

# **Tamalpais Design Review Board Agenda**

**Regular Meeting: July 17th, 2019: 7:00 PM**

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

- 1) Approval of Meeting Minutes 07/03/2019
- 2) Correspondence
- 3) Public comments - Items not on the Agenda
- 4) Agenda Items:
  - A) Project: Lot Modification. Location: Vacant Lot 343 Loring Avenue Mill Valley, CA  
94941 Parcel Number: 050-032-06 Status: Incomplete  
Project Planner: Michelle Levenson 415-473-7874  
Applicant: Chad Qi 530-304-5457

Project Description: The applicant requests Design Review approval to construct a new 1,803-square foot single-family residence and a 480-square-foot attached garage on a vacant lot in Mill Valley. The revised plans indicate that the approximately 2,283 square feet of proposed development would result in a floor area ratio 29.9-percent on the approximately 6,048 square-foot lot. The proposed building would reach a maximum height of 27.5 feet above surrounding grade and the exterior walls would have the following setbacks 34 feet from the west front property line; 9 feet from the north side property line; 12 feet from the south side property line; and 52 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 than required 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 Community Plan

Application and Plans can be viewed here:

[https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/qi\\_dr\\_p2325](https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/qi_dr_p2325)

- B) Review and discussion of Tamalpais Junction and Manzanita area commercial sign regulation infractions per Board member Analysis
- C) Review and Approval of TDRB Letter to Code Compliance regarding lighting at 150 Shoreline Highway
- D) Board discussion of new housing bills in the senate sponsored by Scott Weiner and its impacts on the Board's influence and impact on proposed development