

3. **Xanate Design Review, Project ID P1245, 420 Laverne Ave, APN 047-112-62**
Applicant: Alan Harris **Planner: Ali Guidice**

The applicant requests Design Review approval to a 3,047 square foot single-family residence on a 11,719 square foot lot in Mill Valley. The proposed development would result in a floor area ratio of 26 percent. The building would reach a maximum height of 29.67 feet above surrounding grade and would have the following setbacks from the exterior walls: 20 feet from the southeasterly property line; 26 feet from the southwesterly property line; 5 feet from the easterly property line; 8.5 feet from the westerly property line; approximately 30 feet from the northerly property line. Various site improvements would also be entailed in the proposed development, including landscape and grading improvements. Design Review approval is required because the property is located in the RMP zoning district.

4. **Review without action, any plans that have come in since the agenda went out.**

MEETING LOCATION: The Cabin, 60 Tennessee Valley Rd., near Hwy 1. TDRB is advisory to the Marin County Planning Department. <http://www.marincounty.org/depts/cd/divisions/planning/projects>