

Tam Design Review Board -Minutes
Public Hearing - November 18, 2015
Secretary, John McCormick

Call to order: Alan Jones, chair 7PM

Board Member present: Alan Jones, Loren Mollner, John McCormick

Approval of minutes of November 4, 2015: McCormick / Mollner 2nd; 3 ayes

Public comment on items not on the agenda: None

Communications & Correspondence: Letter received regarding applying for a FAR variance on a sub-standard lot at 214 Beryl St, chair to respond.

Public Present: Dacy Angel, Tiburon BLvd.MV;/Carter Collins,RA;Jay Harvey,RA;Robert Rydjord,RA; Julia Rydjord,RA;Chris Mumford,RA; Jim Bramwell,RA; Forouz Shahab, Laurelwood MV; Jean Suhletl,RA;Dan Weissman,Panoramic; John Lovell ,RA; Laura Chariton, Panoramic

Miller Design Review and Tree Removal Permit:

Address: 23 Ridge Avenue, Mill Valley Project ID: 2015-0338 Assessor's Parcel: 046-151-42

Applicant: Mohamad Sadrieh Architects Planner: Jocelyn Drake

Zoning: R1-B3 (Single family residential district 20,000 square foot minimum lot size).

Countywide Plan designation: SF4 (Rural Density Residential, 1-2 units per acre).

Project Summary: Construct a new single-family residence with an attached garage on a vacant lot. The new residence is 4,575 square feet of total building area; 4,035 square feet of total floor area, which equals a FAR (floor area ratio) of 10 % on a 39,890 square foot lot, with a maximum building height approximately 29 feet six inches above surrounding grade. Building setbacks from the exterior walls: approximately 45 feet from the western front property line; 31 feet from the southern side property line; 95 feet from the northern side property line; and 20 feet from the eastern rear property line. Exterior materials- beige colored horizontal siding and cream-colored wood trim. Site improvements - construction of retaining walls, with a maximum height of 6 feet, in the front, side and rear yards; a rear yard deck; a new driveway and auto court; an outdoor fireplace and BBQ; landscaping throughout the property. Tree removal permits are required for two (2) trees (oak tree, fir tree) to accommodate construction of the project,

Design Review approval is required: Pursuant to Marin County Code Section 22.42.020.B, the project exceeded 4,000 square feet of building area. Resolution No. 05-224 of the Marin County Deputy Zoning Administrator dated December 15, 2005 created this lot by a lot split, TDRB review- condition 11 which requires “ no portion of the residence will extend above the ridge silhouette as seen from surrounding areas”.

Project Discussion: Architect presented the plans: home located lower on the site to lessen impact to the neighbors, and the view from Ridge Ave; access to home is off a shared driveway at the North side of the property; exterior siding will be a cementitious material; rainwater from roof and site will be handled by a bio-swale down slope from home – civil engineer planned for all water to stay on property. Trees removed are two, a 24” Fir, and 18” Oak; owner will discuss with an arborist to see if the Oak can be pruned and saved. Driveway material is concrete & asphalt – TDRB recommended a permeable material be used for the driveway & site paving. Planting plan: architect stated – trees, vines, ground cover will be California Natives Plants – landscaping plan low water and drought tolerant; during construction the driveway road base will be placed, to lessen impact to the site. TDRB questioned if solar panels are planned for in the future – Response, owner stated he is looking into solar panels, if installed, they will be placed to lessen their view from the neighbors and be hidden from view of Ridge Ave; septic system will be located down slope and East of home, a perk test was preformed and has passed for the size of the home designed. Architect noted that a soils engineer reviewed the site and soils conditions before the design started.

Owner has discussed the project with neighbors and has passed out a flyer on the new home.

Condition 11: TDRB questioned if the architect has reviewed the lot split requirements - Response, yes, the home was designed to be down slope, when viewed from Ridge Ave, the roof ridge will be 7' above road grade.

Public Comments: A neighbor from the community noted the problems with water flowing from the parking lot on the West side of Ridge Ave. across the road; the new home location may impact water flowing to Redwood creek and the spring down slope; the new septic field may leach into Redwood creek and should be reviewed. Also noted the soil type may contribute to landslides on the site.

TDRB noted to the public present, that a letter to the planner handling the project should address all comments and concerns.

Laura Chariton from "Watershed Alliance of Marin" provided a letter to TDRB addressing their concerns with the new construction at 23 Ridge Ave, because it is at the head waters of Redwood Creek and eco system, and impacts to a spring which is down slope from the property, they request a full EIR be conducted.

TDRB asked the architect to check to see if the County Stream Ordinance will impact the project. Response – the civil engineer was not informed about the possible issue with creek, the project was designed so that all site water will be keep onsite.

TDRB – noted that the water from parking lot across from the project may have more impact to Redwood creek then the new project, and should be addressed.

Neighbor at 455 Panoramic Hwy noted with the new septic designs there should be minimal impact to Redwood creek, and the water impacts to the area because of the parking lot, and the impacts from older drainage systems.

Nearby neighbor noted their concerns with construction traffic and parking issues, they noted that the style of the home fits well in the community. TDRB recommends, that the owner talk to the neighbors about the construction impacts.

Neighbor at 45 Ridge Ave. noted that they have no plans to cut their trees to provide a view.

Neighbor at 16 Ridge Ave questioned if the Fire Marshal has reviewed the firescaping requirements.

Owner Comment: Is pleased with the comments received from the community.

TDRB Discussion: Concerned with water flowing from the parking lot across the Ridge Ave from the project and its impact to Redwood creek. TDRB noted neighboring homes not shown on plans. The size of the home is large, but in keeping with the style of the neighbor. TDRB is pleased with the amount of native plants in the landscape design, and the favorable comments receive from the neighbors on the project.

Completeness: McCormick / Mollner 2nd 3 ayes

Project Approval: Mollner / McCormick 2nd 3 ayes

Conditions

1. Permeable pavement is designed for driveway - type of material at the architect's discretion.
2. Architect to review the water flowing across Ridge Ave from the parking lot with the civil engineer, to find ways to divert the water around the home and to eliminate erosion and impact to Redwood creek below site.

TDRB Condition 11 Review: The story poles provided the visual information that the project complies with Condition 11.