

Tam Design Review Board

c/o April Post, Chair 314 Marin Drive, Mill Valley

August 6, 2014

Meeting called to order at 7:00 p.m.

Board members present: April Post, John McCormick, Jim Bramell, Patrick LePelch, Alan Jones

Meeting attendees: Daniel McKenzie, David Green, Dick Hunt, James Goddard, Jasim Wahab, Cassale Sherriff, Kevin Gordon, Chris Bulmer, Tracey O'Hare, Tim Stors

Minutes regarding Durant Property: Per Bramell notification sign was not posted. Sign was jammed in the ferns. Neighborhood was not notified properly and Brammel contends his testimony was not reflected in the meeting notes on this issue. Brammel requested that his e-mail to LePelch be attached to the meeting notes for review.

Minutes for July 16th, 2014 were approved as submitted: McCormick/ Jones Ayes 4-1

The following matters were discussed not concerned with projects under review:

Post mentioned letter from Sustainable TamAlmonte regarding the straw vote at the Planning Commission Hearing dismissing the two sites near Tam Junction. Post asked whether sending a letter to the Planning Commission thanking them would be appropriate. McCormick and Jones did not feel it was appropriate to send a letter either approving or disapproving. No further action was deemed necessary.

Concerns about whether neighbors were notified regarding the evening's agenda were brought up by Post. Attendees were asked how they heard of the meeting and indicated they had received letters from the County.

The following projects were reviewed:

1. 14 Madrone Park Circle, Mill Valley

Project ID 2014-0253

Applicant: Daniel McKenzie Planner: Heidi Scoble

Proposal for 2,732 s.f. new house on a down-sloping lot.

David McKenzie, Dick Hunt and Kevin Gordon presented the project. After presenting the project Hunt indicated there was a change to the proposed orientation of the house based on neighbor's feedback.

Hunt indicated a challenging, steep lot. House was shifted in footprint to angle more distance from the street at the garage front. McKenzie stated biggest concern from the neighbors they met with was parking and backing of cars out into the street.

Post requested to see landscape and drainage plan. Plant palette proposed has no native species proposed. McKenzie showed Post a list of natives that could be an alternate. Exotic species take over what local wildlife can eat per Post, which has resulted in a dramatic loss of wildlife in our region. Over 50% will be native in the revised landscape plan.. Oberkamper prepared civil plans. Dissipaters are shown at the bottom of the hill. What's below the dissipater on the adjacent property? Site plan does not show how close the downhill house is to the new development.

Post proposed catchment system for water, a sistrin underneath the house, to reduce the amount of runoff, She also propped a catchment/ swale along the contours downhill of the house and permeable pavement. Landscape calls for concrete. This should be permeable at the front door area per LePelch

Bramell suggested adding another dissipater in the middle between the two currently proposed. Bramell expressed concern about road drainage onto the concerns about impact on this property. Hunt indicated that Oberkamper has addressed the load.

Jones asked if there was any history regarding the site. A neighbor provided some history on how it was acquired and subdivided.

Third car space will be provided per Hunt. Fire hydrant and power pole provide challenges to provide a fourth.

Jones indicated that the lot is effectively smaller because of the street easement.

The FAR numbers were reviewed and clarified (Planning writeup did not correlate with the drawings). Hunt assured the board and one concerned neighbor that the FAR was compliant with the County and Tam Plan Requirements. Neighbor asked board for some amelioration on the size and construction because of the visual aspect of project on slope with little vegetation to obscure the building on the slope.

Neighbors expressed concerns about safety of the narrow streets, the inadequate parking, that 4 were not provided in the plan, and that more than 4 needed to be provided for guests. Downhill neighbors expressed concerns about how massive the house would look from their perspective and questioned the accuracy of the square footage against the lot size and the very steep hillside.

One neighbor questioned whether this street could realistically handle any more building or residences. He expressed concerns over the sewer line capacity, which is small and most of the existing residents are above the proposed building site. He wondered how capacity is determined with traffic and sewerage. The road is privately owned.

Construction Management plan was requested. No plan has been submitted to the County.

Another neighbor thinks the garage is massive and looms over the road and that there is insufficient space to park and back out of the garage. He suggested a flat roof garage and move back away from the road – restake out the story poles in their correct location

Is it complete? Alan- question about it....the parking at min. needs to be met....full size

LePelch : had concerns about maximizing the FAR of this house based on the small lot and very steep lot, about the impact of the view from below the site and the parking.

Jones said that getting in and out of garage should be negotiable and should have 4 parking spaces. Proposes that the house be smaller to make the garage and parking work.

Project ruled incomplete: motion John/ second Jim Second 5-0 yes

Suggestions/ Comments:

- Planting plan revision with more native plants, (min. 50%)
- revise the drainage plan per comments,
- reduce the profile and footprint of the house
- reduce the impact of the downhill façade and step the house down the hill,
- provide 4 off street parking spaces
- move the face of the garage by reducing the garage depth and reducing the stair width and rotating the house so the rear line of the house aligns with the rear setback
- show parking space turning radius on the site plan demonstrating safe view before, entering traffic on the road, and show downhill neighbor on the side plan