

TDRB Meeting Minutes July 20, 2022

Wednesday, July 20, 2022 (Zoom Meeting) Call to Order: 7:05 PM

Members present: Doug Wallace (DW) Andrea Montalbano (AM) Logan Link (LL)

Members absent: Michael Wara (excused)

Minutes prepared by Secretary AM (40 Brighton Blvd. Mill Valley)

Also present: Amy Kalish, Homestead Valley resident, applicant for open Board position

1) Approval of Meeting minutes May 18, 2022

- LL Makes motion to approve. AM Seconds. 3 ayes. Motion carries.

2) Correspondence:

- **Signage** (AM) The sign for Mountain Play and Mount Tam Astronomy at Four Corners does not have a permit. DW has not heard anything from the County about enforcement. He will check in with them.

3) Public Comment on Items not on the agenda: None

4) Barton Design Review (P3512), Vacant Lot, 56 Mountain Lane, Mill Valley.

The applicant requests Design Review approval to construct a new 2,130 square foot single-family dwelling on a vacant lot in Mill Valley. 1,420 square feet of the proposed development would be considered floor area and would result in a floor area ratio of 22 percent on the 6,460 square foot lot. The proposed building would reach a maximum height of 26 feet, 8 inches above surrounding grade and the exterior walls would have the following setbacks: 5 feet from the northwestern front property line; 7 feet, 4 inches from the north eastern side property line; 8 feet, 7 inches from the south western side property line; 51 feet from the south eastern rear property line.

Design Review approval is required pursuant to Marin County Code Section 22.42.020.D because the project entails constructing a single-family dwelling on a vacant lot that is at least 50 percent smaller in total area than required for new lots under the slope regulations in compliance with Section 22.82.050.

Adam Barton (Architect/Applicant) presents:

Notable items: The project has been modified since the last presentation to have a 5'-0" setback from the front property line. Various other changes are described. FAR is still .22. He added a site plan showing the neighboring properties. Upper floor is 350 sf. Carport is 420 sf. Lower floor is 1070 sf.

Board Questions:

Q1) Did you count the double height living room space twice per floor area ratio calcs of Tam Plan?

A) No, he did not. He will revise the number but he will still be well below the allowable.30.

Q2) Did the floor plan change?

A) Yes, a bit. He no longer has cantilevers at the rear, and the plan is parallel to the contour lines.

Public comment (w/ applicant responses):

Eva Erman: 40 Mountain Lane (next door neighbor to the south)

She feels the siting of the house does not fit in with the neighborhood. It should be set back further on the lot and down to preserve the views and have greater setbacks.

Drainage and debris have already been a problem on the site. It creates a steady stream on their property.

Northern Spotted Owls live in the area.

The lot is undersized because it was subdivided around 2008 or 9.

It was originally approved for a two-level kit house.

Public Comments Closed:

Applicant Response:

He made sure to not have any windows on the side of 40 Mountain Lane to maintain their privacy.

The originally approved house was for a log cabin and it was the same size or larger than the now proposed plan.

Since the previous meeting, he has met with the County about his septic system and drainage.

Board Discussion:

It is unfortunate the County approved the subdivision that created a substandard lot size in a high fire zone, but we can't stop an owner from building on it.

The setbacks seem appropriate, more than the minimums, and the building at 40 Mountain Lane is on the property line.

A 1400 sf home is still pretty small. It's not an oversized house

Board Motion:

LL Motion to Approve

AM Seconds

3 Ayes, Motion carries.

5) Recruitment for vacant board seat

Amy Kalish is present at the meeting and expresses her continued interest in the open position on the Board.

The Board discussed the need for more architects on the Board. The Tam Plan calls for the Board to have eight members, so there seems no reason to not be able to suggest Amy's approval and then add one or more additional members, who have architectural expertise.

The possibility of finding someone from outside the Planning Area with architectural expertise is discussed.

MEETING ADJOURNED 8:30 PM