

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. _____

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE O'DONNELL FINANCIAL GROUP LLC MASTER PLAN AMENDMENT AND DESIGN REVIEW

150 SHORELINE HIGHWAY, MILL VALLEY
ASSESSOR'S PARCEL: 052-371-03

SECTION I: FINDINGS

1. **WHEREAS**, the applicant, Mr. Benjamin Jones, on behalf of the owners, O'Donnell Financial Group LLC, has submitted applications for Master Plan Amendment and Design Review approval to construct a two-story, mixed-use development consisting of 3,914 square feet of rental housing units, 4,379 square feet of commercial space, and approximately 3,029 square feet of common areas (i.e., hallways, lounge area, lobby, etcetera), and 463 square feet of enclosed front porch on a vacant lot located in Mill Valley. The proposed development would result in a building floor area of 11,321-square-foot and a floor area ratio (FAR) of 44.3-percent on the 25,557-square-foot lot. The proposed building would reach a maximum height of 30 feet above surrounding grade, and the exterior walls would have the following setbacks: 33 feet from the west front property line; 23 feet from the south side property line; and 49 feet from the north (side) and east (rear) property lines.

The proposed infill project would be contained in one, two-story structure, with the residential units located on the ground floor, while hotel rooms would be located on the second floor. The residential component of the project would consist of ten rental studio apartments, two of which (or 20 percent) would be reserved for very low-income households in perpetuity. The residential rental units would range in size from 331 square feet to 466 square feet, and all the dwelling units will be studio apartments. The commercial component of the project would consist of 11 extended-stay hotel rooms, ranging in size from 331 square feet to 542 square feet. The main entrance would lead to the residential lounge, lobby, and common area. Each residential unit would have a private patio enclosed area. The upper-level hotel rooms would have a small private balcony enclosed by painted metal posts, handrails, and frames. The metal balconies would be complemented by metal framed and mullioned windows throughout the building.

The exterior finish would consist of cement plaster-clad in tan color. The two-story structure would be constructed on a raised 3-foot-high concrete plinth base to protect it from flooding during a 100-year storm event. The main entrance would feature a projecting bay topped by a hipped roof, creating a tower-like effect. At the rear entrance, a flat-topped roof projection over the rear entrance is proposed. These elements would be covered with a standing-seam painted metal roof system and reach a maximum height of 30 feet above the surrounding grade. The main body of the building would feature a flat roof with a parapet system, which would reach a maximum height of 25 feet two inches above the surrounding grade. The parapets would conceal Roof-mounted solar panels.

The proposed project would include asphalt pavement, sidewalks, a paver patio, and 2,858 square feet of landscaped areas, including a bio-retention drainage area and a bio-swale. The bio-swale would drain towards the loading zone driveway and a new drain inlet with a pipe

leading to the existing catch basin. The landscaping would be integrated into an onsite stormwater treatment system consisting of bioswales and a vegetated bio-retention basin, capturing and treating all stormwater runoff from the site's impervious surfaces, including rooftops. Various other site improvements would also be entailed in the proposed development, including a new concrete curb, sidewalk, 20 onsite parking spaces, three of which would be EV charging spaces.

The property is located at 150 Shoreline Highway, Mill Valley, and is further identified as Assessor's Parcel 052-371-03.

2. **WHEREAS**, the Marin County Community Development Agency prepared an Initial Study for the project pursuant to the California Environmental Quality Act (CEQA).

3. **WHEREAS**, the Marin County Environmental Planning Manager has determined that, based on the Initial Study, a Mitigated Negative Declaration of Environmental Impact is required for the project under CEQA.

4. **WHEREAS**, the Mitigated Negative Declaration of Environmental Impact for the project consists of the Mitigated Negative Declaration, Initial Study, responses to comments, and all supporting information incorporated by reference therein. The Mitigated Negative Declaration concluded that potential impacts relating to cultural resources would be avoided or mitigated to a point where no significant effects would occur because revisions to the project have been agreed to by the applicant and there is no evidence that the project as revised may have a significant effect on the environment.

5. **WHEREAS**, the Mitigated Negative Declaration of Environmental Impact was completed in compliance with the intent and requirements of CEQA, the State CEQA Guidelines, and the County's CEQA process.

6. **WHEREAS**, on March 3, 2021, the Initial Study and proposed Mitigated Negative Declaration of Environmental Impact were completed and distributed to agencies and interested parties to commence a 45-day public review period for review and comment on the Mitigated Negative Declaration, and a notice of the public review period and public hearing was published in a general circulation newspaper pursuant to CEQA.

7. **WHEREAS**, on September 9, 2021, after the close of the 30-day public review period on February 9, 2011, the Marin County Planning Commission reviewed and considered the information contained in the draft Mitigated Negative Declaration, Initial Study, and comments and responses thereto.

SECTION II: ACTION

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Marin County Planning Commission recommends that the Board of Supervisors adopt the Mitigated Negative Declaration of Environmental Impact for the O'Donnell Financial Group LLC Master Plan Amendment and Design Review project as adequate and complete in compliance with CEQA, the State CEQA Guidelines and the County Environmental Review Procedures, and as adequate and complete for consideration in making a decision on the merits of the project.

SECTION III: ADOPTION

ADOPTED at a regular meeting of the Planning Commission of the County of Marin, State of California, on the 9th day of September 2021.

CHRISTINA L. DESSER, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

Ana Hilda Mosher
Planning Commission Recording Secretary