

## **Tam Design Review Board Minutes Public Meeting – December 16, 2020**

**Meeting location:** Via Zoom.

**Call to order:** 7:00 PM, Logan Link, Chair

**Board members present:** Logan Link (LL), Alan Jones (AJ), Andrea Montalbano (AM), Douglas Wallace (DW). Doron Dreksler, absent.

- 1. Approval of minutes:** Approval of minutes for December 2, 2020 meeting was deferred to January 6, 2021 meeting as AM noted that she did not attend the Objective Design and Development Standards (ODDS) stakeholder meeting referred to at the November 18, 2020 meeting.
- 2. Public comments:** Angel Moore asked about a variance to the setback rule to build on top of her existing garage on Marin Avenue. AM advised that the county planning department would be able to provide guidance. This will be agendized for the January 6, 2021 meeting.
- 3. Correspondence:** None.

**4A. Informal review/consultation for 265 Shoreline Hwy., Mill Valley.** Architect James Kime (JK) acknowledged two prior formal reviews by the Board, and brought new renderings for discussion. The parking lot and driveway will need to be composed of lightweight cellular concrete because of bay mud substrate. A simple fence and shallow planter boxes were added and the building color changed to white scale. AM inquired whether the 15-foot height restriction affected the parapet wall, and JK agreed that the parapet height could be varied on the building. AM also asked about the shallow planters, and JK said that the curb limited the space at the edge of the parking area. AM suggested a “green wall” as a landscaping alternative. LL approved of the color palette, and asked about denser plantings of tropical plants; JK replied that visibility at the driveway entrance was a concern. LL suggested adding plants in front of the dumpster. The next step will be a final formal review by the Board, allowing for possible additional informal discussions.

**4B. Discussion regarding proposed changes to the County’s Development Code.** There was no comment by Board members. LL noted that the changes were adopted on December 14, 2020.

**4C. Discussion regarding regulations for Accessory Dwelling Units (ADUs).** AM noted that these regulations were confusing, particularly regarding Category 1 conversion

criteria. She said that Categories 2-4 did not allow for automatic approvals. LL said that Sustainable Tam-Al Monte provides good summaries of county meetings.

**4D. Update on the County ODDS project.** No update provided.

**4E. Discussion regarding interactions with County staff on proposed projects.**

AJ commented that more clarification is needed on notification and communication, including what constitutes a formal review for purposes of limiting the total to three. LL noted that Michelle Levenson, county planner, has been helpful and that she is receiving more County correspondence. She expressed the need for a flow chart for planning decisions; AM said that the City of Tiburon has an excellent flow chart, providing a good model.

**4F. Signage violations at Tam Junction.** AM said that Ms. Levenson was going to contact Code Enforcement regarding complaints from 2019. There is no action so far; the HQ gas station was noted for its excessive signage, among many other violations of the Tam Plan. LL observed that there were many temporary banners, and AM noted that these were allowed only under a special permit for 30-day events only. Board members acknowledged that the COVID restrictions were placing pressures on local businesses. LL will invite Code Enforcement to attend a future Board meeting.

**4G. 2021 Tam Design Review Board Chair and Secretary elections.** Alan Jones was elected Chair, and Doug Wallace elected Secretary, by a unanimous vote of the Board.

The meeting was adjourned at 9:15 p.m. by the Board Chair.