

Tam Design Review Board

C/O Alan Jones, 304 Laurel Way, Mill Valley, Ca 94941

AGENDA - Public Hearing - May 6, 2015

Call to order: 7PM

Approval of minutes of March 4, 2015
Public comment on items not on the agenda
Communications & Correspondence

1. Tamalpais Community Services District Design Review, 203 Marin Ave, Mill Valley

AP # 200-200-22, Applicant: Robert W. Hayes Planner: Heidi Scoble

PROJECT SUMMARY:

The applicant requests Design Review approval to allow a 136 square foot floor area addition to be constructed onto the south elevation of the existing Tamalpais Valley Community Center. The proposed development would result in a total of 3042 square feet of floor area and the proposed floor area ratio on the 54,963 square foot lot would be 5.5 percent. The proposed addition would reach a maximum height of 13 feet, 8 inches above surrounding grade and the exterior walls would have the following minimum setbacks: greater than 100 feet from the northern front property line; 45 feet from the eastern side property line; greater than 100 feet from the western side property line; and 27 feet from the southern rear property line. No additional site improvements would be proposed as a result of the project.

Design Review is required pursuant to Table 2-10 of Section 22.14.040 to determine the appropriate setbacks for the project. Zoning: OA (Open Area) Countywide Plan Designation: OS (Open Space).

2. Boersma Design Review, 909 Ventura Way, Mill Valley AP # 050-044-05

Applicant: Terryl M. Lofrano Planner: Tammy Taylor

PROJECT SUMMARY:

The applicant requests Design Review approval to construct 152 square foot additions to an existing multi-story residence in the Cultural Vista Assessment District within the Tamalpais Community Area. The additions include converting an existing greenhouse into living space and expanding its floor area, and an addition to the kitchen. The additions will be located in the south rear area of the property. There is an existing 3,016 square foot main house and a 512 square foot garage on the property. The existing building area is 3,528 square feet and the proposed building area after construction would be 3,680 square feet. The existing floor area ratio on the 10,246 square foot lot is 29.4%, and with the proposed addition, the floor area ratio will be 31%. The existing floor area includes only the main house since the garage is less than 540 square feet. With the addition, the new floor area will total be (sic) 3,168 square feet. The additions are occurring only on the first floor, would reach a maximum height of 20 feet and have the following setbacks: 59 feet from the front north property line to the greenhouse, and 67 feet to the kitchen addition; 73 feet from the side east property line to the greenhouse, and 39 feet to the kitchen addition; 12 feet from the rear south property line to the greenhouse, and 17 feet to the

kitchen addition; 44 feet from the side west property line to the greenhouse and 88 feet to the kitchen addition.

The project is subject to the Design Review chapter of the Development Code because it is located in a planned zoning district.

3. **Lyssyakevich Variance, 185 Morning Sun Ave, Mill Valley** AP# 051-094-05
Applicant: David Ruffin Planner: Jocelyn Drake

PROJECT SUMMARY:

The applicant is requesting retroactive Variance approval to allow several new retaining walls in the front portion of the property to remain. Low CMU walls were previously located along the driveway of the property. The old walls were encapsulated within the new walls, which have been extended to create additional parking area at the terminus of the driveway. The walls, which range in height from 2 to 6 feet, are primarily located within the city (sic) right-of-way. They are comprised of cast in place concrete.

Pursuant to Code Section 22.20.090.C.1 Varince approval of the retaining walls is required because the walls extend beyond the property line. Zoning: R1 (Residential, Single-family District, 7500 square foot minimum lot size). Countywide Plan Designation: SF6 (Rural Residential, 4-7 units per acre).

4. Review of draft letter to Planning Commission regarding Good Earth Market.

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>