

**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

Public in attendance: Mr. Haller, Brad Schwarz, William Wuerthner, Clare McDonald, Brooks McDonald, unidentified neighbor of McDonald.

Minutes of the meeting of April 2 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:

Letter drafted by Post regarding AT&T application at 309 Poplar was reviewed and approved. Copies are to be sent to the planner, Tom Lai and to Supervisor Sears, with the request that the letter accompany the project through the rest of the appeal and approval process.

The following projects were reviewed:

**1. Haller et. al. Lot Line adjustment, 340, 344, 448 Laurel Way, Mill Valley.**

Applicant: Lawrence Doyle Planner: Heidi Scoble

Plans were presented by Mr. Haller and reviewed by the board. Lot line adjustment has been agreed to by neighbors to adjust the boundaries to correspond to existing topography and existing historical use. The board wishes to note that waterway designated as a "culvert" on the plans is actually Crest Marin Creek.

Project ruled complete: McCormick, Brammell 4-0

Project approved as submitted: Jones, Brammell 4-0

**2. Schwarz Variance, 107 Loring Ave., Mill Valley**

Applicant: Brad Schwarz Planner: Scott Greeley

Applicant and architect Wuerthner presented revisions to previously approved plans. Storey poles are up and drainage information has been added. Discussion included concerns about the drainage, as proposed, and the ability of the end drain to handle drainage adequately. Applicant assured the board that he is working with a Geo Tech consultant to minimize drainage impact on Loring.

Project ruled complete: McCormick, Jones 3-0 Bramell abstaining

Project approved as submitted: McCormick, Jones 3-0 Bramell abstaining

Bramell stated that in his view no FAR over 30% should be approved if drainage cannot be fully accommodated on site.

**3. McDonald Design Review**, un designated address on Loring Ave, Mill Valley.

Applicant: Brad McDonald Planner: Lorene Jackson

Applicant presented plans for a new single family residence with included second unit on a parcel consisting of two merged sub-standard lots comprising one legal lot. The lot is steep but the proposed project is modest in size. The proposed house sits near the front of the lot due to the steep upslope but is consistent with other nearby properties in being close to the street.

Cut substantially exceeds fill for this project requiring approximately 770 cu yd of offhaul. Although this amount is large the board was assured that the soils engineer had studied the site and found no unstable conditions. The excavation allows the height of the house to be modest and stepped. There is no reasonable place on the site for substantial fill and the access for trucks and equipment is not a problem.

Project ruled complete: McCormick, Bramell 4-0

Project approved as submitted: Bramell, McCormick 4-0

Merit comments:

1. Applicant assured board that heritage trees being removed would be replaced with newly planted trees on NE portion of the site.
2. TDRB commends the landscape plan for making widespread use of native plants as recommended by the Tam Plan.
3. Drainage plan is not adequate as submitted. Applicant assured the board that a consultant will be employed to prepare a drainage plan that will utilized all available strategies to make use of or disperse as much water as possible on the site. This should include diverting site and roof drainage from the rear of the property toward the NE side to maximize dispersal opportunities.