

MILL VALLEY LIVING

APRIL 2020



Rebecca Bruce
Our Dream Weaver

Photos by Edward and Bibiel
for Ultravolta Studio



Best Version Media

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FEEDBACK/IDEAS/SUBMISSIONS:

Have feedback, ideas or submissions? We are always happy to hear from you!
 Deadlines for submissions are the 10th of each month. Go to www.bestversionmedia.com and click "Submit Content." You may also email your thoughts, ideas and photos to: Tami Larson, tamilarson@bestversionmedia.com.

IMPORTANT MILL VALLEY PHONE NUMBERS

City Manager, Planning,
 Public Works:.....415.388.4033
 Police Department:415.389.4100
 Fire Department: 415.389.4130
 Library:415.389.4292
 Recreation:415.383.1370

WWW.CITYOFMILLVALLEY.ORG

CONTENT SUBMISSION DEADLINES:

Content Due	Edition Date
December 10.....	January
January 10.....	February
February 10.....	March
March 10.....	April
April 10.....	May
May 10.....	June
June 10.....	July
July 10.....	August
August 10.....	September
September 10.....	October
October 10.....	November
November 10.....	December



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Welcome to Spring and the 3rd edition of Mill Valley Living.

*I watched a blackbird on a budding sycamore One Easter Day,
 when sap was stirring twigs to the core, I saw his tongue, and
 crocus-coloured bill Parting and closing as he turned his trill;
 Then he flew down, seized on a stem of hay, And upped to where
 his building scheme was under way, As if so sure a nest was never
 shaped on spray.*
 -Thomas Hardy

As we continue our promise to bring out the diversity, color and hidden treasures of our community each month, we are so thrilled to be featuring Rebecca Bruce, Mill Valley's own "Dream Weaver". Like the Blackbird, we found her to be intelligent, intuitive and magically creative. Spring brings with it such an array of colors, Rebecca brings out the color in everyone she meets. Embrace the inspiration you'll feel while reading her story. We hope it will ignite the creative light in each of you, as we continue to discover new treasures within ourselves through the challenges we're facing with the Coronavirus. And thank you to the entire Mill Valley community, especially our firemen, police officers, janitors, grocery store, athletic club/studio employees and everyone else for keeping us safe and clean during this time.

Tami



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THE ADU: Accessory Dwelling Units are moving to Mill Valley

by Scott Kalmbach, Ahern+Kalmbach



As the contributing writers for Mill Valley Living Magazine, we look forward to sharing stories and ideas about our local real estate market and the Mill Valley lifestyle that we all treasure. Our aim through this quarterly series is to provide our community with insights into the real estate world from a boots on the ground view point. We hope you will enjoy hearing our perspective –Scott Kalmbach & Radhi Ahern

We all know how valuable our square footage is in Mill Valley. We squeeze every inch of it that we can from the home office

in the basement, the art studio in the attic or the family room in the garage. As families grow they often need more space for teenagers or long term guests. The ADU (Accessory Dwelling Unit) is a possible solution to add more square footage to your property by building a new structure or converting an existing structure into a legal ADU.

Recently the California legislature made modifications to the regulations regarding accessory use buildings to make them easier to apply for and build. The new laws allow you to add additional square footage with an ADU and this does not count against your Floor Area Ratio. They are also providing allowances for setbacks and eliminating other restrictions that up until now have made it very difficult to add legal living space. The intention behind this program is to provide more affordable rental housing for people by making it easier for homeowners to add separate dwellings on their properties. There are no mandates that you have to rent the property, in fact there are incentives for people not to do short term rentals through reduced permit fees. The big question is are we going to start seeing more and more of these tiny houses popping up in our neighborhoods? The answer is a resounding, yes. I just finished building one on my property in Homestead Valley and we also know of several clients and friends that are in the process of building them as well.

Our home is 3 bedrooms, 3 baths and with two teenagers we don't have a space for guests. A separate structure for visiting relatives and teen hangouts seemed like the ideal solution. I have always been a fan of the new modern prefab movement, so after a lot of research I came across a company, DigzPrefab, that builds prefab homes right here in California. We designed a sleek 920 square foot, 1 bedroom 1 bath guest house with kitchen and large open living space and connecting art studio for my wife. It was constructed in a factory in Newman in 4 months then each module was delivered by flatbed truck and craned onto the foundation. With building costs at a seemingly all-time high and contractor availability at an all-time low, prefab is a viable way to take advantage of the ADU craze. If you would like to learn more about my prefab experience visit our blog at ahern-kalmbach.com/blog and reach out if you would like to take a tour. ■



HOMES SOLD IN MILL VALLEY

FEB. 16 - MAR. 15, 2020

ADDRESS	BEDS	BATHS	SQ FT	\$/SQ FT	DOM*	SOLD DATE	SOLD PRICE
22 Bay Vista Drive	3	2	1,800	\$647	118	2/19/2020	\$1,165,000
57 Millay Place	3	2	1,714	\$992	9	2/19/2020	\$1,700,000
500 Edgewood Avenue	4	5	3,551	\$634	43	2/20/2020	\$2,250,000
88 Cypress Avenue	3	4	2,311	\$677	190	2/24/2020	\$1,565,000
6 Dawn Place	5	5	3,255	\$722	199	2/26/2020	\$2,350,000
21 Beverly Terrace	4	3	2,935	\$1,039	8	2/26/2020	\$3,050,000
480 Molino Avenue	4	3	2,770	\$627	34	2/28/2020	\$1,736,000
123 Cornelia Avenue	1	1	-	-	85	3/2/2020	\$965,000
31 Shell Road	4	3	2,305	\$868	46	3/2/2020	\$2,000,000
61 Lee Street	4	4	3,336	\$863	3	3/4/2020	\$2,880,000
933 E Blithedale Avenue		0	2,174	\$518	1	3/4/2020	\$1,126,000
67-A Lovell Avenue	2	2	1,321	\$1,048	9	3/5/2020	\$1,385,000
343 Carrera Drive	3	3	2,171	\$614	7	3/5/2020	\$1,333,000
1259 Lattie Lane	4	4	3,098	\$529	0	3/6/2020	\$1,638,000
450 Edgewood Avenue	4	4	3,240	\$548	31	3/10/2020	\$1,775,000
290 Edgewood Avenue	4	4	3,057	\$807	210	3/12/2020	\$2,467,500
15 Strawberry Circle	4	3	-	-	106	3/12/2020	\$1,200,000
418 Durant Way	2	2	1,625	\$708	27	3/13/2020	\$1,150,000
514 Browning Street	2	2	1,172	\$829	5	3/13/2020	\$972,000
151 Marlin Avenue	4	3	2,246	\$957	16	3/16/2020	\$2,150,000
7 Tower Drive	4	3	2,640	\$999	37	3/17/2020	\$2,637,000

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*DOM Days on Market
Bold addresses were sold off market.

A new perspective on an age old industry.



In our Marin market the homes that sell for the highest price per square foot have a few key components: exceptional design, intentional floor plans, and seamless indoor/outdoor flow. We foresee the design trends that resonate and we have the networks to create these essential elements so that our client's homes deliver on every level. Our modern messaging attracts sophisticated buyers that know what they want and are willing to pay a premium to acquire their dream home.



Radhi Ahern & Scott Kalmbach
 550+ Million in Sales | Top 1% in Marin

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