

Tamalpais Design Review Board Agenda

Regular Meeting: April 3rd, 2019: 7:00 PM

Meeting Location: TCSD Cabin - 60 Tennessee Valley Road, Mill Valley

- 1) Approval of Meeting Minutes
- 2) Correspondence
- 3) Public comments - Items not on the Agenda
- 4) Agenda Items:

A) Proposed New Residence. Applicant; Green Ridge Partners

Vacant lot - 251* Loring Avenue Mill Valley, CA 94941 Parcel Number: 050-032-12

**Note - address has not yet been assigned.*

Planner: Kathleen Kilgariff 415-473-7173

The applicant is requesting Design Review, Lot Line Adjustment and Tree Removal approval to construct a new 2,461 square foot residence on a vacant lot in Mill Valley. The 2,461 square feet of proposed development would result in a floor area ratio of 30 percent on the proposed 8,203 square foot lot. The proposed building would reach a maximum height of approximately 28 feet above surrounding grade and would have the following setbacks from the exterior walls: 25 feet, 4 inches from the western front property line; 5 feet from the south, 5 feet - 9 inches from the north, 29 feet - 6 inches from the eastern rear property line. Various site improvements would also be entailed in the proposed development, including the construction of retaining walls to accommodate site access and develop a patio at the rear of the proposed residence; the removal of two Protected trees (one 18 inch California bay laurel and one 12 inch coast live oak) and one Heritage tree (22 inch coast live oak); and a lot line adjustment between adjacent properties as outlined below:

Assessor's Parcel Number	Street Address	Existing Area	Proposed Area
050-032-13	251 Loring Avenue	6,498 sq. ft.	6,882 sq. ft.
050-032-12	Vacant Lot	5,475 sq. ft.	8,203 sq. ft.
050-032-44	271 Loring Avenue	11,635 sq. ft.	8,524 sq. ft.

Design Review approval is required because the project is proposed on a vacant lot that is considered to be substandard pursuant to 22.42.020.D of the Marin County Development Code. Design review is also required for retaining walls that exceed the maximum height established in Section 22.20.052, as outlined in Section 22.20.060.F.2 of the Code. Tree Removal Permit approval is required for the removal of a Heritage and Protected Trees pursuant to Chapter 22.62 of the Marin County Development Code. Pursuant to Section 22.90.020 of the Marin County Development Code, Lot Line Adjustment approval is required because the project involves

adjusting lot lines between two adjacent parcels. Zoning: R1-B1 (Residential, Single-Family, 6,000 square foot minimum lot size)

Project Plans can be viewed at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/green-ridge-partners_dr_tr_p2324https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/green-ridge-partners_dr_tr_p2324

B) Proposed New Residence. Applicant; Chad Qi
Planner: Michelle Levenson 415-473-7874

Location: Vacant Lot - 343 Loring Avenue, Mill Valley, CA 94941 Parcel Number: 050-032-06
The applicant requests Design review approval to construct a new 1,803 SF single family residence and a 480 square foot garage on a vacant lot in Mill Valley. The plans indicate that approximately 2,283 SF of proposed development would result in a floor area ratio of 29.9% on the approximately 6,048 SF lot. The proposed building would reach a maximum height of 25 feet above surrounding grade and the exterior walls would have the following setbacks; 19.5 feet from the west property line, 5 feet from the north side, 8.5 feet from the south and 56 feet from the east rear property line.

Under Marin County Code section 22.42.020 Design Review approval is required because the project involves the construction of a single-family residence on a vacant lot that is at least 50 percent smaller in total area for new lots under the applicable zoning district or slope regulations, in compliance with Marin County code Section 22.82.50.

Zoning: R1-B1 Countywide Plan Designation: SF6
Community Plan: Tamalpais Area Community Plan

Project Plans can be viewed at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/qi_dr_p2325

5) Preview Without Action, project plans not on the Agenda