

**Tam Design Review Board**  
C/O Alan Jones, 304 Laurel Way, Mill Valley, CA 94941  
**AGENDA - Public Hearing - November 1, 2017 - 7:00 PM**

**Call to order: 7PM**

Approval of minutes of October 19, 2017  
Correspondence  
Public comment on items not on the agenda

- 1. Laverne Ave LLC Design Review**, 430 Laverne Ave, Mill Valley, AP # 047-112-61  
Applicant: Joe McGuire, KCS Inc.                      Planner: Lorraine Weiss

**PROJECT SUMMARY**

The applicant is seeking Design Review approval to construct a new 2-story, 3,960-square foot residence and a 600-square foot attached garage on a vacant lot in Mill Valley. The new residence would consist of 4,560-square feet of total building area and 4,080-square feet of floor area which would result in a floor area ratio of 18.2 percent on the 22,408-square foot lot. The proposed building would reach a maximum height of 29 feet above surrounding grade. The project also includes the following proposed improvements: the removal of an existing 1,025-square foot barn and the construction of a new pool and a covered patio. The house is proposed to be located 39 feet from the northwesterly front property line, 11 feet 5 inches from the southeasterly side property line, 55 feet from the northeasterly side property line, and 36 feet from the southeasterly rear property line. The proposed residence is located within the building envelope established by the Glen Grae Subdivision (RM 20-78). Design Review approval is required because the project is in a planned district

Zoning: RMP-2.8 (Residential, Multiple Planned)  
Countywide Plan Designation: MF2 (Multi-Family, 1-4 units/acre)  
Community Plan (if applicable): Tamalpais

- 2. Preview without action plans that may appear on future agendas**

**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>