Tam Design Review Board

C/O April Post, 314 Marin Ave., Mill Valley, 94941 AGENDA - Public Hearing - June 15, 2016

Call to order: 7PM

Approval of minutes of June 1, 2016 Public comment on items not on the agenda Communications & Correspondence

1. O'Donnell Tamalpais Area Community Plan Amendment, Master Plan Amendment (Howard Johnson Master Plan) and Precise Development Plan, Project ID P1250, 150 Shoreline Hwy, Mill Valley APN 052-371-03 Applicant: David Chador, ODF Group Planner: Jocelyn Drake

The applicant is requesting a **Tamalpais Area Community Plan Amendment**, **Master Plan Amendment**, and **Precise Development Plan** to allow for the construction of a new 9,160 square foot, two story office building on the property located at 150 Shoreline Highway in Mill Valley. Per the application, the ground floor of the office building would be designed to include two "business" office spaces. The second floor would include 6 "professional" office spaces, in addition to a large open office area. The lower and upper floors would be comprised of approximately 4,500 square feet, including 1,158 square feet of public service area, such as lower floor and upper floor lobbies, restrooms, an elevator, and stairways. The project also includes on-site drainage and parking lot improvements, in addition to new landscaping. Parking for the newly proposed building would be provided via 32 new parking spaces, including 2 ADA parking spaces.

In order to accomplish construction of the new office building, a **Community Plan Amendment**, to the **Tamalpais Area Community Plan**, as well as a **Master Plan Amendment** is required. Accordingly, you are proposing to amend Figure 20 in the Tamalpais Area Future Land Use Category Section to remove the MRVC (Multiple Residential – Visitor Commercial) land use category and restore the land use category to GC (General Commercial).

In addition to a Community Plan Amendment, a **Master Plan Amendment** is also required to allow construction of the newly proposed office building. Accordingly, you are proposing to amend the Howard Johnson Master Plan, as amended in 2011 (Ordinance 3560), to allow for the construction of a 9,160 square foot office building in roughly the same location where a mixed-use development project is currently approved to be constructed. **A Community Plan Amendment** is required because the project entails construction of an office building, which is not consistent with the Multiple Family – Visitor Commercial land use designation, as specified in the Tamalpais Area Community Plan. Master Plan Amendment approval is required pursuant to Marin County Code Section 22.44 because the project includes construction of an office building, where a mixed-use project is currently allowed. Precise Development Plan approval is required in order to implement the Master Plan.

2. Wantland Design Review. Project ID P1244, 334 Dolan Ave., Mill Valley, AP 050-181-46 Applicant: Paul Nyulassie Planner: Ali Giudice

The applicant requests Design Review approval to construct a new 2-story, 2,053 square foot single family residence on a 6,944 square foot vacant lot in Mill Valley. The proposed development would result in a floor area ratio of 29.5 percent. The residence would reach a maximum height of 25.8 feet above surrounding grade and would have the following setbacks from the exterior walls: approximately 21 feet from the northerly front property line; 7.16 feet from the easterly side property line; 7.6 feet from the westerly side property line; 24.25 feet from the southerly rear property line. The project also entails various associated improvements including retaining walls, grading, landscape, perimeter fencing and upper level decks/patio areas.

Design Review approval is required pursuant to MCC Section 22.42.030 because the property is less than 50% of the required lot size required under MCC Section 22.82.050.

3. Xanate Design Review, Project ID P1245, 420 Laverne Ave, APN 047-112-62 Applicant: Alan Harris Planner: Ali Guidice

The applicant requests Design Review approval to a 3,047 square foot single-family residence on a 11,719 square foot lot in Mill Valley. The proposed development would result in a floor area ratio of 26 percent. The building would reach a maximum height of 29.67 feet above surrounding grade and would have the following setbacks from the exterior walls: 20 feet from the southeasterly property line; 26 feet from the southwesterly property line; 5 feet from the easterly property line; 8.5 feet from the westerly property line; approximately 30 feet from the northerly property line. Various site improvements would also be entailed in the proposed development, including landscape and grading improvements.

Design Review approval is required because the property is located in the RMP zoning district.

4. Review without action, any plans that have come in since the agenda went out.

MEETING LOCATION: The Cabin, 60 Tennessee Valley Rd, near Hwy 1. TDRB is advisory to the Marin County Planning Department. <u>http://www.marincounty.org/depts/cd/divisions/planning/projects</u>