

**Tam Design Review Board**  
C/O Loren Mollner 351 Dolan Ave, Mill Valley, 94941  
**AGENDA - Public Hearing - March 16, 2016**

**Call to order: 7PM**

Approval of minutes of January 20, 2016  
Public comment on items not on the agenda  
Communications & Correspondence

**1. Martin Design Review, Project ID P1149, 205 Reed Street, Mill Valley, CA, AP # 048-042-04**

Applicant: Michael Heckmann, Architect      Planner: Tammy Taylor

The applicant is requesting Design Review approval to construct a third story, 407 square foot addition on a 2,228 square foot house in Mill Valley. There is an existing 117 square foot cottage and a 400 square foot garage along with a 111 square foot shed on the property. The 407 square foot addition would result in a floor area ratio 22.64 percent on the 12,160 square foot lot. The proposed addition would reach a maximum height of 34 feet above surrounding grade and would have the following setbacks: 55 feet from the west front property line, 33 feet from the south side property line, 12.5 feet from the north side property line and 48 feet from the east rear property line.

Design Review approval is required pursuant to Marin County Code Section 22.10.040, Table 2-5, Footnote 4, Design review is required for projects that exceed 30 feet in height in a conventional zoning district, such as R1.

**2. Yesod, LLC Design Review. Project ID P1152, 365 Loring Rd, Mill Valley, CA 94941 AP 050-320-45**

Applicant: DE. Benjamin Cahn,      Planner: Tammy Taylor

Applicant is requesting Informal Discussion of the construction of a new 3,844 square foot house and 451 square foot garage on a split-zoned vacant lot in Mill Valley. The 4,295 square feet of proposed development would result in a floor area ratio of 4.5 percent on the 86,406 square foot lot. The proposed project includes various site improvements including the removal of several native trees, re-vegetation and landscaping and a shared driveway that will be built under a separate design review application.

**3. Yesod, LLC Design Review. Project ID P1153, 377 Loring Rd, Mill Valley, CA 94941 AP 050-320-45**

Applicant: DE. Benjamin Cahn,      Planner: Tammy Taylor

Applicant is requesting Informal Discussion of the construction of a new 3,286 square foot house and 453 square foot garage on a split-zoned vacant lot in Mill Valley. The 3,739 square feet of proposed development would result in a floor area ratio of 27.3 percent on the 12,018 square foot lot. The proposed project includes various site improvements including the removal of several native trees, re-vegetation and landscaping and a shared driveway that will be built under a separate design review application.

**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>