

Tam Design Review Board

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

AGENDA - Public Hearing - May 7, 2014

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

Call to order: 7PM

- Approval of minutes of April 16, 2014
- Public comment on items not on the agenda
- Communications & Correspondence

1. Shelton Design Review, 364 North Ferndale Ave.

Project ID 14-0135

Parcel # 048-082-12 Zoning: R1 B1 CWP SF6

Applicant: Richardson Architects Planner: Lorene Jackson

Project Description:

TDRB will review the following: The applicant is proposing to construct a new driveway with on-site parking for the existing 2,464sqft single-family residence on a 9,156sqft lot. The project includes retaining walls above, below, and at the easterly end of the driveway. The upper retaining wall would have a maximum height of 10.5ft uphill of the driveway, and the lower retaining wall would have a maximum height of 8ft below the driveway. The retaining walls would begin within the right-of-way along Ferndale Ave., and end 8.8ft from the easterly side property line. The existing wooden stairway, along the easterly side property line, would be removed and relocated to run from the new driveway to the existing front deck. Two protected trees (a 16-inch oak and a 10-inch bay) would be removed. Design review is required for outward retaining walls that exceed 4ft in height, and are located within the setback requirements for the applicable zoning district.

Design Review – based on MCDC 22.42.060

Completeness & Merits

2. Thompson Design Review 14-38 and Tree Removal Permit, 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 2,186sqft single-family residence with an attached 479sqft garage on a 7,356sqft vacant lot. The four-story structure would attain a maximum height of 29.6ft 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.

TDRB will review the following:

Design Review – based on MCDC 22.42.060

Completeness & Merits

MEETING LOCATION: The "Log 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>