

## Tamalpais Design Review Board Agenda

Regular Meeting: Wednesday, March 4th, 2020 at 7pm

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

1. Approval of meeting minutes from 2.19.2020
2. Public comments - items not on the agenda.
3. Correspondence
4. Agenda Items:
  - A. Trailhead LLC Design Review | 116 Evergreen Avenue, Mill Valley  
Assessor's Parcel Number: 048-011-18 | Project Planner: Immanuel Bereket,  
415.473.2755 | IBereket@marincounty.org | Applicant: Barry Toranto, 415.302.9563

### Project Description:

The applicant is requesting Design Review approval to construct a new 441 square-foot detached garage on a 10,200 square-foot developed lot in Mill Valley. The existing residence is 2,982 square feet, and the proposed development would have a building area of 3,423 square feet and a floor area of 2,982 square feet, resulting in a floor area ratio of 29 percent. The proposed building would reach a maximum height of 15 feet above surrounding grade and the exterior walls would have the following setbacks: eight feet from the southern front property line; five feet from the eastern side property line; 67 feet from the western side property line; and more than 100 feet from the northern rear property line. The project includes the following proposed improvements: construction of a driveway, and general site grading to accommodate the proposed project.

Design Review approval is required pursuant to Marin County Development Code because the project entails the construction of a detached accessory structure in the required 25-foot front yard setback per the R1-B1 (Residential, Single-Family, 6,000 square feet minimum lot size) zoning district.

Zoning: R1-B1 | Countywide Plan Designation: SF6 (Single-Family, 4-7 units/acre) Community Plan: Tamalpais Valley Area Community Plan

Project plans can be found here:

[https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/trailhead-llc-design-review\\_p2758\\_mv](https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/trailhead-llc-design-review_p2758_mv)

- 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.

*TDRB meetings are public – please feel free to attend.*

TDRB chair: Logan Link | [logan@loganlinkhome.com](mailto:logan@loganlinkhome.com) | 415.336.6858