

Tam Design Review Board

Nov. 6, 2013

Meeting called to order at 7:00pm by chair, John McCormick

Board Members present: Alan Jones, April Post, John McCormick, Jim Bramell,

Board Members absent: Patrick Le Pelch

Also in attendance: Jim & Jean Boedecker, Kia, Konrosh, and Teresa Baradaran, Dan McDonald, Diarro Foster, Rodrigo Izquierdo, Paul Wong, Mark Luicker, John Hood

Minutes Oct. 16, 2013 approved as submitted **Post/ Bramell Ayes 3-0,**

(Jones present after this vote)

Items not on the Agenda:

Moved for discussion to the end of the meeting:

- A discussion of the 511 Browning Ct transmittal, where we considered the merits of reviewing for approval an “as built” retaining wall. Alan Jones remembered that we had already seen this retaining wall back in 2009 and we looked at those old plans. There had been several concerns at that time including the paper street that had been blocked off for private use which required the removal of a gate and repair of steps. Board Chair, John McCormick will find out if our comments of that review were ever addressed by the homeowner, and what happened since we last saw this. It was determined that we would like to see this again.
- TDRB web site is up for renewal. We will renew and ask Supervisor Sears if we can be reimbursed, as happened last year.

1. Baradaran-Boedecker Lot Line Adjustment

922 Alturas Way & 965 W. California Ave, Mill Valley

Applicant: Kia and Teresa Baradaran, and James and Jean Boedecker

Planner: Veronica Corella-Pearson

Concerns were expressed that the Boedecker lot would become a sub-standard lot (under 6,000 sq ft) with the proposed placement of the new lot line. It was determined that the lot line would be adjusted so that the Boedecker lot would have the 6,000 sq’ minimum.

Approved: McCormick/ Post: Ayes 4

2. Tonulton Pacific LLC (Paul Wong), Design Review

222 Beryl St, Mill Valley

Applicant: John Hood

Planner: Veronica Corella-Pearson

Discussion included concerns from neighbors mainly about views and privacy issues. There was discussion about the possible impact of construction on the privately maintained Beryl Street. TDRB recommends a construction bond for repairs if the road is damaged by the construction. The neighbors stated that Beryl St. is currently already in bad repair. TDRB voiced concerns for future solar panels on the flat roof, and it impacts to the neighbors above. TDRB recommends that the applicant review any new fencing along the West side of the property with the neighbors.

Completeness with conditions: McCormick/Jones Ayes 4

Conditions:

- All roof and site drainage will perk on site as per Architect statement during discussion and the requirements by the county.
- The Architect to evaluate the possibility of using a tank for rain water collection/irrigation will be seriously evaluated for inclusion in the design.
- The use of plants native to Marin is to be encouraged as a significant part of the landscape.
- A buffer zone of medium height trees will be planted behind the house (west) to maintain privacy for the neighbors above.
- On the north side a fence will be built along the property line and a “green screen” planted for the benefit of the neighbor along that side of the house.
- 2 off street guest parking places will be provided along Beryl St. , per Architects statement during the discussion.
- The roof color shall not have a visual impact on the neighbors above the property.

Merit Comments:

- The 2 off street guest parking places along Beryl St. will benefit the neighborhood, where parking is an issue.
- TDRB liked this design that steps back from Beryl Street, softening the mass of the building, and believe that it will add a much needed visual improvement to the neighborhood.

Condition/Merit Comments Approved: Post/Jones Ayes 4

Adjourned: 8:40

Minutes respectfully submitted by April Post