

**Tam Design Review Board**  
C/O Doron Dreksler, 433 Wellesley Ave., Mill Valley, CA 94941  
**AGENDA - Public Hearing - October 3, 2018 - 7:00 PM**

**Call to order: 7PM**

- Approval of minutes of September 20, 2018
- Correspondence
- Public comment on items not on the agenda

**1. Trailhead LLC Design Review**

116 Evergreen Ave, Mill Valley, Assessor's Parcel 048-011-18, ID P2121  
Applicant: Trailhead LLC                      Planner: Sabrina Sihakom

**PROJECT SUMMARY:**

The applicant is requesting Design Review approval to construct a new 480 square-foot detached garage on a 9,100 square-foot developed lot in Mill Valley. The existing residence is 2,982 square feet, and the proposed development would have a building area of 3,462 square feet and a floor area of 2,982 square feet, resulting in a floor area ratio of 32.8 percent. The proposed building would reach a maximum height of 14 feet, 1 ½ inches above surrounding grade and is proposed to be located 20 feet from the southern front property line; 5 feet from the eastern side property line; 72 feet from the western side property line; and more than 100 feet from the northern rear property line. The project includes the following proposed improvements: charging stations and a roof top garden and associated stairs above the proposed detached garage.

Design Review approval is required pursuant to Marin County Development Code because the project entails the construction of a detached accessory structure in the required 25-foot front yard setback per the R1-B1 (Residential, Single-Family, 6,000 square feet minimum lot size) 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 Valley Area 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>