

Tamalpais Design Review Board Agenda
Regular Meeting: Wednesday, September 2nd, 2020 at 7pm
Meeting Location: virtual, via Zoom

1. Approval of meeting minutes from 7.15.2020, 7.29.2020, and 8.5.2020
2. Public comments - items not on the agenda.
3. Correspondence
4. Agenda Items:

- A.** Long Design Review | 926 W. California, Mill Valley
Parcel Number: 050-011-09
Project Planner: Sabrina Cardoza, 415.473.3607, scardoza@marincounty.org
Applicant: Terry Long, 415.869.6464

Project Description:

The applicant is requesting Design Review approval to construct a new 54 square-foot detached accessory structure (garden shed) on a developed lot in Mill Valley. The 54 square feet of proposed development would result in a building area of 1,204 square feet. The proposed building would reach a maximum height of 10 feet above surrounding grade and the exterior walls would have the following setbacks: 18 feet from the southern front property line; five feet from the eastern side property line; 30 feet from the western side property line; over 50 feet from the northern rear property line.

Design Review approval is required pursuant to 22.20.090.C.1(b) because the project entails the construction of a detached accessory structure located within the required 25-foot front yard setback of the governing R1-B1 (Residential, Single-family, 6,000 square feet minimum lot size) zoning district.

Project webpage:

https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/long_dm_p2848_mv

- B.** Pine Hill Design Review | 503 Laverne Avenue, Mill Valley
Parcel Number: 047-141-14
Project Planner: Megan Alton, 415.473.6235, malton@marincounty.org
Applicant: Eric Layton, 415.203.2493

Project Description:

Questions? Please contact TDRB chair, Logan Link:
logan@loganlinkhome.com | 415.336.6858

The applicant requests Design Review approval to construct a new 3,160 square foot residence which includes an attached garage and Accessory Dwelling Unit on a vacant lot in Mill Valley. The new development would consist of 3,160 square-feet of total building area and 2,400 square-feet of total floor area, which would result in a floor area ratio of 29 percent on the 8,160 square-foot lot. The proposed building would reach a maximum height of 25 feet above surrounding grade and the exterior walls would have the following setbacks: 9 feet from the northeastern front property line; 18 feet from the southeastern side property line; 26 feet from the northwestern side property line; 11.76 feet from the southwestern rear property line.

Design Review approval is required because pursuant 22.42.020.B because the lot is substandard in size based on slope.

Project webpage:

https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/pine-hill_dr_p2859_mv

Zoning: R1 | Countywide Plan Designation: SF6 | Community Plan: Tamalpais Community Plan

- C. Adobe Madera Use Permit and Design Review | 265 Shoreline Hwy, Mill Valley
Parcel Number: 052-051-16
Project Planner: Immanuel Bereket, 415.473.2755, ibereket@marincounty.org
Applicant: Negar Safapour and James Kime, 415.465.2955

The applicant requests Conditional Use Permit and Design Review approval to construct a new 1,750-square foot dental office on a lot developed with a 2,400-square-foot structure. The 1,750 square feet of proposed development would result in a floor area ratio of 28.3-percent on the 6,176 square foot lot. The proposed building would reach a maximum height of 28 feet, 3 inches above surrounding grade and the exterior walls would have the following setbacks: 61 feet from the west front property line; 1 foot from the north side property line; 1.5 feet from the south side property line; and 1 foot from the east rear property line.

Conditional Use Permit approval is required because the project proposes a use, medical services, that is subject to Conditional Use Permit approval in the RMPC zoning district, pursuant to Marin County Development Code Section 22.12.030. In addition, the project involves new construction of a nonresidential building in a planned development district and thus requires Design Review approval, pursuant to Marin County Development Code Section 22.42.020(A).

Project webpage:

<https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/adobe-madera-up-dr-p2833-mv>

Zoning: RMPC (Residential, single-family, planned, commercial) | Countywide Plan Designation: NC (Neighborhood commercial) | Community: Tamalpais Valley Community Plan

D. Informal review / consultation for Peace Lutheran Church at 205 Tennessee Valley Road, Mill Valley.

This meeting will be held virtually.

Like all TDRB meetings, it is public – please feel free to attend! Instructions are below.

Link to join:

<https://us02web.zoom.us/j/88271730405>

Meeting ID: 882 7173 0405

One tap mobile: One tap mobile

+16699009128,,88271730405# US (San Jose)

+13462487799,,88271730405# US (Houston)

Dial by your location: +1 669 900 9128 US (San Jose) | Meeting ID: 882 7173 0405

Find your local number: <https://us02web.zoom.us/j/88271730405>

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