

Tam Design Review Board
C/O Alan Jones, 304 Laurel Way, Mill Valley, Ca 94941
AGENDA - Public Hearing - February 18, 2015

Call to order: 7PM

Approval of minutes of Jan 21, 2015
Public comment on items not on the agenda
Communications & Correspondence

1. 14 Madrone Park Circle, Design Review, revised proposal, 14 Madrone Park Circle, Mill Valley

AP # 048-023-16 Applicant: Daniel McKenzie Planner: Heidi Scoble

The applicant has submitted a revised Design Review proposal for the construction of a new three story single family residence on a vacant lot. The project has been redesigned and reoriented on the site and would create 2,684 square feet of building area, including a 482 square foot attached garage, and would result in a 29.51 percent floor area ratio on a 7,467 square foot lot. The proposed residence would reach a maximum height of approximately 29 feet above surrounding grade and the exterior walls would have the following minimum setbacks: 10 feet 11 inches from the southern front property line; 5 feet from the eastern side property line; 17 feet 11 inches from the western side property line; and 18 feet 8 inches from the northern rear property line. Additional project features include landscaping, scored concrete patios and stairs, stucco retaining walls, a wooden gate and overhead trellis, permeable pavers, and four on-site parking spaces.

2. Venables/Feeney Lot Line Adjustment, 227 & 223 LaVerne Ave, Mill Valley

AP # 048-031-19 and 048-031-210, -21, and -26. Applicant: Paul and Antoinetta Venables, Planner: Jocelyn Drake

This is the second transmittal for the Feeney/Venables Lot Line Adjustment application. The applicant has submitted additional information related to the application in response to a Letter of Incomplete Application. Approximately 5,675 square feet of land would be transferred from APNs 048-031-20 and -21 to APN 048-031-19.

3. Nersisyan Residence Design Review, 315 Loring Way, Mill Valley

AP# 050-032-09 Applicant: Armen Nersisyan Planner: Heidi Scoble

The applicant has submitted revised plans for Design Review approval. The project has been redesigned with a 2,295 square foot, 3 story single family residence on a vacant lot. The proposed residence would have 1,799 square feet of floor area and would result in a 29.55 percent floor area ratio on a 6,087 square foot lot. The project would reach a height of approximately 32.083 feet above surrounding grade and the exterior walls would have the following minimum setbacks: 3 feet from the northern side property line; 55 feet from the eastern rear property line; 18.5 feet from the edge of the Loring Avenue right-of-way along the front property line; and 5 feet from the southern side property line. Additional project features include landscaping and hardscape.

Pursuant to Section 22.42.030.B Design Review approval is required because the project includes the new construction of a single family residence on a substandard lot due to the slope regulations in compliance with the Hillside Subdivision Standards per Section 22.82.050 of the Development Code. Pursuant to Section 22.20.060, Design Review would also be required to all the height of the residence up to 35 feet.

4. Review without comment any plans received which have not yet been placed on the agenda.