

Tam Design Review Board

C/O April Post, 314 Marin Ave., Mill Valley, Ca 94941

AGENDA - Public Hearing - February 19, 2014

Call to order: 7PM

Approval of minutes of January 15, 2013

Public comment on items not on the agenda

Communications & Correspondence

1. Thompson Design Review 14038 and Tree Removal (TBA)

Project ID: 13-0438 766 Bay Rd

Parcel:049-184-04 Zoning R1-B1

Applicant: Thompson Development Inc. Planner: Lorene Jackson

Project Description: The proposed construction consists of a new 2,207sqft single family residence, 415sqft attached garage and an approximately 307sqft workshop and wine cellar on a 7,356sqft vacant lot. Given the potential to convert portions of the garage level into habitat floor area, the project would have a 33%FAR. The proposed height above existing grade would be 22.4ft, but the proposed maximum height above finished grade is unclear. The structure would have the following setbacks: 3 feet from east front property line, 8.2 feet from the south side property line, 12.6 feet from the north side property line and 47.8 feet from the west rear property line. Fifteen trees over 6 inches in diameter would be removed. Design Review is required because the project entails more than 3,000sqft of building area on a lot with an average slope greater than 25%. A Tree Removal Permit is required for the removal of nine protected trees.

Design Review Based on MCDC 22.42.060

Completeness and Merits

2. Schwartz Variance (13-6)

Project ID: 13-0196, 107 Loring Ave, MV

Parcel: 050-014-02; Zoning: R1- B1 CWP: SF 6

Applicant: Brad Schwartz and Lisa Jackson Planner: Scott Greeley

Project Description: This is a resubmittal based on the Notice of Project Status issued on June 28, 2013, which found the project incomplete. The applicant no longer proposes to further develop the understory. The applicant is pursuing a FAR Variance approval to construct an identified 307sqft of "New Living Floor Area" on two levels of an existing 1,139sqft residence, as well as construct an attached 453sqft garage on a 4,573sqft lot. The modifications have reduced the proposed FAR Variance from 35% to 31.62%. Variance approval is required for the encroachment of the upper level deck more than 6ft into the front setback, as well as exceeding the maximum FAR of 30% permitted by the R-1: B-1 zoning.

TDRB will review the following:

Variance approval – based on MCDC 22.54.020, Table 2-11 in 22.14.050, Table 3-1 in 22.20.090

Completeness & Merits

3. Pletcher Design Review (14-52)

Project ID: 14-0022, 321 Marin Ave

Parcel: 049-171-23 Zoning R-1 CWP SF6

Applicant: Sheila Mednick

Planner: Scott Greeley

Project Description: The applicant is seeking Design Review approval to make improvements to the existing residence, which includes modifying the roof pitch from 3:12 to 1:12. Pursuant to MCDC 22.54.040(e), the project qualifies for a Variance exemption, as the height of the existing roof, which encroaches into the front setback, is being lowered. In order to qualify for an exemption, however, pursuant to 22.54.040(f), Design Review approval is required.

TDRB will review the following:

Design Review – based on MCDC 22.42.060

Completeness & Merits

4. TDRB Annual Report

TDRB will review and discuss accomplishments of 2013 and goals for 2014/15

MEETING LOCATION: The "Log Cabin" @ 60 Tennessee Valley Rd. near Hwy 1