

# Tamalpais Design Review Board Meeting Minutes

Regular Meeting: August 1st, 2018: 7:00 PM

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

I) Call to Order: 7:01 PM – Doron Dreksler (Chair)

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

II) Approval of meeting minutes – July 18, 2018

A) AM motions to approve with corrected date as posted on Marin County website

B) LL Seconds,

C) Unanimous approval. (AJ abstains)

III) Correspondence and Announcements:

A) DD has been getting a lot of calls about development on paper streets. The Tam Plan requires that development on paper streets has Design Review. AM questions if the newly adopted Planning Code changed paper street development from automatic design review. AJ will check into this to find out.

B) LL will work with the County on TDRB webpage development and use the Planning Commission page as a template. Each of the Board members should create a bio 4 - 8 sentences long and send to LL. The County has asked her to then share this with the other Design Review Boards so that they can also create better website pages.

C) DD says that the Planning Department has been leaving off the Tam Plan in their lists of relevant Code Regulations for many of the projects coming before the Board. He has been notifying the Planners about this mistake.

IV) Public Comment on Items not on the agenda: None

V) Agenda Items; Besse Variance (P2057)

A) Project Description: *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.*

B) 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*

**A. Project Presentation: None.**

1. Applicant could not appear.
2. Board reviews the project drawings.

**B. Public Comment Period Opens;** Neighbor Kurt Altvater from 26 Castle Rock Drive shows up in support of the project.

### **C. Board comment period opens;**

1. The Chair received notice just before the meeting that the project submittal was deemed incomplete.
2. The Board sees the project as reasonable and matching the scale and context to the neighborhood.
3. The Board recognizes that nearly the entire existing house is within the front setback. It would require demolition of the entire existing structure to build behind the setbacks.
4. The street is very narrow. Staging and large trucks, especially concrete trucks may have a difficult time maneuvering to the site without blocking neighbors on the street.
5. The site plan does not show either of the next door neighbors. It would be helpful to know where those neighbors are - their window locations and uses - patio, outdoor space, etc., in relation to the existing house and proposed addition.
6. No neighbor letters were received by the Chair, but the neighbor present says he submitted a letter in support of the project.

### **D. Board Decisions and Findings;**

1. AM makes a motion to find project incomplete because location of adjacent neighbors is missing from the site plan. DD seconds. Unanimous approval.
2. Board recommends getting letters of support from neighbors on both sides and across the street.
3. Board recommends an aerial photograph be added to the plans showing the neighboring properties and the building locations on them.

### **VI) Additional Items; Marin Horizon School**

1. DD has received revised plans but has no clear indication of what was changed. He has received many calls from concerned neighbors.
2. DD will ask the project architect for a concise summary of the proposed changes.
3. The architects are trying to arrange for another community meeting but it has not been set yet.

### **VII) Meeting Adjourned 8:15 PM**