

## **Tam Design Review Board**

**Dec. 18, 2013**

**Meeting called to order** at 6:58pm by chair, John McCormick

**Board Members present:**, April Post, John McCormick, Jim Bramell, Patrick Le Pelch, Alan Jones

**Also in attendance:** Dan McDonald, Vivienne Stock, Scott David-Muxen, Annie Sasan, Shannon Thompson, Merle Avila, Russell Bunch, Joe Maguire, Annie Lazarus, Sophia Cowley

**Minutes Dec. 4, 2013** approved as submitted **Post/ Bramell Ayes 4-0**, Jones abstaining

### **Items not on the Agenda:**

- Discussion about the upcoming AT&T/Cingular application. The question was brought up asking what response we have gotten from our letter recommending an alternative site, out of line of sight of neighboring homes, as a better place to group these antennas. John McCormick to write a letter asking for a response to be brought to the meeting when we see this application.

### **1. Thompson Development Inc. 766 Bay Rd., Mill Valley**

**Applicant: Annie Sasan    Planner: Lorene Jackson**

There was a wide ranging discussion, including the issue that the wine cellar is part of the FAR if it is over 7.5 ft. high. The neighbors' concerns included the condition of Bay Rd, frequency of trucks, especially for removal of soil and pouring concrete, and the access of neighbors during construction, on a very narrow road that is not county maintained at that point. It was pointed out that cement trucks can only access this site by backing up the road and that there are a number of very large concrete pours that would need to be made. There were concerns over site safety so that children cannot access the site. One neighbor (@757 Bay Rd.) was concerned that construction vehicles not use her parking deck to turn around, as she stated it could not support such traffic. With all the neighbor concerns TDRB recommends the county to request a detailed Construction Management Plan. It was reported that the street gutters already carry a high volume of water that moves at a high velocity. It was recommended that the road receive an improved gutter system to contain the water so it does not run off into neighboring properties, as it frequently does now. The

mass of the house at the street was a concern for one neighbor, who lives on Marin Drive, who brought the lack of 25' front setback to our attention.

A number of issues are to be brought back to review before the project can be found complete:

- Soil engineer & hydrologist report, or letter, stating how runoff issues are to be resolved so that water does not run off the property into the street.
- Improved drainage plan showing how runoff will be perked on site, and details of how the water issues on Bay Rd. will be resolved.
- A plant removal plan, especially with regard to trees
- A landscaping plan that includes more native plants, as per the Tam Plan
- Revised contour plan showing contour as built
- Estimate of how many truckloads of soil to be removed
- Construction management plan, as part of the plan a detailed estimate of how many truckloads of soil to be removed.
- Verify the correct FAR as either 30%, as provided by the Architect, or the 33% provided by the county
- Investigate how the house might be moved back, away from the existing waterway on the South side of the residence, and back from street, or reduce square footage
- Specify that all hardscape be permeable
- TDRB requests the county to review the requirement for a Variance to build in the front 25' setback
- TDRB recommends a road bond be provided by the contractor to repair the road after construction is completed.

**Incomplete: Jones/Post Ayes 5-0**

## **2. KCS, LLS, Design Review**

**409 Montford Ave., Mill Valley**

**Applicant: Annie Lazarus      Planner: Scott Greeley**

There is a discrepancy in the stated FAR as either 27%, provided by the Architect, or the county at 30 %, that needs to be addressed. The “crawl” space under the garage is to be included in the FAR if over 7.5 feet in height. Approved as submitted.

**Approval of Completeness: Bramell/McCormick Ayes 4-1**

**Merit Comments:**

- Planting plan to include more native plants
- Clarify the FAR
- Review height of crawl space
- Consider ground cover other than a lawn, to avoid pesticides and fertilizers leaching into Creek.

- Commend meeting with neighbors on privacy issues
- Recommend more articulation of side elements of the house, especially on the east side. TDRB recommends that the Architect review adding a high band of windows for light on the East side of the residence.
- The house as presented, although large, fits the scale of the lot
- The placement of the house on the upper portion of the lot, allows the natural habitat to remain on the slope down to the creek.

**Approval of Merit Comments: Post/McCormick 5-0**

3. **Election of Officers:** April Post, Chair; Alan Jones VC/Secretary, for 6 months, with Patrick LePelch to be considered for the remainder of the term at that time, as his availability permits.

**Approved: Jones/Bramell Ayes 5-0**

**Adjourned 10:15**

**Minutes respectfully submitted by April Post**