

Tamalpais Design Review Board Agenda

Regular Meeting: December 18th, 2019: 7:00 PM

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

- 1) Approval of Meeting Minutes 12/04/2019
- 2) Public comments - Items not on the Agenda
- 3) Correspondence

4) Agenda Items:

- A) O'Donnell Financial Group Master Plan Amendment / Design Review (P2231)
Vacant Lot at 150 Shoreline Highway
Mill Valley, CA 94941
Parcel Number: 052-371-03
Project Planner: Immanuel Bereket 415-473-2755
Applicant: Benjamin Jones Architect 415-858-5525

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 29 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 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: Tamalpais Community Plan

Link to most recent project plans can be found at:

https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/projects/odonnell-financial_mp_dr_mv/odonnell-revised-plans-6319.pdf?la=en