

Tam Design Review Board

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

AGENDA - Public Hearing - September 2, 2015

Call to order: 7PM

Approval of minutes of August 5, 2015
Public comment on items not on the agenda
Communications & Correspondence

1. 346 Laverne Ave Design Review 14-97, 346 Laverne Ave, Mill Valley, AP #047-181-15

Applicant: McMahan Architects Planner: Heidi Scoble

PROJECT DESCRIPTION: In response to the March 4, 2015 Tamalpais Design Review Board meeting the applicant has revised the project as follows:

1. Demolition of the existing residence.
2. 5,137 square feet of building area (includes covered terrace)
3. 4,600 square feet of floor area (includes covered terrace)
4. 24.2% floor area ratio
5. 26 ft height
6. Setbacks: 25 foot south front setback, 6 foot east side yard setback, 10 foot west side yard setback, greater than 100 feet north rear yard setback.

In summary, the project has been redesigned to address the Tamalpais Design Review comments. The applicant has provided a narrative to describe the project modifications. Design Review is required because the total building area is greater than 4000 square feet. In order to approve the project the findings contained in the following Marin County Code Section would need to be made: 22.42.060 (Design Review).

2. Yasuda Variance Review, 120 Laverne Ave, Mill Valley, AP #048-061-49

Applicant: Lindsay Peterson, Richardson Architects Planner: Jocelyn Drake

PROJECT SUMMARY: The applicant is requesting Variance approval for relief from the northern and southern side yard setbacks in order to allow for the construction of two single-story additions on an existing residence located on a substandard lot. Further, she is requesting Variance approval for relief from the maximum permitted 30% floor area ratio to accommodate construction of the additions. The northernmost addition would be comprised of 225 square feet of new floor area and the southernmost addition would be comprised of 84 square feet. The residence, upon completion of the additions, would result in 2,536 square feet of building area and 2,250 square feet of floor area for a floor area ratio of 37.5%. The height of the proposed residence would not be altered via construction of the additions, at approximately 28 feet 6 inches from grade. The proposed additions would result in the following setbacks from the exterior walls: more than 100 feet from the western front property line, 12 feet 4 inches from the eastern rear property line, 1 foot 6 inches from the northern side property line, and 2 feet 6 inches from the southern rear (sic) property line. The materials proposed to be utilized in construction of the additions will match the existing residence.

Variance approval is required because the proposed project entails construction within the required side yard setbacks and because the proposed floor area exceeds the maximum allowed 30% FAR.

3. **Denny Design Review**, 402 Median Way, Mill Valley AP #050-052-67
Applicant: Michael Rex Architects Planner: Tammy Taylor

PROJECT SUMMARY: The applicant is requesting Design Review approval to construct 407 square feet of additions to an existing 4,080 square foot house. There is an existing 592 square foot garage on the property, which brings the existing total building area to 5,079 square feet. The existing floor area ratio on the 49,005 square foot lot is 8.55% and with the proposed development the floor area ratio will be 9.4%. The proposed addition would reach a maximum height of 28 feet above surrounding grade and would have the following setbacks from the exterior walls: 124 feet from the west front property line, 116 feet from the south side property line, 80 feet from the north side property line, and 112 feet from the east rear property line.

The project is subject to the Design Review chapter of the Development Code because the project is in a planned zoning district. Given that the total building area exceeds 10% of the median building area of homes in the surrounding area full design review will be required per section 22.42.005 of the Development Code. Zoning: RMP-0.5 Countywide Plan Designation: PR Planned Residential

4. **McDonald Design Review**, 271 Loring Ave, Mill Valley, AP #050-032-44
Applicant: Brooks McDonald Planner: Jocelyn Drake

PROJECT SUMMARY

The applicant is requesting retroactive Design Review approval to allow 3 new retaining walls, recently constructed in the front yard of the property, to remain. Per the Design Review decision issued for the property in October of 2014, the retaining walls were constructed in conjunction with a new single-family residence. The walls were constructed in accordance with the October 2014 approval with respect to the materials utilized in construction of the walls and the location of the walls; however the height of the walls is taller than what was previously approved.

The retaining wall delineating the parking spaces in the front yard was approved at a maximum height of 9 feet, 2 inches. The newly constructed wall is a maximum height of 9 feet, 5 inches and is greater in height overall. The retaining wall located on the rear portion of the garage and trash storage area was approved at a maximum height of 9 feet, 1 inch and the newly constructed wall is a maximum height of 14 feet, 6 inches.

Pursuant to Marin County Code Section 22.20.050.A.1, Design Review approval is required because the retaining walls exceed 6 feet in height. Zoning: R1-B1 (Single-family Residential District, 6,000 square-foot minimum lot size) Countywide Plan Designation: SF6 (Low Density Residential, 4-7 units per acre) Community Plan: Tamalpais Community Plan

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>