

Tamalpais Design Review Board Meeting Minutes

Regular Meeting: April 4th, 2018: 7:00 PM

Meeting Location: Tennessee Valley Log Cabin; 60 Tennessee Valley Road, Mill Valley

I) Call to Order: 7:02 PM – Doron Dreksler (Chair)

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

II) Approval of meeting minutes – March 21, 2018

AM motions, LL Seconds, Unanimous approval.

III) Correspondence and Announcements:

A) Weissman/Dipsea Ranch project

1. Marin IJ called to ask about status of project
2. Several neighbors called asking status
3. Doron asked Planner Curtis Havel to forward any change in status to him but has not heard anything back yet.

IV) Public Comment on Items not on the agenda:

A) Doug Canepa, resident of Muir Woods Park neighborhood: concerned about Weissman/Dipsea Ranch project

1. Concerned that the neighborhood hasn't been properly informed about the change of project application and status.
2. Concerned that subdivision, as planned, allows for further subdivision of land down the road.
3. Concerned that the existing illegal road should be put back to original condition and the wetlands be repaired, damage undone.
4. He is concerned about the 1.88 acre lot that stands alone and had been removed from this application – what is planned for it?
5. DD responds that he will follow up with the Planning department once again.
6. LL states that although she was not on the Board at the time, she knows that the community was greatly interested in the project because it is specifically mentioned in the Tam Plan, and hopes that the Planning department will continue to make the public aware of the project's status moving forward.
7. DD suggests that Doug Canepa and concerned neighbors write letters to the Planner and cc the Design Review Board, asking that the project appear again before the Design Review Board, so that the public has the opportunity for input.

V) Agenda Items

A) *McCalligan Design Review and Tree Removal, 30 Madrone Park Circle, Mill Valley AP #048-021-08 Applicant: James McCalligan Planner: Evelyn Garcia*

PROJECT SUMMARY: The applicant requests Design Review and Tree Removal Permit approval to construct a new 2-story, 3,115 square foot single family residence and a 529 square foot garage on a 16,709 square foot vacant lot in unincorporated Mill Valley. The proposed development would have a building area of 3,644 square feet and a floor area of 3,164 square feet, resulting in a floor area ratio of 19 percent. The proposed building would reach a maximum height of approximately 26 feet above surrounding grade and would have the following setbacks: 6 inches from the eastern front property line; 6 feet from the northern side property line; 6 feet from the southern side property line; and greater than 100 feet from the western rear property line. One tree classified as "protected" per the Marin County Development Code, is proposed to be removed to accommodate construction and associated site improvements.

1. Proposed Design presented by the architect; James McCalligan

A. Board questions the applicant;

1. Drainage – there are two drywells collecting most of the drainage, the drainage at the garage will go to the street. The driveways will be gravel or other highly permeable material.
2. Landscape design: Rear of lot to be left natural, front of lot, where house will be built, will be landscaped. Some plants are native. There is one heritage tree that is planned to be removed and replaced with a native Madrone. There had been no arborist report.

B. Public Comment Period Opens;

1. Next door neighbor Tim Storrs asks where his patio will be located in relation to the proposed house. It's discussed and the architect tells him how to establish the elevation of his patio level. With that info they can establish exactly what will be viewed from the patio.
2. He is wondering about the front setback requirement. The garage is at the edge of the street. The architect points out that the property line is at the middle of the street. There is an exception for hillside neighborhoods regarding setbacks and the ability to meet them.
3. He would prefer more typical exterior finishes at the exterior.
4. A neighbor named Michael Shinner contacted DD to say that he was concerned about large payloads offhauling the soil and the potential damage it could cause to the street.

C. Board comment period opens;

1. Consider adding an overflow pump at the drywells leading to a and a bioswale at the top of the property to help with on site water retention.
2. The Board likes for landscaper plans to use hyper-local plants for the planting plan, and suggests the applicant do further research into this, with a landscape designer.
3. It is suggested that the Landscape designer should review the placement of the Madrone over the drywell – it may not do well with such wet roots.
4. It is recommended that getting an arborist report to make recommendations about protecting the existing trees. It is recommended that the applicant plant more Oak trees at the top of the hill.
5. Although the garage does not meet the required setback, the Board agrees that breaking up the swath of parking is a benefit to the site.
6. It is strongly recommended that the applicant extend the retaining wall at the north end of the site to allow for at least a compact parking space there, to provide 6 total parking spaces (2 are for the neighbor across the street – a previous easement.)
7. The exterior finishes may not be completely typical but are of high quality and are fire resistant. The project overall is sensitive to the neighborhood character including siting, massing, privacy and other aspects concerning the Tam Plan.
8. The Board recommends that smaller trucks and more loads be used to offhaul the soil, in order to decrease the impact on the street.

D. Board Decisions and Findings;

1. AM makes a motion to find the project complete, and to approve with the recommendations made during the comment period. LL seconds. The project is approved unanimously.

VI) Meeting Adjourned 8:45 PM

VII) Public in Attendance; Doug Canepa, Jim McCalligan, Elizabeth Tippin, Reuben Hechanova, Timm
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