

Tam Design Review Board

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MEETING AGENDA

November 1, 2023, 7:00 PM

Homestead Valley Community Center
315 Montford Ave., Mill Valley

Call to order: 7:00 PM

Approval of Minutes from September 20, 2023 meeting

Correspondence and Notices

Public comment on items not on the agenda

1. Cho and Omar Design Review P4224, 1251 Lattie Lane, Mill Valley

PROJECT SUMMARY

The applicant requests Design Review approval to construct a series of attached decks on three separate levels of an existing residence located in an unincorporated area of Mill Valley. The project would entail 1,092 square feet of new decks, and the residence's existing floor area of 3,717 square feet and floor area ratio of 53 percent would remain unchanged. The area, height, and setbacks of each deck subject to Design Review are provided below.

- a) The existing deck, stairs, and landings located near the front entrance of the residence would be replaced and reconfigured to result in a 575-square-foot deck identified as "Deck # 1" in the plan set. The proposed deck would be located at the entry level of the residence and provide access to the residence as well as access to a deck and patio located at lower levels on the western side of the residence. Deck # 1 would reach a maximum height of 15 feet above the surrounding grade and would have the following setbacks: nine feet, ten inches from the northern front property line; 27 feet from the eastern side property line; 24 feet, eight inches from the western side property line; and 47 feet from the southern rear property line.
- b) The existing second-level deck located on the western side of the residence would be removed and replaced with a 127-square-foot deck identified as "Deck # 2" in the plan set. The proposed second-level deck would provide access to the entry-level deck (discussed above)

and patio located beneath. Deck # 2 would reach a maximum height of 10 feet, eight inches above the surrounding grade, and would have the following setbacks: 34 feet from the northern front property line; 56 feet, six inches from the eastern side property line; 10 feet, three inches from the western side property line; and 41 feet, six inches from the southern rear property line.

- c) A new 96-square-foot deck identified as “Deck # 3” in the plan set would be located on the eastern side of the residence, where it would be accessed by Deck # 4 (discussed below) located on the second level of the residence. Deck # 3 would reach a maximum height of 12 feet, five inches above the surrounding grade, and would have the following setbacks: nine feet from the northern front property line; 10 inches from the eastern side property line; 79 feet from the western side property line; and 40 feet from the southern rear property line.
- d) The existing second-level deck located on the eastern side of the residence would be replaced with a 158-square-foot deck identified as “Deck # 4” in the plan set. Deck # 4 would provide access to Deck # 3. Deck # 4 would reach a maximum height of 21 feet, eight inches above the surrounding grade, and would have the following setbacks: 33 feet from the northern front property line; five feet, nine inches from the eastern side property line; 62 feet, six inches from the western side property line; and 20 feet, six inches from the southern rear property line.
- e) The existing first-level deck located on the eastern side of the residence would be removed and replaced with a 136-square-foot deck identified as “Deck # 5” in the plan set. Deck # 5 would reach a maximum height of 15 feet, five inches above the surrounding grade, and would have the following setbacks: 39 feet from the northern front property line; five feet, three inches from the eastern side property line; 62 feet, six inches from the western side property line; and 20 feet, six inches from the southern rear property line.

Various site improvements would also be entailed in the proposed development, including refinishing of the existing driveway, a new trash enclosure along the driveway, replacement of existing wood retaining walls with concrete retaining walls, new stairs and landings associated with the proposed decks, a new patio at grade on the western side of the residence’s first level, and voluntary seismic improvements.

Design Review approval is required pursuant to Section 22.42.020.A of the Marin County Development Code because the property is in a planned zoning district, and the project proposes new decks that would exceed a height of five feet above grade and/or have setbacks less than five feet from the nearest respective property line.

Zoning: RSP - 1 (Residential Single Family Planned, 1 unit/acre)
Countywide Plan Designation: SF3 (Rural/Residential)
Community Plan (if applicable): Tamalpais

- 2. Update on Investigation of Signage Violations in Tam Junction, and potential Board referral to County**
- 3. Debriefing from the September 20, 2023 meeting on Marin County Housing Element, Presentation by Community Development Agency, and Public Discussion**
- 4. Recruitment for Board vacancy**
- 5. Adjournment**