

Tam Design Review Board Minutes
Public Hearing – November 1, 2017
(revised per section K below)

A. Meeting Location: : The Cabin, 60 Tennessee Valley Rd., near Hwy 1.

B. Call to order: 7PM Alan Jones, Chair

C. Board Members Present: Alan Jones, Doron Dreksler, April Post, Logan Link, Andrea Montalbano

D. Approval of minutes of October 19, 2017: Post 1st / Dreksler 2nd : 4-0

E. Correspondence + Announcements:

- a) April Post discussions regarding new lighting installed on Fountain Motel located at 155 Shoreline Hwy. The Lighting produces significant glare. April wrote a letter to Gerry Morena at Marin County who said that they can do nothing about the problem. She suggested that the chair should speak to the motel management. Jones has agreed to further investigate the matter and write a letter to the property owner.

F. Public comment on items not on the agenda: None

G. Public in attendance: Lila Glogowsky, Duck Yo Quoss, Joe McGuire, McLain Bennett, Matthew Kennedy, James Kramer, Mike Orkow, Sophia Couley

H. Items on Agenda:

- 1. **Laverne Ave LLC Design Review**, 480 Laverne Ave, Mill Valley, AP # 047-112-61
Applicant: Joe McGuire, KCS Inc. Planner: Lorraine Weiss

Project Summary:

The applicant is seeking Design Review approval to construct a new 2-story, 3,960-square foot residence and a 600-square foot attached garage on a vacant lot in Mill Valley. The new residence would consist of 4,560-square feet of total building area and 4,080-square feet of floor area which would result in a floor area ratio of 18.2 percent on the 22,408-square foot lot. The proposed building would reach a maximum height of 29 feet above surrounding grade. The project also includes the following proposed improvements: the removal of an existing 1,025-square foot barn and the construction of a new pool and a covered patio. The house is proposed to be located 39 feet from the northwesterly front property line, 11 feet 5 inches from the southeasterly side property line, 55 feet from the northeasterly side property line, and 36 feet from the southeasterly rear property line. The proposed residence is located within the building envelope established by the Glen Grae Subdivision (RM 20-78). Design Review approval is required because the project is in a planned district Zoning:

RMP-2.8 (Residential, Multiple Planned)

Countywide Plan Designation: MF2 (Multi-Family, 1-4 units/acre)

Community Plan (if applicable): Tamalpais

- **Project presentation:** Applicant: Joe McGuire, Landscape Architect Matt Kennedy
- **Project support documentation:**
 - a) 24x36 plans, Marin Map view of neighboring property, and copy of reconnaissance survey by WRA Environmental Consultants.
- **Initial Board questions:**
 - a) Board: What is the orientation and location of the pool in relation to the creek ? Applicant: The pool is located outside the 20ft setback to the creek, which is the minimum for this site.
 - b) Board: The existing spillway on the property line is undermining
 - c) Board: You may want to work with the County, and the Neighbors to improve the existing Creek erosion Issues.
 - d) Board: Will you update the invasive Species at the Creek ? Landscape Architect: We haven't talked to the client about this issue. Client: "We are open to improving this area"
 - e) Board: Would like to see more local native plants which would support local wildlife.
 - f) Board: Have you talked with all of the neighbors effected by this project ? Applicant: We contacted everyone within 300ft of the project.
- **Public comments + questions:**
 - a) Several Neighbors commented that they did not get contacted by the county regarding this project.
 - b) Neighbor commented that the existing root ball that is in the creek needs to be removed because it is very dangerous when the water starts to flow.
 - c) Neighbor commented that they would like to see less tall exterior stucco walls on the South. Board recommended an eyebrow roof along that edge.
 - d) Neighbor mentioned that the website mentions a 50ft setback from the creek centerline to any new projects. Applicant: 20ft is allowed because of adjusted lot area rules.
 - e) Neighbor concerned about the impact to the common driveway during the construction of the project. Board: Could require a bond for the project that addresses road impact / repair.
- **Final Board questions + comments:**
 - a) Board: would like to see a drawing that clearly shows the creek location and the proximity of the existing structures as well as this project on a single drawing.
 - b) Board: Suggest meeting with the neighbors to further work through the issues and to be flexible
 - c) Board: Story Poles would go a long way to helping neighbors to visualize the project
 - d) Board: Stream impact, conservation and setback seems to be a major issue and I can't believe 20ft is allowed in this instance. 50ft seems more reasonable

- e) Board: Want to see more local native plants
- f) Board: no problem with the building
- g) Board: With limited water supply and general water issues in the region, I think the pool is not feasible nor appropriate. Pool is extravagant and not encouraged.
- h) Board: Concerned with the proximity of the drainage trench near the pool. If the Pool was removed, then the trench could be moved further away from the creek.
- i) Board: The Northwest corner on the creek bank has collapsed due to tree roots, The Ivy on the Trees will further weaken the trees and cause additional damage and should be addressed.
- j) Board: the creek area improvement should be part of this submission
- k) Board: Draining the pool could also be an issue, Where will the water be allowed to go?
- l) Board: It's a Beautiful home, but the pool looks forced.
- m) Board: the large expanses of stucco could also use some of the reclaimed wood from the existing barn on the site.
- n) Board: following the biological report should be noted.

- **Board Findings:**

Completeness: Board did not vote on completeness as we were informed that the completeness deadline has passed.

Approval status:

Board recommends that application be accepted with the following Conditions:

- Staff to verify that the required setback from the creek to the new building is met. The board would presume that 50 ft. stream conservation setback would apply in this case, but applicant maintains that it does not apply because portions of the site are paved.
- Provide plantings that are local Native
- Suggest Breaking up the South Elevation to minimize the large expanse of Stucco
- Strongly Recommend Omitting the swimming pool
- Recommend meeting with the neighbors to address stream issues, maintenance, impact, and erosion.
- Recommend stabilizing the creek bank, and improving drainage to minimize impact to creek.

Project approval Post 1st / Montalbano 2nd : 5 -0

I. Forthcoming projects reviewed without comment:

Reviewed Mill Valley Auto Service project

J. Adjournment: 8:45 P.M.

K. Document Revisions:

- a. 12/6/17 Correction 1) The applicant for the above project (item H) is not a registered Architect in California and therefore the word “Architect” was replaced with the word “Applicant”. Correction 2) April Post updates under item “E. Correspondence + Announcements” a note was added regarding the chair following up and writing a letter to the land owner regarding the lighting glare.

TDRB is advisory to the Marin County Planning Department.

County Planning Department: <http://www.marincounty.org/depts/cd/divisions/planning/projects>

Tam Design Review: <http://apps.marincounty.org/bosboardsandcomm/boardpage.aspx?BrdID=68>