

Tam Design Review Board

C/O April Post, 314 Marin Ave., Mill Valley, Ca 94941

AGENDA - Public Hearing - September 3, 2014

<http://www.marincounty.org/depts/cd/divisions/planning/projects>

Call to order: 7PM

1. Approval of minutes of Aug 20, 2014
2. Public comment on items not on the agenda
3. Communications & Correspondence

1. Thompson Design Review 14-38 and Tree Removal Permit (TBA), 766 Bay Rd.

Project ID 13-0438

Parcel # 049-184-04 Zoning: R1-B1 CWP:SF6

Applicant: Thompson Development Inc. Planner: Lorene Jackson

Project Description: The application consists of the proposed construction of a new 2,182sqft single-family residence with an attached 479sqft garage on a 7,356sqft vacant lot. The four-story structure would attain a maximum height of 29.7ft above finished grade, result in a 29.7% FAR, and have the following setbacks: 3ft from east front property line, 8.2ft from the south side property line, 12.6ft from the north side property line, and 47.8ft from the west rear property line. Sixteen trees over 6 inches in diameter would be removed. Design review is required because the project entails more than 3,000sqft of building area on a lot with an average slope greater than 25%. A Tree Removal Permit is required for the removal of nine protected heritage trees.

Design Review – based on MCDC 22.42.060 Completeness & Merits

2. Tam Valley Provisions, 234 Shoreline Hwy

Project ID 2014-00302

Parcel # APN 052-052-07, Zoning: CP (Planned Commercial District), GC, 15-32 units per acre

Applicant: Christopher Dorman Planner: Heidi Scoble

Project Description: The applicant is requesting Design Review approval for exterior modifications to an existing mixed-use commercial-residential building and the installation of a shipping container, an addition and new covered patio. The exterior modifications to the building include replacing windows and doors, as well as patching and repairing the existing stucco material and adding new horizontal wood elements. The project also includes the installation of a 20ft by 32ft storage container, an addition to the east elevation of the building, and a covered patio/porch. The storage container would be located behind the existing building and would be 11ft tall and would have the following setbacks: 8.5ft from the southerly side property line, and 99ft to the easterly rear property line, 9ft to the southerly side property line, and 78ft to the westerly front property line. The storage container would add 255sqft of building area.

The rear addition would be located on the east elevation and would be 10.5ft, and would have the following setbacks: 23ft from the northerly side property line, greater than 100ft from the easterly rear property line, 16ft from the southerly side property line, and 69ft from the westerly front property line. The addition would add 303 sq ft of floor area.

The applicant is also proposing a 260sqft covered patio/porch. The covered patio roof would be approximately 10.5ft tall, and would have the following setbacks: 8.5ft from the northerly side property line, greater than 100ft from the easterly rear property line, 13ft from the southerly side property line, and 55ft from the westerly front property line. The covered patio would add 260sqft of building area.

Other site improvements include the installation of a 2.5ft tall concrete parameter around the building, as well as installing new fencing along the side and rear property lines.

Design Review – Required based on MCDC 22.42.020, non-residential structures and other physical improvements in the CP district. Completeness & Merits

3. TDRB website discussion

MEETING LOCATION: The “Cabin” @ 60 Tennessee Valley Rd. near Hwy 1

TDRB is advisory to the Marin Co. Planning Dept. Visit the website at

<http://www.marincounty.org/depts/cd/divisions/planning/projects>