

Tam Design Review Board
C/O Doron Dreksler, 433 Wellesley Ave., Mill Valley, CA 94941
AGENDA - Public Hearing - Feb 6, 2019 - 7:00 PM

Call to order: 7PM

- Approval of minutes of Dec 5, 2018
- Correspondence
- Public comment on items not on the agenda

1. Ogawa Design Review (P2246)

506 Pixie Trail, Mill Valley AP #047-044-15
Applicant: Julie Ogawa Planner: Michelle Levenson

PROJECT SUMMARY:

The applicant requests Accessory Structure Design Review approval to demolish a legal, non-conforming 359-square-foot, detached accessory structure and replace it with a 359-square-foot detached accessory structure in a slightly different location. The 359 square feet of proposed development would result in a floor area ratio of 29.9-percent on the 6,100-square-foot lot. The proposed building would reach a maximum height of 16 feet above surrounding grade (southeastern corner) and the exterior walls would have the following setbacks: 79 feet from the south front property line; 42 feet 3 inches from the west side property line; 5 feet from the east side property line; and 5 feet from the north rear property line.

Design Review approval is required because the relocated accessory structure would encroach into the required rear setback (20% of the average lot depth (22 feet, 9.75 inches)) (Marin County Development Code Regulation Section 22.20.090(C)(1)(b)) and would exceed the 15-foot maximum height for detached accessory structures (Marin County Development Regulation Section 22.20.060(F)(2)).

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. Yuo Variance (P2285)

297 Morning Sun Avenue, Mill Valley AP #050-211-04
Applicant: Polsky Perlstein Architects Planner: Michelle Levenson

PROJECT SUMMARY:

The applicant requests Variance approval to construct an 11-square-foot portion of a 140-square-foot addition to an existing, 1,671-square-foot, two-story single-family residence in Mill Valley. Based on the submitted story pole plan (Sheet A1.0), the maximum height of the addition would reach 20 feet, 4.5 inches above surrounding grade. The exterior walls of the proposed addition would have the following setbacks: 11 feet, 6 inches from the west front property line; 25 feet, 6 inches from the north side property line; 28 feet from the south side property line; and over 100 feet from the east rear property line.

Variance approval is required because the project does not meet the setback standards for the R1-B1 zone pursuant to Marin County Development Code Section 22.54.020.

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

3. Tsang Variance and Design Review (P2286)

15 Midway Avenue, Mill Valley AP #048-121-04

Applicant: Ron Kappe, Kappe Architects

Planner: Michelle Levenson

PROJECT SUMMARY:

The applicant requests Variance and Design Review approval to construct a new 1,866-square-foot, two-story residence and a 378-square-foot attached garage on a lot developed with a 1,057-square foot residence that would be demolished to construct the project. The 2,244 square feet of proposed development would result in a floor area ratio of 31.5-percent on the 5,924-square-foot lot. The proposed building would reach a maximum height of 29 feet above surrounding grade and the exterior walls would have the following setbacks: 10 feet from the south front property line; 3 feet from the west side property line; 1 foot from the east side property line; and 27 feet from the north rear property line.

Variance approval is required because the project exceeds the maximum floor area ratio of 30-percent for the R1-B1 zoning district, as required under Marin County Code Section 22.14.050. Design Review approval is required because the project involves the construction of a new single-family residence on a lot that is considered vacant (as defined under Marin County Code Regulation Section 22.130030) where the lot area is less than 50-percent of the minimum lot area required under Marin County Regulation Section 22.82.050.

Zoning: R1-B1

Countywide Plan Designation: SF6

Community Plan (if applicable): Tamalpais Plan Area

4. Election of TDRB officers for 2019

5. 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>