

Tam Design Review Board
C/O April Post, 314 Marin Ave., Mill Valley, 94941
AGENDA - Public Hearing - June 1, 2016

Call to order: 7PM

Approval of minutes of May 18, 2016
Public comment on items not on the agenda
Communications & Correspondence

1. Peace Lutheran Church Tentative Map and Design Review, Project ID P1233, 205 Tennessee Valley Road, Mill Valley APN 052-062-05

Applicant: Advocacy Development Partners Planner: Jocelyn Drake

The applicant is requesting Tentative Map and Design Review approval to construct a memory care assisted living facility on a newly created parcel behind the existing Peace Lutheran Church located at 205 Tennessee Valley Road in Mill Valley. The proposed Tentative Map consists of subdividing the existing parcel, which is approximately 4 acres in size, into 3 parcels. The existing church is proposed to remain on Parcel "A". Parcel "B" would be developed with the assisted living facility. Parcel "C" is proposed to be set aside for future development of not more than 3,000 square feet of building area. Parcel "A" is proposed to be 41,575 square feet in size; Parcel "B" is proposed to be 124,080 square feet in size; and Parcel "C" is proposed to be 16,200 square feet in size. Access to the newly created parcels is proposed to be provided via the existing driveway off of Villa Garden Drive. Parking for the existing church is proposed to be provided via the existing parking lot adjacent to the church, in addition to a newly proposed parking area that would straddle Parcels "B" and "C". Altogether, 139 parking spaces are proposed to be provided, which would serve all three parcels.

The Design Review application consists of demolition of the existing parsonage building located behind the church and construction of the new assisted living facility and various site improvements. Per the application, the assisted living facility would be 36,000 square feet in size and 40 feet in height (two stories), as measured from existing natural grade. As proposed, the proposed would result in a 29% floor area ratio on the 124,080 square foot lot and would have the following setbacks from exterior walls: approximately 78 feet from the western front property line; 25 feet from the eastern rear property line; 22 feet, 5 inches from the northern side yard property line; and 20 feet from the southern side yard property line. Per the application, the new building would be designed to emulate the existing Craftsman style architecture located throughout the nearby community. In addition to construction of the memory care assisted living facility, the project proposal includes the construction of driveway improvements and new surface parking areas, the construction of retaining walls, and the installation of utilities and landscaping.

Pursuant to Section 22.80.030, the subdivision or dividing the land into two or more lots requires a Tentative Map for the proposed Land Division. Design Review approval is required pursuant to Marin County Code Section 22.42.020.B because the project exceeds 4,000 square feet of building area.

2. Grand View Estates Design Review. Project ID P1109, 419 LaVerne Ave., Mill Valley, AP 047-141-18

Applicant: Kimberly Jessup Planner: Jocelyn Drake

The applicant is requesting DR and Tree Removal Permit approval to demolish an existing single-family residence and accessory structure, and construct a new single-family residence and attached garage. The proposed new residence would consist of 3,414sqft of total building area, with 2,956sqft of total floor area, resulting in an FAR of 29.5% on the 10,019sqft lot. The proposed building would reach an approx. height of 29ft, and have the following setbacks: approx. 26ft from the northeastern front property line, 32ft from the southeastern rear, 14ft 6in from the western side, and 12ft 6in from the side property lines. Site improvements include retaining walls to the front, side and rear, decks, patios and landscaping throughout. A Tree Removal Permit is required because a "heritage" oak tree is proposed to be removed to accommodate the construction of the project. Design Review approval is required because the project site is a Substandard Building Site (MCC sec. 22.42.030.B)

3. Martin Design Review, Project ID P1231, 1010 Greenhill Rd, APN 048-153-03

Applicant: Laurie Friedman Planner: Tammy Taylor

The applicant requests Design Review approval to construct both upper and lower west side decks, including a new exterior stairway off of the south side of the expanded upper deck; landscape and hardscape improvements; and improvements to the living room consisting of a new glass paneled accordion door for direct access to the expanded upper deck. The proposed decks would reach a maximum height of 17 feet 10 inches above surrounding grade, and would have the following setbacks from the exterior stairs and decks: 13 feet 6 inches from the south front property line; 78 feet from the east side property line; 136 feet from the west side property line; 13 feet from the north rear property line.

4. Review without action, any plans that have come in since the agenda went out.

MEETING LOCATION: [The Community Center 203 Marin Ave.](http://www.marincounty.org/depts/cd/divisions/planning/projects) near Hwy 1. TDRB is advisory to the Marin County Planning Department. <http://www.marincounty.org/depts/cd/divisions/planning/projects>