

Tamalpais Design Review Board Meeting Minutes
Regular Meeting: October 16th, 2019, 7:00 PM
Meeting Location: TCSD Cabin - 60 Tennessee Valley Road, Mill Valley

I) Call to Order: 7:06pm - Andrea Montalbano (Chair)

Board Members Present: Andrea Montalbano (AM), Doron Dreksler (DD), Logan Link (LL), Alan Jones (AJ)

II) Approval of minutes: October 2nd, 2019

- Motion to approve: AM; Second: DD unanimous approval

III) Correspondence:

Ongoing discussion about proposed project on Alta Way:

- Tom Lai provided an update to AM regarding the current application for a grading permit.
- Current proposal is for 10 lots; applicant has offered to merge these to become six once grading permit is approved.
- Lai informed applicant that, if the applicant wishes for the project to be reviewed based upon six lots rather than ten, the merger would need to happen before the grading permit is issued.

TDRB Biannual Report:

- On a periodic basis, the board must complete a biannual report outlining goals and challenges.
- TDRB liaison Michelle Levinson sent the packet over to AM for completion.
- Board will discuss after agenda items.

Installation of FireWise sign in Tam Valley area:

- In follow up to board discussion at the 10.2.19 meeting, LL has been in touch with local resident and fire prevention leader Jim Casper to discuss placement and installation of a "FireWise" sign in the Tam Valley area.
- Casper was very receptive to board's sign placement recommendations and will look further into these sites in the coming days.
- Board suggestions included just past the "Welcome to Tam Valley" sign; the entrance to Tennessee Valley Road; and the turn onto Shoreline Hwy from Tam Junction.
- Casper also shared that he has access to two FireWise signs; LL recommend the Tam Valley Community Center as an additional location to consider.

TDRB meeting with Senator Mike McGuire:

- AM and AJ will be meeting with Senator Mike McGuire in late October.
- Board engages in brief discussion to review topics to cover; meeting will be centered around proposed State housing legislation and how this may effect the role of Design Review and other local boards.
- DD notes that he is concerned that local boards are being made irrelevant; board agrees that this is a serious issue.
- Discussion ensues about the importance of local expertise in the creation of a successful development.
- AM questions why the Tam Design Review Board is considered only “advisory” and asks AJ if he knows why and when this change in authority was made.
- AJ is unsure but suspects that Tom Lai and Brian Crawford would be able to provide more information.

* please see further correspondence in section VI.

IV) Items not on the agenda / public comment:

Informal review for an ADU at 8 Heavenly Way, Mill Valley:

- Architect Chris Dorman and homeowners Dante Carpinito and Sonja Scharrer are seeking board advice before formally submitting plans for an additional dwelling unit.
- Engaged in another informal meeting with board earlier this year; Dorman shares that the advice was helpful and many good points were brought up.
- New/revised design shows a smaller, single-level ADU that holds 2bd/1ba and approximately 1,000sqft.
- Creation of a new fence will allow for a porch/private outdoor space.
- Because of height limitations, two stories is not feasible without digging very deep.
- The proposal will ask for a setback of 5ft (rather than the common 10ft); Dorman notes that new legislation may allow for 4ft beginning in January of 2020.
- Plans have also been drawn for a smaller ADU with a 10ft setback, although this is less favorable because it reduces the size of the living room/dining room area.
- AM comments that the revised plan is greatly improved, especially on the point of visually breaking up the lines of the structure.
- AM also applauds that the plans include private outdoor space for the ADU.
- Plans include two off-street parking spacing; Board notes this as a positive.
- AM asks applicants if they have spoken to the County about whether or not off-street parking can be located within setbacks; Dorman has not yet gone into details with Planning but does not foresee a problem.
- DD notes that the scale of the structure is very appropriate and appreciates that it steps up the site.
- LL circles back to the point of 5ft setbacks and asks if neighbors are okay with this. Applicants confirm that they have spoken to their neighbors and received no objections.
- AM advises applicants to choose an attractive roof, as it will be visible.

V) Agenda Items:

A) Ostrander Design Review

378 Lowell Avenue, Mill Valley, CA 94941 | Parcel Number: 050-074-19 | Status: Incomplete | Project Planner: Kathleen Kilgariff 415.473.7173 | Applicant: Daren Joy 415-760-3169

Project Description: The applicant requests Design Review approval to construct a new 576 square foot detached garage on a developed lot in Mill Valley. The proposed building would reach a maximum height of 13 feet above surrounding grade and the exterior walls would have the following setbacks: approximately 20 feet from the western front property line; more than 100 feet from the western side property line; 6 feet from the southern side property line; more than 40 feet from the eastern rear property line.

Design Review approval is required because the project is located within the required yard setbacks as outlined in Marin County Code Section 22.20.090.C.1.b.

Zoning: R1 (Residential, Single-Family, 7,500 sq. ft. minimum lot area) | Countywide Plan Designation: SF6 (Single-Family, 4-7 units/acre) | Community Plan (if applicable): Tamalpais Area Community Plan | Link to Most Recent Project Plans:

https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/projects/ostrander_dr_p2573/ostrander-plans.pdf?la=en

Presentation:

Neither the applicant nor a representative present.

Public Comment:

No public comment.

Board Discussion:

- When performing a site visit, AJ met the owner and walked the property. AJ's impression was that the request seems reasonable.
- AJ notes that, due to the paper street, the property feels larger than it is.
- DD reviews plans and observes that the garage is being dug into the hillside, minimizing the profile and impact.
- LL points out the rooftop deck and notes that, in this case, no neighbors appear to be impacted.
- LL brings up the issue of drainage.

- Board views drainage plans; AM points out that, if water drains into the open space / planting area behind the garage, this could have a positive impact on the overall drainage on the site.
- AJ wonders where deck is draining to; board agrees that it appears to be draining to the sides. There is a roof membrane under the deck and the water pours into gutters. The plans do not clearly show where the water will go upon exiting the gutters.
- AM speculates that the gutters tie into existing underground pipes; AJ responds that this could add to the amount of water draining off-site.
- AM suggests that the board recommends the applicant be required to create a retention basin.

Motion:

DD brings a motion to approve with the following merit comment:

Board recommends that drainage runs off the back of the garage roof and is disbursed on site.

AM seconds; unanimous approval.

VI) Correspondence, continued:

Ongoing effort to address Tam Junction and Manzanita signage issues:

- Per the County's request, AM is in the process of creating a document that highlights any differences between the County and Tam Plan signage guidelines.

TDRB Biannual Report, continued:

- Board discusses and completes a draft of the required Biannual Report, which outlines goals and challenges facing the TDRB.
- Progress has successfully been made in all focus areas outlined in the Board's previous report.
- New goals include establishing the legality and enforcement of the Tam Plan, supporting an update of the Tam Plan, acquiring a projector to display project plans at meetings of high community interest, and working toward the undergrounding of power lines at Tam Junction.

VII) Public in attendance:

No public in attendance.

VIII) Meeting adjourned: 8:25pm