

TAMALPAIS DESIGN REVIEW BOARD

Alan Jones, Secretary, 304 Laurel Way, Mill Valley, CA 94941

Meeting was called to order at 7:00 by Chairman Post.

The following members were present: John McCormick, April Post, Alan Jones, Jim Bramell, Patrick LePelch

Public in attendance: Brot Androus, Bob Federigh, Dorothy and Amber McQuown, Vivienne Stock, Doug Scherf, Jon Domcanson, Toni Wolfson.

Minutes of the meeting of January 15 were reviewed and approved unanimously.

Public expression on topics not on the agenda was called for: None offered.

The following matters were discussed not concerned with projects under review:
Chair Post reminded board that Form 700 is due April 1.

The following projects were reviewed and action taken as indicated:

A. Thompson Design Review and Tree Removal 766 Bay Road, Mill Valley
Applicant: Thompson Development Inc. Planner: Lorene Jackson

No representative of the applicant was present. An email was received by one board member (Jones) stating that they were unable to attend due to late notice.

Approximately 8 concerned neighbors were in attendance.

Plans and submitted reports were reviewed by the board. Minutes of our meeting of Dec. 18, 2013 were reviewed to assess which incomplete items had been addressed in this revised submittal.

Found incomplete: McCormick/LePelch 3-2 for the following reasons:

- No indication of how to deal with drainage problems at Bay Road.
- No landscape plan.
- Construction management plan has insufficient detail.
- No survey data confirming lot size for FAR calculation.
- Tree removal plan does not indicate how removal will be mitigated.
- No explanation offered as to why size cannot be reduced. Is not a variance required to exceed the FAR?
- No explanation offered for encroachment on front setback. Is not a variance required for such an extreme encroachment?

Neighbors concerns:

- Lot is small and challenging. If anything is approved it should not exceed the allowable FAR.
- There is a long history of projects being proposed for this lot going back to 10 years ago and earlier. None has been deemed acceptable.

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- Water drainage along the road already causes flooding problems for neighbors across the street. Drainage on the road must be addressed.
- Trucks cannot turn around on Bay Road. Any trucks off-hauling dirt and bringing in concrete will present a serious safety hazard and disruption to neighbors which must be addressed in a detailed construction management plan.
- Some felt no house should be built on this lot while others had no objection to a modest and appropriate plan for development.

Board comments:

- Were we to have ruled the project complete we would have been inclined to reject it for the reasons outlined below:
- Project does not meet mandatory findings A, B, D, E, F, & G for design review.
- FAR exceeds 30%
- Proximity to the street presents a massive impact and is inconsistent with neighboring properties.
- Drainage plan inadequate.
- Calculation of lot size is in question.
- Removal of native trees will exacerbate soil conditions which are already unstable as outlined in soils report.
- Extreme excavation and off-haul is inappropriate for this site.

B. Schwartz Variance 107 Loring Ave, Mill Valley

Applicant: Brad Schwartz and Lisa Jackson Planner: Scott Greeley

Plans have been re-submitted to eliminate understory development. Applicants were present to present the plans and discuss the project.

Found complete: Jones, LePelch 4-0 with one abstention.

Approved as submitted: Le Pelch, Jones 5-0

Merit comments:

- Living Room and Bedroom additions are within setbacks.
- Scale of additions are modest and FAR consistent with neighboring properties.
- Found to be consistent with variance mandatory findings.
- Deck on garage roof is inconspicuous and not unsightly or bothersome to neighbors.

C. Pletcher Design Review 321 Marin Ave, Mill Valley

Applicant: Sheila Mednick Planner: Scott Greeley

Project presented by applicant architect and owner Steve Pletcher. Seeking Design

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Review approval. An exemption from a Variance has been granted. Plans were reviewed and discussed by the board.

Chair Post recused herself due to her property being with 500' of subject property.

Previously renovated lower level. New modernization of upper level. Net square footage is decreased as addition is offset by removal of rear storage area. Main change is butterfly roof and added glass area.

Found complete: Brammel/LePelch 4-0

Approved as submitted: Le Pelch/Brammel 4-0

Merit comments:

- Design an asset to the neighborhood
- Completes project as begun.

4. TDRB Annual Report

Chair Post presented a draft of Annual Report, including board goals, for review.

Goals were discussed and changes suggested.

Prompt transmittal of plans to the board, electronically to all members, is to be recommended to staff.

Draft was approved unanimously with additions as discussed. Chair Post to incorporate suggestions and submit on behalf of the board.