

Tam Design Review Board

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

AGENDA - Public Hearing - June 3, 2015

Call to order: 7PM

Approval of minutes of May 6, 2015
Public comment on items not on the agenda
Communications & Correspondence

1. Boersma Design Review, 909 Ventura Way, Mill Valley AP # 050-044-05

Applicant: Terry M. Lofrano Planner: Tammy Taylor

Revised submission.

PROJECT SUMMARY:

The applicant has submitted revisions to the project that was transmitted on April 21, 2015. Please review the attached revised plans for the project. The applicant requests Design Review approval to construct 116.2 square foot additions to an existing multi-story residence in the Cultural Vista Assessment District within the Tamalpais Community Area. The additions include converting an existing greenhouse into living space and expanding its floor area, and an addition to the kitchen. The additions will be located in the south rear area of the property. The application also includes removing 60 square feet of the south rear facing living room in order to create an unenclosed deck. There is an existing 3,016 square foot main house and a 512 square foot garage on the property. The existing building area is 3,528 square feet and the proposed building area after construction would be 3,584.2 square feet. The existing floor area ratio on the 10,246 square foot lot is 29.4%, and with the proposed addition, the floor area ratio will be 29.9%. The existing floor area includes only the main house since the garage is less than 540 square feet. With the addition, the new floor area will total be 3,072.2 square feet. The additions are occurring only on the first floor, would reach a maximum height of 20 feet and have the following setbacks: 59 feet from the front north property line to the greenhouse, and 67 feet to the kitchen addition; 73 feet from the side east property line to the greenhouse, and 39 feet to the kitchen addition; 12 feet from the rear south property line to the greenhouse, and 17 feet to the kitchen addition; 44 feet from the side west property line to the greenhouse and 88 feet to the kitchen addition.

The project is subject to the Design Review chapter of the Development Code because it is located in a planned zoning district.

2. Presentation by planner Jeremy Tejirian. Jeremy will offer updates on County policies relating to Design Review Boards.

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>