

Tamalpais Design Review Board Meeting Minutes

Regular Meeting: May 10, 2023, 7:00 PM

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

Call to Order: 7:02pm – Michael Wara

Board Members Present: Michael Wara (MW), Amy Kalish (AK), and Tom Lamar (TL)

Board Members Absent: Douglas Wallace (DW), Logan Link (LL),

Members of Public Present: Jack Crystal, Debbie Brown, Andrew Spiegel, Candice Bozzard (Secretary)

Approval of minutes: 4/5/2023

Approval of minutes postponed to next meeting.

Correspondence and Notices:

Public comment on items not on the agenda: Jack Crystal – Mr. Crystal lives near the Richardson Bay Bridge and shared his concerns regarding Climate Change and encouraged the Board to discuss further. TL noted that he attended the Sea Level Rise Task Force meeting, it was very informative and suggested Mr. Crystal attend.

1. Ronald J. Brabo Revocable Trust Design Review and Tree Removal Permit

Assessor's Parcel 048-041-20

Project ID 4069

Planner: Joshua Bertain

The applicant requests requesting Design Review approval to construct a new 3,360-square-foot residence with an attached 600-square-foot garage and associated improvements on a vacant lot located in an unincorporated area of Mill Valley. The proposed development would result in a building area of 3,960 square feet, a floor area of 3,480 square feet, and a floor area ratio of 32 percent on the 11,000-square-foot lot.

The proposed project would also include an attached 800-square-foot Accessory Dwelling Unit that would be reviewed and approved through the ministerial building permit process.

The proposed residence would reach a maximum height of 30 feet above the surrounding grade, and the exterior walls would have the following setbacks: 25 feet from the southern front property line; six feet from the eastern side property line; 40 feet, 6 inches from the western side property line; 25 feet, 9 inches from the northern rear property line. Various site improvements would also be entailed in the proposed development, including a new driveway, site retaining walls, a patio in the front yard, an attached deck in the rear yard, and landscaping.

Design Review approval is required pursuant to 22.42.020.D (Substandard Building Sites) because the project proposes development on a vacant lot that is at least 50 percent smaller in total area than required based on lot slope regulations, in compliance with Section 22.82.050 (Hillside Subdivision Design Standards).

You are also requesting Tree Removal Permit approval to remove one tree that is of heritage size. The tree proposed for removal is listed in the table below.

<i>Common Name</i>	<i>Scientific Name</i>	<i>Observed DBH (in.)</i>	<i>Protected (P) Size DBH (in.)</i>	<i>Heritage (H) Size DBH (in.)</i>
<i>Coast live oak</i>	<i>Quercus agrifolia</i>	<i>24 in. (H)</i>	<i>6 in.</i>	<i>18 in.</i>

Tree Removal Permit approval is required pursuant to Chapter 22.62 of the Marin County Code because the project entails the removal of one heritage-size tree.

Zoning: R1 (Residential Single Family)

Countywide Plan Designation: SF6 (Low Density Residential)

Community Plan (if applicable): Tamalpais

Board Discussion:

The applicant for this project reached out to County staff the morning of the meeting and stated they would not be in attendance.

DW opened public comment.

- Jan Alff Wiegel, neighbor on Laverne Street – Jan stated that a lot of work was being done and no permits appear to have been pulled.
AK responded that no one was able to offer any information since the applicant was not there.
Jan went on to share more concerns about the proposed plans.
MW reminded everyone that the applicant was not there to answer any questions and that the proposed plan may change when it is presented the next time.
- Andrew Spiegel, neighbor – Mr. Spiegel stated that “people nowadays” want to build “McMansions” and are not interested in preserving the heritage of the area. He added that the Design Review Board was the first line of defense and was appreciative.
- A few other neighbors complained that the proposal did not fit within the appeal of the neighborhood, the size of the house too was large for the lot, did not like that healthy trees were going to be removed, etc.

2. Report from Michael Wara on meeting with Supervisor Moulton-Peters regarding the Housing Element

MW said that he met with Supervisor Moulton-Peters and a few other County staff members to discuss the Housing Element in the hopes of gaining a better understanding of why the County removed key language from the Community Plan. MW reported that outcome was basically that the Board of Supervisors were not going to re-address the issue at this time.

There was some discussion that communities are losing local control because state laws are slowly eroding the system.

Meeting adjourned at 8:30PM