

Tam Design Review Board

c/o April Post, Chair 314 Marin Drive, Mill Valley

November 5, 2014

Meeting called to order at 7:00 p.m. by Post

Board members present: April Post, Jim Bramell, Patrick LePelch, John McCormick

Absent: Alan Jones

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.

The following projects were reviewed:

1. Hoelter Design Review (5-10) , 36 Peralta Ave.

Project ID 14-0268

Applicant: John Malick and Associates **Planner:** Scott Greeley

Trellis and Deck – Encroachment into the setback

Lorraine May presented the project representing John Malick. Hot tub and trellis in the back. Add an outdoor kitchen and trellis on the front beneath the carport

Bramell asked are trees being kept? Yes, according to the plan and Lorraine May.

Applicant explained the need for the encroachment and the reasoning behind the location of the outdoor barbeque.

Bramell asked if there were any sound issues with having the bbq so close to the property line. Applicant explained that there is a hedge of trees at the property line for visual and acoustical privacy. LePelch had concerns about the rear deck extension off of the hot tub and the drop from the deck when the fence gates are opened to the view. There should be a safety railing to prevent someone from falling off the edge and that this would become a building permit issue.

Bramell requested clarification that the drain from the sink would drain into the sanitary system. There was also a question about whether the pavers near the bbq were permeable. They were not proposed to be permeable and the Board requested that it be permeable given that a sub-drain at the foundation had already been installed at the house edge on the uphill side.

John motion for completeness. McCormick/ Bramell Approved 4-0

Merit comments. John: Nice structure. Nicely integrated with the existing structure and the site.

A safety guardrail should be added at the hot tub deck

Set pavers in a permeable material.

McCormick motion to accept LePelch second approved 4-0

2. Jeremy Tejirian, from Marin County Planning Dept.

Jeremy Tejirian addressed the board by asking if the TDRB was interested in meeting with the two other Design Review Boards to discuss procedural items and the possibility of doing additional training and to exchange ideas and learn from each other's experiences and project reviews. He suggested that it would be done in the following calendar year after the holiday.

LePelch commented that the completeness process has been very frustrating on a few projects.

Jeremy indicated that there have been ongoing surveys on performance of planners from the public and applicants. Perhaps the same could be done for Design Review Boards.

Other Design review boards don't want to have more training based on similar meetings that Jeremy had with them.

Jim thought that situational training would be beneficial, simulating actual projects. Post suggested that if all the DRB's were to meet and discuss issues, that any important issues might

come to the surface, or not, and it could then be decided by all how to proceed. The board members agreed that a meeting would be a good idea. Jeremy would see about organizing a meeting for after the New Year.

LePelch aired concerns about viewing plans on the fly, without being able to view the plans beforehand. Post requested that the submittal date or address, rather than project name, would be helpful to find the project on line. Also it was commented that it would be helpful to see a flow chart for how plans are routed from submittal to approval. QR codes are being used, as mentioned by Jeremy.

Patrick is not clear on how to access the information online. He needs to sign up/ register to have access to plans and get updates on the project(s).

Bramell asked if there are stream ordinances? Yes there are, per Jeremy and they are quite complex. Bramell indicated that runoff is an issue with the development of the empty lots in the Panoramic neighborhood. How do you deal with development? (I don't understand this question.) Perhaps more training on the stream protection ordinances would be helpful to the Board members.

On a separate topic, that of the Good Earth proposal:

Jeremy will not be presenting anything at the TDRB meeting but will be there to observe, listen and answer questions. Informational questions are o.k. for his feedback.

McCormick: Has a traffic plan been done, as residents will be asking questions about this? Tejirian indicated that this is viewed as renewing a previous use. Parking, traffic circulation, and drainage are up to standards. Traffic patterns will continue to be addressed, as needed. Post pointed out that the road most affected is Hwy 1, and that is under the control of the State and Cal Trans. Cal Trans has done studies in the past per Bramel.

Plans for preview will be available to the Board by early next week.

Items for future board meetings were reviewed without comment.

The Good Earth meeting will be held on November 19, at the Tamalpais Valley Community Center. With one new project already here, and another project possibly on the way, in addition to the Good Earth, tentatively we will hold a Special Meeting on Monday the 24th once confirmed with Alan Jones. (This has been confirmed, and will be held Monday 11-24-1014 at 7pm at the Cabin)

Meeting was adjourned.