

Tam Design Review Board
C/O Alan Jones, 304 Laurel Way, Mill Valley, Ca 94941
AGENDA - Public Hearing - June 17, 2015

Call to order: 7PM

Approval of minutes of June 3, 2015
Public comment on items not on the agenda
Communications & Correspondence

1. **Thompson Design Review and Tree Removal Permit**, 766 Bay Road, Mill Valley.
Applicant: Thompson Development, Inc. Planner: Jocelyn Drake

Project Description:

This is the second Design Review application submitted for the subject property. A previous application requesting Design Review approval to construct a single-family residence on the property was denied by the Planning Commission in January, 2015. The applicant revised the project design in response to the Commission's comments and resubmitted the project. The revised project is described as follows:

The applicant is requesting Design Review approval to construct a new 2,096-square foot single-family residence with an attached, 480-square foot garage on a 7,356-square foot vacant lot. The four-story structure would attain a maximum height of 29.8 feet above finished grade, result in a 28.5% floor area, and have the following setbacks: 3 feet from east front property line, 8.2 feet from the south side property line, 12.6 feet from the north side property line, and 49.4 feet from the west rear property line. Nine protected trees will require removal to facilitate the development.

Design Review is required per Marin County Code 22.42.030.B. because the project site is a vacant lot that is at least 50 percent smaller than required for new parcels under the applicable zoning district per Marin County Code Section 22.82.050.

Zoning: R1-B1 (Single-family Residential, 6,000-square foot minimum lot area)

Countywide Plan Designation: SF6 (Single-family, below 10,000-square foot minimum lot area)

Community Plan: Tamalpais Area Community Plan.

2. **Discussion of TDRB policies and priorities.**

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>