

Tam Design Review Board
C/O Doron Dreksler, 433 Wellesley Ave., Mill Valley, CA 94941
AGENDA - Public Hearing - April 04, 2018 - 7:00 PM

Call to order: 7PM

- Approval of March 21, 2018
- Correspondence
- Public comment on items not on the agenda

1. McCalligan Design Review and Tree Removal, 30 Madrone Park Circle, Mill Valley AP #048-021-08

Applicant: James McCalligan Planner: Evelyn Garcia

PROJECT SUMMARY:

The applicant requests Design Review and Tree Removal Permit approval to construct a new 2-story, 3,115 square foot single family residence and a 529 square foot garage on a 16,709 square foot vacant lot in unincorporated Mill Valley. The proposed development would have a building area of 3,644 square feet and a floor area of 3,164 square feet, resulting in a floor area ratio of 19 percent. The proposed building would reach a maximum height of approximately 26 feet above surrounding grade and would have the following setbacks: 6 inches from the eastern front property line; 6 feet from the northern side property line; 6 feet from the southern side property line; and greater than 100 feet from the western rear property line. One tree classified as “protected” per the Marin County Development Code, is proposed to be removed to accommodate construction and associated site improvements.

Design Review approval is required because the project includes a new single-family residence on a vacant lot that is less than 50 percent of the minimum lot area, pursuant to section 22.82.050. Tree Removal approval is required because the removal of a Protected or Heritage tree requires review per Marin County Development Code section 22.62.

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

2. 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>