

Tamalpais Design Review Board Agenda

Regular Meeting: February 19th, 2020, 7:00 PM

Meeting Location: TCSD Cabin - 60 Tennessee Valley Road, Mill Valley, CA 94941

1) Approval of meeting minutes from 2.05.2020

2) Public comments - items not on the agenda

3) Correspondence

4) Agenda Items:

- A) Carpinito Design Review | 8 Heavenly Way, Mill Valley
Assessor's Parcel Number: 050-061-57 | Project Planner: Immanuel Bereket,
415.473.2755 | IBereket@marincounty.org | Applicant: Dante Carpinito and Sonja
Scharer | Applicant Contact: Chris Dorman, Architect | 415.380.7914

Project Description:

The applicant requests Design Review approval to construct an approximately 1,080-square-foot detached accessory structure in a developed lot in Mill Valley. The proposed project would result in 4,617 square feet of development and in a floor area ratio of 25.79 percent on the 17,900-square-foot lot. The proposed accessory structure would reach a maximum height of 14 feet 11 inches above surrounding grade and the exterior walls would have the following setbacks: 35 feet nine inches from the western front property line; five feet one inch from the southern side property line; 15 feet ten inches from the northern side property line; and over 100 feet from the eastern rear property line. Various site improvements would also be entailed in the proposed development, including landscape, hardscape improvements and conversion of the resultant accessory structure to an Accessory Dwelling Unit.

Design Review approval is required pursuant to Marin County Code (MCC) Section 22.20.090.1.b. because the project proposes to place an accessory structure within the required side yard setback. Further, Design Review approval is required under MCC Section 22.42.020.B because construction of the proposed project would result in more than 3,500 square feet of floor area in the RA-B2 Zoning District.

For more information on this application, please visit the Planning Division's website at: <http://www.marincounty.org/depts/cd/divisions/planning/projects>. Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

B) Review and evaluate the impact of new state laws on the local design review process and consider possible recommendations to the planning staff about changes to the development code.