

Tam Design Review Board Minutes

Public Hearing - December 21, 2016

Call to order: 7PM April Post, Chair

Board Members Present: April Post, Alan Jones, John McCormick, Doron Dreksler

Approval of minutes of November 2, 2016: McCormick/Dreksler 4-0

Correspondence: Post reported receipt of correspondence from R. Izquierdo, K. Zegart. Post has sent a letter to Supervisors Sears and Kinsey expressing concern at the continued board vacancy. Jones reported that he has contacted the Homestead Valley Community Association and the Homestead Valley Land Trust board asking for their help in seeking a qualified Homestead resident for our board vacancy.

Public comment on items not on the agenda: None

Public in attendance: Ron David Kong, David Kong, Loretta Figueroa, Heather Page, Rod Izquierdo, others

1. **Gildengorin Design Review**, 217 Cleveland,
Applicant: John Hood, Planner: Tammy Taylor

The applicant requests Design Review and Second Unit approval to demolish an existing 1,606 square foot house and 190 square foot garage and construct a new 3,950 square foot house and second unit on a lot in Mill Valley. The 3,950 square feet of proposed development would result in a floor area ratio of 24.9 percent on the 15,668.63 square foot lot. The proposed building would reach a maximum height of 28 feet 4 inches above surrounding grade and the cabana would reach a maximum height of feet 12 feet 3 inches above grade. The main house and second unit would have the following setbacks from the exterior walls: 25 feet from the north west front property line; 6 feet 11 ½ inches from the north east side property line; 8 feet 2 inches from the south west side property line; 21 feet 6 inches from the south east rear property line. The pool cabana would have the following setbacks from the exterior walls: 60 feet from the north west front property line; approximately 33 feet from the north east side property line; approximately more than 103 feet from the south west side property line; 21 feet from the south east rear property line.

Applicant Hood presented changes since the previous submission. Size of house reduced, the in-law unit reduced, pool deck made smaller, an upper back deck removed, removed intermediate retaining walls at back of property, house dropped 44", engineer has prepared a plan to retain expected 100% of water on site based on a 10

year storm. Pool structure has been designed by a structural engineer. Pool house reduced and moved to opposite end of pool where impact on neighbors is minimal.

Public comments: downhill neighbor Heather Page concerned about possible flooding if the system fails. Questions the adequacy of the system to prevent flooding on her property. Rod Izquierdo showed the board a letter from William Clark dated August 10, 2016, which he suggested questioned the adequacy of the drainage system. Applicant responded that this letter referred to the previous drainage scheme which has been updated as a result of his consultation with DPW. He asserted that DPW has been rigorous in reviewing his submissions.

Board questions: Is the pool appropriate considering future and ongoing water concerns of the county and the limited capacity of the reservoirs? Applicant commended for addressing board's previous concerns regarding massing and drainage.

Found complete and approved as submitted. Jones/McCormick 4-0

2. **Jeter Design Review**, 189 Morning Sun

Applicant: Paul Ferro

Planner: Megan Alton

The applicant requests Design Review approval to construct a new 734 square foot addition over an existing garage on a developed single-family lot in Mill Valley. The proposed development would also include an addition of 234 square feet to the existing garage. The existing building area is 3,045 square feet and the existing floor area is 2,803 square feet. The proposed development would result in a building area of 4,014 square feet and a floor area of 3,537 square feet. Therefore, the project would result in a floor area ratio of 23 percent of the 15,202 square foot lot. The proposed building would reach a maximum height of 24 feet 9 inches above surrounding grade and the exterior walls would have the following setbacks: 100 + feet from the southern front property line; 84 feet from the eastern side property line; 5 feet 5 inches from the western side property line; 4 feet 10 inches from the northern rear property line. Design Review approval is required because the proposed development would exceed 15 feet in height and is within the required side and rear setbacks.

Applicant Paul Ferro and owner Tom Jeter presented revised plans. Topo of rear of site, water runoff, and parking plan provided.

Post summarized letter received from neighbors Suzanne Daily and Brad Hubbel who were not present. Neighbor Kong commented that location of garage makes it necessary to pull onto the shoulder on his side of the street in order to drive in and out. Applicant stated that the plan provides a wider garage door which should minimize that problem. Another neighbor present commented that drainage on Lavendar Lane is

already a big problem and that the added runoff from the larger roof area would make that worse. Other neighbors expressed concern about the "canyon effect" of the tall structure directly on Lavendar Lane. There was concern that allowing this project could set an unfortunate precedent for other encroachments on the light and air in the lane. Another neighbor stated that there have already been access issues for emergency vehicles, impacting service for a fire and child birth.

Board comments: See no reason to allow structure to exceed the height limit or encroach on the rear and side setback. Although a garage currently exists, the proposed structure is nearly 4 times as massive. Since a new foundation is required it should be considered as new construction rather than as a renovation, and as new construction would be unlikely to be approved. Carports and garages are often allowed to encroach on setbacks if there is no other choice, but allowing a second unit to encroach seems questionable. Compared presentation to our remarks in previous minutes for this project. The board still strongly felt the application did not fit Mandatory Design Review standard "G". Questioned whether a variance should be required.

Submission found complete. Board recommends that application be rejected for reasons stated in comments above.

Jones/McCormick 4-0

3. Forthcoming project reviewed without comment.

4. Election of officers for 2017: Alan Jones nominated for chair and Doran Dreksler for secretary and vice chair. McCormick/Dreksler 4-0