

Tam Design Review Board – Minutes
Public Hearing - January 20, 2016
Secretary, John McCormick

Call to order: 7PM: Alan Jones, Chair

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

Approval of minutes of November 20, 2015: Post / 2nd LePelch

Public comment on items not on the agenda: None

Communications & Correspondence: Letter from Jeremy Tejirian will be discussed after Design Review

Public Present at Meeting: Mitchell Fong, LaVerne Ave

Grand View Estates Design Review: 419 LaVerne Ave, Mill Valley, CA,
AP # 047-141-18 Project ID # P1109 Applicant: Jessup Associates, Architects Planner: Jocelyn Drake

Project Summary: Demolition of an existing single family residence and accessory structure, and construction of a new single family residence with attached garage. The new residence would consist of 2,914.5 SF total building area, 2,454.5 SF of total floor area, for a FAR of 29% on a 10,019 square foot lot, with a maximum height of approximately 29 feet 2 inches above surrounding grade. The following setbacks from the exterior walls: approximately 27 feet from the northeastern front property line, 28 feet from the southeastern rear property line, 16 feet from the western side property line, and 8 feet from the eastern side property line. Materials for the new residence: brown horizontal wood siding; khaki colored stucco; anodized bronze standing seam metal roofing; bronze metal window & door frames. Site improvements: retaining walls, in the front, side and rear yards, with a maximum height of 5 feet; decks (including a rooftop deck); patios & landscaping. One heritage oak tree, is proposed to be removed, to accommodate construction of the project.

Project Discussion: Architect provided information of the design of the project. TDRB questioned why the Oak Tree removal was not part of the design review – response Architect was not informed that it would be required. The new home is located on the foot print of the existing home, with a attached garage at street level, the new home walls will be a concrete composite construction, to provide a fire resistant home. The home is angled on the site and steps down the hill, and will be a total of 5 stories, the site slope is approximately 39%. TDRB noted the Tam Valley Slope Ordinance should be reviewed by the architect, and will have an impact on the allowable FAR. TDRB questioned if the storage space above the garage is counted in the FAR – response by architect, no it is not included. Drainage plan provided, shows the roof rain leaders and site drains flowing into two (2) rainwater dispersion boxes, and then flowing into the gutter system at the edge of the road. TDRB recommends that all rain water remains onsite, and the two (2) rainwater dispersion boxes to be moved upslope as the site permits, and investigate a landscape swale or rain garden to dissipate the rainwater. Landscaping plans are minimal; trees will be planted at the back of property to screen the home from the above neighbors. TDRB recommends more local California Native Plants appropriate for Mill Valley to be used, and that a tree removal permit be applied for.

Public Comments: Mitchell Fong, LaVerne Ave, noted the 8' setback on the eastern property line, that the new home may have a visual impact to the neighbor on that side.

TDRB Comments: TDRB has concerns with the mass of the project, 5 stories has a visual impact on the surrounding homes. The East side elevation is a flat plane and should receive similar articulation as the West side of the home. The roof area above the stairs could be at a different pitch to lessen the volume in the stair area and lessen the visual impact. The mass of the home is out of character with the neighborhood. Story poles would have benefitted TDRB and the neighbors to understand the visual mass of the home – a 3D visual presentation would help for the neighbors to understand the mass of the home. The Tam Valley Slope Ordinance need to be reviewed by the architect, so the correct FAR can be provided. A tree permit needs to be applied for. Site drainage needs be reviewed to keep as much rain water on site as possible.

Design Review approval is required: Pursuant to Marin County Code Section 22.42.030.B, the project site is a Substandard Building Site.

Completeness: Project found incomplete. Post / 2nd McCormick

- Reasons.
1. Slope ordinance not accounted for in FAR
 2. Tree permit not part of Design Review.
 3. Site rainwater design needs to be reviewed and changed.
 4. Color Board not presented as part of review.
 5. Recommend 50% Local California Native plants as per county requirements.
 6. Include storage area above garage in FAR.

Discussion of Jeremy Tejirian letter of November 24, 2015: Draft letter discussed, Loren Mollner – New Chair, will provide a revised letter to Jeremy Tejirian.

Election of officers for 2016: New Chair, Loren Mollner
Assist Chair & Secretary, April Post