

**Tam Design Review Board**  
C/O Doron Dreksler, 433 Wellesley Ave., Mill Valley, CA 94941  
**AGENDA - Public Hearing - January 17, 2018 - 7:00 PM**

**Call to order: 7PM**

Approval of minutes of Dec 6, 2017  
Correspondence  
Public comment on items not on the agenda

- 1. Koulibaly Variance**, 311 Shoreline Highway, Mill Valley AP #052-041-26  
Applicant: Beverly Van Dyke Planner: Megan Alton

**PROJECT SUMMARY:**

The applicant requests Variance approval to raise the roof of an existing residence located within the front 25 foot setback. The existing structure is 20 feet above grade and would be raised to 29 feet above grade. the setback would remain unchanged at: 12 ft 6 inches from the northern front property line; 7 feet 5 inches from the eastern side property line; 14 feet from the western side property line; and more than 100 feet from the southern rear property line.

Variance approval is required because the project encroaches into the front yard setback. Zoning: R1 (Residential single family, 7,500 square foot minimum lot area) Countywide Plan Designation: SF6 (Single family, 4-7 units/acre)

[https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/koulibaly\\_vr\\_p1879\\_mv](https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/koulibaly_vr_p1879_mv)

- 2. Haddad, Paul Design Review**, 242 Shoreline Highway, Mill Valley AP #052-052-09  
Applicant: Phoenix Group LLC Planner: Lorraine Weiss

**PROJECT SUMMARY:**

The applicant has submitted revised plans in response to comments from the Tam Design Review Board, Sustainable Tamalmonite, and County departments. The following changes were made to the project design:

1. Modify roof with a flat roof that is 15 feet from grade to roof.
2. New floor area ratio (FAR) of 35% which has been reduced from 37.8 % in previous submittal.
3. Remove red stripe from proposed building addition.
4. Proposed drainage information provided.
5. Add landscaping in planter boxes at street frontage.

[https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/haddad\\_dr\\_p1830\\_mv](https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/haddad_dr_p1830_mv)

- 3. Maddox Design Review**, 49 Ridge Avenue Mill Valley, CA 94941 APN: 046-212-03

**PROJECT SUMMARY:**

The applicant requests Design Review approval to demolish an existing 1,924 square foot two-story residence and 54 square foot accessory structure, and construct a new two-story 3,357 square foot residence in Mill Valley. The proposed development would consist of 3,357 square-feet of total building area and 3,004 square-feet of total floor area, which

would result in a floor area ratio of 25.9 percent on the 11,554 square-foot lot. The residence would reach a maximum height of 28 feet and 7 inches above existing grade and the exterior walls would have the following setbacks: 25 feet from the western front property line; 24 feet from the northern side property line; 15 feet 4 inches from the southern side property line; and 37 feet 5.0 inches from the eastern rear property line. Design Review approval is required pursuant to Marin County Code Section 22.42.020.D because the property is located on a vacant lot and Section 22.82.050.C.3 for minimum lot size based on slope.

Zoning: R1-B3 (Single-Family Residential, 20,000 square foot minimum lot area)

Countywide Plan Designation: SF4 (Single-family, 1-2 units/acre)

Community Plan: Tamalpais Community Plan

[https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/maddox\\_dr\\_p1858\\_mv](https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/maddox_dr_p1858_mv)

- 4. JMW Trust Design Review**, 307 Seymour Lane Mill Valley, CA 94941 APN: 047-125-14  
Applicant: Doug Alton Planner: Megan Alton

**PROJECT SUMMARY:**

The applicant requests Design Review approval to raise the roof height of an existing single-family residence in Mill Valley. The existing roof height is 15 feet and encroaches into the rear yard setback. The proposed residence would have the following setbacks from the exterior walls: 74 feet from the western front property line; 5 feet from the northern side property line; 3 feet from the southern side property line; and 0 feet from the eastern rear property line. Although not triggering Design Review the proposed development includes a new 400 square foot detached garage and a new 828 square foot addition onto the existing single-family residence.

Design Review approval is required because the primary structure encroaches into the required rear yard setback, but is exempt from Variance approval pursuant to Development Code section 22.54.045E.

Zoning: R1-B1 (Residential, Single-Family, 6,000 sq. ft minimum lot area)

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

Community Plan (if applicable): Tamalpais Area Community Plan

[https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/jmw-trust\\_dr\\_p1886\\_mv](https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/jmw-trust_dr_p1886_mv)

- 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>