

Tam Design Review Board – Minutes
Public Hearing - May 18, 2016
Acting Secretary, Alan Jones

Call to order: 7PM: April Post, acting chair

Board Members Present: April Post, Alan Jones, John McCormick, Doran Drexler

Approval of minutes: Minutes for April 20, 2016 were approved 4-0

Public comment on items not on the agenda: Mention of TCSD restrooms at Kay Park.

Communications & Correspondence: 1) Our current chair, Loren Molner, has resigned due to ill health.
2) Post read an email she sent to planners and their response regarding the basis of fees for TCSD kitchen project.

Public Present at Meeting: Malcolm Harvey, Don McDonald, Jon Elam, Carol Bucholz, Jeff Brown, Annette Sullivan, Tim Shore, two Yesod LLC representatives.

1. Community Center Kitchen Expansion, 203 Marin Ave, Mill Valley, AP 200-200-22.

Applicant: Robert Hayes Planner: Tammy Taylor

Design Review approval is requested to allow a 172sqft floor area addition to be constructed onto the south elevation of the existing Tamalpais Valley Community Center. The proposed development would result in a total of 3,081sqft of floor area and the proposed total FAR on the 54,963sqft lot would be 5.6%. The proposed addition would reach a maximum height of 13ft 8in above surrounding grade and the exterior walls would have the following minimum setbacks: greater than 100ft from the northern front property line; 60ft from the eastern side property line; from the western side property line; and 27ft from the southern rear property line. No additional site improvements would be proposed as a result of the project.

This is a revision of a plan previously submitted. The aim is to eliminate concerns raised about the possible encroachment of the previous plan into the 50 ft required setback from the adjacent creek. The new plan adds to the South side of the building and splits the kitchen into two adjacent working areas. Plans include minor upgrades to the bathroom for ADA compliance.

Submission deemed complete and plans approved as submitted. McCormick, Drexler 4-0

Merit comments

1. Blends well with the existing building and will be an asset for the community
2. Commend effort to comply with environmental concerns raised with previous submission.
3. Suggest applicant consider possible voluntary upgrade to low flow bathroom fixtures.

2. Yesod, LLC Design Review. Project ID P1152, Previously 365 Loring Ave, Now 371 Loring Ave, Mill Valley, AP 050-032-45

Applicant: DE. Benjamin Cahn, Planner: Tammy Taylor

Applicant is requesting Design Review of the construction of a new 3,844sqft house and 451sqft garage on a split-zoned vacant lot in Mill Valley. The 4,295sqft of proposed development would result in a floor area ratio of 4.5 percent (6% according to the applicant) on the "86,406 square foot lot". (Applicant advises that the actual lot area is closer to 60,000 sq. ft.) The proposed project includes various site improvements including the removal of several native trees, re-vegetation and landscaping and a shared driveway.

3. Yesod, LLC Design Review. Project ID P1153, Previously 377 Loring Ave, Now 391 Loring Ave, Mill Valley, AP 050-320-48

Applicant: DE. Benjamin Cahn, Planner: Tammy Taylor

Applicant is requesting Design Review of the construction of a new 3,286sqft house (3041 sq ft according to the applicant) and 453sqft garage on a split-zoned vacant lot in Mill Valley. The proposed development would result in a floor area ratio of 25.3 percent (according to the applicant) on the 12,018sqft lot.

TDRB study of the plans found no reason why one or the other project should be accepted or rejected separately from the other so we reviewed them and voted on them together.

Plans had previously been previewed by TDRB. Suggestions regarding compliance with the Tam Plan slope requirements as well as recommendations regarding landscaping and drainage have been incorporated.

Arborist's report was presented and reviewed. Applicant presented letter of approval from one immediate neighbor.

Submission deemed complete and plans approved as submitted: McCormick, Jones 4-0

Merit Comments:

1. Commend applicant for following our suggestions regarding slope FAR, landscaping, and drainage.
2. Setting both houses and garages back from Loring Ave is a welcome visual relief and will help maintain the wooded character of the uphill slope.
3. Recommend that contractor prepare a construction management plan which includes staging equipment onsite when and where feasible and specifying hours when disruptive work will take place.

4. Election of officers.

April Post was elected chair: Jones, McCormick 4-0

Alan Jones was elected secretary and vice chair: McCormick, Post 4-0

Both to serve remainder of the current term, through December 2016.

Meeting adjourned 9:15.