

Tam Design Review Board
C/O Doron Dreksler, 433 Wellesley Ave., Mill Valley, CA 94941
AGENDA - Public Hearing - February 7, 2018 - 7:00 PM

Call to order: 7PM

- Approval of minutes of Jan 17, 2017
- Correspondence
- Public comment on items not on the agenda
- Presentation by Jeremy Tejirian, Planning Manager with the County of Marin Community Development Agency to discuss upcoming issues and the biannual report for the Board of Supervisors.

- 1. Lutzker Design Review and Variance**, 214 Beryl Street, Mill Valley AP #051-181-29
Applicant: Geoffrey Butler Planner: Sabrina Sihakom

PROJECT SUMMARY:

The applicant requests Design Review and Variance approval to demolish an existing 664 square-foot single-family residence, and construct a new 1,610 square-foot single-family residence with a 582 square-foot attached garage on a 3,299 square-foot lot in unincorporated Mill Valley. The proposed development would have a building area of 2,010 square feet and a floor area of 1,610 square feet, resulting in a floor area ratio of 48.8 percent. The proposed building would reach a maximum height of 30 feet above surrounding grade. The house is proposed to be located 25 feet from the southeasterly front property line, 4 feet, 6 inches from the northeasterly side property line, 4 feet, 6 inches from the southwesterly side property line, and 32 feet, 4 inches from the northwesterly rear property line.

Design Review approval is required pursuant to Marin County Code Section 22.42.020.D because the project includes construction of a new single-family residence on a vacant lot that contains less than 50 percent of the minimum lot area as required by slope regulations for new lots. Variance approval is required because the project exceeds the maximum 30 percent floor area ratio established by the governing R1-B1 zoning district.

Zoning: R1-B1 (Residential, Single-Family, 6,000 square feet minimum lot size)
Countywide Plan Designation: SF6 (Single-Family, 4-7 units/acre)
Community Plan (if applicable): Tamalpais Area Community Plan

- 2. Laputka Design Review**, 802 Denise Court, Mill Valley, Mill Valley AP #049-063-37
Applicant: Stephan Laputka Planner: Sabrina Sihakom

PROJECT SUMMARY:

The applicant requests Design Review approval to construct a new 2,531 square-foot detached garage and workshop on a 38,416.95 square-foot lot in Mill Valley. The proposed development would have a building area of 5,940 square feet and a floor area of 5,460 square feet, resulting in a floor area ratio of 14 percent. The proposed building would reach a maximum height of 15 feet above surrounding grade. The detached garage and workshop is proposed to be located 26 feet from the northwesterly front property line, 13 feet from the northeasterly side property line, 60 feet from the southwesterly side property line, and over 100 feet from the southeasterly rear property line.

Design Review approval is required pursuant to Marin County Code Section 22.42.020 because the project will result in total floor area that is greater than 3,500 square feet.

Zoning: R1 (Residential, Single-Family, 7,500 square feet minimum lot size)

Countywide Plan Designation: SF6 (Single-Family, 4-7 units/acre)

Community Plan (if applicable): Tamalpais Area Community Plan

3. Preview without action, plans that may appear on future agendas

MEETING LOCATION: The Cabin, 60 Tennessee Valley Rd., near Hwy 1.

TDRB serve as an advisory and resource body and liaison to the Board of Supervisors, Community Development Agency, Planning Commission and Community
<http://www.marincounty.org/depts/cd/divisions/planning/projects>