

**Tam Design Review Board**  
C/O Doron Dreksler, 433 Wellesley Ave., Mill Valley, CA 94941  
**AGENDA - Public Hearing - Jan 16, 2019 - 7:00 PM**

**Call to order: 7PM**

- Approval of minutes of Dec 5, 2018
- Correspondence
- Public comment on items not on the agenda

**1. Ogawa Design Review** 506 Pixie Trail, Mill Valley AP #047-044-15  
Applicant: Julie Ogawa      Planner: Michelle Levenson

**PROJECT SUMMARY:**

The applicant requests Accessory Structure Design Review approval to demolish a legal, non-conforming 359-square-foot, detached accessory structure and replace it with a 359-square-foot detached accessory structure in a slightly different location. The 359 square feet of proposed development would result in a floor area ratio of 29.9-percent on the 6,100-square-foot lot. The proposed building would reach a maximum height of 16 feet above surrounding grade (southeastern corner) and the exterior walls would have the following setbacks: 79 feet from the south front property line; 42 feet 3 inches from the west side property line; 5 feet from the east side property line; and 5 feet from the north rear property line.

Design Review approval is required because the relocated accessory structure would encroach into the required rear setback (20% of the average lot depth (22 feet, 9.75 inches)) (Marin County Development Code Regulation Section 22.20.090(C)(1)(b)) and would exceed the 15-foot maximum height for detached accessory structures (Marin County Development Regulation Section 22.20.060(F)(2)).

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. Election of TDRB officers for 2019**

**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>