

**Tam Design Review Board Minutes
Public Hearing - October 4, 2017**

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 September 20, 2017: Post 1st / Montalbano 2nd 5-0

E. Correspondence + Announcements: None

F. Public comment on items not on the agenda:

- a) Member of the public brought up a meeting on October 12th from 6pm to 8pm regarding on Alta Way.

<https://www.marincounty.org/~media/files/departments/cd/planning/environmental-impact/alta-way-extension/alta-way-scoping-notice.pdf>

G. Public in attendance:

Laura Kehrlein, Marilyn Filbrun, Lee Budish, Art Yow, Bryan McCarthy, L. Bennett, Dolores McCarthy, Raoul Wertz, Norine Brino, Joan Ross, Joan Alrous

H. Items on Agenda:

1. **Zingaro Design Review**, 1251 Waterview Drive, Mill Valley, CA, AP # 048-233-05

Applicant: Laura Kehrlein Planner: Evelyn Garcia

Project Summary:

The applicant requests Design Review approval to construct a new 244 square foot addition to an existing single family residence in unincorporated Mill Valley. The existing building area is 3,217 square feet and the existing floor area is 2,737 square feet. The proposed development would result in a building area of 3,461 square feet and would result in a floor area of 2,981 square feet. The proposed development would result in a floor area ratio of 17.03 percent on the 17,500 square foot lot. the proposed addition would reach a max height of 19 feet 6 inches from surrounding grade. The project is proposed to be the following distances from the property lines and right of way: 23 feet from the western side property line, 72 feet from the eastern side property line, 17 feet from the southern rear property line, and 5 feet from the Skyline Terrace right of way.

Design Review approval is required because the project is in a planned zoning district. Although it is being considered a Minor Design Review which does not normally require formal review by TDRB the staff has referred it for review and comment due to the unique proximity to Skyline Terrace.

Zoning: RSP 1.5 (Residential Single Family Planned 1.5 units/acre) Countywide Plan designation: SF4 (Single Family, 1-2 units/acre).

- **Project presentation:** presented by architect Laura Kehrlein
- **Initial Board questions + comments:**
 - a) Board Member: Because the project is in a Planned Unit Development, it doesn't always meet standard Marin County Requirements. Additionally, the setback requirements may be unusual, The problem is that the lot is large and the proposed design is not a good solution and should not be promoted.
 - b) Board Member: The setback is ambiguous.
 - c) Board Member: What is the purpose for the addition? Architect, Based on use of existing interior space, The Dining and Living space are to be enlarged to create more of a great room concept.
 - d) Board Member: The addition Consists of an extension of the existing roof and deck reconfiguration? Architect, Yes.
 - e) Board Member: Why doesn't the location of the addition utilize the existing garage and the open space next to the garage could be used for outdoor area? Architect, The client wanted a great room concept and the location of the addition would be too far from the kitchen.
 - f) Board Member: Based on the neighbors letters, and my take on the project, the location of the addition seems illogical because of the orientation of the addition and the disregard for the open space that exists on the property.
 - g) Board Member: Because of the planned unit development
- **Public comments + questions :**
 - a) Several members of the public were concerned with the notification process. Many were unaware of the project until the last minute and felt like they didn't have time to review or organize their responses.
 - b) One member of the public, called the design beautiful but not appropriate and impacts the neighborhood in a negative way
 - c) Several members of the public discussed the overall problem in the neighborhood with setbacks and felt that this project pushed the setback issue to a new level that should not be approved.
 - d) Several members of the public discussed the proposed decks would seriously effect privacy on neighboring properties.
 - e) Several members of the public discussed the potential impact of construction on the neighborhood and suggested that any construction vehicles would be prohibited from using Skyline Terrace
 - f) Several members of the public discussed existing drainage issues and thought that this project would further contribute to the problem. Additionally it was brought up that the landscape water, from the proposed site, already runs on the street and needs to be addressed.
 - g) One of the neighbors discussed that the proposed addition may block their view of Sausalito.

- **Final Board comments + suggestions:**

- a) The Board suggests that the applicant talk to the Neighbors regarding the project and work together on the issues.
- b) The applicant should look at other alternatives using the area next to the garage which provides for more space, would be quieter, and would have less impact on the neighbors.
- c) The applicant should look at Design Strategies that increase privacy between outdoor spaces and neighboring properties
- d) A reduction in the depth of the addition, would help minimize the impact of the proposal.
- e) The proposed project needs to distribute drainage on site
- f) If at all possible, story poles should be required on the project
- g) Additionally, it would help communicate the project if 3d drawings were provided.
- h) During Construction the proposed project needs to minimize impact to Skyline Terrace.

2. **Review and discuss recent updates to County Planning policy.**

Tom Lai and Curtis Havel from the County staff presented the updates to the current policies and procedures and discussed the impact to the design review boards within Marin County.

I. Forthcoming projects reviewed without comment:

- a) The board reviewed the Marin Horizon School project. It was suggested that we inquire about holding our next meeting in a Homestead Valley venue to accommodate anticipated local interest.

J. Adjournment: 9:50 P.M.

K. Document Revisions: None

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>