

Tam Design Review Board
C/O Doron Dreksler, 433 Wellesley Ave., Mill Valley, CA 94941
AGENDA - Public Hearing - Ocorber 17, 2018 - 7:00 PM

Call to order: 7PM

- Approval of minutes of October 3, 2018
- Correspondence
- Public comment on items not on the agenda

1. Gertz Variance, 907 Centro Way, Mill Valley CA 94941

APN: 049-171-04 Project ID: 2172

Applicant: T. Jeffrey Plonowski Planner: Immanuel Bereket

PROJECT SUMMARY:

The applicant requests Variance approval to construct 446 square feet of a partial second-story addition to a 1,019-square-foot one-story single-family residence in the community of Homestead, Mill Valley. The 446 square feet of proposed development would result in a floor area ratio of over 38.7 percent on the 3,780 square foot lot. The proposed second-story addition would reach a maximum height of 29 feet, 8¾ inches above surrounding grade and the exterior walls would have the following setbacks: 41 feet from the northern front property line; 5 feet from the western side property line; 7 feet from the eastern side property line; and 40 feet from the southern rear property line.

Variance approval is required because the project would result in floor area ratio of 38.7 where a maximum of 30 percent is permitted.

Zoning: R1–B1

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

Community Plan (if applicable): Tamalpais Area Community Plan

2. Yandow Sign Review, 371 Shoreline Highway, Mill Valley CA

APN 050-252-28 Project ID: P2147

Applicant: R.B Jacklin Planner: Kathleen Kilgariff

PROJECT SUMMARY:

The applicant requests Sign Review approval to install a new 52.5 square foot, internally illuminated sign along the northern façade of the existing 7-Eleven, mounted 10.5' above grade. Additionally, you are proposing to replace the faces of an existing, freestanding sign located along the northern property line, adjacent to Shoreline Highway. With the exception of new paint, no changes to the structure of the freestanding sign are proposed. The sign faces would be constructed of white, green, red, and orange acrylic.

Sign Review approval is required pursuant to Section 22.60.020 of the Marin County Development Code as the project proposes a new sign that does not comply with the standards outlined in Section 22.28.040 and modifications to an existing, freestanding sign. Design Review approval is required pursuant to Marin County Code Section 22.42.020 because the project will result in total floor area that is greater than 3,500 square feet.

Zoning: C1, Retail Business
Countywide Plan Designation: GC, General Commercial
Community Plan Tamalpais Plan Area

- 3. Hotel / Rental apartment Informal project presentation**
150 Shoreline Highway, Mill Valley CA APN 052-371-03
Owner: O'Donnell Financial Group
Presenter: Benjamin Jones : Temenos Architects

PROJECT SUMMARY:

Extended Stay Hotel / Rental Apartments consisting of 21 Studio Units on an undeveloped commercial lot.

- 4. 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>