

Tamalpais Design Review Board Meeting Minutes
Regular Meeting: November 2, 2022, 7:00 PM
Meeting Location: Zoom

I) Call to Order: 7:00pm - Logan Link (Acting Chair)

Board Members Present: Logan Link (LL), Michael Wara (MW), Amy Kalish (AK)

Board Members absent: Douglas Wallace (excused)

Marin County Planning Present: Lee Lee Thomas, Jillian Ziegler, Leslie Lacko

No Members of Public

II) Approval of minutes: October 19, 2022

Motion to approve: AK, MW second; unanimous approval

III) Introductions

IV) Items not on the agenda: no non-agenda items

V) Agenda Items:

1. Presentation on Form Based Code by Planning Department
FBC to make county standards align with state law, replacing objective design standards.

First Presentation: Leelee Thomas

Overview of Housing Element, by right, incentives, streamlining, showing in the unincorporated areas where the 3569 units of housing was spread.

Second Presentation: Leslie Lacko

Policy Areas concerning safety hazards, construction, climate change

QUESTIONS:

MW: In BCCD 3.3' sea level rise expected at what year?

Answer: 2050

AK: Retroactive to 150 Shoreline?

Answer: No. Does not apply to previously approved projects

MW: in new language are property owners / applicants responsible to record docs with deed restrictions? What about abandonment? Informed awareness?
Answer: Recording of acknowledgment of SLR 3.3'. County already protected from liability, but this change reinforces that the county will not be responsible for sea rise related infrastructure or other issues.

Third Presentation: JILLIAN ZEIGER

Objective Design and Development Standards (ODDS)

“Standards that involve no personal or subjective judgement by a public official.”

QUESTIONS:

LL: Where can we find this?

Answer: Link added to chat https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/bos-pc-hearing-092722-odds/mac_odds_0_final-draft_code-documentcompressed.pdf?la=en

LL: Concerns regarding height and bulk, wall planes, block face 100'

Answer: wall planes and sky planes need addressing, each design type has different rules.

LL: Why choose an architectural style?

Answer: Unclear.

Answer: density bonuses can change height w waivers

LL: What style applies to Tam Junction?

Answer: Such a hodgepodge that no unifying design element or style. Site dependent, residential or commercial.

LL: Can builders get waivers to change height?

Answer: At more affordability levels, more waivers. Must demonstrate they are feasible. Recognize that new laws give bonuses to developers that include height. All bonuses not described, but referred to the percentage of low income housing giving more options from a chart. No local control over that.

AK: Not expecting the County to not get certified, but what standards apply to builders remedy?

Answer: Not many cases, unclear language, but basically these restrictions don't apply, no restrictions.

LL: When should the TDRB send feedback letter?

Answer: Letter w feedback November 22

PROCESS AND TIMEFRAME:

Public input period is now

DEIR (BOS AND PC) 11/15

First Five HE and beyond 11/17

Site hearing BOS 12/6

End presentation

(VI) Board Discussion:

1. AK and LL will create draft letter by 11/15 to present at 11/16 meeting
2. AK volunteers to identify property on the HE within TDRB area
3. LL and AK will draft letter ready by November 16th meeting
4. LL reports that two promising architect Board candidates no longer in the running

(VII) Meeting adjourned: 8:30