

Tam Design Review Board

c/o Doug Wallace, 373 Pine Hill Rd., Mill Valley, CA 94941

dwallace1957@yahoo.com

AGENDA

Public Hearing – February 16, 2022, 7:00 PM - via Zoom link below

Call to order: 7:00 PM

Approval of minutes for February 2, 2022

Correspondence and Notices

Public comment on items not on the agenda

1. Recognition of Alan Jones' service on the Tam Design Review Board

2. Kapalua Real Estate Investments Inc. Variance and Design Review (P3273), 375 N. Ferndale Avenue, Mill Valley, CA 94941, Parcel Number: 048-025-09.

Applicant: Syed Nawab

Planner: Immanuel Bereket

The applicant requests Variance and Design Review approvals for partial demolition of a lawful non-conforming residence located at 375 No Ferndale Avenue, Mill Valley. The property is lawful non-conforming by reason of violation of the maximum allowable floor area ratio and the minimum required setback. The proposal would demolish a total of 13 square feet of the building area that within the front yard setback. The proposed partial demolition would result in 3,616 square feet development on the 8,620 square foot lot and in a floor area ratio of 42 percent, where a maximum of 30 percent is permitted. The exterior walls would have the following setbacks: zero setback from the north side property line, 2 feet from the south rear property line and 20 feet from all other property lines. The project would also construct a new retaining wall that would reach a maximum height of approximately 6 feet above surrounding grade and would be located within the setbacks.

In accordance with Marin County Code Section 22.54.040, Variance approval is required because the project would exceed the maximum allowable floor area ratio of 30 percent permitted under the R1-B1 zoning district and reduced the required front yard setback to zero. Design Review approval is required pursuant to Marin County Code Section 22.20.060F.1 as the retaining wall exceeds a height of 6 feet above grade and would be located within the setback.

3. Review of draft letter to County on Housing Element

4. Recruitment to fill vacant Board seat – Board discussion

5. Adjournment

Doug Wallace is inviting you to a scheduled Zoom meeting.

Topic: Tam Design Review Board [Date]

Time: 7:00 PM Pacific Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/81185040609?pwd=RGpYUkxhNmtWRnZpU1NWR0pxUWhnQT09>

Meeting ID: 811 8504 0609

Passcode: 844070

One tap mobile

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