

Tam Design Review Board
C/O April Post, 314 Marin Ave., Mill Valley, 94941
AGENDA - Public Hearing - July 6, 2016

Call to order: 7PM

Approval of minutes of June 15, 2016
Public comment on items not on the agenda
Communications & Correspondence

1. Hillenbrand Design Review, Project ID P1258, 342 Laverne, Mill Valley APN 047-181-03
Applicant: Sandra Bird Designs Planner: Ali Guidice

Design Review approval is requested to add 81 square feet to an existing 6,610 square foot single-family residence on a 34,475 square foot lot in Mill Valley. The proposed development would result in a floor area ratio of 19.4 percent. The building would reach a maximum height of 30.16 feet above surrounding grade and would have the following setbacks from the exterior walls: +94 feet from the southerly front property line; more than 30 feet from the westerly side property line; +37 feet from the easterly side property line; +60 feet from the northerly rear property line.

Design Review approval is required because the building exceeds an area of 4,000 square feet.

2. Gildengorin Design Review and Variance, Project ID P1260, 217 Cleveland, Mill Valley APN 051-172-19
Applicant: John Hood Planner: Tammy Taylor

The applicant requests Design Review and Second Unit approval to demolish an existing 1,606 square foot house and 190 square foot garage and construct a new 5,559 square foot house and second unit on a lot in Mill Valley. The 5,559 square feet of proposed development would result in a floor area ratio of 35 percent on the 15,668.63 square foot lot. The proposed building would reach a maximum height of 28 feet 1 inch above surrounding grade and pool house would reach a maximum height of 25 feet above grade. The main house and second unit would have the following setbacks from the exterior walls: 5 feet from the north west front property line; 6 feet from the north east side property line; 6 feet from the south west side property line; 35 feet from the south east rear property line. The pool house would have the following setbacks from the exterior walls: 76 feet from the north west front property line; approximately 116 feet from the north east side property line; 6 feet from the south west side property line; 21 feet from the south east rear property line.

The project is subject to the Variance chapter of the Development Code because the project is in a conventional zoning district in the Tamalpais Area and proposes to exceed the 22% Adjusted Floor Area Ratio per the Tamalpais Community Plan and section 22.30.060 of the Marin County Development Code. Therefore, a Variance will be required as per section 22.54.010 of the Marin County Development Code.

3. 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>