

Tamalpais Design Review Board Meeting Minutes  
Regular Meeting: September 20th, 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), Michael Wara (MW), Tom Lamar (TL)

**II) Approval of minutes: May 10th, 2023**

Motion: AK; Second: MW; unanimous approval

August 16th, 2023

Motion: TL; Second: AK; unanimous approval

**III) Correspondence:** DW noted receipt of letters from Sustainable Tam Almonte and resident Steve Levine

**IV) Public Comment for Items not on the Agenda:**

none

**V) Agenda Items:**

1. Signage violations in the Tam Junction area: postponed to future meeting
2. Discussion with County staff regarding the Housing Element and future of the Tam Area

Introduction:

- Supervisors Dennis Rodoni and Stephanie Moulton-Peters make introductions and express sympathies with concerns surrounding this topic
- Supervisor Moulton-Peters states that the amount of sites in the Tam Area that are included in the housing element are limited and close to the highway

Presentation by County staff members Sarah Jones (SJ), Community Development Director, and Jeremy Tejririan (JT), Planning Director

- SJ provides an overview of the state laws that are the driving factors behind the housing element, project review process, and recent changes within the County
- JT adds that state laws are changing constantly and are focused on multi family developments. He describes that hierarchy of how various laws and plans apply
- In summary, many laws have been based by the state to promote the development of multi family housing and streamline the process. Marin County is mandated to provide a landscape for 3,400 +/- new units in this housing element, compared to 189 in the last housing element.

To stay within compliance, community input is not included for certain projects and a form based code has been created.

Public comment:

Multiple community members provided comments and asked questions. Much concern was expressed about recent changes.

Board discussion:

- MW states that a recent County decision that, in instances of conflict including those within which State law does not apply, the countywide plan controls over community/area plans. He questions the reason for this decision. SJ replies that this is for multi family housing only, is more narrow than perceived, and came from the County's desire to be transparent about the fact that community plans cannot be applied as they previously were
- AK asks about the possibility of multiple single family parcels being purchased and developed into multi family housing. SJ responds that this would require zoning changes
- MW brings up the topic of evacuation routes and infrastructure. An extensive conversation about this topic follows, with much recognition of the County's vulnerabilities in this area
- LL acknowledges the complex situation that recent state laws create and the tension that between many community members and the County that has ensued.
- DW expresses concern about sites in the flood plan

**VI) Meeting adjourned: 9:45pm**