

TAMALPAIS DESIGN REVIEW BOARD

April Post, Chair 314 Marin Ave. Mill Valley, Ca 94941

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

The following members were present: John McCormick, April Post, Jim Bramell, Patrick LePelch

Members Absent: Alan Jones

Public in attendance: Torkel Dominique, Clark Weber, Roger Hartman, Sally Kuhlman, Mary Hartman, Jim McCalligan

Public discussion on topics not on the agenda was called for: none offered

The following Correspondence was discussed:

The letter of response to the AT&T Administrative Decision of the communications tower at the 309 Poplar Fire Station was reviewed prior to sending to the Planning Department and Kate Sears.

McCormick cautioned against using language that could be interpreted as out of the scope of Design Review. All agreed that it was a good overview of TDRB's history with this project. LePelch pointed that the letter should reflect the sentiments of the community, which he agreed it did, but could be reviewed and modified to reflect John's comments. April agreed to fine tune the wording of the letter and redistribute the draft for review.

The following projects were reviewed and action was taken as indicated:

- A. Moore Design Review 822 Marin Drive, Mill Valley

Applicant: James McCalligan, architect

Applicant presented the plans for a new single family home on one story. Post had questions about the crawl space height as a possible area that could be developed into a habitable space. This was discussed as a review of the documents in section and plan. Post also had a question about the height of the back portion of the house when viewed from the West elevation. The applicant answered the question and LePelch provided input on how the height is calculated above existing grade. LePelch requested clarification on the front yard setback, which was illustrated as 11'-0". The applicant indicated that the County provided input on the front yard, that 25' front yard setback was not cast in stone and that the proposal was consistent with the pattern on the street. Bramell expressed concerns about how the drainage was to be handled on the site. Applicant reviewed the drainage plan which included 4'-6" x 4'-6" x 3' dissipation boxes. LePelch suggested using a linear dissipation system to better spread out the overflow and seepage into the subsoil. Post suggested additional drainage swale(s) below the dissipation system to intercept surface water that might overflow the system. The neighbor whose property is

directly below the site expressed concerns about run off, saying that the hill in that area has numerous springs (hence the name "Spring" Dr.). A review of the landscape plan lead to a question from the public regarding how many trees were to be removed. The proposed removal of all existing Eucalyptus trees to be removed per the landscape plan, Was enthusiastically received by the neighbors present. A mix of non-native and native plants are to be planted. A neighbor expressed that she thought the design was nicely executed.

Ruled Complete: Bramell, McCormick 4-0

Merit Comments:

- Configuration and design on the lot is well executed

- Native plants are included for the front yard
- Eucalyptus trees are to be removed
- Exterior materials are firesafe
- Crawl space is currently mostly under the 7'-0" height limit

Approved as submitted: McCormick, Bramell 4-0

Minutes submitted by Patrick LePelch