

Revised Tamalpais Design Review Board Agenda

Regular Meeting: July 3rd, 2019: 7:00 PM

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

- 1) Approval of Meeting Minutes 06/19/2019
- 2) Correspondence
- 3) Public comments - Items not on the Agenda
- 4) Agenda Items:

A) O'Donnell Financial Group Master Plan Amendment / Design Review

Vacant Lot on Shoreline Highway, Mill Valley, CA 94941 Parcel Number: 052-371-03

The applicant requests Master Plan Amendment and Design Review approval to construct a new two-story, 10,887-square-foot mixed-use development on a vacant lot in Mill Valley. The 10,887 square feet of proposed development would utilize the State Density Bonus to increase density and result in a floor area ratio of 42.2 percent on the 25,557 square foot lot. The proposed building would reach a maximum height of 39 feet 8 inches above surrounding grade and exterior walls would have the following setbacks: 33 feet from the north front property line; 23 feet from the east side property line; 49 feet from the west side property line; and 49 feet 10 inches from the south 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 project 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

Plans can be viewed at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/odonnell-financial-group_mp_dr_p2231_mv

B) Review and discussion of Tamalpais Junction and Manzanita area commercial sign regulation infractions per Board member Analysis

C) Review of TDRB Submittal Requirements and vote to adopt

For more information about the Tamalpais Design Review Board, visit the webpage at:

<https://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/drb/tam-drb>