

## Tamalpais Design Review Board Meeting Minutes

Regular Meeting: August 16, 2023, 7:00 PM

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

### **Call to Order: 7:05pm – 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: Candice Bozzard (Secretary)

### **Approval of minutes: 6/28/2023**

Motion to approve: AK/TL second; Motion approved (4-0).

### **Correspondence and Notices:**

- DW reported on an email from Christy Stanley regarding signage violations in Tam Junction. It was agreed that LL and AK will do a walk thru downtown by late September and give a list of infringements to the County for follow up enforcement.
- DW received a letter from Supervisor Moulton-Peters expressing her displeasure of the TDRB letter. DW stated they stand behind the content of the letter.

**Public comment on items not on the agenda:** None

### **1. Lindl O’Connell Revoc Trust Design Review (P4181) – Vacant Lot adjacent to 405 Marin Avenue, Mill Valley**

*The applicant requests Design Review approval to construct a new 4,368 square foot house on a vacant lot in Mill Valley. The house includes a 551 square foot garage, 681 square foot and Accessory Dwelling Unit (ADU). The proposed house would result in a building area of 4,368 square feet and a floor area of 3,888 square feet. Therefore, the project would result in a floor area ratio of 19 percent of the 20,056 square foot lot. The proposed building would reach a maximum height of 29 feet above surrounding grade and the exterior walls would have the following setbacks: 25 feet from the northern front property line; 6 feet from the eastern side property line; 6 feet from the western side property line; more than 100 feet from the southern rear property line. Access to the site would provide via a new driveway over an adjacent property (APN 049-151-03). It appears the driveway*

*would include retaining walls up to 11 feet in height.*

*Design Review approval is required because the project include a floor area over 3,500 square feet and the lot is 50% smaller than required for new lots under the slope regulations, in compliance with Section 22.82.050. The ADU would be reviewed and approved through the ministerial building permit process.*

**Zoning:** R1

**Countywide Plan Designation:** SF6

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

DW called on the applicant to address their proposal. The applicants Steve and Miranda own both 403 and (to be) 405 Marin Avenue. The applicant's architect Joe McGuire (JM) reiterated the project requesting to build a new home on the empty lot. There was a discrepancy with the County in that the residents will be 3,136 square feet, the garage is 551 square feet, and the ADU is 681 square feet for a total building area is 4,368 square feet. To create a driveway there would be an easement at 405 Marin creating a turnaround for a "nose first" exit. There would also be an elevator for the three-story five-bedroom dwelling. Per Board preference there was a landscape plan to add some native vegetation.

LL noted that the County did not recommend the ADU be applied for separately. DW will send a summary of the Board's recommendation and inquire about that.

DW opened public comment.

- Ben Toland, 425 Greenstone Way – Mr. Toland asked why the design review board would approve a proposal larger in size than zoning allows and if the lot was 50% smaller, why would the board provide a variance. He also asked if max height was the orange flags since some places seem higher. Mr. Toland noted that it is a "safe route to school" so parking is always an issue. Lastly, he pointed out the engineer's report was inaccurate and there were drainage issues.

DW informed Mr. Toland that there were no variances for this application.

LL replied to the question on lot size that the floor area ratio (FAR) was smaller than usual because of the hillside grade/slope.

JM responded that the story poles represent the tallest points of the roof.

JM stated that a geo tech and civil engineer will be out to ensure that the drainage will be addressed.

JM said that extra parking was included by the ADU and there was a spot left of the garage for increased turn around space.

- Jack Sherman (neighbor) – Mr. Sherman stated his concern was character of neighborhood will be changed. The proposed house is larger than others in the area.

#### Closed Public Comment

Some discussion with board and public regarding the aesthetics of the proposal including the color of the roof as well as the vegetation being used. The roof will remain neutral in color.

AK remarked the parking was well thought out and feels the colors/materials will help blend the house into the lot.

Motion by LL/TL seconded to approve recommendation for approval. Motion unanimously approved (4-0).

DW stated he would send an email to the County Planner, Megan Alton and note the drainage issue.

DW announced the meeting on September 20<sup>th</sup> will be a discussion on the housing element and suggested if any board members had questions to prepare them in advance. He also mentioned that he would be publicizing this meeting to encourage more public attendance.

**Meeting adjourned at 8:20PM**