

Tam Design Review Board Minutes

Public Hearing - September 16, 2015

Call to order: 7PM Alan Jones, Chair

Board Members Present: Alan Jones, April Post, John McCormick, Patrick LePelch, Loren Mollner

Approval of minutes of September 2, 2015: McCormick / Post 2nd

Public comment on items not on the agenda: None

Communications & Correspondence: General Board discussion at end of meeting

Design Review: 396 Ethel Ave, Mill Valley; AP# 048-012-17 ; Project ID# 2015-0275

Applicant: KCS, Inc, Joe McGuire Planner: Heidi Scoble

Project Summary: Demolition of an existing single family residence in Mill Valley. Existing residence has 1,680 square feet of building area and 1,570 square feet of floor area. The proposed new construction would have 3,990 square feet of building area: 3,510 square feet of floor area, and would result in a floor area ratio of 29.7 percent on the 11,767 square foot lot, a maximum height of 29 feet above surrounding grade.

The following setbacks from the exterior walls: 25 feet from the eastern front property line; 5 feet from the northern side property line; 42.25 feet from the southern corner side property line; 20 feet from the western rear property line. Various site improvements would also be entailed in the proposed development, including landscape and hardscape improvements.

Design Review Required: Pursuant to Section 22.42.020.B.3; the new residence would be more than 100% greater than the existing building area on site. Zoning R1-B1, Countywide Plan designation: SF6 (Low density residential, 4-7 units/acre); Community Plan: TACP

Project Discussion: Architect noted the new home will be located in a FEMA floodway, with a drainage ditch along the Ethel Ave side, and a stream along the Reed St side. The project is designed to meet all of the FEMA floodway requirements: 30 foot set back from the stream and site raised 1 foot above the FEMA requirements. The project will have a two car garage, push two existing parking spaces located above the existing ditch. Roof rain water will be directed to a water retention system that will release rain water on site. There will be 1200 SQ' of pervious paving. The project is designed to look like a 1 ½ story building when viewed from Ethel Ave. Building is 4' above creek bank. Plants along creek will be thinned and new planting added – TDRB noted landscape plan has few native plants being used, and recommends adding more locally native plants Exterior design is based on traditional forms and uses of a number of different materials.

TDRB questioned the condition of the existing fence, and the need to replace if needed – Response, applicant to review the condition and replace as required. TDRB questioned if the applicant has met with the neighbors. Applicants stated they had.

Public Comments: Lara Chariton from Watershed Alliance of Marin provided a letter to TDRB regarding this project (letter provided to planner): stated the house is too large for the site and is out of character with the neighborhood. Lara Chariton questioned if the applicant has met with other agencies such as the Project Coordination of Marin County Stormwater Pollution Prevention Program – Response, applicant stated they had not, just county planning.

TDRB recommends county planning at the start of a project that is impacted by FEMA and stream or creek issues, should inform the applicant that they need to meet with PCMCSPPP.

Public Question: What is the scope of the TDRB review – TDRB responded that they provide an informal public forum for a project review, an advisory to the county, and our reviews are based on the Tam Plan Guide lines, as well as county design requirements.

TDRB Comments: House's setback is an additional 10 ft from the creek , more than required. Discussion revolved around whether home is too large for the site and the community along Ethel Ave. A 3,000 sq' home would have less of an impact. The story poles provided help to visualize the project. Planting along the creek should be done in stages to lessen the impact to creek life.

Completeness: April / LePelch 2nd - 5 ayes

Approval: April / LePelch 2nd - 5 ayes

Conditions:

1. Landscape plan should be revised to increase the number of Marin Native plants.
2. Planting that is removed and replaced along the creek, should be all Marin Native plants, suited for a creek environment, and should be done in stages to lessen the impact to creek life, or follow the best practices as recommended by Project Coordination of MCSTOPPP.