

# Tamalpais Design Review Board Meeting Minutes

Regular Meeting: April 17, 2019: 7:00 PM

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

I) **Call to Order:** 7:00 PM – Andrea Montalbano (Chair)

Board Members Present: Andrea Montalbano, Doron Dreksler, Erin Alley, Logan Link, Alan Jones

II) **Approval of Meeting Minutes:** April 3, 2019

- Motion to approve with corrections; AJ. Second; DD. Approval; Unanimous. EA to send corrections.

III) **Correspondence:**

- No correspondence.

IV) **Items not on the Agenda:**

- AJ noted State Bill 50 and discussed map of the area affected. Board to research.

V) **Agenda Items:**

- Not on agenda: 240 and 234 Shoreline (former U-Haul site) new owner and architect presented.

Addresses listed above are zoned for commercial. The board requested the program. It was proposed to be a car wash and oil facility. Currently, the parcel is rented to Happier Camper. The owner of these lots owns other lots along the street.

Per the Tam Plan, auto use is not permitted on this site/parcel. Car wash and oil change would be considered auto; therefore, the proposed program would not comply with the Tam Plan nor would be approved in subsequent meeting(s) with the Tam DRB.

Presenter requested of the board what would be the highest and best use(s) for the site.

The following compliant and complementary ideas were suggested by the board:

- yoga studio, fitness
- other forms of retail, such as experience-driven retail, food and beverage casual
- restaurant/beer garden
- co-working office
- small mixed use of office and retail/restaurant
- a use that creates the same community feel as Good Earth

It was encouraged that the developed site connects to the adjacent lots and uses on that side of Shoreline with a common path/ sidewalk/ setback.

*2) Webb Design Review 319 Carrera Drive*

*The applicant requests Design Review approval to replace a collapsed second story deck with a new second story deck and construct a new 312 square feet parking deck on a developed lot in unincorporated Mill Valley. The proposed car deck would reach a maximum height of approximately 8 feet, 9 inches above surrounding grade. The car deck is proposed to encroach into the county right of way along the southern front property line and would*

*be located along the eastern side property line, 39 feet from the western side property line, and more than 100 feet from the northern rear property line. Design Review approval is required pursuant to Marin County Code Section 22.42.025.G because the proposed deck exceeds a height of 5 feet from grade.*

*Zoning: RSP-4 (Residential, Single-Family Planned, 4 units/acre)*<sup>[L]</sup><sub>[SEP]</sub>

*Countywide Plan Designation: SF5 (Single-Family, 2-4 units/acre)*<sup>[L]</sup><sub>[SEP]</sub>

*Community Plan: Tamalpais Area Community Plan*

*Project Plans can be viewed at: [https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/webb\\_dr\\_p2364\\_mv](https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/webb_dr_p2364_mv)*

**Board Actions:**

- Approved as drawn.