

Tam Design Review Board
C/O Alan Jones, 304 Laurel Way, Mill Valley, CA 94941
AGENDA - Public Hearing - April 5, 2017

Call to order: 7PM

Approval of minutes of March 1, 2017
Correspondence
Public comment on items not on the agenda

- 1. Introduce and interview applicants for board vacancy.**
- 2. Calderon Design Review, 3 Ridge Ave, Mill Valley, AP # 046-095-03**
Applicant: Hector Calderon Planner: Evelyn Garcia

Project Description

The applicant requests Design Review approval to construct a 1,020 square foot guest house, and a 7 foot, 8 inch fence with an 8 foot, 11 inch gate on an improved lot in unincorporated Mill Valley. The existing building area is 3,494 square feet and the floor area is 3,043 square feet. The proposed development would result in a building area of 4,514 square and a floor area of 4,063 square feet. Therefore, the proposed development would result in a floor area ratio of 13 percent on the 29,812 lot. The proposed building would reach a maximum height of 15 feet above surrounding grade and would have the following setbacks: approximately 24 feet from the eastern rear property line; greater than 100 feet from the western front property line, 24 feet from the northern side property line; 15 feet from the southern side property line.

Design Review approval is required because the project would exceed a total building area of 4,000 square feet, and the fence and gate will exceed the maximum height limit.

Zoning: R1-B3 (Single-family Residential, 20,000 minimum lot size)

- 3. Robinson Variance/Design Review, 309 N. Ferndale Ave, Mill Valley**
Applicant: Rich Storek Planner: Megan Alton

Project Description

The applicant request Variance, Design Review and Second Unit approval to allow for the remodel and reconfiguration of the existing residence in Mill Valley, including the addition of floor area on multiple levels of the residence and a new second unit. The applicant proposes to convert an existing carport to floor area and construct a new 307 square feet upper story above the street level floor. Small additions are also proposed on the two lowest level of the residence. The existing building area and floor area is 2,908 square feet and the proposed development would result in a building area and floor area of 3,397 square feet. Therefore, the project would result in a floor area ratio of 35 percent of the 9,623 square foot lot. The proposed building would reach a maximum height of 39 feet above surrounding grade and would have the following setbacks from the exterior walls: 2.79 feet from the western front property line; 16 feet from the northern side property line; 11 feet from the southern side property line; 70 feet from the eastern rear property line.

Variance approval is required per Marin County Code Section 22.54.020 because the proposed project entails construction of additional floor area and the total proposed floor area will exceed the maximum allowed 30% floor area ratio. Variance approval is also required because the project encroaches into the required 25-foot front yard setback and the 6-foot side setbacks. Design Review approval is required because the project exceeds the height limit requirements.

A Second Unit Permit is required to allow a new second unit pursuant to Section 22.56 of the County Code.

Zoning: R1 (Single-Family Residence, 7,500 sq. ft. minimum lot area)

Countywide Plan Designation: SF6 (Single Family, 4-7 units/acre)

- 4. 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>