

# **Tam Design Review Board**

C/O Alan Jones, 304 Laurel Way, Mill Valley, Ca 94941

**AGENDA - Public Hearing - January 7, 2015**

## **Call to order: 7PM**

Approval of minutes of Dec 17, 2014

Public comment on items not on the agenda

Communications & Correspondence

Review the following projects:

### **1. 14 Madrone Park Circle**

**Parcel # 048-023-16, Zoning R-1:B1, CWP SF6**

**Applicant: Daniel McKenzie Planner: Heidi Scoble**

The applicant has submitted a revised Design Review proposal for the construction of a new three story single family residence on a vacant lot. The project has been redesigned and reoriented on the site and would create a 2,726sqft of building area, including a 497sqft attached garage, and would result in a 29.85% FAR on a 7,467sqft lot. The proposed residence would reach a maximum height of approximately 28.5ft above surrounding grade, and the exterior walls would have the following minimum setbacks: 9.5ft from the southern front property line; 5ft from the eastern side property line; 15ft from the western side property line, and 22ft from the northern rear property line. Additional features include landscaping, scored concrete patios, stucco retaining walls, a wooden gate and overhead trellis, permeable pavers and four on-site parking places. Pursuant to Sec. 22.42.030C, Design Review is needed because the lot is less than half the minimum lot size, based on slope. Additionally, applications for a single family residential development that requires DR under Sec. 22.42.030C, shall be exempt from setback requirements for the subject R1:B1 zoning district.

### **2. 346 Laverne LLC Design Review, 346 Laverne Ave, Mill Valley**

**Project ID 14-0234 Parcel # 047-181-15**

**Applicant: McMahon Architects Planner: Heidi Scoble**

In response to the Letter of Incomplete Application sent on July 22, 2014 the applicant has submitted the following revised plans:

1. Revised Site Plan that shows easements, retaining wall heights, exterior lighting, landscaping, hardscape, a project data table, and an impervious surfaces table.
2. Grading Plan
3. Survey

As previously transmitted, the application consists of the proposed construction of a new 4,822 square foot single family residence with a 627 square foot attached garage on an 18,973.7 square foot lot with an average slope of 23.8%. The two-story structure would attain a maximum height of approximately 29 feet, result in a 26.2% floor area ratio, and have the following setbacks: 25 feet from the Southerly front property line, 6 feet from the easterly side property line, 6 feet from the westerly side property line, and approximately 161 feet from the northerly rear property line. The existing 691 spare foot residence and two accessory structures would be removed. Design review is required because the total building area is greater than 4,000 square feet.

### **3. Westbrook Residence, 339 Melrose Ave. .**

**Project ID's 2014-0449**

**Parcel #'s 048-025-17 & -18, Zoning R-1: B1, CWP SF6**

**Applicant: Joshua Dietch Planner: Scott Greeley**

The applicant is requesting Design Review approval for the construction of a 2,431sq ft, three-story single family residence on a vacant lot comprised of two Assessor's Parcels. The Proposed 2,431sqft of floor area would result in a 29% FAR on the 8,321sqft lot. The proposed residence would reach a maximum height of approximately 25.5.ft above the surrounding grade. The exterior walls would have the following setbacks: Approximately 3ft from the front property line; 24ft from the eastern side property line; approximately 5ft from the western side property line; and approximately 12ft from the southern rear property line. Design Review is required because the project consists of a vacant lot that is less than 50% of the minimum lot area required.

### **4. Preview, without comment, any plans brought forward not on the agenda.**

**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>