

Tam Design Review Board
C/O Alan Jones, 304 Laurel Way, Mill Valley, CA 94941
AGENDA - Public Hearing - May 17, 2017 - 7:00 PM

Call to order: 7PM

Approval of minutes of April 4, 2017
Correspondence
Public comment on items not on the agenda

- 1. Okada Design Review**, 359 Durant Way, Mill Valley 94941 AP# 200-302-40
Applicant: Paul Okamoto Planner: Tammy Taylor

PROJECT SUMMARY: The applicant requests Design Review approval to construct a 194 square foot front entry addition and a new carport and storage area on a developed lot in Mill Valley. The 194 square feet of proposed development would result in a floor area ratio of 45 percent on the 5,665 square foot lot. The proposed front entry addition would reach a maximum height of 20 feet above surrounding grade, and the carport would reach a maximum height of 12 feet 6 inches. The front entry addition exterior walls would have the following setbacks: 35 feet 3 inches from the west front property line, 0 feet from the north side property line, 28 feet from the south side property line, and 88 feet from the east rear property line. The carport would have the following setbacks from the property lines: 0 feet from the west front property line, 24 feet from the north side property line, 13 feet 11 inches from the south side property line, and over 88 feet from the east rear property line.

Design Review is required because the project is in a Planned Zoning District. Zoning: RMP 2.5 Residential Multiple Planned. Countywide Plan designation: MF2 Low Density Residential.

- 2. Harris Design Review**, 420 Laverne Ave, Mill Valley, AP # 047-112-62
Applicant: Julia Minarch Planner: Evelyn Garcia

PROJECT SUMMARY: The applicant requests Design Review approval to construct a new 2,981 square foot single family residence, with a 442 square foot garage on a vacant lot in unincorporated Mill Valley. The proposed development would have a building area of 3,423 square feet and a floor area of 2,981 square feet. Therefore, the proposed development would result in a floor area ratio of 25 percent on the 11,719 square foot lot. The proposed building would reach a maximum height of 24.5 feet above surrounding grade and would have the following setbacks: 26 feet from the southern front property line, 7 feet from the eastern side property line, 39 feet from the northern rear property line, and 11 feet from the western side property line.

Design Review approval is required because the project is in a planned zoning district. Zoning: RMP Countywide Plan designation: MF2 Low Density Residential

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

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>