

Tam Design Review Board

c/o Doug Wallace, 373 Pine Hill Rd., Mill Valley, CA 94941

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AGENDA

Public Hearing – January 19, 2022, 7:00 PM – via Zoom link below

Call to order: 7:00 PM

- Approval of minutes for December 1, 2021
- Correspondence and Notices
- Public comment on items not on the agenda

1. Ward Variance (P3393) – 661 Ridgewood Avenue, Mill Valley, Parcel Number: 047-031-06

Applicant: Nick Palter, architect

Planner: Megan Alton

The applicant requests variance approval to construct first and second floor additions and deck within the rear setback on an existing structure in Mill Valley. The existing building area is 2,040 square feet and the existing floor area is 1,779 square feet. The proposed development would result in a building area of 2,425 square feet and a floor area of 2,232 square feet. Therefore, the project would result in a floor area ratio of 27 percent of the 8,224 square foot lot. The proposed building would reach a maximum height of 20 feet 6 inches above surrounding grade and the exterior walls of the addition would have the following setbacks: 25 feet from the northern front property line; 10 feet 5 inches from the western side property line; 3 feet 2 inches from the southern rear property line. The attached deck would be 1 inch from the rear southern property line.

Variance approval is required because the additional and deck encroach into the rear year setback.

2. Biggs Albani Design Review (P3431) – 1093 W California Ave., Mill Valley Assessor's Parcel 048-202-34

Applicant: Stephen LaDyne

Planner: Joshua Bertain

The applicant requests Design Review approval to construct a series of retaining walls that would create multiple terraces in the rear yard of a property developed with an existing single-family residence in unincorporated Mill Valley. The proposed development would result in a floor area ratio of 30 percent on the 7,508 square foot lot. The proposed retaining walls would range from 4 feet in height, to a maximum height of 7 feet above surrounding grade and would maintain the following minimum setbacks: 62 feet from the eastern front property line, 1 foot from the southern side property line, 0 feet from the northern side property line, and 1 foot, 6 inches from the western rear property line. Various site improvements would also be entailed in the proposed development, including an Accessory Dwelling Unit, pool, decks, play area, and an outdoor patio.

Design Review approval is required pursuant to 22.20.052 (Retaining Wall Standards) because the project entails outward facing retaining walls that are greater than four feet above surrounding grade.

3. Peace Lutheran Church Tentative Map (P3461) - 205 Tennessee Valley Road, Mill Valley, Parcel Number: 052-062-05

Applicant: Jon Shattuck

Planner: Megan Alton

The applicant is requesting Tentative Map approval to divide a developed 182,400 square foot lot into two lots in Mill Valley. The subject property is accessible via Tennessee Valley Road. Parcel 1 is proposed to be 61,800 square feet and would include a church, parking lot, and a playground. Parcel 2 is proposed to be 120,600 square feet and would include one structure. The property is governed by the RA-B1 zoning designation.

Tentative Map approval is required because the project entails the subdivision of 182,400 square foot lot into two lots.

4. Preparation of 2022-24 Biennial Report

Board discussion of FY 2020-22 accomplishments, and goals and key initiatives for FY 2022-24.

5. Recruitment for Board seat to be vacated in March 2022

Board discussion of potential candidates to recommend to Board of Supervisors.

Doug Wallace is inviting you to a scheduled Zoom meeting.

Topic: Tam Design Review Board [Date]

Time: [Date] 7:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81185040609?pwd=RGpYUkxhNmtWRnZpU1NWR0pxUWhnQT09>

Meeting ID: 811 8504 0609

Passcode: 844070

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