

Tam Design Review Board

C/O Alan Jones, 304 Laurel Way, Mill Valley, Ca 94941
AGENDA - Public Hearing - November 18, 2015

Call to order: 7PM

Approval of minutes of November 4, 2015
Public comment on items not on the agenda
Communications & Correspondence

1. **Miller Design Review and Tree Removal Permit**, 23 Ridge Avenue, Mill Valley.
Applicant: Mohamad Sadrieh Architects Planner: Jocelyn Drake

PROJECT SUMMARY: The applicant is requesting Design Review and Tree Removal Permit approval to construct a new single family residence and an attached garage on a vacant lot located at 23 Ridge Avenue, Mill Valley. The new residence would consist of 4,575 square feet of total building area and 4,035 square feet of total floor area, which would result in a floor area ratio of 10 percent on the 39,890 square foot lot. The proposed building would reach a maximum height of approximately 29 feet six inches above surrounding grade and would have the following setbacks from the exterior walls: approximately 45 feet from the western front property line, 31 feet from the southern side property line, 95 feet from the northern side property line, and 20 feet from the eastern rear property line. The proposed materials for the new residence include beige colored horizontal siding and cream colored wood trim. The proposed site improvements include the construction of retaining walls, at a maximum height of 6 feet, in the front, side and rear yards, a rear yard deck, a new driveway and auto court, an outdoor fireplace and BBQ, and landscaping throughout the property. Two trees are proposed to be removed to accommodate construction of the project, an oak tree and a fir tree.

Design Review approval is required pursuant to Marin County Code Section 22.42.020.B because the project exceed 4,000 square feet of building area. In addition Design Review is required by Condition 11 of Resolution No. 05-224 of the Marin County Deputy Zoning Administrator dated December 15, 2005 which created the lot. Zoning: R1-B3 (Single family residential district 20,000 square foot minimum lot size). Countywide Plan designation: SF4 (Rural Density Residential, 1-2 units per acre).

MEETING LOCATION: The "Log Cabin" @ 60 Tennessee Valley Rd. near Hwy 1. TDRB is advisory to the Marin County Planning Department. <http://www.marincounty.org/depts/cd/divisions/planning/projects>