in a non-residential zoning district allows for a 50% reduction in the number of required parking.

Setback Interpretation



Required Design Review Findings

- (1) The project conforms with the general plan, any applicable specific, area or community plan, master sign program and all provisions of the zoning ordinance.
- (2) The project will not unnecessarily remove trees and natural vegetation, will preserve natural landforms and, whenever possible, avoid development within fifty vertical feet of ridgelines, does not include excessive or unsightly grading of hillsides, and otherwise will not adversely affect the natural beauty of the town.
- (3) The project will not significantly and adversely affect the views, sunlight or privacy of any nearby residences, will provide adequate buffering between residential and nonresidential uses, and otherwise is in the best interest of the public health, safety and general welfare.
- (4) The structure, site plan and landscaping are in scale and harmonious with existing and future development adjacent to the site, and in the vicinity, and with the landforms and vegetation in the vicinity of the site, and landscaping shall be based on water conservation designs.
- (5) Development materials and techniques will result in durable high-quality structures and landscaping.
- (6) The structures, site plan and landscaping create an internal sense of order, provide a visually pleasing setting for occupants, visitors and the general community, are appropriate to the function of the site, and provide safe and convenient access to the property for pedestrians, cyclists and vehicles.
- (7) To the maximum extend feasible, the project includes the maintenance, rehabilitation and improvement of existing sites, structures and landscaping, and will correct any violations of the zoning ordinance, building code or other municipal codes that exist on the site.
- (8) The design and location of signs are consistent with the character and scale of the buildings to which they are attached or which are located on the same site, the signs are visually harmonious with surrounding development, and there are no illegal signs on the site.

Variance Findings

- (1) Explain how there are special circumstances applicable to the property, including size, shape, topography, location or surroundings that do not apply generally to the other properties in the vicinity and under the identical zone classification.
- (2) Explain how because of these special circumstances, the strict application of the Town Zoning Ordinance will result in practical difficulty and unnecessary physical hardship and will deprive the property of privileges enjoyed by other properties in the vicinity and under the same zone classification.
- (3) Explain how the variance adjustment will not constitute a grant of special privilege and is consistent with the limitations upon other properties in the vicinity and under identical zone classification.
- (4) Explain how the granting of the variance or adjustment will not be detrimental to the public welfare or injurious to other property in the territory in which the property is located.
- (5) Explain how the variance is consistent with objectives of the Town Zoning Ordinance and Corte Madera General Plan.