

Tamalpais Design Review Board Agenda  
Regular Meeting: Wednesday, October 7th, 2020 at 7pm  
Meeting Location: held virtually, via Zoom

1. Approval of meeting minutes from 9.16.2020
2. Public comments - items not on the agenda.
3. Correspondence
4. Agenda Items:
  - A. Happy Place Design Review | 473 Panoramic, Mill Valley  
Parcel Number: 046-151-06  
Project Planner: Megan Alton, 415.473.6235, malton@marincounty.org  
Applicant: Stacey Ford, 415.272.0575

Project Description:

The applicant requests retroactive Design Review approval for a lower level addition of 847 square feet. The 4,459 square foot structure would result in a floor area ratio of 33 percent on the 13,500 square foot lot. The proposal also includes the conversion of 431 square feet to a Junior Accessory Dwelling Unit. The building height would remain unchanged at approximately 30 feet above surrounding grade and the exterior walls would have the following setbacks: 45 feet from the northern front property line; 30 feet from the eastern side property line; 14 feet 5 inches from the western side property line; 40 feet from the southern rear property line. Design Review approval is required because the project the project include a total square footage over 3,500 square feet.

Zoning: R1-B3 | Countywide Plan Designation: SF4 | Community Plan: Tamalpais Community Plan

- B. Adobe Madera Use Permit and Design Review | 265 Shoreline, 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

Project Description:

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.

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

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).

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

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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/84785246275>

**Meeting ID:** 847 8524 6275

One tap mobile

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