

Tamalpais Design Review Board Agenda
Regular Meeting: Wednesday, January 6th, 2021 at 7pm
Meeting Location: held virtually, via Zoom

1. Approval of meeting minutes from 12.02.2020 and 12.16.2020
2. Public comments - items not on the agenda.
3. Correspondence
4. Agenda Items:

- A. Leshem Design Review | 129 Peralta Avenue, Mill Valley
Parcel Number: 050-051-16
Project Planner: Immanuel Bereket, 415.473.2755, ibereket@marincounty.org
Applicant: Polsky Perlstein Architects, 415.519.1018

Project Description:

The applicant requests Design Review approval to demolish the existing 1,540-square-foot single-family residence and an attached 413-square-foot garage, and construct a new 3,988-square-foot, two-story single-family residence and 560-square-foot attached garage. The proposed development would result in a floor area ratio of 29.9 percent. The proposed building would reach a maximum height of 21 feet, eight inches above surrounding grade and the exterior walls would have the following setbacks: 25 feet from the front (south) property line; five feet, five inches from the side (west) property line; 10 feet, 11 inches from the side (east) property line; and over 50 feet from the rear (north) 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 Section 2242.020(B) because the project entails the development of a primary residence and an accessory building on a lot that would contain more than 3,500 square feet of floor area.

Zoning: R1-B1 (Residential, Single-Family) | Countywide Plan Designation: SF6 (Single-Family) |
Community Plan: Tamalpais Valley Area Community Plan

- B. Shamash Design Review | 367 South Morning Sun Avenue, Mill Valley
Parcel Number: 050-092-05
Project Planner: Megan Alton, 415.473.6235, malton@marincounty.org
Applicant: Michael Pucci, 650.888.3793

Project Description:

The applicant requests Design Review approval for the construction of a 7-foot-tall retaining wall in the right-of-way of Tennessee Avenue and a Tree Removal Permit for the removal of four protected trees and two heritage trees. The applicant also requests Accessory Dwelling Unit Permit approval to construct a new 1,196 square foot accessory dwelling unit on a developed lot in Mill Valley. The existing 1,380 square feet residence, plus the proposed 1,196 square foot accessory dwelling unit would result in a floor area ratio of 12.5 percent on the 20,473 square foot lot. The proposed building would reach a maximum height of 15 feet above surrounding grade and the exterior walls would have the following setbacks: more than 80 feet from the northern front property line; 26 feet from the eastern side property line; 24 feet 8 inches from the western side property line; 45 feet 10 inches from the southern rear property line.

Design Review is required pursuant to Marin County Code section 22.20.052. A Tree Removal Permit is required because more than two protected tree are proposed to be removed. Accessory Dwelling Unit Permit approval is required because the project is for an accessory dwelling unit over 800 square feet.

Zoning: R-1 | Countywide Plan Designation: SF6 | Community Plan: Tamalpais Valley Area Community Plan

- C. Informal review / consultation for 337 Marin Avenue, Mill Valley
- D. Discussion regarding signage violations at Tam Junction

—

This meeting will be held virtually, via Zoom.

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

Link to join: <https://us02web.zoom.us/j/89761090567>

Meeting ID: 897 6109 0567

One tap mobile:

+16699009128,,89761090567# US (San Jose) | +13462487799,,89761090567# US (Houston)

Dial by your location: +1 669 900 9128 US (San Jose) | +1 346 248 7799 US (Houston) | +1 253 215 8782 US (Tacoma) | +1 646 558 8656 US (New York) | +1 301 715 8592 US (Washington D.C) | +1 312 626 6799 US (Chicago)

Meeting ID: 897 6109 0567

Find your local number: <https://us02web.zoom.us/u/kBo0Jsuen>

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