

Tamalpais Design Review Board Agenda

Regular Meeting: September 18th, 2019: 7:00 PM

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

- 1) Approval of Meeting Minutes 08/28/2019
- 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

B) Gurley Design Review
529 Charles Lane Mill Valley, CA 94941 Parcel Number: 047-082-25
Status: Merits Review
Project Planner Kathleen Kilgariff 415-473-7173
Applicant John Gurley 805-680-1677

Project Description: The applicant requests Design Review approval to construct a new 1,508 square foot residence (reconstruction of the existing 1,009 and a 499 square foot addition) and relocate an existing 125 square foot accessory structure on a developed lot in Mill Valley. The structure is considered to be new because the project entails more than 75% demolition of the existing structure. The overall 1,633 square feet of both the main building and studio would result in a floor area ratio of 34 percent on the 4,802 square foot lot. The proposed residence would reach a maximum height of 30 feet above surrounding grade and the exterior walls would

have the following setbacks: feet from the 10 feet, 9 inches from the southern front property line; 2 feet, 2 inches feet from the western side property line; 7 feet, 4 inches feet from the eastern side property line; 52 feet, 3 inches from the northern rear property line.

The relocated accessory structure would reach a maximum height of 19 feet, 8 inches above surrounding grade and the exterior walls would have the following setbacks: 86 feet from the southern front property line; 14 feet from the western side property line; 15 feet from the eastern side property line; 0 feet from the northern rear property line. Various site improvements would also be entailed in the proposed development, including a retaining wall which reaches a maximum height of 12 feet, 3 inches.

Design Review approval is required for both the main residence because the subject property is located in a Planned District, as outlined in Section 22.42.020 of the Marin County Code (MCC). Please note that pursuant to Section 22.42.025.R, in kind construction work is not subject to Design Review. As such, the reconstruction of the existing structure is not subject to discretionary review.

Zoning: RSP-7 (Residential, Single-Family Planned; 7 units/acre)

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

Community Plan: Tamalpais Community Plan

Link to most recent project plans:

https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/gurley_dr_p2489

C) 760 Bay Road Design Review

760 Bay Road, Mill Valley, CA 94941 Parcel Number: 049-184-04

Project Planner: Kathleen Kilgariff 415-473-7173

Applicant: 760 Bay Road, LLC 415-456-8972

Project Description

Design Review approval is requested to amend a previously approved Design Review Application (2015-0255) to construct a new single-family residence on a vacant lot in Mill Valley. The proposed changes to the project include enlarging the garage by 80 square feet, resulting in 2,098 square feet of proposed development and a floor area ratio of 28.5 percent on the 7,356 square foot lot; removing the requirement to construct terraced planters adjacent to the driveway; and reconfiguring the previously approved retaining wall in the driveway to create an additional parking space.

Design Review approval is required because the project entails modifications from the previously approved Design Review application which required Design Review approval pursuant to Chapter 22.42 of the Marin County Code.

Zoning: R1-B1, Residential, Single Family 6,000 sqft lot

Countywide Plan Designation: SF6, Low Density Residential

Community Plan: Tamalpais

Link to most recent project plans:

https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/760-bay-road_dr_p2578