

Tam Design Review Board
C/O Alan Jones, 304 Laurel Way, Mill Valley, CA 94941
AGENDA - Public Hearing - December 6, 2017 - 7:00 PM

Call to order: 7PM

Approval of minutes of November 1, 2017
Correspondence
Public comment on items not on the agenda

- 1. Haddad Design Review, 242 Shoreline Hwy, Mill Valley** AP# 052-052-09
Applicant: Phoenix Group. LLC/Mill Valley Auto Service Planner: Lorraine Weiss

PROJECT SUMMARY: The applicant requests Design Review approval to construct a new attached 1,500 square foot commercial structure with five car bays on a developed lot with an existing 3,400 square foot building at 242 Shoreline Highway in Mill Valley. A 1,600 square foot building was previously demolished. The 1,500 square foot building on the 13,312 square-foot lot would result in a floor area ratio of 37 percent. The commercial structure would reach a maximum height of 20.0 feet above existing grade.

Design Review approval is required pursuant to Marin County Code Section 22.42.020 because the property is within a Planned Zoning District, CP. Zoning: CP (Planned Commercial), Countywide Plan designation: General Commercial/Mixed Use Land Use.

- 2. Zingaro Design Review, 1251 Waterview Drive, Mill Valley** AP #048-233-05
Applicant: Laura Kehriein Planner: Evelyn Garcia

PROJECT SUMMARY

This project was reviewed by our board on October 4, 2017. The applicant has submitted revised plans modifying the project addressing concerns raised by neighbors and the review board.

The applicant requests Design Review approval to construct a new 203 square foot addition, and 563 square foot deck along the rear of an existing single family residence in unincorporated Mill Valley. The existing building area is 3,263 square feet and the existing floor area is 2,737 square feet. The proposed development would result in a building area of 3,466 square feet and would result in a floor area of 2,940 square feet. The proposed development would result in a floor area ratio of 16.8 percent on the 17,500 square foot lot. The proposed addition would reach a maximum height of 19 feet 6 inches, and the deck would reach a maximum height of 30 inches from surrounding grade. The project is proposed to be the following distances from the property lines, and right of way: 23 feet from the western side property line, 72 feet from the eastern side property line, and 5 feet from Skyline Terrace right of way.

Design Review approval is required because the project is in a planned zoning district.

- 3. Harris Design Review and Lot Line Adjustment, 420 Laverne Ave, Mill Valley** AP#047-112-62
Applicant: Julia Minarc Planner: Evelyn Garcia

PROJECT SUMMARY

This is the second transmittal to the Tamalpais Design Review Board. This project was heard at the May 17, 2017 public hearing.

The applicant requests Design Review approval to construct a new 2,981 square foot single family residence, with a 442 square foot garage on a vacant lot in unincorporated Mill Valley. The proposed

development would have a building area of 3,423 square feet and a floor area of 2,981 square feet. Therefore, the proposed development would result in a floor area ratio of 25 percent on the 11,719 square foot lot. The proposed building would reach a maximum height of 24.5 feet above surrounding grade and would have the following setbacks: 26 feet from the southern front property line, 7 feet from the eastern side property line, 39 feet from the northern rear property line, and 11 feet from the western side property line.

The applicant requests Lot Line Adjustment approval to adjust the lot lines between two contiguous legal lots of record as described below:

| Assessor's Parcel Number | Street Address | Existing Area | Proposed Area |
|--------------------------|-----------------|----------------|----------------|
| 047-112-62 | 420 Laverne Ave | 11,719 sq. ft. | 12,406 sq. ft. |
| 047-112-29 | 412 Laverne Ave | 58,319 sq. ft. | 57,632 sq. ft. |

Specifically, 687 square feet of land would be transferred from APN 047-112-29 to APN 047-112-62.

Design Review approval is required because the project is in a planned zoning district. Lot Line Adjustment approval is required because the project involves adjusting lot lines between two adjacent parcels where land is taken from one parcel and added to an adjacent parcel without creating more parcels than originally existed.

Zoning: RMP (Residential Multiple Planned)

Countywide Plan Designation: MF2 Low Density Residential

Community Plan (if applicable): Tamalpais

4. Election of TDRB officers for 2018

5. 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>