

**Tam Design Review Board**  
C/O April Post, 314 Marin Ave., Mill Valley, 94941  
**AGENDA - Public Hearing - Dec 21, 2016**

**Call to order: 7PM**

Approval of minutes of Nov 2, 2016

Correspondence: Letter from R. Izquierdo/response

Letter from Kett Zegart

Letter inquiring about TDRB board applications

Public comment on items not on the agenda

**1. Gildengorin Design Review, Project ID P1260,  
217 Cleveland, APN 051-172-19**

**Applicant: John Hood      Planner: Tammy Taylor**

The applicant requests Design Review and Second Unit approval to demolish an existing 1,606 square foot house and 190 square foot garage and construct a new 3,950 square foot house and second unit on a lot in Mill Valley. The 3,950 square feet of proposed development would result in a floor area ratio of 24.9 percent on the 15,668.63 square foot lot. The proposed building would reach a maximum height of 28 feet 4 inches above surrounding grade and the cabana would reach a maximum height of feet 12 feet 3 inches above grade. The main house and second unit would have the following setbacks from the exterior walls: 25 feet from the north west front property line; 6 feet 11 ½ inches from the north east side property line; 8 feet 2 inches from the south west side property line; 21 feet 6 inches from the south east rear property line. The pool cabana would have the following setbacks from the exterior walls: 60 feet from the north west front property line; approximately 33 feet from the north east side property line; approximately more than 103 feet from the south west side property line; 21 feet from the south east rear property line.

**2. Jeter Design Review, Project ID P1290,  
189 Morning Sun. APN 052-094-06**

**Applicant: Paul Ferro      Planner: Megan Alton**

The applicant requests Design Review approval to construct a new 734 square foot addition over an existing garage on a developed single-family lot in Mill Valley. The proposed development would also include an addition of 234 square feet to the existing garage. The existing building area is 3,045 square feet and the existing floor area is 2,803 square feet. The proposed development would result in a building area of 4,014 square feet and a floor area of 3,537 square feet. Therefore, the project would result in a floor area ratio of 23 percent of the 15,202 square foot lot. The proposed building would reach a maximum height of 24 feet 9 inches above surrounding grade and the exterior walls would have the following setbacks: 100 + feet from the southern front property line; 84 feet from the eastern side property line; 5 feet 5 inches from the western side property line; 4 feet 10 inches from the northern rear property line. Design Review approval is required because the proposed development would exceed 15 feet in height and is within the required side and rear setbacks.

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

**4. Election of TDRB Officers for 2017**

**MEETING LOCATION:** The 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>