

Tamalpais Design Review Board Agenda

Regular Meeting: August 7th, 2019: 7:00 PM

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

- 1) Approval of Meeting Minutes 07/17/2019
- 2) Correspondence
- 3) Public comments - Items not on the Agenda
- 4) Agenda Items:
 - A) Project Description: Residential Addition/Accessory Structure
Location: 1000 Marin Drive Mill Valley, CA 94941 Parcel Number: 049-231-11
Status: Incomplete
Project Planner: Immanuel Bereket 415-473-2755 ibereket@marincounty.org
Applicant: Charlie Barnett Associates 415-824-0478

The applicant is requesting Design Review approval to (1) construct a 363-square-foot on the first floor and 313-square-foot addition on the second floor, for total addition of 676-square-foot; and (2) construct a 374-square-foot deck on the first floor on a developed lot in Mill Valley. The proposed project would be attached to an existing 4,705-square-foot residence, resulting in 5,381 square feet of development and a floor area ratio (FAR) of 17 percent on the 31,783-square-foot lot. The proposed addition would reach a maximum height of 27 feet six inches above surrounding grade where a maximum of 30 feet is permissible. Exterior walls of the addition would have the following setbacks: 25 feet one inch from the east front property line; 5 feet eight inches from the north side property line; 25 feet one inch from the east property line; and more than 100 feet from all south rear property line. Your application also includes a request to remove two trees classified as "Protected" per Section 22.130.030 of the Marin County Development Code to accommodate construction of the residence and associated site improvements. Other site improvements entailed in the proposed development include a retaining wall and grading.

Design Review approval is required pursuant to Marin County Code Section 22.42.020 because the project will result in total floor area that is greater than 3,500 square feet; and Tree Removal permit is required because the project proposes to remove two trees classified as "Protected" per Section 22.130.030 of the Marin County Development Code to accommodate construction of the residence and associated site improvements.

Zoning: R-1-B-1 (Residential, Single-Family, 7,500 square feet minimum lot size)

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

Community Plan (if applicable): Tamalpais Area Community Plan

- B) Vote on Board letter to Planning and code compliance Division regarding Tamalpais Junction and Manzanita area commercial sign regulation infractions