

# Tamalpais Design Review Board Meeting Minutes

**Regular Meeting: October 17<sup>th</sup>, 2018: 7:00 PM**

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

I) Call to Order: 7:06 PM – Doron Dreksler (Chair)

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

II) Approval of Meeting Minutes dated 10/06/2018:

- Motion to Approve; LL. Second; AJ. Approval; Unanimous.

III) Correspondence and Announcements: DD announces that the 371 Shoreline Ave (7-11) sign permit application, that was supposed to be on this week's agenda, has been rescinded.

IV) Public Comment on Items not on the agenda:

- LL notes that she has noticed the U-Haul site is closed. Is there something that the TDRB can do to alert the new owner of the property about the Tam Plan?
  - DD will notify the Planning department that the new owner may be coming in to speak with them about potential for the site. The staff should make sure the new owners are aware they are controlled by the Tam Plan.
  - Kate Sears should be made her aware that there is potential for near-future development on the site.
  - The Board should be certain that the new staff at the Planning department is aware of the TDRB and its contents and applicability, for this project or any future ones. Maybe we can make a presentation to them with a summary of the Tam Plan?
- Members of the public arrive late for the 371 Shoreline Avenue (7-11) sign permit application and say that they are neighbors in close proximity and did not receive notice until that evening, in the mail. The Board tells them to tell the County Planning staff that this was not enough notice.

V) Agenda Items:

**A) Gertz Variance; 907 Centro Way.**

*The applicant requests Variance approval to construct 446 square feet of a partial second-story addition to a 1,019-square-foot one-story single-family residence in the community of Homestead, Mill Valley. The 446 square feet of proposed development would result in a floor area ratio of over 38.7 percent on the 3,780 square foot lot. The proposed second-story addition would reach a maximum height of 29 feet, 8¾ inches above surrounding grade and the exterior walls would have the following setbacks: 41 feet from the northern front property line; 5 feet from the western side property line; 7 feet from the eastern side property line; and 40 feet from the southern rear property line. Variance approval is required because the project would result in floor area ratio of 38.7 where a maximum of 30 percent is permitted.*

*Zoning: R1-B1 (Single-family Residential, 6,000 square foot minimum lot area)*

*Countywide Plan Designation: SF6 (Single-family, 4-7 units/acre)*

*Community Plan (if applicable): Tamalpais Community Plan*

- Jeff Plonowski - Architect, presents project.
- The second floor addition would allow for the owners of 27 years to remain in their home, while aging in place.
- Their lot is substandard, and request a variance in order to create a Master bedroom suite on the second floor.
- The next door neighbor's FAR exceeds the allowable by a lot, much more than 38%.
- All existing materials and style of the house will be retained.
- They have provided letters of consent from all of the neighbors immediately adjacent including:
  - Mylett @ 910 West California
  - Turner @ 910 Centro Way
  - Grenville @ 905 Centro
  - White @ 911 Centro Way

#### BOARD QUESTIONS:

- How is drainage collected? Answer; It is emptied downhill with existing diffuser. No additional roof area will be added so drainage needs will not change.
- Is landscaped area affected? Answer; No.
- Will any neighbors' views be affected? Answer; The owners and designer stood on the second floors with neighbors and checked. Nobody's views will be impeded.

PUBLIC COMMENTS & CONCERNS: None.

#### BOARD COMMENTS & DISCUSSION:

- 38% FAR seems a reasonable size for a substandard lot.
- We have been made aware that the Planning staff does see a substandard size lot enough of a hardship to allow for exceeding the FAR.
- Leaving the carport open, rather than enclosing it as a garage, makes the site feel less full, which helps exceeding the FAR seem more reasonable.

#### BOARD ACTIONS:

- AM motions to approve as submitted. AJ seconds.
- Unanimous Approval

#### **B) Hotel/ Rental Apartment Informal project presentation**

150 Shoreline Ave, Manzanita Area of Tamalpais Area Plan

Presenter: Benjamin Paul Jones, Architect

- The allowable FAR by the County and the FAR allowed by the Tam Plan differ. The County allows for a higher FAR (.45) but the Tam plan only allows for an increased FAR for either “architectural merit” or “community benefit.”
- The Board discusses what these two things would mean to the community.
  - Look at what Proof Lab did as a model of “rural character”, with gravel lot, coffee shop, industrial building character and finishes, murals, green walls, interesting landscaping, etc.
  - A rooftop commercial space with outdoor seating, open to the public, would be a benefit to the community.
  - A ground floor commercial space open to the public, with outdoor seating, would be a benefit to the community.
  - A “parklet” utilizing the large median strip owned by the water district would be a great benefit to the community. It is across the driveway from an entrance to the bike path.

MEETING ADJOURNED 9:40 PM