

**Tam Design Review Board**  
C/O Alan Jones, 304 Laurel Way, Mill Valley, CA 94941  
**AGENDA - Public Hearing - October 4, 2017 - 7:00 PM**

**Call to order: 7PM**

Approval of minutes of September 20, 2017  
Correspondence  
Public comment on items not on the agenda

1. **Zingaro Design Review**, 1251 Waterview Drive, Mill Valley, CA, AP # 048-233-05  
Applicant: Laura Kehrlein                      Planner: Evelyn Garcia

**PROJECT SUMMARY:**

The applicant requests Design Review approval to construct a new 244 square foot addition to an existing single family residence in unincorporated Mill Valley. The existing building area is 3,217 square feet and the existing floor area is 2,737 square feet. The proposed development would result in a building area of 3,461 square feet and would result in a floor area of 2,981 square feet. The proposed development would result in a floor area ratio of 17.03 percent on the 17,500 square foot lot. The proposed addition would reach a maximum height of 19 feet 6 inches from surrounding grade. The project is proposed to be the following distances from the property lines and right of way: 23 feet from the western side property line, 72 feet from the eastern side property line, 17 feet from the southern rear property line, and 5 feet from the Skyline Terrace right of way.

Design Review approval is required because the project is in a planned zoning district. Although it is being considered a Minor Design Review which does not normally require formal review by TDRB the staff has referred it for review and comment due to the unique proximity to Skyline Terrace. Zoning: RSP 1.5 (Residential Single Family Planned 1.5 units/acre) Countywide Plan designation: SF4 (Single Family, 1-2 units/acre).

2. **Review and discuss recent updates to County Planning policy.** Tom Lai and Curtis Havel from the County staff will be present to update the board on current policies and answer our questions.
3. **Preview without action plans that may appear on future agendas**

**MEETING LOCATION:** The 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>