

Tamalpais Design Review Board Agenda

Special Meeting: August 28th, 2019: 7:00 PM

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

- 1) Approval of Meeting Minutes 08/21/2019
- 2) Correspondence
- 3) Public comments - Items not on the Agenda
- 4) Agenda Items:

- A) Introduction of topic: The Tamalpais Area Plan and its relationship to the County's General Plan and future vision of the Tam Junction and Manzanita Areas

Background: The Tam Junction and Manzanita areas encompass most of the commercially zoned parcels in the Tamalpais area. These areas have been subject to historic flooding, are vulnerable to sea level rise and are within the Baylands Corridor. The Tamalpais Design Review Board has some very basic questions about the status of the County's regulations and attitudes surrounding new development in these areas. The Board would like a review of present policies and future problems and possibilities for this area from the County point of view, so that we have a clear picture of how our recommendations, per the Tam Plan's own guidelines, will be received.

Here are some examples of specific questions the Board has:

- 1) Development of new housing in this area is extremely vulnerable to dangerous flooding. Does the County have a policy regarding emergency vehicle access and its ability to reach proposed housing during times of flood?
- 2) Is any consideration given to returning some area to floodplain and marshland? Is this coming down the line any time in the future?
- 3) Does the County have any special requirements for new developments in these areas regarding permeability, plantings, break away walls, appropriate uses on the first floor, building out of the floodplain, etc.?
- 4) We know that there are several state sponsored pro-housing bills in the works and we would like to know what the County's attitude will be toward development in these sensitive areas. Will the Board and the County have any input?

- B) Marin County Planning Representatives in attendance:

Kristin Drumm - Senior Planner, Marin County Planning Department

Chris Choo - Marin County Public Works Land Division