

Tam Design Review Board

c/o Doug Wallace, 373 Pine Hill Rd., Mill Valley, CA 94941 dwallace1957@yahoo.com

SPECIAL MEETING AGENDA

June 28, 2023, 7:00 PM

Homestead Valley Community Center
315 Montford, Mill Valley

Call to order: 7:00 PM

Approval of Minutes from June 7, 2023, meeting

Correspondence and Notices

Public comment on items not on the agenda

1. Review Draft Letter to County Board of Supervisors Regarding Planning Commission Appointments

2. Mount Tamalpais School Temporary Use Permit (P4130)

The applicant requests a Temporary Use Permit approval to allow temporary placement of four modular buildings that will be used as four classrooms on the grounds of the Mt. Tamalpais Primary School located at 100 Harvard Avenue, Mill Valley. The modular buildings were previously permitted and are clustered together in the athletic field. Each modular building is single-story and measures approximately 24 feet by 40 feet (960 square feet each), with ramps that provide accessibility. Each trailer is setback at least 100 feet from all property lines. No new improvements are proposed.

Under the Marin County Code Section 22.50.040, Temporary Use Permit approval is required because the project entails the placement of a temporary residence on the property.

Zoning: BFC-RSP-7.26 (Bay Front Conservation, Residential, Single-family Planned)

Countywide Plan Designation: PF-SF5 (Public Facility, Res. Single-family, 2-4 du/ 1 acre)

Community Plan: Tamalpais Community Plan

3. Ronald J Brabo Revocable Trust and Tree Removal (P4069)

The applicant requests Design Review approval to construct a new 3,270-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 appears to result in a building area of 3,870 square feet, a floor area of 2,480 square feet, and a floor area ratio of 23 percent on the 11,000-square-foot lot.

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).

The applicant is 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.

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

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

Adjournment