

**Tam Design Review Board**  
C/O Alan Jones, 304 Laurel Way, Mill Valley, Ca 94941  
**AGENDA - Public Hearing - January 20, 2016**

**Call to order: 7PM**

Approval of minutes of November 20, 2015  
Public comment on items not on the agenda  
Communications & Correspondence

- 1. Grand View Estates Design Review, 419 Laverne Ave, Mill Valley, CA, AP # 047-141-18**  
Applicant: Jessup Associates, Architects      Planner: Jocelyn Drake

The applicant is requesting Design Review approval to demolish an existing single family residence and accessory structure and construct a new single family residence and attached garage on the property located at 419 LaVerne Avenue in Mill Valley. The new residence would consist of 2,454.5 square feet of total building area and 2,914.5 square feet of total floor area, which would result in a floor area ratio of 29% on the 10,019 square foot lot. The proposed building would reach a maximum height of approximately 29 feet 2 inches above surrounding grade and would have the following setbacks from the exterior walls: approximately 27 feet from the northeastern front property line, 28 feet from the southeastern rear property line, 16 feet from the western side property line, and 8 feet from the eastern side property line. The proposed materials for the new residence include brown horizontal wood siding and khaki colored stucco with anodized bronze standing seam metal roofing and bronze metal window and door frames. The proposed site improvements include the construction of retaining walls, at a maximum height of 5 feet, in the front, side, and rear yards, decks (including a rooftop deck), patios, and landscaping throughout the property. One oak tree is proposed to be removed to accommodate construction of the project.

Design Review approval is required pursuant to Marin County Code Section 22.42.030.B because the project site is a Substandard Building Site.

- 2. Discussion of TDRB procedures and policies in relation to suggestions offered by Jeremy Tejrjian in his letter of November 24, 2015. Consider a possible response.**
- 3. Election of officers for 2016.**

**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>