

Tam Design Review Board

C/O Alan Jones, 304 Laurel Way, Mill Valley, Ca 94941

AGENDA - Public Hearing - March 4, 2015

Call to order: 7PM

Approval of minutes of Feb 18, 2015
Public comment on items not on the agenda
Communications & Correspondence

1. **346 Laverne Design Review, 346 Laverne Avenue, Mill Valley, Project ID 14-0234, AP Applicant: McMahan Architects Planner: Heidi Scoble**

In response to the Letter of Incomplete application sent on January 16, 2015, the applicant has submitted the following revised plans:

- a. Revised Site Plan that shows easements, roof plans, retaining wall heights, exterior lighting, landscaping, hardscape, a project data table, and an impervious surfaces table.
- b. Story poles have been installed.
- c. The garage has been redesigned to accommodate two independently accessible parking spaces.
- d. Letter from Carlile/Macy dated February 4, 2015 to address the project retaining wall as it relates to the adjacent neighbors retaining walls.
- e. Geotechnical and drainage recommendations prepared by Divis Consulting, Inc. dated February 2, 2015.

As previously transmitted, the application consists of the proposed construction of a new 5,453 square foot single family residence with a 670 square foot attached garage on an 18,973.7 square foot lot with an average slope of 23.8%. The two-story structure would attain a maximum height of approximately 26 feet, result in a 26.2% floor area ratio, and have the following setbacks: 25 feet from the southerly front property line, 6 feet from the easterly side property line, 6 feet from the westerly side property line, and approximately 161 feet from the northerly rear property line. The existing 691 square foot residence and two accessory structures would be removed. Design review is required because the total building area is greater than 4,000 square feet.

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