

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

Call to order: 7PM By Alan Jones, Chair

Board Members Present: Alan Jones, April Post, John McCormick, Jim Bramell

Approval of minutes of Jan 21, 2015: Post / 2nd McCormick (4) Yea

Public comment on items not on the agenda: None

Communications & Correspondence: None

Public Attendance: Kevin Gordon, Sandlers Li, Daniel McKenzie, Armen Nersisyan, Elizabeth Dunnier 250 Loring Way

Design Review Project: 14 Madrone Park Circle, Mill Valley - revised proposal
AP # 048-023-16 Applicant: Daniel McKenzie **Planner:** Heidi Scoble

Project ID: 2014-0253

Construction of a new three story single family residence on a vacant lot. The project has been redesigned and reoriented on the site and would create 2,684 square feet of building area, including a 482 square foot attached garage, and would result in a 29.51 percent floor area ratio on a 7,467 square foot lot, with a maximum height of approximately 29 feet above surrounding grade. Minimum setbacks: 10 feet 11 inches from the southern front property line; 5 feet from the eastern side property line; 17 feet 11 inches from the western side property line; and 18 feet 8 inches from the northern rear property line.

Design Review Sec 22.42.030C is required because the lot is less than half of the minimum lot area based on slope.

Per Sec 22.42.030.C, shall be exempted from the setback requirement for the subject R1-B1 zoning district

Architect/Developer Discussion: Developer discussed the changes to the revised plan. The massing of the project was revised. The garage moved back from Madrone Park Circle to provide additional turning radius for cars backing out, the Civil Engineer provided a site review report on backing out cars, confirming a 180' view for oncoming traffic, The rear façade wall plane was articulated to reduce the visual mass. The roofline revised to follows the slope of the hill, the roof height changed from 33' above grade to 27'-6" above grade. Landscape plan, added trees at the back property to screen the house from the down slope neighbors, 50% of the planting will be California Natives. Scored paving replaced with permeable pavers and gravel. Drainage plan improved by adding length to the dispersal system at back of the house.

TDRB – Bramell questioned the location of the Fire Hydrant next to the parking deck, and if the view too the FH will be blocked. The developer stated, he will discuss TDRB's concerns with the Fire Marshall.

The owner/developer meet with the property owner of 21 Madrone Park Circle to revisit the plan to lessen the impacts to 21 MPC. The owner has two letters of support from neighbors, TDRB – Jones recommend that the letters be provided to the planners.

The revised design addressed TDRB's comments from the first plan review.

Completeness of the Application: TDRB ruled the project complete – Post / 2nd McCormick (4) Yea

Project Approval: Post / 2nd McCormick (4) Yea

Merits of the Project: TDRB recommends a "Road Bond" be provided to repair any construction damage to Madrone Park Circle. Review with the Fire Dept, if any protection is needed for the Fire Hydrant at the edge of the parking deck, and if there will be a problem if the view to the FH is blocked by parked cars.

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Lot Line Adjustment: Venables/Feeney , 227 & 223 LaVerne Ave, Mill Valley **Project ID: 2014-0425**
AP # 048-031-19 and 048-031-210, -21, and -26. Applicant: Paul and Antoinetta Venables, Planner: Jocelyn Drake

This is the second transmittal and response to a Letter of Incomplete Application. The applicant has submitted additional information related to the lot line adjustment. Approximately 5,675 square feet of land would be transferred from APNs 048-031-20 and-21 to APN 048-031-19.

Discussion TDRB: The new home on AP#048-031-19 was reviewed by TDRB last year, adding the land was a logical way to improve the project.

Completeness of the Application: TDRB ruled the project complete – Post / 2nd Branell, (4) Yea

Approval: Post / 2nd Bramell (4) Yea

Merits of the Project: The size of the Feeney home was not provided on the plans, TDRB questions if the removal of land from the Feeney property would create a sub-standard lot? TDRB recommends merging of the two Feeney lots.

Design Review Project : Nersisyan Residence, 315 Loring Way, Mill Valley Project ID: 2014-0288
AP# 050-032-09 Applicant: Armen Nersisyan Planner: Heidi Scoble

Revised plans submitted. The project has been redesigned with a 2,295 square foot, 3 story single family residence on a vacant lot. The proposed residence would have 1,799 square feet of floor area, resulting in 29.55 percent floor area ratio on a 6,087 square foot lot, with a height of approximately 35 feet above grade. The following minimum setbacks: 3 feet from the northern side property line; 55 feet from the eastern rear property line; 18.5 feet from the edge of the Loring Way right-of-way along the front property line; and 5 feet from the southern side property line.

Design Review Sec 22.42.030.B is required because the new construction of a single family residence, will be on a substandard lot due to the slope regulations in compliance with the Hillside Subdivision Standards per Section 22.82.050 of the Development Code. Pursuant to Section 22.20.060, Design Review is required because residence is 35 feet above grade (Tam plan height is 30 feet above grade).

Owner/Architect Discussion: Size of project clarified - 1799 SQ' with 296 SQ' utility space = 2,295 SQ' Building moved back on lot 20' to provide additional parking in front of garage. Swimming pool removed from design. Stone work on front elevation was changed in respond to TDRB concerns. Roof design was changes too lessen massive look, TDRB has no problem with the new roof design, the new roof follows the slope of the hill North East, it appears only 8% of the roof peak is above the Tan Plan 30' requirement, a careful review of the site plan may find the total roof is below the 30' line. The garage retaining wall is 1'-0" into the 5'-0" side yard set back, the architect stated the location of the garage retaining wall was discussed with planning, and was allowed to remain, changes to the garage would impact the 4th car parking requirements. The architect stated the building envelope above grade, meets the 5'-0" side yard setback requirement.

Neighbor @ 250 Loring is concerned that the house design does not conform with the other homes in the area, their roofs have a different peak design, and are not as flat as this house is.

Applicant has responded to all the items noted in TDRB's first review. TDRB is satisfied with the final design.

Completeness of Application: TDRB ruled the project complete - Post / 2nd Barmell (4) Yea

Project Approval: Post / 2nd Barmell (4) Yea Note- approval is conditioned that the main home envelope, meets the 5'-0" side yard setbacks, the garage is set into the hillside, and the retaining wall location has been approved by the planner.

Merit Comments: TDRB recommends landscape screening shrubs along the side yards – Myrica Californica (CA Native).