

Tamalpais Design Review Board Meeting Minutes - Draft
Regular Meeting: June 28th, 2023, 7:00 PM
Meeting Location: Homestead Valley Community Center

I) Call to Order: 7:03pm - Doug Wallace (Chair)

Board Members Present: Doug Wallace (DW), Amy Kalish (AK), Logan Link (LL)
Absent, excused: Michael Wara, Tom Lamar

II) Approval of minutes: June 7th, 2023

Approved with adjustment, for clarity, to wording regarding windows. Motion: LL;
Second: AK; unanimous approval

III) Correspondence:

- DW spoke with Marin County senior planner Michelle Levenson regarding the previously reviewed project at 22 Midway. This project was denied by the TDRB. The applicant has worked with the planning commission to reduce impact to neighbors by adjusting the height of windows and will be moving the house back slightly to improve defensible space

- DW and Michelle Levenson also discussed signage violations at Tam Junction, a topic the TDRB is interested in. Levenson confirmed that there is not a valid sign permit for the new business entitled "Tam Junktion." Levenson will pursue this and other signage related matters.

- DW received a letter from Sustainable Tam Almonte regarding Mount Tamalpais School. Items in the letter were outside the scope of what the board will review tonight. DW advised community that any comments related to Mount Tamalpais School in general, but not relevant to tonight's application, should be brought up during agenda item IV, "items not on the agenda."

IV) Public Comment for Items not on the Agenda: none

V) Agenda Items:

1. Draft letter from the TDRB to the County regarding Andrea Montalbano

MW and AK drafted a letter to the County, on behalf of the board, expressing the TDRB's unfavorable view of the Board of Supervisor's decision to deny an interview for reappointment to planning commissioner Andrea Montalbano

DW proposes minor edits. LL states the letter is very well written and agrees with edits recommended by DW.

LL makes a motion to approve; AK seconds; unanimous approval

2. Mount Tamalpais School Temporary Use Permit (P4130)

*Project description: the applicant requests a Temporary Use Permit approval to allow temporary placement of four modular buildings that will be used as four classrooms on the grounds of the Mt. Tamalpais Primary School located at **100 Harvard Avenue, Mill Valley**. The modular buildings were previously permitted and are clustered together in the athletic field. Each modular building is single-story and measures approximately 24 feet by 40 feet (960 square feet each), with ramps that provide accessibility. Each trailer is setback at least 100 feet from all property lines. No new improvements are proposed.*

Under the Marin County Code Section 22.50.040, Temporary Use Permit approval is required because the project entails the placement of a temporary residence on the property.

Zoning: BFC-RSP-7.26 (Bay Front Conservation, Residential, Single-family Planned)

Countywide Plan Designation: PF-SF5 (Public Facility, Res. Single-family, 2-4 du/ 1 acre)

Community Plan: Tamalpais Community Plan

Presentation by Riley Hurd

- Application proposes to keep current modular units in place
- Proposal does relate to the size of the school
- School has received no complaints regarding the current modular units
- Units are in place to accommodate current student body while approved renovation of campus occurs

Questions from the board:

- DW asks what will happen if renovations are delayed and units must stay longer than expected
- RH states that this is unlikely. If needed, school would apply for another temporary use permit
- DW asks if applicant viewed letter from Sustainable Tam Almonte. RH did, and notes that school is making a significant effort

Public comment: none

Board discussion:

none

Motion:

AK makes a motion to approve; LL seconds; unanimous approval

3. Ronald J Brabo Revocable Trust and Tree Removal (P4069)

The applicant requests Design Review approval to construct a new 3,270-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 appears to result in a building area of 3,870 square feet, a floor area of 2,480 square feet, and a floor area ratio of 23 percent on the 11,000-square-foot lot.

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).

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

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

Presentation by Eric Layton, Architect

- Deed restriction effects building envelope
- Lot is a unique shape with a steep slope
- ADU is no longer included in application, but would occur in an unconditioned understory that has minimum impact due to topography
- House steps back and includes a sloping roof to minimize bulk
- Gradual climbing with slope keeps retaining walls to 4/5ft vs 12ft. This also minimizes excavation and off haul
- Home is under conventional FAR, although FAR is reduced due to average lot slope
- Garage is at lowest height allowable with Department of Public Works driveway slope limits. Understory does not effect height
- Building is set back from the street. Neighboring property at 208 Brabo Terrace is located to the south so shadows are limited. Upstairs windows facing this property are children's bedrooms and have been placed with privacy in mind. Lower windows are behind a 6ft fence.
- Conforms to all zoning guidelines and setbacks
- Dark sky lighting, native landscaping. Most of property is untouched
- No other parcels are majorly effected

Questions from the board:

- DW notes that house is white and board prefers dark to blend. AK feels color is not to bold; LL agrees. EL points out natural wood detailing
- LL asks for clarity on FAR
- DW and LL ask for clarity about tree. EL states that the lower tree is leaning into the building. Many efforts, such as an L shaped retaining wall, have been taken to preserve other trees on site
- AK points out that vegetation privacy screening for 208 Brabo may prove challenging with defensible space regulations. EL states that fence is present for privacy. Vegetation would need to be on the actual fence. EL has spoken to fire department and defensible space has been addressed
- DW asks if a detached ADU could be constructed. EL replies that this would be possible with setbacks but is not the intent

Public comment:

- Curt Oldenburg states that 208 Brabo is to the east, not the south
- Chris Martha, neighbor across the street, inquires about story poles. EL states that these will be installed. Planner instructed for installation to occur after project has been deemed complete. Martha asks if the ADU will be built immediately. EL states that this is TBD. Will not effect bulk or mass.
- Beulah Chang, neighbor next door, states that house could be reduced in size. Asks why house is close to property line. EL responds that proposed placement reduces impact compared to alternatives and does conform to setbacks. Chang expresses concern about noise. EL states that upstairs windows facing Chang's property are in children's bedrooms and will not open
- Anthony Boas asks if the basement counts towards FAR. EL replies that this depends upon the code

Board discussion:

- LL feels the application is thoughtful and in compliance
- DW asks board for opinion of tree removal. LL and AK feel it is a reasonable request

Motion:

LL makes a motion to approve; AK seconds; unanimous approval

VI) Public in attendance: names listed above and others

VII) Meeting adjourned: 8:42pm