

## Tamalpais Design Review Board Meeting Minutes

Regular Meeting: April 5, 2023, 7:00 PM

Meeting Location: Homestead Valley Community Center, 315 Montford, Mill Valley

### **Call to Order: 7:02pm – Doug Wallace (Chair)**

Board Members Present: Douglas Wallace (DW), Logan Link (LL), Amy Kalish (AK), and Tom Lamar (TL)

Board Members Absent: Michael Wara (MW)

Members of Public Present: John Hood (Architect), Matthew Mo (Architect's assistant), Maddie and Willie Halstead (Homeowners), Rene Deguzman (33 Midway), John and Patricia Erb (14 Midway), James Ferrarone (28 Midway), Andrew Spears (21 Midway), Sean Wieland (16 Midway), Heidi Detjen (25 Midway), and Candice Bozzard (Secretary)

### **Approval of minutes: 3/1/2023**

Motion to approve: LL/AK second; motion unanimously approved (4-0).

**Correspondence and Notices:** LL noted that “the old rug store” was now a locally owned vintage shop.

**Public comment on items not on the agenda:** no non-agenda items

### **1. Bindon Properties Design Review – 22 Midway Avenue, Mill Valley**

*The applicant requests Design Review approval to demolish an existing 878 square foot single family residence and replace it with a 1,747-square foot single family residence and an attached 400 square foot garage on a developed lot in Mill Valley. The 2,147 square feet of proposed development would result in a floor area ratio of 29.75-percent on the 5,871-square-foot lot. The proposed building would reach a maximum height of 22.25 feet above surrounding grade and the exterior walls would have the following setbacks: 4 feet (garage) from the east front property line; 34 feet (garage) from the north side property line; 23 feet from the south side property line; and 8 feet from the west rear property line.*

*Design Review approval is required because the project would involve the construction of a single-family residence on a vacant lot, where the lot area is less than 50-percent of that required under Section 22.82.050 (Hillside Subdivision Standards) of the Marin County Development Code, thus waiver of setback requirements of the respective zoning district are waived and Design Review approval is required, pursuant to Marin County Development Code Section 22.42.020(D).*

*Zoning: R1-B1 (Residential Single-family, 6,000-square foot minimum lot area)*

*Countywide Plan Designation: SF6*

*Community Plan (if applicable): Tamalpais Plan Area*

DW reiterated the proposed project for 22 Midway Avenue then called on John Hood (JH), architect for the homeowners, to make his presentation.

JH presented the proposal being submitted by the applicants requesting Design Review approval for demolition of an existing dwelling at 22 Midway and the addition of a larger single-family residence with garage. The lot is an odd shape requiring well thought out plans to accommodate a modest size house and garage unit.

Board Discussion:

Several board members asked about the “feel” of the proposed home and if it “fit” into the neighborhood. JH responded that the home was a reasonable size, and the design was carefully planned out.

AK inquired about the garage/driveway being the only parking. JH replied that it was.

DW opened public comment.

- Sean Weiland (16 Midway) – restated his concerns as outlined in his letter (attached).
- Heidi Detjen (25 Midway) – noted concern with the lack of parking especially if an ADU is added.

JH responded the garage was at maximum size possible allowing for two off street spots.

- Rene Deguzman (33 Midway) – commented about the lot being the pinnacle spot to view Mount Tam and was concerned the home height would block it. JH responded that the home was as parallel to street as possible.
- James Ferrarone (28 Midway) – felt the design did not fit into the context of the neighborhood and the addition of the ADU would be “too big” for the area.
- Johnathon Erb (14 Midway) – provided the Board a picture of how it would obstruct the view of Mount Tam.  
JH responded that the picture was not an accurate line of vision, and the home would not block the view of Mount Tam.
- Patricia Erb (14 Midway) – encouraged reconfiguration of the driveway/garage for safety concerns, as the house was on a blind curve. JH responded the design is within the County guidelines for corner lots.
- Sean Weiland – suggested an arborist evaluate the tree that will have limb(s) and roots cut.
- Johnathon Erb – stated that drainage should be addressed.  
JH responded that he spoke to the County and was advised to use existing system.

#### Closed Public Comment

TL remarked that he appreciated and empathized with everyone’s comments.

LL noted she was remarkably familiar with the Midway area. She also said that the “feel” of the proposed house was especially important and needed a realistic idea of how the height and bulk of this project would immediately impact the surrounding neighbors; maybe putting up story poles would help with that.

AK thanked everyone for the feedback and suggested downsizing a bit might alleviate some of the neighbors’ concerns.

JH stated he would be happy to meet with anyone on cite.

TL suggested lowering the house to optimize the size.

JH responded that excavation was a possibility but would cost the owners more money.

DW stated the Board does not support white for paint colors, a more muted color would be preferred.

Motion by LL/AK seconded to rule the project incomplete and recommended a drainage study and shadow study be performed, **an arborist be hired to conduct a study on the integrity of the tree(s) being removed or cut**, erect story poles for better visualization, use of muted paint colors, research the excavation idea, and consider pushing back the garage to allow for a better view of oncoming traffic. Approved unanimously (4-0).

JH thanked everyone for their comments and concerns.

**Meeting adjourned at 8:56PM**