

Tam Design Review Board

C/O Alan Jones, 304 Laurel Way, Mill Valley, Ca 94941
AGENDA - Public Hearing - September 16, 2015

Call to order: 7PM

Approval of minutes of September 2, 2015
Public comment on items not on the agenda
Communications & Correspondence

1. **396 Ethel Ave LLC Design Review**, 596 Ethel Ave, Mill Valley
Applicant: KCS, Inc, Joe McGuire Planner: Heidi Scoble

PROJECT SUMMARY: The application consists of Design Review approval for the demolition and new construction of an existing single family residence in Mill Valley. The existing residence has 1,680 square feet of building area and 1,570 square feet of floor area. The proposed residence would have 3,990 square feet of building area, 3,510 square feet of floor area, and would result in a floor area ratio of 29.7 percent on the 11,767 square foot lot. The building would reach a maximum height of 29 feet above surrounding grade and would have the following setbacks from the exterior walls: 25 feet from the eastern front property line, 5 feet from the northern side property line, 42.25 feet from the southern corner side property line, 20 feet from the western rear property line. Various site improvements would also be entailed in the proposed development, including landscape and hardscape improvements.

Design Review approval is required pursuant to Section 22.42.020.B.3 because the new residence would be more than 100% greater than the existing building area on site. Zoning R1-B1, Countywide Plan designation: SF6 (Low density residential, 4-7 units/acre) Community Plan: TACP

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>