



NOTICE OF MARIN COUNTY PLANNING COMMISSION HEARING
O'Donnell Financial Group Master Plan Amendment, Design Review and Mitigated
Negative Declaration
Project ID P2662

NOTICE IS HEREBY GIVEN that the Marin County Planning Commission will consider issuing a decision on the O'Donnell Financial Group Master Plan Amendment, Design Review and Mitigated Negative Declaration during a public hearing scheduled on Monday, September 9, 2021. The applicant for the project is Benjamin Jones, on behalf of property owners, and the property is located at 150 Shoreline Hwy, Mill Valley, further identified as Assessor's Parcel 052-371-03.

The applicant requests Master Plan Amendment and Design Review approval to construct a two-story, mixed-use building consisting of 10 studio apartment units and 11 studio extended-stay hotel rooms on a vacant lot in Mill Valley. The proposed development would result in 11,579 square feet of building area and a floor area ratio (FAR) of 44.3 percent on the 25,559 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. Various site improvements would also be entailed in the proposed development, including a new concrete curb, sidewalk, 20 onsite parking spaces and landscaping at the current entrance at Shorelines Blvd.

Residential units would be located on the ground floor, while hotel rooms would be located on the second floor. Proposed residential floor area totals approximately 5,344 square feet, including a proportionate share of building common area. Hotel floor area totals approximately 5,977 square feet, including its apportioned share of common area.

For more information about the application, please visit the Planning Division's project webpage at: https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/odonnell-financial-group_mp_dr_p2662_mv. Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom's Executive Order N-29-20, the Planning Commission will not be providing a location for the public to attend the hearing in person. Members of the public may attend and participate in this Planning Commission hearing online, using Zoom. To participate in a Planning Commission hearing please visit the Planning Commission hearings webpage at: <https://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page> and follow the instructions provided.

The time of the hearing will be indicated on the hearing agenda posted on the Planning Commission hearing webpage one week before the hearing. A staff report will be available on the project webpage and the Planning Commission hearing webpage on Monday, August,30, 2021.

If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Agency, Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).).

August 19, 2021

Immanuel Bereket
Planner