

Tam Design Review Board

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SPECIAL MEETING AGENDA

May 10, 2023, 7:00 PM

Homestead Valley Community Center
315 Montford, Mill Valley

Call to order: 7:00 PM

Approval of Minutes from April 5, 2023

Correspondence and Notices

Public comment on items not on the agenda

1. Ronald J. Brabo Revocable Trust Design Review and Tree Removal Permit

Vacant lot – 210 Brabo Terrace, Mill Valley (*to be assigned*)

Assessor's Parcel 048-041-20

Project ID 4069

Planner: Joshua Bertain

The applicant requests requesting Design Review approval to construct a new 3,360-square-foot residence with an attached 600-square-foot garage and associated improvements on a vacant lot located in an unincorporated area of Mill Valley. The proposed development would result in a building area of 3,960 square feet, a floor area of 3,480 square feet, and a floor area ratio of 32 percent on the 11,000-square-foot lot.

The proposed project would also include an attached 800-square-foot Accessory Dwelling Unit that would be reviewed and approved through the ministerial building permit process. The proposed residence would reach a maximum height of 30 feet above the surrounding grade, and the exterior walls would have the following setbacks: 25 feet from the southern front property line; six feet from the eastern side property line; 40 feet, 6 inches from the western side property line; 25 feet, 9 inches from the northern rear property line. Various site improvements would also be entailed in the proposed development, including a new driveway, site retaining walls, a patio in the front yard, an attached deck in the rear yard, and landscaping. Design Review approval is required pursuant to 22.42.020.D (Substandard Building Sites) because the project proposes development on a vacant lot that is at least 50 percent smaller in total area than required based on lot slope regulations, in compliance with Section 22.82.050 (Hillside Subdivision Design Standards).

You are also requesting Tree Removal Permit approval to remove one tree that is of heritage size. The tree proposed for removal is listed in the table below.

<i>Common Name</i>	<i>Scientific Name</i>	<i>Observed DBH (in.)</i>	<i>Protected (P) Size DBH (in.)</i>	<i>Heritage (H) Size DBH (in.)</i>
<i>Coast live oak</i>	<i>Quercus agrifolia</i>	<i>24 in. (H)</i>	<i>6 in.</i>	<i>18 in.</i>

Tree Removal Permit approval is required pursuant to Chapter 22.62 of the Marin County Code because the project entails the removal of one heritage-size tree.

Zoning: R1 (Residential Single Family)

Countywide Plan Designation: SF6 (Low Density Residential)

Community Plan (if applicable): Tamalpais

2. Report from Michael Wara on meeting with Supervisor Moulton-Peters regarding the Housing Element

3. Adjournment