

Draft minutes – to be approved at a future TDRB meeting.

Tamalpais Design Review Board Meeting Minutes
Regular Meeting: December 4th, 2019, 7:00 PM
Meeting Location: TCSD Cabin - 60 Tennessee Valley Road, Mill Valley

I) Call to Order: 7:04pm - Andrea Montalbano (Chair)

Board Members Present: Andrea Montalbano (AM), Doron Dreksler (DD), Logan Link (LL), Alan Jones (AJ)

II) Approval of minutes: November 20th, 2019

- Motion to approve: AJ; Second: AM; unanimous approval

III) Correspondence:

Tam Junction and Manzanita Signage Violations:

- As decided at a previous meeting, AM sent document to the County comparing the Tam Plan signage guidelines with those outlined in the County code.
- Code Enforcement is looking into the violations cited on this document.

Planned Informal Review:

- Expected at this evening's meeting was an informal review of a project at the former U-Haul site in Tam Junction.
- AM shares that the applicant was not able to make it to the meeting but plans to present to the board at the next one.

Follow up with Senator McGuire:

- AM drafted an email thanking Senator McGuire for meeting with the board and recapping some of the points discussed.
- LL read a draft of this email and feels it is very well written.

IV) Items not on the agenda / public comment:

No public comments.

V) Agenda Items:

760 Bay Road Mill Valley, CA 94941 | Parcel Number: 049-184-04 | Project Planner: Kathleen Kilgariff, 415.473.7173 | Applicant: 760 Bay Road, LLC 415.456.8972

Project Description: The Applicant is requesting Design Review approval to amend a previously approved Design Review Application (2015-0255) to construct a new single-family residence on a vacant lot in Mill Valley. The proposed changes to the project include enlarging the garage by

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80 square feet, resulting in 2,098 square feet of proposed development and a floor area ratio of 28.5 percent on the 7,356 square foot lot; removing the requirement to construct terraced planters adjacent to the driveway; and reconfiguring the previously approved retaining wall in the driveway to create an additional parking space. 4 parking spaces are legally required. Design Review approval is required because the project entails modifications from the previously approved Design Review application which required Design Review approval pursuant to Chapter 22.42 of the Marin County Code.

Zoning: R1-B1, Residential, Single Family 6,000 sqft lot | Countywide Plan Designation: SF6, Low Density Residential | Community Plan (if applicable): Tamalpais | Link to most recent project plans can be found at: https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/projects/760-bay-road_dr_p2578/760-bay-road-revised-plans-dated-11619.pdf?la=en

Presentation by Henry Taatjes of Thompson Builders:

- Taatjes confirms that, since his last presentation to the board, the only change made to the plans was the addition of more information, as requested.
- The main reason the applicant is asking for the proposed amendment is to allow for more parking.

Board Discussion with Applicant:

- DD clarifies that applicant is aiming to deviate from what was originally approved.
- AM notes that the maximum allowable wall height is 6ft; the wall that was built is 18ft. Also adds that, although five spaces were built, only four were approved.
- AJ asks Taatjes why the approved plans were not used.
- Taatjes shared that he has not been on the project long enough to know, but does completely understand the situation that the board is faced with.
- Taatjes notes that, because parking is difficult on Bay Road, having an extra space may prove beneficial to the neighborhood.

Public Comment:

- Neighbor Ted Barone is present and states that he has always been opposed to the project.
- Barone agrees that parking on the street is a severe problem.
- Barone shares that there are retaining walls built outside the property lines and asks who will be responsible for maintenance, etc.
- Taatjes says that planner Kathleen Kilgariff is the best person to speak to about this. She will perform a site visit soon to look over the details.
- AM shares that Kilgariff said it is a civil matter.
- Taatjes points out that Bay is not a County maintained road, and adds that the work at 760 Bay has widened the road, not narrowed it. Barone agrees.

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- Barone brings up that part of the Board of Supervisor's approval was a condition that the road be returned to its previous condition after the completion of construction.
- AJ asks Barone how he feels about the lower retaining wall. Barone replies that it is an improvement to the street.
- Taatjes clarifies that this is the wall that is located outside the property line, in the private road area.
- AM circles back to parking, expressing that four spaces are plenty. Therefore, applicant should not be allowed to have an 18ft wall in order to create an additional parking spot.
- AJ asks how the wall was constructed and inspected.
- Taatjes shares that the wall was part of the original plans; what has changed is that the terracing was not done (so the entire wall is now visible).
- LL points out that this means the terracing could be done without removing the existing wall. Taatjes confirms this is correct.
- AM brings up that the board is tasked with preserving community character, which is a factor when considering a wall of this height.
- LL asks Barone if, as a neighbor, he would prefer a fifth parking spot or a terraced wall.
- Barone engages as board explores ways that terracing can be done in a more strategic way.

Motion:

AM makes a motion to approve the garage as built and deny the removal of terraced walls/planters; DD seconds; unanimous approval.

Merit comments:

- As per the original conditions of approval, terraced walls are important.
- The board is open to a design other than what was previously approved – so long as revised plans involve stepping walls (a minimum of two additional walls) in a way that screens the tallest wall.
- Even with terracing, a minimum of four parking spaces must be maintained.
- Board recommends that the new terraced walls be parallel to the rear wall.
- Walls to allow for 3ft access to the garage door.
- Terraced walls are intended to accommodate planting and must be at least 3.5ft deep horizontally.

VII) Public in attendance:

Ted Barone – Bay Road, Mill Valley

VIII) Meeting adjourned: 7:54pm