

Tamalpais Design Review Board Meeting Minutes

Regular Meeting: October 6th, 2018: 7:00 PM

Meeting Location: TCSD Cabin - 60 Tennessee Valley Road, Mill Valley

I) Call to Order: 7:00 PM – Doron Dreksler (Chair)

Board Members Present; Andrea Montalbano, Doron Dreksler, Logan Link, Alan Jones, Erin Alley

II) Approval of Meeting Minutes:

- Approval of Meeting Minutes dated 09-05-2018
- Motion to Approve; AJ. Second; LL. Approval; Unanimous.
- Approval of Meeting Minutes dated 09-20-2018
- Motion to Approve; EE. Second; LL. Approval; Unanimous.

III) Correspondence and Announcements: DD announces that the original developer involved with Marin Horizons School project is not longer involved. DD received several phone calls with questions on the role of the Board.

IV) Public Comment on Items not on the agenda:

- AJ reports that signage for 7-11 on Shoreline Highway may be coming to the Design Review Board soon.
- Informal review of upcoming project is requested by architect Benjamin Jones. He is working on extended stay units and apartments at an existing building at Tam Junction.

V) Agenda Items: P2121 Location: 116 Trailhead LLC: Evergreen Avenue Mill Valley, CA 94941 Parcel Number: 048-011-18

The applicant is requesting Design Review approval to construct a new 480 square-foot detached garage on a 9,100 square-foot developed lot in Mill Valley. The existing residence is 2,982 square feet, and the proposed development would have a building area of 3,462 square feet and a floor area of 2,982 square feet, resulting in a floor area ratio of 32.8 percent. The proposed building would reach a maximum height of 14 feet, 1 ½ inches above surrounding grade and is proposed to be located 20 feet from the southern front property line; 5 feet from the eastern side property line; 72 feet from the western side property line; and more than 100 feet from the northern rear property line. The project includes the following proposed improvements: charging stations and a roof top garden and associated stairs above the proposed detached garage.

Design Review approval is required pursuant to Marin County Development Code because the project entails the construction of a detached accessory structure in the required 25-foot front yard setback per the R1-B1 (Residential, Single-Family, 6,000 square feet minimum lot size) zoning district.

- Barry Toranto - Applicant/Owner, presents project.
- He would like to have two enclosed parking spaces on his property with charging stations.

- The property shape pinches back at the house and it wouldn't allow for a full two car garage if the whole structure were pushed back behind the setback line.
- He would like to replace the garden area he would lose with the planting beds on the roof.
- He has mechanical equipment along the side of his house that he would need to move or relocate if the garage were pushed back.

BOARD QUESTIONS:

- What is the distance between the garage and main house? There is a minimum of 6'. Answer: Unsure. It is not marked.
- Do you have an actual survey? Answer; No.
- Where does the rooftop drainage go? Is there a drainage plan? Answer; It is not defined.
- Are the lights you have shown approved as Dark sky? Answer; Not certain The Planner asked for specs.
- Are there any specifications or heights shown for the planter boxes or decking on the plans? Answer; No.
- Is this a request for a variance? Answer (from Board); No, this is a request for an exception. A variance is not needed.

PUBLIC COMMENTS & CONCERNS:

- Peter Campfield; next door neighbor (112 Evergreen Avenue) provides a printed letter explaining his concerns.
- Nearly all garages on the street are set back 25'. He asked for a 3' exception when he built his garage about 12 years ago and was denied.
- His living room window faces the front lawn and would be adjacent to the proposed garage.
- The stairs leading to the roof deck would be directly above his kitchen window.
- The terrace on the roof could be used in the future as entertaining space and would be an invasion of his privacy.
- The planter boxes could have tall plants grown in them and would obstruct his view of the sky and sun, even more than the building itself.
- The proposed building would block south and west light.
- There is a tree on his property that could be damaged from the construction.
- There is a drainage problem on the applicant's site that brings all of the water from his property to pour onto his property.
- If the proposed building were set further back on the property it would be much less impactful because there is already a tall thicket of bamboo along the property line.
- Even if the building were pulled back behind the setback line, the roof deck would still be a problem because of noise and privacy.
- If this proposed exception is approved it will set a precedent for everyone else on the street.

BOARD COMMENTS & DISCUSSION:

- The County encourages creating off street parking. Parking spaces could be provided without being covered. Future owners of the house may not use the garage for parking. The location of the proposed building does not allow for parking spaces in front of the garage.
- There is only one other garage on the whole street that has a similar setback as proposed here. The proposed location does not match the character of the street. Although there may be other houses in the neighborhood that have garages so close to the street, the character fo this particular street should be taken into account.
- There are architectural solutions that could alleviate much of the problems the neighbor is concerned about.
- If there was a sloped roof on one side of the garage, next to the neighbor, it would shield the neighbor from the potential nuisance of the rooftop deck.
- There is a studio building in the rear of the property that may be converted int he future to an ADU. The proposed garage location could prohibit additional parking in the driveway for that potential future unit.
- Two on grade, uncovered parking spaces could be provided behind a gate, within the front setback, with no impact on the neighbor or neighborhood. There is no reason an electric vehicle charging station needs to be covered.
- There is no height called out for the planters on the roof deck. The solid walls the planter will be perceived as greater roof height and therefore should be called out.
- The applicant should consider a one car garage. It could fit within the setback.
- An attached garage would fit better on the site.
- Although the applicant may not be able to get a full two car garage behind the setback, there is precedent on the street for a partial exception to the setback rule with either a single car garage or a staggered two car garage.
- The applicant should provide on site water retention through either a bioswale or other means.
- A shadow study would be very helpful, to understand the real impact of the garage on the adjacent property.
- A living roof would be attractive but would not create a potential nuisance.
- An arborist should definitely be required to give a recommendation on the tree on the adjacent property.

BOARD ACTIONS:

- AJ motions; The application should be ruled incomplete because there is no drainage plan, driveway plan or proper survey. AM seconds.
- Unanimous Approval
- Merit comment: The owner should talk with the neighbor to see if an alternative design can be created that will alleviate the neighbor's concerns.

MEETING ADJOURNED 9:03 PM