

Tamalpais Design Review Board Meeting Minutes

Regular Meeting: December 5th, 2018: 7:00 PM

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

I) **Call to Order:** 7:03 PM – Doron Dreksler (Chair)

Board Members Present; Andrea Montalbano, Doron Dreksler, Logan Link, Alan Jones (arrives during Correspondence)

II) **Approval of Meeting Minutes:** 11/07/2018

- Motion to Approve; LL. Second; AM. Approval; Unanimous. (AJ absent for this vote)

III) **Correspondence:**

- 1) In the interest of summarizing the Tam Plan, DD has found 4 letters written previously that pertain to it and should be looked at before a summary is created.
- 2) Watershed Alliance still wants to present to the Board and needs to be arranged.
- 3) DD checked into getting internet at the TCSD log cabin, and the Planning department said no due to funding, responsibility, etc.
- 4) Which board members will be available for a meeting on December the 19th? AM no, everyone else, yes.
- 5) LL suggests getting lighting in the TCSD parking lot. She will contact TCSD about it.
- 6) Rotating officer positions will take place during the first meeting of the year.

IV) **Items not on the Agenda:** None.

V) **Agenda Items:**

1) **Besse Variance:** *Address: 40 Castle Rock Drive, Mill Valley, CA 94941 Parcel Number: 047-051-24 Planner: Leslie Lacko Project Number: P2057 Applicant: Seth Besse PROJECT SUMMARY: The applicant requests Variance approval to construct a new 791-square-foot addition to a residence on a developed lot in Mill Valley. The 791 square feet of proposed development would result in a floor area ratio of 15 percent on the 13,964-square-foot lot. The proposed addition would reach a maximum height of 23.5 feet above surrounding grade and the exterior walls would have the following setbacks: 7 feet 6 inches from the East front property line; 14 feet from the North side property line; 13 feet from the South side property line; 126 feet from the West rear property line. Variance approval is required because the project does not meet the 25-foot front setback normally required in the R1 Zone pursuant to Marin County Development Code Section 22.54.020. Zoning: R1 (Single-family Residential, 7,500 square foot minimum lot area) Countywide Plan Designation: SF6 (Single-family, 4-7 units/acre Community Plan (if applicable): Tamalpais Community Plan*

- Project is presented by Seth Besse.

- Project is returning to the Board because the application was deemed incomplete. It should not have come to the Board previously. The project is explained.

- Changes to the plans since the last presentation include an increased paved street area for one off street parking space.

- BOARD QUESTIONS:

- Q: How will the retaining wall be finished?
- A: as board formed concrete.
- Q: How will the site handle the increased run off from the new roof area?
- A: There is no easy way to have any on site water retention.
 - Is it possible to use permeable pavers at the new parking space?
 - Can you repave the parking space behind the house with permeable paving?
- BOARD ACTIONS:
- AJ motions; Motion to approve as submitted with merit comment to mitigate runoff in the future wherever possible. AM seconds
- Unanimous approval.

2) O'Donnell Financial Group LLC Master Plan Amendment and Design Review: *Address: Vacant Lot on Shoreline Highway, Mill Valley, CA 94941 Parcel Number: 052-371-03 Planner: Immanuel Bereket Project Number: P2231 Applicant: Benjamin Jones Architect PROJECT SUMMARY: The applicant requests Master Plan Amendment and Design Review approval to construct a new two-story, 11,490-square-foot mixed-use development on a vacant lot in Mill Valley. The 11,490 square feet of proposed development would result in a floor area ratio of 44 percent on the 25,557 square foot lot. The proposed building would reach a maximum height of 33 feet 7 inches above surrounding grade and exterior walls would have the following setbacks: 32 feet 5 inches from the south front property line; 23 feet from the east side property line; 49 feet from the west side property line; and 44 feet from the north rear property line. Various site improvements would also be entailed in the proposed development, including a new concrete curb, sidewalk and landscaping at the current entrance at Shorelines Blvd. Master Plan Amendment is required because the project site is in a Master Plan area. Design Review approval is required because the is located in a Planned District. Zoning: CP (Planned Commercial) Countywide Plan Designation: GC (General Commercial/Mixed Use, FAR = 0.10 to .020); PF (Public Facility) Community Plan (if applicable): Tamalpais Community Plan*

-Benjamin Jones, Architect, presents.

- County has allowed the project to assume base grade as 3' above existing in order to reach minimum elevation of flood plain. Total project height will be measured from this elevation.

- Amenities have been added to project since preliminary presentation to Tam DRB on 10/17/2018, including;

- Cafe on first floor open to public
- EV charging stations (public or private unclear in meeting)
- Bicycle parking in front of hotel
- Other changes to plans include;
 - Bio-swale at south side of property
 - Tile base at base of building (if within budget)
 - Pavers at base of redwood tree to provide porous paving for roots
- Basic building features include:
 - Extended stay hotel plus 5 year round units (1 "affordable")

- Cement plaster walls
- metal windows, balconies, trellis and columns
- standing seam metal roof
- Site lighting is contained on building, not on free standing poles

BOARD QUESTIONS

- Q: In what way are you proposing to amend the allowable FAR?
- A: Unsure. The allowable FAR is slightly unclear. The County zoning says .35, the Tam Plan says .30. The Tam Plan allows for a project to exceed .30 in circumstances where the project meets certain conditions. The project is designed with an FAR of .45.
- Q: When was the Master plan completed? Does it precede the Tam Plan? We are unsure of exactly what you are asking to amend.
- A: I just received the summary of the Planning history of this parcel this morning. At this moment it is unclear what the Master plan says and requires.

PUBLIC QUESTIONS/COMMENTS:

- Q: Is there a fire rated corridor in the building?
- A: The project is still in the design development phase but when it is finally submitted for permit it will meet all code requirements.
- Q: What is the 6" black square shown on the drawings within the units? Is this a post?
- A: No these are markers for where the bed frame goes.
- Q: Are you going to do a traffic study? It is very difficult to turn left onto Shoreline from the east side of Shoreline Highway. This project could increase traffic. There is great concern about evacuation routes. This project is on a major evacuation escape route.
- A: We are not proposing a formal traffic study but we are aware of the problem of turning left from the site. We will need to look at it and make the best decision. It is possible we will require a right turn only from the site. We expect a lot of the people who are staying at the place to use public transportation, being so close to the bus stop.
- Q: Why is the project proposed in a location that always floods? Isn't there a better place for a project like this?
- A: The property has been bought and the owner feels this is a good location for this use, as it is so close to a bus route and the high way on-ramp. There are only 5 long term rental units proposed, only 1 of which is affordable, but Marin is in desperate need of any type of housing and this project will fill some of that need. The proposed on site water retention area will only help the flooding problem.

BOARD COMMENTS:

- The Tam Plan says that the height limit for buildings on the east side of Shoreline Highway is 25'. This project exceeds this height.
- There is a conflict in the Tam plan. One area says the height limit is 25', another says it is 30'.
- It is impossible to rule on this when the Board does not understand exactly what the Master plan says, what the amendments to the plan have been approved already, and what the applicant is asking to amend.

BOARD ACTIONS:

- AJ motions that the Board rule the project as submitted is incomplete, based on the fact that the constraints of the Master plan and the requested amendment is unclear.

- AM seconds

- Unanimous approval.

V) Meeting adjourned: 8:37 PM.