

**Tam Design Review Board Minutes  
Public Hearing - September 20, 2017**

**A. Meeting Location:** The Cabin, 60 Tennessee Valley Rd, near Hwy 1.

**B. Call to order:** 7PM Alan Jones, Chair

**C. Board Members Present:** Alan Jones (AJ), Doron Dreksler (DD), April Post (AP), Logan Link (LL), Andrea Montalbano (AM)

**D. Approval of minutes of August 2, 2017:** AP/DD2<sup>nd</sup> 5-0

**E. Correspondence + Announcements:**

- a) Board agrees to limit the board member names on comments in final minutes submitted

**F. Public comment on items not on the agenda:** None

**G. Public in attendance:** Jason Baggs, Mark English, Gregorius Budhijanto, Ryan Schwartz

**H. Items on Agenda:**

1. **Schwarz Variance**, 736 Marin Drive, Mill Valley, AP #049-122-60  
Applicant: Building Solutions                      Planner: Megan Alton

**Project Summary:**

The applicant requests Variance approval to construct a new 39 square foot addition on a developed lot in Mill Valley. the 39 square feet of proposed development would result in a floor area ratio of 29.7 percent on the 7,762 square foot lot. the proposed addition would reach a maximum height of 11 feet above surrounding grade and would have the following setbacks from the exterior walls: 18 feet 1 inch from the southeastern front property line; 17 feet 3 inches from the southwestern side property line; and more than 100 feet from the northeastern side property line.

Variance approval is required because the project encroaches into the required 25 foot front yard setback. Zoning: R1-B1 (Residential single family 6000 sq ft min lot size) Countywide Plan Designation: SF6 (Single Family, 4-7 units/acre).

- **Project presentation:** Applicant Ron Kappe presented proposed project.
- **Project support documentation:**
  - a) 24x36 plans
- **Initial Board questions:**
  - a) How do the neighbors feel about the project? applicant responded, no objections.
  - b) The existing covered porch, although not part of this project, looks like a fire hazard. Also appears to be built without a permit.

c) Although this is a very small project, how is drainage going to be handled ? Applicant explained that the new roof drain would be tied into the existing drain line next to the addition.

d) Board encouraged improving the drainage and runn-off and trying to contain it onsite

- **Public comments + questions : none**
- **Final Board questions + comments: none**
- **Board Findings:**

**Completeness / Approval status:**

Board finds Submission Complete and approves as presented

AP / AJ 2<sup>nd</sup>: 5-0

**Board Merit comments:** Project Addition is small and compatible with the surroundings with minimal impact.

2. **Karen Messick Trust Design Review**, 330 Ridgeway Ave, Mill Valley AP #047-212-09  
Applicant: Gregorius Budhijanto Planner: Megan Alton

**Project Summary:**

The applicant intends to tear down an existing residence on a developed lot, rendering the lot vacant, and requests Design Review approval to construct a 2,211 square foot residence with a 441 square foot detached garage in Mill Valley. The proposed development would consist of 2,652 square feet of total building area and 2,211 square feet of total floor area, which would result in a floor area ratio of 29 percent on the 7,410 square foot lot. The residence would reach a maximum height of 27.28 feet above existing grade and the exterior walls would have the following setbacks: 24 feet from the western front property line; 9 feet from the northern side property line; 13 feet 4 inches from the southern side property line; and 53 feet from the eastern rear property line. The detached garage would reach a maximum height of 22 feet above existing grade and the exterior walls would have the following setbacks: 3 feet from the western front property line; 27 feet from the northern side property line; 3 feet from the southern side property line; and more than 100 feet from the eastern rear property line.

Design Review approval is required pursuant to Marin County Code Section 22.42.020.D because the property is less than 50 percent of the required lot size required under Marin County Code Section 22.82.050. Zoning: R1 (Single Family Residence, 7500 sq ft minimum lot area). Countywide Plan Designation: SF6 (Single Family, 4-7 units/acre).

- **Project presentation:** Architect Mark English
- **Project support documentation:**
  - a) 24x36 plans

- **Initial Board questions:**

- a) How much excavation? Architect responded, 18 inches
- b) Lower floor is completely reconfigured? Architect responded, Yes.
- c) Are you keeping a portion of the roof? Architect responded, Yes.
- d) Will the existing parking remain? Architect responded, Yes. Board agreed that was a good idea.
- e) No landscape plan or Drainage plan is included? Architect responded, Correct.
- f) Suggest using native plants and screening the property line near the new stairway.
- g) The remaining roof is prominent and metal roofing is a good idea.
- h) Are the Neighbors homes on the site plan? Architect responded, No.
- i) How do the neighbors feel about the project? Architect responded, I think they are ok with it “from what the client tells the owner”. Board commented that letters would be nice to have.
- j) Why flat roofs? Architect responded, to maintain the prominence of the hipped roof.
- k) What roofing material? Architect responded, EPDM

- **Public comments + questions :** None

- **Final Board questions + comments:** None

- **Board Findings:**

**Completeness:** Submission found complete on condition that acceptable drainage and landscape plans are provided

**Approval + Accept:**

Board approves application with 2 conditions. AP/ AJ 2nd – 5-0

- 1) A grading and drainage plan needs to be developed that contains runoff onsite.
- 2) A landscape plan needs to be developed with native plantings and a screening at the southern property line at the new stairway.

**Board Merit comments:** Very nice project with very clear plans

**I. Forthcoming projects reviewed without comment:** None

**J. Adjournment:** 8:00 P.M.

**K. Document Revisions:**

- a. Dated 9/21/17 updates under project #2: “Initial Board questions”, line item k was modified and under “Board Merit comments”, section a + b were added / modified

TDRB is advisory to the Marin County Planning Department.

County Planning Department: <http://www.marincounty.org/depts/cd/divisions/planning/projects>

Tam Design Review: <http://apps.marincounty.org/bosboardsandcomm/boardpage.aspx?BrdID=68>