

Tamalpais Design Review Board

(TDRB)

c/o Alan Jones, 304 Laurel Way, Mill Valley, CA 94941

ajarchitect@comcast.net

AGENDA

for Public Hearing on:
Wednesday, December 1, 2021, 7:00 p.m.
Via Video Conferencing

Alan Jones is inviting you to a scheduled Zoom meeting.

Topic: Tam Design Review Board 12-1-21
Time: Dec 1, 2021 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85741827088>

Meeting ID: 857 4182 7088

The public is invited to speak on any item on the agenda or during Open Time.

7:00 p.m. Welcome, Public Open Time, and Review and Approval of Past Meeting Minutes from November 17, 2021.

7:05 p.m. Moss, Shaker Lot Line Adjustment, 321, 323 Pine Hill Road, Mill Valley, CA
Applicants: Jonathan and Stephanie Moss ; Neil and Karin Shaker
AP #050-074-38 and 050-074-09, Project Planner Joshua Bertain

Project Description

The applicants request Lot Line Adjustment approval to adjust the lot lines between two contiguous legal lots of record in unincorporated Mill Valley. The proposed Lot Line Adjustment would increase the land area of Assessor's Parcel 050-074-38 by 2,715 square feet and decrease the land area of Assessor's Parcel 050-074-09 by 2,715 square feet as shown in the table below.:

Assessor's Parcel Number	Street Address	Existing Area	Proposed Area	Proposed Change
050-074-38	321 Pine Hill Rd.	21,676 sq. ft.	24,391 sq. ft.	+ 2,715 sq. ft.
050-074-09	323 Pine Hill Rd.	23,597 sq. ft.	20,882 sq. ft.	- 2,715 sq. ft.

Lot Line Adjustment approval is required pursuant to Section 22.90.020 of the Marin County Development Code because the project involves adjusting lot lines between two adjacent parcels where land taken from one parcel is added to an adjacent parcel and where no more parcels are created than originally existed.

Zoning: R1, Residential Single Family

Countywide Plan Designation: SF6, Low Density Residential

Community Plan (if applicable): Tamalpais

7:30 p.m. Ward Variance, 661 Ridgewood Avenue, Mill Valley, CA, AP # 047-031-06,
Applicant: Nick Palter, Planner: Megan Alton

Project Description

The applicant requests Variance approval to construct first and second floor additions and deck within the rear setback on an existing structure in Mill Valley. The existing building area is 2,040 square feet and the existing floor area is 1,779 square feet. The proposed development would result in a building area of 2,425 square feet and a floor area of 2,232 square feet. Therefore, the project would result in a floor area ratio of 27 percent of the 8,224 square foot lot. The proposed building would reach a maximum height of 20 feet 6 inches above surrounding grade and the exterior walls of the addition would have the following setbacks: 25 feet from the northern front property line; 10 feet 5 inches from the western side property line; 3 feet 2 inches from the southern rear property line. The attached deck would be 1 inches from the rear southern property line.

Variance approval is required because the additional and deck encroach into the rear yard setback.

Zoning: R1

Countywide Plan Designation: SF6

Community Plan (if applicable): Tamalpais

8:00 p.m. Discussion of board policy regarding the impact of new State housing mandates and their relationship to environmental challenges. Consider appointment of a sub-committee and/or preparation of correspondence.

8:20 p.m. Nomination and election of board officers for 2022.

8:30 p.m. Communications and Future Agenda Items

Agenda information: Alan Jones, ajarchitect@comcast.net, (415) 387-1331

The Tamalpais Design Review Board (TDRB) meets on the 1st and 3rd Wednesdays of every month at 7:00 PM to review and make recommendations to the County on projects which fall under the Tamalpais Community Plan. Recommendations are advisory only.