

Tamalpais Design Review Board Agenda

Regular Meeting: May 15th, 2019: 7:00 PM

Meeting Location: TCSD Cabin - 60 Tennessee Valley Road, Mill Valley

- 1) Approval of Meeting Minutes 04/17/2019
- 2) Correspondence
- 3) Public comments - Items not on the Agenda
- 4) Agenda Items:
 - A) Report from Alan Jones on Bothin Marsh Project
 - B) Green Ridge partners : Address between 251 & 271 Loring Avenue

The applicant is requesting Design Review, Lot Line Adjustment and Tree Removal approval to construct a new 2,461 square foot residence on a vacant lot in Mill Valley. The 2,461 square feet of proposed development would result in a floor area ratio of 30 percent on the proposed 8203 square foot lot. The proposed building would reach a maximum height of approximately 28 feet above surrounding grade and would have the following setbacks from the exterior walls: 25 feet, 4 inches from the western front property line; 5 feet from the southern side property line; 5 feet, 9 inches from the northern side property line; 29 feet, 6 inches from the eastern rear property line. Various site improvements would also be entailed in the proposed development, including the construction of retaining walls to accommodate site access and develop a patio at the rear of the proposed residence; the removal of two Protected trees (one 18 inch California bay laurel and one 12 inch coast live oak) and one Heritage tree (22 inch coast live oak); and a lot line adjustment between adjacent properties as outlined below:

Assessor's Parcel Number	Street Address	Existing Area	Proposed Area
050-032-13	251 Loring Avenue	6,498 sq. ft.	6,882 sq. ft.
050-032-12	Vacant Lot	5,475 sq. ft.	8,203 sq. ft.
050-032-44	271 Loring Avenue	11,635 sq. ft.	8,524 sq. ft.

Design Review approval is required because the project is proposed on a vacant lot that is considered to be substandard pursuant to 22.42.020.D of the Marin County Development Code. Design review is also required for retaining walls that exceed the maximum height established in Section 22.20.052, as outlined in Section 22.20.060.F.2 of the Code. Tree Removal Permit approval is required for the removal of a Heritage and Protected Trees pursuant to Chapter 22.62 of the Marin County Development Code. 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 foot minimum lot size)

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

Community Plan (if applicable): Tamalpais Area Community Plan

Project Plans can be viewed at: https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/green-ridge-partners_dr_tr_p2324

- C) Preview Without Action, project plans not on the Agenda
- D) Required materials list for Design Review Presentations