## **Tam Design Review Board**

C/O Doron Dreksler, 433 Wellesley Ave., Mill Valley, CA 94941

AGENDA - Public Hearing - May 16, 2018 - 7:00 PM

Call to order: 7PM

- Approval of minutes of May 2, 2017
- Correspondence
- Public comment on items not on the agenda
- **1. Branch Variance Review,** 14 Brighton Blvd, Mill Valley 94941 APN: 045-253-22 Applicant: Molly Branch Planner: Inge Lundegaard

## PROJECT SUMMARY:

The applicant requests Variance approval to construct a 1,045-square foot addition directly below your existing residence in Mill Valley. The 1,045 square feet of proposed development would result in a floor area ratio of 25.5 percent on the 12,333-square foot lot. The addition would reach a maximum height of 9 feet above surrounding grade and would have the following setbacks: 41 feet from the northern front property line; 5 feet from the eastern side property line; 75 feet from the southern rear property line.

Variance approval is required because the proposed understory addition encroaches 5 feet into the 10-foot side setback.

Zoning: R1-B2 (Residential Single Family 10,000 sqft lot)
Countywide Plan Designation: SF5 (Single Family 2-4 units/acre)
Community Plan (if applicable): Tamalpais Community Plan

**2. Boben Variance Review**, 815 Autumn Lane, Mill Valley, APN 049-212-14 Applicant: Matthew Owens Planner: Jeremy Tejirian

## PROJECT SUMMARY:

This is the second transmittal. The Accessory Dwelling Unit Permit portion of this application has been withdrawn.

The applicant requests Variance approval to construct a new 442 square foot addition to a 2,455 square foot house. The 442 square feet of proposed development would result in a floor area ratio of over 30 percent on the 9,525 square foot lot. The proposed building would reach a maximum height of 12 feet, 6¾ inches above surrounding grade and would have the following setbacks from the exterior walls: 25 feet from the east front property line; 12 feet from the north side property line; 12 feet 9 inches from the south side property line; 4 feet from the west rear property line.

Variance approval is required because the project is proposing additional floor area to be added to existing underfloor area within the rear setback of the property. An accessory dwelling unit permit is required because the project also proposes to add an accessory dwelling unit in the underfloor area of the existing house.

Zoning: R1-B1

Countywide Plan Designation: SF6, 4-7 units/acre

Community Plan (if applicable): Tamalpais Community Plan

3. Yarnold Lot Line Adjustment Review, 134 & 138 Homestead Blvd, Mill Valley 94941

APN: 048-051-27 and 048-051-28

Applicant: Rebecca & Jonathan Yarnold Planner: Inge Lundegaard

## PROJECT SUMMARY:

The applicant is requesting Lot Line Adjustment approval to transfer 290 square feet between two contiguous legal lots of record as described below, pursuant to conditions of approval of the Yarnold Variance and Design Review, project number P1735:

Assessor's Parcel	Street Address	Existing Area	Proposed Area
048-051-27	134 Homestead Blvd	7,780 sq. ft.	7,780 sq. ft.
048-051-28	138 Homestead Blvd	7,500 sq. ft.	7,500 sq. ft.

Lot Line Adjustment approval is required because the project involves adjusting lot lines between two adjacent parcels where land is taken from one parcel and added to an adjacent parcel without creating more parcels than originally existed, pursuant to Marin County Code Section 22.90.020.

Zoning: R-1 (Single Family Residential)
Countywide Plan Designation: SF6

Community Plan (if applicable): Tamalpais Community Plan

4. Preview without action, plans that may appear on future agendas

**MEETING LOCATION**: The Cabin, 60 Tennessee Valley Rd, near Hwy 1.

TDRB serve as an advisory and resource body and liaison to the Board of Supervisors, Community Development Agency, Planning Commission and Community <a href="http://www.marincounty.org/depts/cd/divisions/planning/projects">http://www.marincounty.org/depts/cd/divisions/planning/projects</a>