

**Tam Design Review Board**  
C/O Doron Dreksler, 433 Wellesley Ave., Mill Valley, CA 94941  
**AGENDA - Public Hearing - Sept. 5, 2018 - 7:00 PM**

**Call to order: 7PM**

- Approval of minutes of August 1, 2018
- Correspondence
- Public comment on items not on the agenda

**1. Ogle Lot Line Adjustment (P2049),** Vacant Lots along Marin Drive, Mill Valley

Parcel Number: 049-231-03 and 09

Applicant: William Ogle, Jr.

Planner: Sabrina Sihakom

**PROJECT SUMMARY:**

The applicant is requesting Lot Line Adjustment approval to transfer 1,609 square feet between two contiguous legal lots of record as described below:

Assessor's Parcel Number	Street Address	Existing Area	Proposed Area
049-231-03	Vacant Lot	4,4467.1 SF	6,1182.2 SF
049-23-09	Vacant Lot	31,978.5 SF	30,306.5 SF

Specifically, 1,672 square feet of land would be transferred from APN 049-231-09 to APN 049-231-03

Pursuant to Section 22.90.020 of the Marin County Development Code, Lot Line Adjustment approval is required because the project involves adjusting lot lines between two adjacent parcels where land is taken from one parcel and added to an adjacent parcel without creating more parcels than originally existed.

Zoning: R1-B1 (Residential, Single-Family, 6,000 square feet minimum lot size)

Countywide Plan Designation: SF6 (Single-Family, 4-7 units/acre) Community Plan (if applicable): Tamalpais Area Community Plan

**2. Reineck Design Review (P2108),** 522 Tamalpais Drive, Mill Valley

Parcel Number: 047-062-17

Applicant: Adam Reineck

Planner: Christine Gimmler

**PROJECT SUMMARY:**

The applicant is requesting Design Review approval to remodel and enlarge an existing residence and detached studio and construct a new garage on the subject property. The existing 1,126 square foot residence would be partially remodeled and enlarged to 2,062 square feet primarily through addition of a 747 square foot second story above the remodeled kitchen/dining area. The existing 109 square foot detached studio would be expanded with the addition of a 448 square foot kitchen/living area and bathroom. Finally, a new 480 square foot detached two-car garage would be constructed at the southeast corner of the property. In combination, proposed development would result in a total floor area ratio of 11.2 percent on the 23,357 square foot (0.54 acre) lot. As proposed, the residence, detached studio and garage would attain maximum heights of 27 feet, 16 feet, and 14 feet above grade, respectively. The existing residence maintains a minimum setback of 9.4 inches to the eastern side property line, which would be reduced to 5.1 inches as a result of the addition. The studio addition would be located on the west side of the existing building, with minimum setbacks of approximately 40 feet to the rear (north) property line and 66 feet to the front (south) property line. Finally, the proposed garage would be sited with a zero-foot front setback on Tamalpais Drive, 3 feet from the side (east) property line.

Design Review approval is required pursuant to Section 22.42.020.A to allow for the construction of new structures and additions to existing structures in the RSP zoning district.

Zoning: RSP-7 Residential, Single Family Planned

Countywide Plan Designation: SF6 Low Density Residential

Community Plan (if applicable): Tamalpais Area Community Plan

**3. Preview without action, plans that may appear on future agendas**

**MEETING LOCATION:** The Cabin, 60 Tennessee Valley Rd., near Hwy 1.

*TDRB serve as an advisory and resource body and liaison to the Board of Supervisors, Community Development Agency, Planning Commission and Community*

<http://www.marincounty.org/depts/cd/divisions/planning/projects>