

**Tam Design Review Board – Minutes**  
**Public Hearing - April 6, 2016**  
**Secretary April Post**

**Call to order: 7PM:** Loren Mollner, Chair

**Board Members Present:** April Post, John McCormick, Loren Mollner, Doron Dreksler

**Absent:** Alan Jones

**Approval of minutes of March 16, 2016:** Post/McCormick Ayes 4-0

**Public comment on items not on the agenda:** Numerous comments that there was not proper notification to the surrounding neighborhood. One neighbor was notified as a friendly heads up by the Supervisor's office; another, who did get a notice in the mail, received it only yesterday. Notification of surrounding neighbors has been long standing issue.

**Communications & Correspondence** In the interest of time, it was moved that the C&C be moved to the end of the agenda Post/McCormick Ayes 4-0

**Public Present at Meeting:** Lee Budish, James Budish, Marty Hartrick, Andrew Allen, Richard Hayes, Cathy Angelo, Tim Parr, Sean Clemenza, Linda Crouse, Annie Parr, Diane Kaercher, Susan Cunningham, Marilyn Filbrun, Jeanine Aguerre, Claudia and Art Yow, Tony Kennan, Liz Allen, Susi Reinhard, Christina Blair Tober, Tiffany Bukow, Susan Montrose, Andy Fitzpatrick, Linda Fitzpatrick, Andrew Boenard, Sarah Lavezzo, Roberta Ricketts, Roger Braun, Douglas Feil, Sanny Ryan, Alain Misse, Manon Bigras, Bob Bowen, Cewin Chao, Susan Hayes, Mike Burns, Anthony Baker, Jeffery Benedict, Lisa Pelo, Robin Corey-St John

1) **Brown Design Review:** 576 Alta Way, Mill Valley, CA, AP # 049-041-42

**Applicant:** Mitch Brown **Planner:** Ali Giudice **Project ID** P1151

**Project Summary:**

The applicant is requesting approval to construct a new 2,641 square foot single family residence on a 7,206.6 square foot lot in Mill Valley. The proposed building would result in a floor area ratio 30 percent. The proposed addition would reach a maximum height of 24 feet above surrounding grade and would have the following setbacks: 14 feet from the west rear property line, 15 feet from the south side property line, 15 feet from the north side property line and 25 feet from the east front property line.

From Nov. 5, 2014:

Meeting attendees: **Mitch Brown**, Daniel Chador, Lorraine May, Daniel McDonald, Ms. Holter  
Minutes for September 17th, 2014 were approved as submitted: 3-0

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

Two attendees introduced themselves and indicated that they were currently in communications with neighbors regarding their intentions on developing the Alta Way "extension" lots. This has been a hot button topic item in the past. They have had discussions with 10 different owners, trying to get the project moving and create a neighborhood dialogue. They mentioned fire department concerns about hydrant pressures. They are aware of the previous drainage lawsuit and pointed out that this was in a particularly wet year. They asked for input on the project but Board indicated that they need detailed plans and without those, could not comment on concepts or development standards. Post mentioned that when the project comes before the TDRB, we would review the proposal with the standard being the Tam Plan and that the applicants should familiarize themselves with the Tam Plan requirements, runoff issues and permeability, FAR, setbacks and other development standards. They should get letters of support from neighbors and get neighbors involved in the process and create a rapport with the neighborhood. The Tam Plan is available on line, at the district offices, and it is on the County web site.

**Project Discussion:**

No one was there to present the project. Review of the plan revealed that not only was the plan, as submitted, unintelligible in places (A1.1 for example), and incomplete in a number of ways as pertains to the proposed residence, but the proposed development of the street will open up at least 10 other lots for development. The street development would be an extension of a privately maintained street, and the proposed at 20' width should be 30'. Development of a sewer well past the address being reviewed and the position of the hammer head turn around on the intersection of two paper streets, further signals the intention of continuing development, with potential to develop beyond, to Fairview. Grading will disturb a large area of land in a sensitive drainage area, but the plan doesn't adequately address drainage, a storm drain system, soil stability, nor is there an arborist report. No fire hydrants shown.

**Public Comment:** Drainage and erosion are already serious issues in this neighborhood that is in the mapped tributary system of Coyote Creek. Water pressure was found in the past to be inadequate to supply additional fire hydrants. Since Alta Way is a privately maintained street, who's going to pay to upgrade it to handle the traffic generated from increased development? Who is going to improve the existing sewer system to handle the additional development? The history of drainage problems in this area should be reviewed, as well as road, sewer, and water pressure issues. Increased traffic is a concern. There should be a traffic study. Research shows that the same LLC is buying a number of lots in the area on and around the proposed development. What is the sewer capacity?

**Board Discussion:** This is a major subdivision and should be looked at as such. It needs all of the studies that a Master Plan provides, including an EIR, traffic study, riparian biologist report, soils and drainage studies clear plans for sewer, road, and fire protection. The development of these paper streets will impact the whole neighborhood for years while it is being built, and needs to be carefully planned, not piecemeal. Once the Master Plan is complete, we would be happy to look at this proposal again.

**Incomplete:** McCormick/Post Ayes 4-0

**2)Carl Variance, Project ID P1150, 57 Loring Ave, Mill Valley, Assessor's Parcel Number 048-211-73.**

Applicant: Jeffrey Wong, Planner: Ali Giudice

The project entails a variance application to renovate an existing 3,158 square foot residence and add a total of 140 square feet. The resultant 3,298 square foot residence would have a floor area ratio of 26.4 percent, excluding the garage. The maximum height of 27 feet above surrounding grade would have the following setbacks: 100 feet on the westerly front, 6.5 feet on the northerly side, 25.5 on the easterly rear and the structure encroaches into the 6 foot southerly side yard setback.

A variance is required pursuant to Marin County Code Section 22.54.020 due to the fact that the development encroaches into the southerly side yard setback as measured from the driveway easement.

**Project Discussion:** This is a renovation of a home that was damaged by fire. The encroachment is preexisting and was in accordance with the standards at the time the house was built. There is no significant difference in the size or presence of the residence, and the neighbors are in enthusiastic support of restoring this home.

Complete/Approval McCormick/Dreksler Ayes 4-0

**Communications and Correspondence:** Email exchanges with drafts of board goals had been exchanged between board Secretary April Post and Jocelyn Drake of the Planning Department. The exchange was sent out to the board prior to the meeting for them to review. A final version of the TDRB's goals will be sent out to the Planning Department by Friday, April 8<sup>th</sup>.

**Adjourned:9:20 pm**