

Tamalpais Design Review Board Meeting Minutes

Regular Meeting: February 6th, 2019: 7:00 PM

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

I) **Call to Order:** 7:00 PM – Doron Dreksler (Chair)

Board Members Present; Andrea Montalbano, Doron Dreksler, Erin Alley, Alan Jones

II) **Approval of Meeting Minutes:** 11/07/2018

- Motion to Approve; AM. Second; AJ. Approval; Unanimous.

III) **Correspondence:**

A) AJ has been attending the Bothin Marsh workshops. The next workshop will include a summary of the workshop and AJ will give us a summary of the plans and ideas for the marsh.

IV) **Items not on the Agenda:** 570 Panoramic Highway

Four neighbors complain that construction at 570 Panoramic Highway should have been brought before the Design Review Board. The previous structure on the lot was burned in a fire and this construction is on what would be considered a vacant lot. The structure seems too tall, is mostly concrete, a material that does not fit in with the neighborhood character and the construction has caused damage to an easement, affecting neighbors' properties.

There is discussion among the Board members as to why this project, if built on a vacant lot, would not have come before the Board. Concerns are raised that numerous projects that should come before the Board are not coming before the Board. The Tam Plan has regulations for FAR that differ from the rest of the County and the County planners seem unaware of that.

The neighbors are meeting with Supervisor Dennis Rodoni on February 7th to tell him of their concerns. AM is the only Board member from Rodoni's district. AM will look into the matter and write a letter to Rodoni to make sure that Planning staff is better at bringing projects to the Board that are supposed to be seen.

V) **Agenda Items:**

A) **Ogawa Design Review;** 506 Pixie Trail Mill Valley, CA 94941 Parcel Number: 047-044-15 Planner: Michelle Levenson.

The applicant requests Accessory Structure Design Review approval to demolish a legal, non-conforming 359-square-foot, detached accessory structure and replace it with a 359-square-foot detached accessory structure in a slightly different location. The 359 square feet of proposed development would result in a floor area ratio of 29.9-percent on the 6,100-square-foot lot. The proposed building would reach a maximum height of 16 feet above surrounding grade (southeastern corner) and the exterior walls would have the following setbacks: 79 feet from the south front property line; 42 feet 3 inches from the west side property line; 5 feet from the east side property line; and 5 feet from the north rear property line.

Design Review approval is required because the relocated accessory structure would encroach into the required rear setback (20% of the average lot depth (22 feet, 9.75 inches)) (Marin County Development Code Regulation Section 22.20.090(C)(1)(b)) and would exceed the 15-foot maximum height for detached accessory structures (Marin County Development Regulation Section 22.20.060(F)(2)).

Zoning: R1-B1 (Residential Single-family, 6,000-square foot minimum lot area)

Countywide Plan Designation: SF6 (Single-family, 4-7 units/acre)

Community Plan (if applicable): Tamalpais Community Plan

- Project is presented by architect Greg Dedona.
- The existing structure is beyond repair. There is rot and the foundation is old. It was not built with permits, although it is a legal structure.
- The replacement structure will be in the same location, almost the same exact size, rotated slightly to align with the side setback. It is only because there is a paper street at the rear that makes the rear setback 20', otherwise the structure would meet the required 5' setback requirement.
- There is one location at the southwest corner of the building where it just gets over the height limit but it would be a hardship to raise the grade or lower the structure for that one corner.
- All required parking is provided on site and has been reviewed and approved by Public Works.
- There is no new roof area, so new additional impermeable surface area will be created.

- BOARD COMMENTS:
- Q: What material will be used on the roof? A: I would prefer a metal roof but for cost reasons it will probably be tar and gravel.
- A: How will the site handle the run off from the roof area? A: We will propose on site water retention. That will be submitted as part fo the construction documents.

- BOARD ACTIONS:
- AJ: Motion to approve as submitted with merit comment to address on site water retention for the structure. AM seconds
- Unanimous approval.

B) Yuo Variance: *297 Morning Sun Avenue Mill Valley, CA 94941 Parcel Number: 050-211-04 Planner: Kathleen Kilgariff. The applicant requests Variance approval to construct an 11-square-foot portion of a 140-square-foot addition to an existing, 1,671-square-foot, two-story single-family residence in Mill Valley. Based on the submitted story pole plan (Sheet A1.0), the maximum height of the addition would reach 20 feet, 4.5 inches above surrounding grade. The exterior walls of the proposed addition would have the following setbacks: 11 feet, 6 inches from the west front property line; 25 feet, 6 inches from the north side property line; 28 feet from the south side property line; and over 100 feet from the east rear property line.*

Variance approval is required because the project does not meet the setback standards for the R1-B1 zone pursuant to Marin County Development Code Section 22.54.020.

Zoning: R1-B1 (Residential, Single-Family, 6,000 square feet minimum lot size)
Countywide Plan Designation: SF6 (Single-family, 4-7 units/acre)
Community Plan (if applicable): Tamalpais Community Plan Area

Project is presented by Jared Polsky, Architect

The variance is for the addition of only 11 sf to be enclosed under an existing roof overhang. The house is downslope from the street and the addition will be not be visible to neighbors. There will also be an addition at the rear of the house at the lower level which meets all zoning requirements. All existing finished will be retained.

BOARD COMMENTS:

The FAR of the Tam Plan has not been properly counted for this project, but in order for someone to fill in the space below the existing envelope would require a lot of work and it couldn't be done without a permit, therefore, we will overlook this.

BOARD ACTIONS:

EA motions to approve project as submitted. AJ seconds. Unanimous approval.

C) Tsang Variance: cancelled.

VI) Election of Board Officers:

A) AJ tells the Board his three year term is up. He will reapply for one year.

B) DD nominates AM to be new President of the Board. AJ seconds. Unanimous approval.

C) AM nominates EA to be Secretary to the Board. DD seconds. Unanimous approval.

Public in Attendance:

Angel Moore, Derrick Chan, Scott McBirnie, Elizabeth Raar, Jared Polsky, Holly Yuo, Mitchell Bierman, Kaeley Bierman, Greg Dedona