

Tam Design Review Board

C/O April Post, 314 Marin Ave., Mill Valley, Ca 94941

AGENDA - Public Hearing - April 16, 2014

<http://www.marincounty.org/depts/cd/divisions/planning/projects>

Call to order: 7PM

- Approval of minutes of April 2, 2014
- Public comment on items not on the agenda
- Communications & Correspondence

1. Haller et.al Lot Line Adjustment, 340, 344, and 348 Laurel Way

Project ID 2014-0089

Parcel # 049-152-21, -22, and 049-203-12 Zoning: R1 CWP SF6

Applicant: Lawrence Doyle Planner: Heidi Scoble

Project Description: The applicants are requesting approval of a Lot Line Adjustment to adjust the lot lines between three contiguous lots of record. Specifically, 2,045sqft of land would be transferred from APN 049-152-21, (the property on the right) to APN 049-152-22 (the property in the middle). Also 164sqft of land would be transferred from APN 049-203-12 (the property on the left), to APN 049-152-22 (the property in the middle).

TDRB will review the following:

Design Review – based on MCDC 22.90.020

Completeness & Merits

2. Schwartz Variance, 107 Loring Ave.

Project ID 13-0196

Parcel # 050-014-02 Zoning:R1-B1 CWP:SF6

Applicant: Brad Schwartz and Lisa Jackson Planner: Scott Greeley

Project Description: The applicant is pursuing an FAR Variance approval to construct an identified 307sqft of “New Living Floor Area” on two levels of an existing 1,139sqft residence, and construct a new attached 453sqft garage on a 4,573sqft lot, resulting in a 31.62% proposed FAR. Portions of the application which do not require Variance approval include interior renovations and exterior façade improvements. Maximum height is approx. 25’, with 5’ setback (garage) and 12’2” upper level deck) from the westerly front property line; approximately 18’ from the easterly rear property line; approximately 5’ from the northerly side property line; and 5’3” from the southerly side property line. TDRB has seen this project, but a number of changes have been made. Variance is required because the project exceeds the 30% FAR.

TDRB will review the following:

Design Review – based on MCDC 22.54.050

Completeness & Merits

3. McDonald Application, no address, on Loring Avenue

Project ID 14-0112

Parcel # 050-032-10 and 11, which have been merged Zoning:R1-B1 CWP:SF6

Project Description: The site is on Loring Ave. on the right, just before Alturas Way, on the left and has been posted. The proposal is for a new 1,764sqft single family residence with a 518sqft attached garage and a 420sqft attached second unit on an 11,636sqft vacant lot. The three story 2,702sqft structure would have the approximate maximum height of 30’ with a 19% FAR, and the following setbacks: 14’ from the northwesterly front property line, 29.9’ from the northeasterly side property line, 9.9’ from the southwesterly side property line, and approximately 53.5’ from the southeasterly rear property line. Design Review is required because the subject property is a substandard lot. A Tree Removal Permit is required for the removal of two heritage tree.

TDRB will review the following:

Design Review – based on MCDC 22.42.060(DR), 22.56.040(Second Unit) and 22.62.050(Tree Removal Permit)

Completeness & Merits

MEETING LOCATION: The "Log Cabin" @ 60 Tennessee Valley Rd. near Hwy 1

TDRB is advisory to the Marin Co. Planning Dept. Visit the website at

<http://www.marincounty.org/depts/cd/divisions/planning/projects>