

Tam Design Review Board Final Notes Public Meeting – February 3, 2021

Meeting location: Via Zoom.

Call to order: 7:02 PM by Alan Jones, Chair.

Board members present: Alan Jones (AJ), Logan Link (LL), Andrea Montalbano (AM), Douglas Wallace (DW). Approximately 6 members of the public were in attendance.

Meeting minutes from January 6, 2021, approved 4-0, with a spelling correction for Lee Buddish's name.

Correspondence and announcements: AJ reported on his discussion with Michelle Levenson, county planner, on the Alta Way project. The deadline for an appeal of the EIR has passed; a grading permit for the project will be brought to the Board at the February 17 meeting. AM questioned whether the Board review should not precede issuance of the EIR. He also discussed with Ms. Levenson how the Board is notified of projects; she will report back with more information. He noted that a design review board assistant will be hired by the county, who will handle some administrative tasks for the boards.

AJ noted receipt of both opposition and support letters for the project at 129 Peralta Ave.

DW described the February 23rd forum on sea level rise (SLR) in Tam Valley, which is sponsored by the Tam Valley Neighborhood Response Group. It will feature three speakers addressing county planning for SLR, the Bothin Marsh project led by One Tam, and the Southern Marin Fire District's preparations for emergency response. Members of the public are encouraged to attend via Zoom.

AJ raised the issue of whether the Board wished to engage with the affordable housing issue in light of state laws that could curtail or eliminate the Board's role in design review. This will be agendaized for the February 17 meeting.

Public comment on items not on the agenda: None.

1. Adobe Madera Use Permit and Design Review, 265 Shoreline Highway. Applicant James Kime described changes made to the project in response to suggestions from the Board at previous meetings. He noted:

- The addition of a “green wall” with trellises on four panels and added vegetation along the fence in front of the parking area

- A trash enclosure to conceal waste bins
- Added height (1 foot) to the parapet wall at the front of the building
- Stamped concrete for the driveway
- Replacement of the fence along the side property line, to be lowered.

He noted that the signage would require a separate approval.

AM inquired about the materials and manufacturer for the windows and grills, and recommended materials other than vinyl (e.g., metal, fiberglass), and to have the grills applied to the exterior, not in between double panes. LL asked about the side fence, and if the neighboring dumpsters were visible, to raise the fence height. She suggested horizontal boards for the fence, either in white or natural colors. LL also noted the absence of landscaping between the benches at the side of the parking lot, and recommended adding some plantings there. Finally, she suggested planting vegetation in front of the fence on the highway side for better esthetics.

The Board approved the application 4-0 with the following merit comments:

- Use windows without grills and with a material other than vinyl
- Use horizontal boards for the fencing in a white or natural color
- Add landscaping between the parking lot benches
- Put plantings in front of the fencing.

In addition, the fencing should be raised to conceal the view of neighboring dumpsters, if needed.

2. Informal review of project proposal for 234 and 240 Shoreline Highway. Chris Telles, architect, and Hannah Collins of Roy Design gave a presentation on their proposed “Tam Junction Community Park,” a combined dining/retail development on a total lot area of 30,000 sq. ft. (maximum FAR of 35%). The development proposes using shipping containers as the main buildings surrounding an open courtyard. Parking was acknowledged as a major concern, although a back (bayside) area might be available for lease to meet this need.

AM noted that a CalTrans right-of-way might limit building options, and also suggested creating an “edge” in front to soften the entrance from the highway. She further suggested the possibility of a second-floor seating area, which would require a variance. She noted the Country Mart at Larkspur Landing as an example of well-designed public space.

AJ noted the parking constraints, as well as the concern about sea level rise at that location. DW commented that the bay itself is an amenity which should be optimized for views, in addition to the access to Mt. Tam and hiking trails.

LL encouraged pursuing parking options on the Martin property at the rear, and also consider the lot across from Good Earth.

The Board strongly approved the design concept and the potential community benefits, and encouraged the parties to proceed with their pre-application to the county.

- 3. Progress report and discussion of search for new Board member.** Several Board members agreed that a member from Homestead Valley would improve representation of the Board's service area; LL will contact the Homestead Valley Community Association and the Homestead Valley Land Trust for potential candidates. It was also suggested that meeting locations could be rotated once in-person meetings are resumed. AM and LL will also review respondents from the 2019 ODDS survey to identify interested parties.
- 4. Discussion of the outcome of recent board actions, status of ongoing projects, and policy on incomplete rulings.** Chair Jones reported that the proposed retaining wall at 49 Ridge Ave. is being appealed on Feb. 8. The project at 201 Morningside has been approved by the county. Regarding 150 Shoreline, the applicants maintain that they have had three of five required reviews with the Board; there is disagreement as to what constitutes a formal versus informal review. The Board agreed that informal reviews should be documented as such both in the meeting notices and in the meeting minutes. The Mitigated Negative Declaration comment period is still open as of Feb. 3.

AM expressed a concern that the county does not share the Board's commitment to protecting our area. AM and LL will meet as a subcommittee to research the issues and report their findings back to the Board. The Board agreed to agendaize a discussion about the county's stand on project proposals at its next meeting.

Adjournment at 9:01.