

Tam Design Review Board Minutes

Public Hearing - January 7, 2015

Secretary John McCormick

Call to order: 7PM by Alan Jones - Chair

Board Members Present: Alan Jones, April Post, John McCormick, Jim Branell , Patrick LePelch

Approval of minutes of Dec 17, 2014: April Post, Jim Branell 2nd

Communications & Correspondence: Alan Jones – Chair informed the public attending the meeting, all comments and letters on a design review project should be sent to the planner reviewing the project so that the correspondence will follow the project through the process. All project information can be found on the County website.

Public comment on items not on the agenda: No comments

Attended Meeting: See list below

Design Review Project: 14 Madrone Park Circle, Project ID

Parcel # 048-023-16, Zoning R-1:B1, CWP SF6 Applicant: Daniel McKenzie Planner: Heidi Scoble
Construction of a new three story 2,726sqft single family residence, including a 497sqft attached garage, 28.5ft above grade with a FAR of 29.85% on a 7,467sqft, with four on-site parking places, on a vacant lot.

Design Review Sec. 22.42.030C is needed because the lot is less than half the minimum lot size, based on slope. And Sec. 22.42.030C, shall be exempt from setback requirements for the subject R1:B1 zoning district.

Applicant requested a postponement.

Design Review Project : 346 Laverne Ave, Mill Valley, Project ID 14-0234, Parcel # 047-181-15

Applicant: McMahan Architects Planner: Heidi Scoble

Project was found incomplete 7/22/2014, revised plans submitted for review.

Demolition of existing on site buildings and construction of a new 4,822 square foot single family residence with a 627 square foot attached garage, with a height of 29ft, and a FAR of 26.2% on a 18,973.7 sft, lot with an average slope of 23.8%, height of 29ft.

Design Review is required because the total building area is greater than 4,000 square feet.

Discussion: Architect reviewed changes the re-submitted project, stated plan remained the same with few changes – increased the size of tree wells on the side of the house.

TDRB -April Post raised TDRB's past concerns with the tree wells, located on the side of the home, the revised space provided around the trees is still not adequate for the size of trees and roots will be impacted by construction of the house. Barnell & LePelch concur with April's concerns. The Architect stated the proposed foundation around the trees will be drilled piers, and will provide a adequate protection for the roots, the branches will be above the house, and noted an Arborist plan regarding these trees has been provided to the country.

TDRB - Jim Branell questioned the drainage from the roof and rain run off into the creek, the drainage concern was raised on the TDRB 7/22/2014 review, the revised civil plans do not show how the rain water will be handled. The Architect stated a dissipater system will be constructed on the side of the house that will pick up the roof rainwater and driveway water, the dissipater system will drain to the creek. TDRB - April Post recommended that the Architect review using a catchment system. Landscape Designer stated he will review a catchment system.

TDRB raised concerns regarding the need for permeable driveway paving and parking area. Architect stated that the flat parking area will be permeable paving, the driveway is too steep and the fire marshal has concerns with driving their equipment down the driveway.

TDRB raised concerns regarding the removal of the large redwood tree located on Laverne at the top of the new driveway. Developer stated, that the tree had to be removed, because the neighbor's driveway takes 68% of the frontage of his property and the only way to construct the driveway is to remove the redwood tree. It should be noted that the large redwood tree in question is in the public right of way, and DPW is aware that the tree needs to be removed.

TDRB noted on the 7/22/2014 review, that the bay windows projected into the side yard set back. The Architect stated the bay windows are allowed on the second floor, the plans changed to meet the country requirements.

Public Comments:

- A. A 4,000 sf house is not in keeping with the area and community.
- B. Who owns the redwood tree at the property line?

Board Review: Project found incomplete - Post / Jones 2nd - 5 years. A correct drainage design has not been provided, the concerns of the impacts to the trees on the side of the house have not been resolved. Jim Bramell observed the property the week of 1/4/2015, the area below the proposed home is a bog, water is not draining away. TDRB is concerned with water percolation of the property. TDRB is requesting that the soils engineer provide an executive summary on the condition of the site as it relates to soil drainage. We also ask that, if pier footings are planned to mitigate the impact of the foundation on the trees that such footing be shown on the plans. Alan Jones noted that the layout of the parking in the garage will not work. We presume that public works will require full sized parking spaces that are accessible.

Design Review Project: Westbrook Residence, 339 Melrose Ave., Project ID's 2014-0449

The property address is in question – 341 Melrose may be the correct address.

Parcel #'s 048-025-17 & -18, Zoning R-1: B1, CWP SF6

Applicant: Joshua Dietch Planner: Scott Greeley

Construction of a 2,431sqft, three-story 2,431sqft single family residence, 25.5 ft above grade, with a FAR of 29% on a 8,321sqft lot comprised of two Assessor's Parcels.

Design Review is required because the project is on a vacant lot less than 50% of the minimum lot area required.

Discussion: Architect & Developer provided a visual pr to TDRB and public.

Developer Joshua Dietch commented on his history with Marin, discuss his concerns with the site, reviewed the project with the country and which trees can be removed in the building site. Architect discussed the topo of the land, and the reason for the location of the house on the site. The two slivers of land bounding the property on two sides impacted the placement of the home and setbacks. The trees, required to be removed, are base on a Health and Potential Hazard report by an Arborist. Landscape plan presented, shows new trees to screen the house from the neighbors. *TDRB – April Post questioned the trees on the Landscape plan, and recommended more native trees & remove non-native.* The home steps back on the property to lessen the visual mass. The FAR is based on the property lines delineated, on the plans, the two slivers of land were not used in the FAR calculations. Parking is under the home with 4 cars (2) in tandem. Building height is 25 ft above grade and below the Tam Plan. The home has a flat roof with dark grey/brown roofing material. *TDRB-John McCormick questioned solar on roof,* Architect responded, and stated non is planned. Drainage plan provides a dissipater system to handle rainwater, Architect stated the home was moved higher on the site to allow for the dissipater system.

TDRB – April Post question if the home can be moved to save more of the trees. Architect stated to moving the home will impact access to parking.

Public Comments:

- A. Neighbor – Is this project to code? Setbacks needs to be reviewed by the country.
- B. Neighbor @ 361 N. Ferndale - concerned with view from project in her home windows. Property line between project and neighbor needs to be reviewed, possible conflict with existing patio and stairs may be on project property.
- C. Neighbor - concerned with the removal of the Redwood Trees, this will change the character on the neighborhood.
- D. Neighbor @ 319 Melrose Ave - concerned with removal of grove of Redwood Trees, possible Spotted Owls in trees.
- E. Neighbor - questioned the condition of the Redwood Trees presented in the Arborist Report. Are they a hazard and need to be cut down?
- F. Neighbor comment on her letter send to country – concerns regarding water drainage on site and impacts to Steel Head Trout & creek habitat.
- G. Neighbor James Young @ 339 Melrose Ave – concerns about the on the possible shared driveway. New home will impact views and the removal of the Redwood Trees will be a deterrent to the community.
- H. Neighbor – concerned with removal of Redwood Trees, questions the trees can be approved to be removed. Questions how a home on the sub standard lot with the FAR noted can be build on the sloped lot.
- I. Neighbor – recommends the project be found incomplete and a EIR be requested by the country.
- J. Neighbor - questioned the size of the drilled piers that will b e used for the foundation.
- K. Neighbor – questioned why if the developer is concerned about trees falling on how – why build it?
- L. Neighbor @ 310 Melrose Ave – concerned with the change to the character to the neighborhood when the grove of Redwood Trees are removed.

Architect responded to neighbors concerns. Developer and Architect met with County Planner and DPW to review the project to find out if the lot can be developed, the Country concurred that the lot can be built on. Architect noted the foundation will be spread footing, not a drill pier system.

Completeness of Application: TDRB found the plans complete **Patrick / McCormick 2nd - 4 yeas 1 abstained** – Jim Branell

Merit Comments: Removal of the redwood trees will have a significant impact on the environment and habitat that cannot be adequately mitigated. The sub-standard lot size results in the home being too large for the site. There should have been earlier outreach to the neighborhood regarding the design and impact to the community.

Project Not Approved: Post / McCormick 2nd - 5 yeas

The following Design Review Mandatory Findings 22.42.060 cannot be met for the reasons indicated.

A. "The proposed development provides architectural design, massing, materials, and scale appropriate to and compatible with the site surroundings and the community." The home is too large for the lot, the setbacks are not in keeping with the Tam Plan. The new home will impact & change the character of the Neighborhood.

B. "The proposed development will provide appropriate separation between buildings and will be properly and adequately landscaped with maximum retention of trees, native plants, and other natural features consistent with fire safety requirements." The location of the home and the required removal of the healthy redwood trees will impact the local ecosystem, there is no room to remediate the removal of the trees because of the size of the sub-standard lot.

Public Attendance:

Margarethe & Klaus Schiess – 347 Melrose Ave.
Robert Hatfield – 218 Throckmorton Ave.
Brian Spring – 161 Linden Lane
James Goddard – 320 N. Ferndale Ave.
Joshua Deitch – 49 Cornelia Ave.
Bernard Meisler – 216 Laverne Ave.
Michael & Susan Lipman – 310 Rydal Ave.
Marilyn Barrett – 319 Melrose Ave.
Erica & Larry Poser – 338 Melrose Ave.
Debbie Elliot – 364 Ridgewood Ave.
Marc Demian – 351 Melrose Ave.
James & Vicky Dulal Young – 339 Melrose Ave.
Tamsen & Anne Bell – 331 Melrose Ave.
Chris Ellisor – 398 N. Ferndale Ave.
Bred Pollack – 527 Tamalpais Drive
Nicole Geyser – 361 N. Ferndale Ave
Tobias & Caleb Pike – 361 N. Ferndale Ave
Sara Wood – 361 N. Ferndale Ave.
Ron DeStefano – 342 Laverne Ave.
Dagmar Zakim – 323 Melrose Ave.
Pete Heston – 317 Rydal Ave.