

Tam Design Review Board

C/O Alan Jones, 304 Laurel Way, Mill Valley, CA 94941 ajarchitect@comcast.net

AGENDA - Public Hearing - April 21, 2021-via Zoom link below

Call to order: 7PM

- Approval of minutes of April 7, 2021
- Correspondence and Notices
- Public comment on items not on the agenda

- 1. Jasper Variance and Lot Line Adjustment**, 239/239 1/2 Cleveland Ave. , AP #051-211-18/19.
Applicants: Heinrich Jasper, William Cullen. Planner: Immanuel Bereket.

VARIANCE DESCRIPTION: Applicant: Heinrich Jasper, 239 1/2 Cleveland Ave. (APN 051-211-18) The applicant requests Variance approval to construct a 335 square foot addition to an existing 1576 sq. ft., three story single family residence on a developed lot in Mill Valley. The approximately 335 sq. ft. of proposed addition would result in a floor area ratio of 45.7 percent on the 4185 sq. ft.lot. Under a separate application, the applicant and the adjacent property at 239 Cleveland Ave (APN 051-211-19) are currently processing a lot line adjustment whereby a total 941 sq. ft. of land would be transferred from APN 051-211-19 to the project site. With the lot line adjustment, the project site would increase from 4185 sq. ft. to 5126 sq. ft., and the proposed project residence would result in a floor area ratio of 37 percent. The existing maximum height of the proposed residence would remain at approximately 30 feet above existing grade. The residence would maintain the existing setbacks as follows: 23 feet front (west), 3.5 feet side (north), 3.33 feet side (south), and 36 feet rear (east). Deck areas and stairs would have one foot side property line setbacks. No other improvements are proposed in conjunction with this project.

LOT LINE ADJUSTMENT DESCRIPTION: The applicant requests Lot Line Adjustment approval to adjust the lot line between two contiguous legal lots of record as described below:

AP #	Address	Existg. Area	Proposed Area	Avg. Slope
051-211-18	239 1/2 Cleveland Ave	4185 sq ft	5126 sq ft	43%
051-211-19	239 Cleveland Ave	9114 sq ft	8173 sq ft	35%

Specifically 941 sq ft of land would be transferred from AP 051-211-19 to AP 051-211-18.

Pursuant to Marin County Development Code Section 22.90.020 Lot Line adjustment approval is required because the project involves adjusting lot lines between two adjacent parcels where land is taken from one parcel and added to an adjacent parcel without creating more parcels than originally existed. Zoning: R1-B1 (Residential Single Family, 6000 sq ft minimum lot size).

- 2. Kidwell/Becker Lot Line Adjustment**, 652 Northern Ave (AP # 049-112-16) and 658 Northern Ave (AP # 049-112-15), Applicant: Steve Klein, Munselle Civil Engineering Inc. Planner: Immanuel Bereket.

Project Description: On April 2, 2021, the Community Development Agency, Planning Division received the subject application. The applicant requests Lot Line Adjustment approval to adjust the lot lines between two contiguous legal lots of record as described below:

Assessor's Parcel Number	Street Address	Existing Area (SF)	Proposed Area (SF)	Average Slope (%)
049-112-15	658 Northern Ave	12,075	2,818	32
049-112-16	652 Northern Ave	12,075	2,818	28

Specifically, 2,818 square feet of land would be transferred from APN 049-112-15 to APN 049-112-1 and 2,818 square feet of land would be transferred from 049-112-16 to 049-112-15. The resultant parcels are as follows: APN 049-112-15 will measure approximately 12,075 square feet and APN 049-112-16 will measure approximately 12,075 square feet.

Pursuant to Marin County Development Code Section 22.90.020, Lot Line Adjustment approval is required because the project involves adjusting lot lines between two adjacent parcels where land is taken from one parcel and added to an adjacent parcel without creating more parcels than originally existed . **Zoning:** RA-B2 (Residential, Agricultural, 10,000 square-foot minimum lot size)

3. **Review and approve draft letter to Governor and State Assembly and Legislature members regarding housing needs and local regulations.**
4. **Review and approve draft of "Guiding Principals" for TDRB.**

TDRB is advisory to the Marin County Planning Department. For questions contact Alan Jones, chair, 415-378-1331.

Alan Jones is inviting you to a scheduled Zoom meeting.

Topic: Tam Design Review Board 4-21-21

Time: Apr 21, 2021 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85733387964>

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