

Tam Design Review Board

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

MEETING AGENDA

August 16, 2023, 7:00 PM

Homestead Valley Community Center
315 Montford, Mill Valley

Call to order: 7:00 PM

Approval of Minutes from June 28, 2023

Correspondence and Notices

Public comment on items not on the agenda

1. Lindl O'Connell Revoc Trust Design Review (P4181) - Vacant Lot adjacent to 405 Marin Avenue, Mill Valley

The applicant requests Design Review approval to construct a new 4,368 square foot house on a vacant lot in Mill Valley. The house includes an 551 square foot garage, 681 square foot and Accessory Dwelling Unit (ADU). The proposed house would result in a building area of 4,368 square feet and a floor area of 3,888 square feet. Therefore, the project would result in a floor area ratio of 19 percent of the 20,056 square foot lot. The proposed building would reach a maximum height of 29 feet above surrounding grade and the exterior walls would have the following setbacks: 25 feet from the northern front property line; 6 feet from the eastern side property line; 6 feet from the western side property line; more than 100 feet from the southern rear property line. Access to the site would provide via a new driveway over an adjacent property (APN 049-151-03). It appears the driveway would include retaining walls up to 11 feet in height. Design Review approval is required because the project include a floor area over 3,500 square feet and the lot is 50% smaller an required for new lots under the slope regulations, in compliance with Section 22.82.050. The ADU would be reviewed and approved through the ministerial building permit process.

Zoning: R1

Countywide Plan Designation: SF6

Community Plan (if applicable): Tamalpais Community Plan

Adjournment