

# **Tamalpais Design Review Board Agenda**

## **REVISED**

**Regular Meeting: October 2nd, 2019: 7:00 PM**

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

- 1) Approval of Meeting Minutes 09/18/2019
- 2) Correspondence
- 3) Public comments - Items not on the Agenda
- 4) Agenda Items:

A) Ghazanchyan Design Review 390 N. Ferndale Avenue Mill Valley, CA 94941  
Parcel Number:048-082-11 Status: Incomplete  
Project Planner: Kathleen Kilgariff 415-473-7173 KKilgariff@marincounty.org  
Applicant: Jim Treman 415-806-7401

Project Description: The applicant requests Design Review approval to amend a previous Design Review and Variance approval (02014-0332) to demolish an existing home and construct a 1,693 square foot new two-story single-family residence and 400 square foot detached garage on a developed lot in Mill Valley. Various approved site improvements entailed the construction of new deck space, access stairs, and retaining walls which extend to and across the southern and northern property lines. The proposed changes to the project include the removal of the 400 square foot garage and construction of a new driveway and parking area to the west of the residence. No changes to the approved residence are entailed. New retaining walls, which range from zero to 13 feet in height are proposed to accommodate the proposed site changes (driveway, parking area, and removal of the previously approved garage). Design Review approval is required because the project is located on a property is at least 50% smaller in total area than required for new parcels under the applicable zoning district or slope regulations, in compliance with Section 22.82.050 of the Marin County Code.

Link to most recent project plans:

[https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/ghazanchyan\\_dr\\_p2545\\_mv](https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/ghazanchyan_dr_p2545_mv)

B) Brown Design Review Approval

Location: 471 Live Oak Drive Mill Valley, CA Parcel Number: 049-194-03

Status: Incomplete

Project Planner: Immanuel Bereket 415-473-2755 IBereket@marincounty.org

Applicant: Brooks McDonald 415-350-8011

Project Description: The applicant requests Design Review approval to construct a 101-square-foot addition to an existing, 3,646-square-foot, two-story single-family residence in Mill Valley. Based on the submitted story pole plan (Sheet A1.2), the maximum height of the addition would be 9 feet seven inches. Because the proposed addition would occur on the ground level, the overall height would remain the same at 20 feet above surrounding grade. The exterior walls of the proposed addition would have the following setbacks: approximately 22 feet 4 inches of front yard setback where a minimum of 25 feet is required, and complies with all other setback regulations.

Design Review approval is required because the project lot that would contain more than 3,500 square feet of floor area with the proposed addition, as required under Marin County Development Code Section 22.42.090(B).

Zoning: R1 – Residential Single Family  
CWP Designation: SF6 – Low Density Residential  
Community Plan: Tamalpais Community Plan Area

Link to most recent project plans:

[https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/projects/brown\\_dr\\_variance\\_p2570\\_mv/brown\\_vrdr\\_p2570\\_resub\\_plans.pdf?la=en](https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/projects/brown_dr_variance_p2570_mv/brown_vrdr_p2570_resub_plans.pdf?la=en)

### C) Smith Land Division - Tentative Map

Location: 245 Reed Street Mill Valley, CA 94941 Parcel Number: 048-101-23

Status: Initial Review

Project Planner: Immanuel Bereket 415-473-2755 IBereket@marincounty.org

Applicant: Larry Stevens 415-382-7713

#### Project Description

The applicant is requesting Tentative Map approval to divide a developed, 2.69-acre (117,176-square-foot) parcel into two separate parcels consisting of the following: Parcel 1 – 38,760 square feet (0.89 acre) and net area of 36,680 square feet (0.84 acre) parcel; and Parcel 2 – 86,120 square feet (1.98 acre) and net area of 55,960 square feet (1.28 acre) parcel as shown on the proposed Vesting Tentative Map. The average slope for proposed Parcel 1 would be 18.3-percent; the average slope for proposed Parcel 2 would be 41.6-percent.

Pursuant to Section 22.80.030, the subdivision of an existing parcel into two or more proposed parcels requires a Tentative Map for the proposed subdivision.

Zoning: R-1 (Residential, Single-family, Planned, 7,500 sq. ft. minimum)

Countywide Plan Designation: SF6 (Single Family, 4 to 7 unit per acre)

Community Plan (if applicable): Tamalpais Valley Plan Area

Link to most recent Project Plans:

[https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/projects/smith\\_ld\\_mv/smith-p2603-plans.pdf?la=en](https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/projects/smith_ld_mv/smith-p2603-plans.pdf?la=en)