

TAMLAPAIS DESIGN REVIEW BOARD (TDRB)

Approved Minutes

Public Meeting – Wednesday, February 2, 2022

Meeting location: Via Zoom.

Call to order: 7:00 p.m. by Douglas Wallace, Chair.

Board members present: Logan Link, Andrea Montalbano, Alan Jones, and Doug Wallace.

Board members absent: Michael Wara

Other attendees: Approximately 42 members of the public, County staff and consultants, and Katherine Lehmann, note-taker.

Comments from the public about any items *not* on tonight's agenda: None.

Approval of the minutes from:

- Wednesday, January 19, 2022
The minutes were approved unanimously, 3-0, without edits.
(Logan Link abstained, as she was not present at that meeting)

Correspondence:

- **Doug Wallace:**
 - Item 1: Albani application. This will be returned to us for another review.
 - Item 2: There is work under way at the Dipsea Restaurant. Doug will reach out to the owner of the property to invite him to attend a TDRB meeting, even though we have no formal role.
 - Item 3: Due to the resignation of Alan Jones, we have one interested party and will be talking to him tomorrow.

Next meeting on:

- Wednesday, February 16, 2022

Public Comment on Items Not on the Agenda:

- None

AGENDA ITEM #1:

PowerPoint Presentation by Joan Chaplick, principal at MIG in Berkeley – consultants hired by the County (see migcom.com), **Jose Rodriguez** senior planner and housing specialist, and **Scott Davidson**, principal and planner at MIG, along with **Leelee Thomas** from the County Planning Dept.:

- **Joan Chaplick:**
 - **PowerPoint presentation on:** Housing Element Update, Agenda, Roadshow Goals, and Tonight's Meeting.
- **Scott Davidson:**
 - **PowerPoint presentation on:** What is a Housing Element, What is the RHNA (Regional Housing Needs Allocation), Previous and Current RHNA Cycles, and Housing Units by Type in Unincorporated Marin County
- **Jose Rodriguez:**
 - **PowerPoint presentation on:** Housing Sites Considerations, Sites Inventory: Assumptions, Guiding Principles, Site Inventory: Strategies, Preliminary Assessment, Realistic Capacity Assumptions, Candidate Housing sites, Four Scenarios, and Balancing Act.
- **Joan Chaplick:**
 - **PowerPoint presentation on:** Opportunity for Input.

BOARD Q&A:

- **Alan:** Are you familiar with the Tam Community Plan and have you taken this into account in site selection?
- **Andrea:**
 - Could you give a reason why previously selected sites were not developed before and now will be developed?
 - If you are upzoning a property, are you taking into account the already existing state allowances?
 - What happens if after 8 years we have not met these numbers?
- **Jose:**
 - There are some requirements of HCD and we take those into account.
 - State law, HCD does not allow for density bonus units towards the RHNA number.
 - Housing Element has to be certified by the State, and every year the County has to keep track.
- **Leelee:** If the County is not meeting its goals in the Housing Cycle, then we could be subject to Senate Bill 35 that allows for streamline review of a project.
- **Doug:** Question from Michael Wara (who was absent): Does the housing element assume that the zoning stays more or less the same? Did you consider any sites where this rezoning could occur? **Jose:** We look at sites in line with the criteria and zoning each city has. Also, some sites may not be useful for mixed use because of hazards, etc.

PUBLIC DISCUSSIONS:

- **Clayton Smith:** Is against a one-size-fits-all approach. Tam Valley and Tam Junction bear a special burden for the entire Bay Area as the main access route for West Marin.
- **Sharon Rushton:** Is dismayed that Marin County and staff are not pushing back against State Housing Element laws. Encouraging new development will increase the risk of undue harm to the environment and/or injury to the residents.

- **Linda Rames:** The four chosen sites are all in a flood plain. The old Fountain Motel, which is on real land, not filled land, has another part that can be developed.
- **Lawrence Kaplan:** My comments are on traffic, sea level rise and flooding.
- **Laura Chariton:** Will you do environmental review under CEQA (the California Environmental Quality Act) for these different projects? Also, repurposing the existing commercial buildings; the prospect of tearing down those buildings rather than repurpose them seem to be not the best use.
- **Jose:** A CEQA, and EIR will be prepared for all of the sites selected. For a commercial site we could have mix use.
- **Stephen Levine:** The evacuation in and out of the area if there was a major emergency.
- **Lee Budish:** Report should include wildfire risk. The grand jury in 2019 said with regard to WUI (Wildland-Urban Interface) many town centers' infrastructure and roads are inadequate for mass evacuations.
- **Kevin Conger:** I support the idea of increasing housing in Marin, and I look forward to the County preparing future studies around improvement of infrastructure.
- **Leelee:** In the Housing Element, we look at the needs of the community and the constraints, what is inside our control and outside of our control, and if there are constraints that will keep us from being able to meet those housing numbers.
- **Clayton Smith:** Do we know the actual amount of traffic that is going through Tam Junction on a daily basis? We need to get the County to actually count the traffic.
- **Leelee:** If we don't adopt the Housing Element, there are serious repercussions we could face, including losing funding, litigation from private parties as well as State, and losing some control over our ability to administer our local zoning.
- **Andrea:** Can we suggest sites that are not listed in the Balancing Act? **Leelee:** Absolutely. Please add sites that you think would be suitable.

ADDITIONAL COMMENTS FROM THE BOARD:

- **Doug:** Proposed writing a letter from the TRDB to the County Housing Element staff with our response and various thoughts. Do we draft a letter or do we let it play out into a more fleshed-out program and proposals before we weigh in?
- **Andrea:** Thinks each of the TDRB board members, individually, should fill out the Balancing Act. However, as a board, we have to address what is happening in the Tam area.
- **Douglas:** Could we have two volunteers to work together? **Andrea and Alan** volunteered to draft a letter to the county.

AGENDA ITEM #2

Biennial Report

- **Doug:** There are three sections to this report: Accomplishments, Goals, and Key Challenges. We need to review if anything was missed. Need consent from the TDRB to insert these bullet points into the format of the report supplied by the County. **Alan & Andrea:** Agreed.

- **Alan:** A full update of the Tamalpais Community Plan is out of the question. I think the sea level rise and traffic are critical issues that deserve extra attention and extra study. There could be incremental updates of the Community Plan.
- **Doug:** I have floated the idea with Stephanie Moulton-Peters to look at the Master Plan for Tam Junction combined with an update of the Community Plan with the funds available from state and federal governments over the next several years.
- **Andrea:** Maybe we should add traffic to our list, and it should be one of our goals for the TDRB?
- **Logan:** Traffic is the number one thing people are concerned about.

The meeting was adjourned at approximately 9:30 p.m.