

Tam Design Review Board
C/O Alan Jones, 304 Laurel Way, Mill Valley, CA 94941
AGENDA - Public Hearing - August 2, 2017 - 7:00 PM

Call to order: 7PM

Approval of minutes of May 17, 2017
Correspondence
Public comment on items not on the agenda

- 1. Special Appreciation:** Presentation of a Certificate of Recognition from Supervisor Sears to John McCormick and expression of appreciation from the board for his years of service.
- 2. Yarnold Variance and Design Review,** 164 Homestead Blvd, Mill Valley, AP #048-051-27
Applicant: Robert Hatfield Planner: Evelyn Garcia

PROJECT SUMMARY:

The applicant requests Variance and Design Review approval to construct a 111 square feet of additional floor area to a single family residence in unincorporated Mill Valley. The existing floor area and building area are 2,220 square feet. The proposed development would result in a building area of 2,331 square feet. Therefore, the proposed development would result in a floor area ratio of 30 percent on the 7,775 square foot lot. The proposed addition would reach a maximum height of approximately 34 feet above surrounding grade and would have the following setbacks: 9 feet from the eastern front property line; 13 feet from the southern side property line; 38 feet from the western side property line; 20 feet from the northern rear property line. The proposed project also includes additional roof alterations that would increase the maximum height of the building to approximately 38 feet, and car deck replacement located in the right-of-way.

Design Review approval is required because the project exceeds the maximum height of 30 feet. Variance approval is required because the project encroaches into the required front yard setback of 25 feet for the R-1 zoning district. Zoning: R1 Countywide Plan Designation: SF6

- 3. Morgan Design Review,** 303 Wickham Drive, Mill Valley, AP #048-031-10
Applicant: Katrina Morgan Planner: Evelyn Garcia

PROJECT SUMMARY:

The applicant requests Design Review approval to raise the roof height of a single family residence by approximately three feet within the front yard setback in unincorporated Mill Valley. The existing roof height is 17 feet above surrounding grade. The proposed roof would reach a maximum height of 20 feet above surrounding grade and would have the following setback: 14 feet from the southern front property line.

Design Review approval is required because the proposed development encroaches into the front yard setback, but [the project] is waived from variance approval pursuant to Development Code section 22.54.045.

- 4. Meldorf Design Review and Accessory Dwelling Unit Permit,** 443 Wellesley Ave, Mill Valley
AP #050-043-60, Applicant: Charles Allen, Planner: Evelyn Garcia

PROJECT SUMMARY:

The applicant requests Design Review approval to construct 568 square feet of additional floor area to the understory of an existing single family residence in unincorporated Mill Valley. The existing floor area is 2,386 square feet. The proposed development would result in a floor area of 2,972 square feet. Therefore,

the proposed development would result in a floor area ration of 10 percent on the 28,800 square foot lot. The height of the building would not be changed. The proposed development would have the following setbacks: 12 feet from the northern side property line; 28 feet from the front property line; 6 feet from the southern side property line; 148 feet from the western rear property line.

Design Review approval is required because the project is [in] the planned zoning district. Accessory Dwelling Unit Permit is required because the accessory dwelling unit would entail new construction.
Zoning: RMP Countywide Plan Designation: MF2 Low Density Residential

- 5. Boben Variance and Second Unit**, 815 Autumn Land, Mill Valley, AP #049-212-14
Applicant: Mathew Owens Planner: Evelyn Garcia

PROJECT SUMMARY:

The applicant requests Variance and Second Unit approval to construct a new 442 square foot addition to a 2,455 square foot house. The 442 square feet of proposed development would result in a floor area ration of over 30 percent on the 9,525 square foot lot. The proposed building would reach a maximum height of 12 feet 6 3/4 inches above surrounding grade and would have the following setbacks from the exterior walls: 25 feet from the east front property line; 12 feet from the north side property line; 12 feet 9 inches from the south side property line; 4 feet from the west rear property line.

Variance approval is required because the project is proposing additional floor area to be added to existing under-floor area within the rear setback of the property. An accessory dwelling unit permit is required because the project also proposes to add an accessory dwelling unit in the under-floor area of the existing house.

- 6. Okada Design Review**, 359 Durant Way, Mill Valley, Assessor's Parcel 200-302-40
Applicant: Paul Okamoto Planner: Tammy Taylor

PROJECT SUMMARY

The applicant requests Design Review approval to construct a 194 square foot front entry addition and a new carport and storage area on a developed lot in Mill Valley. The 194 square feet of proposed development would result in a floor area ratio of 50 percent on the 5,665 square foot lot. The proposed front entry addition would reach a maximum height of 20 feet above surrounding grade, and the carport would reach a maximum height of 12 feet 6 inches. The front entry addition exterior walls would have the following setbacks: 35 feet 3 inches from the west front property line; 0 feet from the north side property line; 28 feet from the south side property line; 88 feet from the east rear property line. The carport would have the following setbacks from the property lines: 0 feet from west front property line; 24 feet from the north side property line; 17 feet 9 inches from the south side property line, and over 88 feet from the east rear property line.

Design Review approval is required because the project is in a Planned Zoning District. Zoning: RMP-2.5, Residential, Multiple Planned Countywide Plan Designation: MF2, Low Density Res

- 7. 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>