

Tam Design Review Board

C/O Doron Dreksler, 433 Wellesley Ave., Mill Valley, CA 94941

AGENDA - Public Hearing - December 5, 2018 - 7:00 PM

Call to order: 7PM

- Approval of minutes of Nov.7, 2018
- Correspondence
- Public comment on items not on the agenda

1. Besse Variance:

Address: 40 Casle Rock Drive, Mill Valley, CA 94941

Parcel Number: 047-051-24

Planner: Leslie Lacko

Project Number: P2057

Applicant: Seth Besse

PROJECT SUMMARY:

The applicant requests Variance approval to construct a new 791-square-foot addition to a residence on a developed lot in Mill Valley. The 791 square feet of proposed development would result in a floor area ratio of 15 percent on the 13,964-square-foot lot. The proposed addition would reach a maximum height of 23.5 feet above surrounding grade and the exterior walls would have the following setbacks: 7 feet 6 inches from the East front property line; 14 feet from the North side property line; 13 feet from the South side property line; 126 feet from the West rear property line.

Variance approval is required because the project does not meet the 25-foot front setback normally required in the R1 Zone pursuant to Marin County Development Code Section 22.54.020.

Zoning: R1 (Single-family Residential, 7,500 square foot minimum lot area)

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

Community Plan (if applicable): Tamalpais Community Plan

2. O'Donnell Financial Group LLC Master Plan Amendment and Design Review:

Address: Vacant Lot on Shoreline Highway, Mill Valley, CA 94941

Parcel Number: 052-371-03

Planner: Immanuel Bereket

Project Number: P2231

Applicant: Benjamin Jones Architect

PROJECT SUMMARY:

The applicant requests Master Plan Amendment and Design Review approval to construct a new two-story, 11,490-square-foot mixed-use development on a vacant lot in Mill Valley. The 11,490 square feet of proposed development would result in a floor area ratio of 44 percent on the 25,557 square foot lot. The proposed building would reach a maximum height of 33 feet 7 inches above surrounding grade and exterior walls would have the following setbacks: 32 feet 5 inches from the south front property line; 23 feet from the east side property line; 49 feet from the west side property line; and 44 feet from

the north rear property line. Various site improvements would also be entailed in the proposed development, including a new concrete curb, sidewalk and landscaping at the current entrance at Shorelines Blvd.

Master Plan Amendment is required because the project site is in a Master Plan area. Design Review approval is required because the is located in a Planned District.

Zoning: CP (Planned Commercial)

Countywide Plan Designation: GC (General Commercial/Mixed Use, FAR = 0.10 to .020); PF (Public Facility)

Community Plan (if applicable): Tamalpais 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>