

**TAMALPAIS DESIGN REVIEW BOARD**

April Post, Chair, 314 Marin Ave, Mill Valley, CA 94941

by Alan Jones, Secretary

Meeting was called to order at 7:00 by Chair Post.

The following members were present: April Post, Jim Brammel, Alan Jones

Public in attendance: Marian Maher, Nola Maher, Lucy Maher, Nora Frei, Merrill Hunn.

Minutes of the meeting of May 7, 2014 were reviewed and approved unanimously.

Public expression on topics not on the agenda was called for.

1. A notice has been sent regarding a meeting about Muir Woods with NPS representatives at the same time as our meeting in case some would be interested in attending.
2. An email letter was received by the Chair and forwarded to the board from Laura Chariton pointing out that the County web site's listing of TDRB project applications under the applicant's name only is confusing and that listing by address would be more informative to the public.
3. Planner Lorene Jackson asked that the board inform her if we wish to review the revised application for 766 Bay Road once storey poles are up. Will discuss at the end of the meeting.

The following projects were reviewed and action taken as indicated:

**1. Maher Variance, 206 Hawthorne Ave, Mill Valley**

Applicant: Nora Frei

Planner: Scott Greeley

Front setback and FAR Variance to add two dormers and 273 sq ft of living space. Owner and architect/applicant presented plans and reviewed details. House is very small and bedroom space is needed for family.

Appears to have minimal impact on neighbors. Next door neighbor from #204 in attendance was supportive. Owner presented petition with 12 signatures from nearby neighbors in support of project. Neighbor said that several previous owners had planned a similar upstairs expansion into attic space and owner had a set of plans which was said to have been previously approved. It was mentioned that the house may have previously had a front dormer which had been removed.

Although the FAR would significantly exceed the limits the proposed expansion is modest and in keeping with the neighborhood. Options for this property are extremely limited due to very small lot size.

Submission ruled complete: 3-0

Approved as submitted with the following recommendation: 3-0

**MINUTES OF MEETING****DATE: June 18, 2014**

Strong Recommendation: If at all possible without losing street parking, add an off street parking place at the front of the property.

**2. Board minutes and procedures.**

Chair suggested that minutes should be headed with her name and address due to recent confusion of mailings going to the secretary rather than the Chair. Members agreed if that was her wish.

Board member McCormick sent two requests: that the community voice be reflected in our record of the discussions and that the minutes be written so that anybody reading them would have a clear idea of the project. The board agreed with these recommendations.

Chair brought forward for discussion the idea that we consider not sending agendas and minutes to our own mailing list as they are now posted on the County website. After discussion we concluded that the website was not sufficient for all concerned and that the practice of sending agendas and minutes to our own mailing list should continue.

Board considered whether another review of the revised plans for 766 Bay Road would be productive. It appears that the revisions which have been made are minor and do not address many of our concerns previously raised. We did not feel that storey poles in this case would address our fundamental concerns as many of them concern extensive excavation and drainage. Applicant has not come to past meetings. Board does not need to review revised plans.