

Tamalpais Design Review Board Agenda
Regular Meeting: Wednesday, October 21st, 2020 at 7pm
Meeting Location: held virtually, via Zoom

1. Approval of meeting minutes from 10.07.2020
2. Public comments - items not on the agenda.
3. Correspondence
4. Agenda Items:

- A.** Lewis Design Review | 201 Morning Sun, Mill Valley
Parcel Number: 051-164-12
Project Planner: Michelle Levenson, 415.473.3615, mlevenson@marincounty.org
Applicant: Andre Rothblatt

Project Description:

The applicant requests Design Review approval to construct 711 square feet of additions on a lot developed with a single-family residence in Mill Valley. The 711 square feet of proposed development would result in a floor area ratio of 26-percent on the 7,428-square-foot lot. The proposed additions would reach a maximum height of 25.6 feet above surrounding grade and the exterior walls of the addition would have the following setbacks: 2 feet from the west front property line; 18 feet from the north side property line; 33 feet from the south side property line; and over 100 feet from the east rear property line. Various site improvements would also be entailed in the proposed development, including a 91-square-foot deck at the rear of the residence.

Design Review approval is required because the project involves new construction in a planned development district, not otherwise exempt from the requirement to receive Design Review approval (Marin County Code Section 22.42.020(A)).

Zoning: RMP-7 (Residential, Single Family) | Countywide Plan Designation: SF6 (Single Family) | Community Plan: Tamalpais Plan Area

- B.** O'Donnell Financial Group Master Plan Ammendment / Design Review
150 Shoreline Hwy, Mill Valley
Parcel Number: 052-371-03
Project Planner: Immanuel Bereket, 415.473.2755, ibereket@marincounty.org
Applicant: Benjamin Jones, Architect, 415.858.5525

Project Description:

The applicant requests Master Plan Amendment and Design Review approval to construct a two-story, mixed-use building consisting of 10 studio apartment units and 11 studio extended-stay hotel rooms on a vacant lot in Mill Valley. The proposed 11,321 square feet of proposed

Questions? Please contact TDRB chair, Logan Link: logan@loganlinkhome.com | 415.336.6858

development would result in a floor area ratio of 44.3 percent on the 25,559 square foot lot. The proposed building would reach a maximum height of 30 feet above surrounding grade and exterior walls would have the following setbacks: 33 feet from the west front property line; 23 feet from the south side property line; and 49 feet from the north (side) and east (rear) property lines. Various site improvements would also be entailed in the proposed development, including a new concrete curb, sidewalk, 20 onsite parking spaces and landscaping at the current entrance at Shorelines Blvd.

Residential units will be located on the proposed building's first floor, while hotel rooms will be located on the second floor. Proposed residential floor area totals approximately 5,344 square feet, including a proportionate share of building common area. Hotel floor area totals approximately 5,977 square feet, including its apportioned share of common area.

Zoning: Planned Commercial (CP) | Countywide Plan Designation: General Commercial (GC) | Community Plan: Tamalpais Community Plan

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This meeting will be held virtually.

Like all TDRB meetings, it is public – please feel free to attend! Instructions are below.

Link to join: <https://us02web.zoom.us/j/83155035737>

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