

Tamalpais Area Design Review Board Meeting Minutes

September 16, 2020

Virtual meeting

Call to Order: 7:03 PM

Members present: Logan Link (LL) Chair

Alan Jones (AJ)

Doug Wallace (DW)

Andrea Montalbano (AM) filling in for Doron Dreksler as Secretary

Approval of meeting minutes from 09/02/20

AM motions to approve minutes with typo of spelling of Rodoni's name corrected.

AJ 2nds,

Unanimous approval.

Public Comments not on the Agenda: None

Correspondence:

AJ sent a drawing to the Board for discussion, which will take place at the end of the meeting.

Agenda Item 1) Lewis Design Review 201 Morning Sun Ave

The applicant requests Design Review approval to construct 711 square feet of additions on a lot developed with a single-family residence in Mill Valley. The 711 square feet of proposed development would result in a floor area ratio of 26-percent on the 7,428-square-foot lot. The proposed additions would reach a maximum height of 25.6 feet above surrounding grade and the exterior walls of the addition would have the following setbacks: 2 feet from the west front property line; 18 feet from the north side property line; 33 feet from the south side property line; and over 100 feet from the east rear property line. Various site improvements would also be entailed in the proposed development, including a 91-square-foot deck at the rear of the residence. Design Review approval is required because the project involves new construction in a planned development district, not otherwise exempt from the requirement to receive Design Review approval (Marin County Code Section 22.42.020(A)). Zoning: RMP-7 (Residential, single family) | Countywide Plan Designation: SF6 (Single family) | Community Plan: Tamalpais Plan Area

Andre Rothblatt, (AR) architect, presents project.

- Existing board and batten, stained siding to be continued on addition
- First floor is expanded mostly at rear of house
- New balcony at second floor
- Adding second floor bed and bath
- Matches scale of surrounding homes
- Maximum height of 24'-6" at peak of gable
- Windows aluminum clad, dark bronze
- Brown heather asphalt shingle roofing
- Proposed addition does not extend beyond the front wall of the neighbor's house.

Board questions/comments:

AJ: Clarify location of auxiliary shed, call out that it is nonhabitable, no electricity or plumbing.

LL: Are the setbacks listed in the project description correct?

AR: No. The Planner's description is incorrect. The drawings are correct.

LL: Asks for clarification of where windows are on north elevation. New windows are only on the portion of wall @ 6' from property line, none on the 3' bay.

AJ: As there is a flat ceiling in the master bedroom, the gable roof casts shadow and increases perceived height along the property line. It would be better for the neighbor if the roof slope continued, without a gable there.

LL: Any thoughts on landscaping:

AR: Not yet, but will work on it with client.

LL Is there a drainage plan?

AR: No.

AJ: There should be an attempt for some water retention on site.

Public Comments:

April McDonald (AMc) and Joseph Shirado (JS) owners of adjacent residence.

The addition along the north property line casts heavy shade on the most usable outdoor space of the property. The entrance will lose privacy from the second floor addition. They would prefer a one story addition only.

AR offers to erect story poles and do a shadow study to show them the actual impacts. Neighbors agree those would be helpful.

DW: Were design alternatives explored?

AR: Yes, but building in another location would require a drastic amount of demolition, and would impact the existing cathedral ceiling in living room, which they are trying to preserve.

AJ: It seems reasonable to have a two story addition 6' from the property line, but not really 3'. That's unusually close.

AM: If that 3' bump out were removed, and the plate height along the north property line were lowered to 6 or 7', the impact on the neighbors would be lessened greatly. Unfortunately that is their most usable outdoor space, and the Tam Plan policy states the DRB should consider privacy and shade for new projects.

AR: I will see what I can do to rework the plan slightly, and minimize or remove the bump out.

AM: Motion to find the submittal incomplete, without shadow study, story poles, landscape plan and drainage plan with bioswale area. Plans should be revised to minimize bump out. Project description should be revised to reflect proposed setbacks and clarify accessory structure is nonhabitable. AJ seconds. Unanimous approval.

Return to Alan Jones' Proposal for homes located in Tam Valley flood plain to be altered to become floating homes accessed by pedestrian boardwalk.

Alan Jones' design keeps all homes in their present location, elevating them (or making them on piers to change elevation with tide). Only 14 homes were displaced, which would create parking areas for the remainder. He has not talked to public officials about it yet. There is a possibility to require the lifting or modification of homes to be ready for sea level rise whenever someone applies for a major building permit. There could possibly be money for this from the state, as in New York.

DW states act by the end of the century sea level rise will be more that elevated homes could address - maybe floating homes could work. The sea level will rise so much that the marsh will no longer be able to function as one. This design is an adaptation but will not solve the problem of sea level rise.

AJ It's important to remember that creative local solutions are greatly needed. Solving the issue of flooding will not come from a top down approach. This might be an adaptation that allows people to remain on their property, rather than need to vacate to a totally different location.

Meeting Adjourned: 8:45 PM