

Tamalpais Design Review Board Meeting Minutes

Regular Meeting: June 6th, 2018: 7:00 PM

Meeting Location: Tennessee Valley Log Cabin; 60 Tennessee Valley Road, Mill Valley

I) Call to Order: 7:00 PM – Doron Dreksler (Chair)

Board Members Present; Doron Dreksler, Andrea Montalbano, Logan Link, Alan Jones

II) Approval of meeting minutes – May 16, 2018

AJ motions, LL Seconds, Unanimous approval.

III) Correspondence and Announcements:

A) AM announces she has met with April Post to start work on the creation of the Local Native Plant list for distribution to applicants.

B) DD states that the 212 Beryl project the Board voted a tie on was approved. The County found the substandard size of the lot constituted hardship and the variance was approved.

IV) Public Comment on Items not on the agenda: None

V) Agenda Items

A) *Kim Sign Review - Alpha Dog (P1982): 230 Shoreline Highway Mill Valley AP #052-052-05*

Applicant: Julien Pearl Planner: Vivian Lo

PROJECT SUMMARY: The applicant is requesting Sign Review approval to install one 22.85 square-foot non-illuminated sign on the front façade; and one 14.675 square-foot non-illuminated sign on the side of an existing building in Mill Valley. The two signs would be wall mounted vinyl decal letters and graphics. The front façade sign would be 20 feet, 9 inches wide, 12-inch letterings depicting “DAYCARE BOARDING” and the Alpha Dog logo. The side façade sign would be 14 feet, 3 3/8 inches wide, 8 3/4-inch lettering depicting “ALPHADOG LODGING” and the Alpha Dog logo. The letterings for both signs would be black in color. The logo (30.75”W x 32”H) consists of black, yellow, and white colors. The signs would be wall mounted on the wood siding of the second floor balcony parapet. Sign Review approval is required because the project does not meet the Marin County Development Code Section 22.28.040.E. – General Standards for Permanent Signs by Use. Zoning: CP (Planned Commercial) Countywide Plan Designation: GC (General Commercial/Mixed Use, F.A.R. – 0.10 to 0.20) Community Plan (if applicable): Tamalpais Community Plan

1. Proposed Design presented by designer; Todd Barbee

A. Public and Board comment period opens;

1. Board members discuss the definition of “street frontage” - length of building the sign is placed on. It is pointed out that there is a second building on the site that also has street frontage, but does not have signage.
2. Board members feel that the sign is a little too prominent and does not meet the “rural character” described in the Tam Plan.
3. The material of the signage is explained – the lettering is vinyl - the modern equivalent of paint and is as or more durable. The logo of the dog and background are printed on an aluminum cut out and affixed to the building.

B. Board Decisions and Findings;

1. AJ makes a motion to approve the project with the exception that the aluminum sign on the side of the building will be cut to only have the dog and halo, no background.
2. AM seconds. Unanimous Approval.

IV) A) **Maddox Design Review (P1858):** 49 Ridge Avenue, Mill Valley AP# 046-212-03

Applicant: Charlie Barnett Associates Planner: Lorraine Weiss

PROJECT SUMMARY: The applicant requests Design Review approval to demolish an existing 1,924 square foot two-story residence and 54 square foot accessory structure, and construct a new two-story 3,357 square foot residence in Mill Valley. The proposed development would consist of 3,357 square-feet of total building area and 3,004 square-feet of total floor area, which would result in a floor area ratio of 25.9 percent on the 11,554 square-foot lot. The residence would reach a maximum height of 28 feet and 7 inches above existing grade and the exterior walls would have the following setbacks: 25 feet from the western front property line; 24 feet from the northern side property line; 15 feet 4 inches from the southern side property line; and 37 feet 5.0 inches 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 located on a vacant lot and Section 22.82.050.C.3 for minimum lot size based on slope. Zoning: R1-B3 (Single-Family District, 1 unit/20,000 sq. ft.) Countywide Plan Designation: 11- Single Residential – Improved. Community Plan: Tamalpais Area, Muir Woods Park, Community Plan

1. Proposed Design presented by designer; Charlie Barnett

C. Public and Board comment period opens;

1. All information previously requested by the Board is reviewed.
2. Several neighbors (two adjacent to the property) are present in support of the project. The adjacent neighbor Brad Silen is not present. No concerns from this neighbor have been received by the Chair. The Owner states he has spoken with Mr. Silen and has agreed to add plant screening to create privacy between the two lots.
3. The applicant has filed an application with the County for a waiver to the maximum allowable height with the County because they meet all of the requirements of no negative impacts on neighbors' views, shading, massing, etc.
4. The neighbors are extremely concerned that the road remain clear during the whole construction period. The road is very narrow and there are neighbors in ill health on the road who need emergency services quite often. The neighborhood has had very bad experiences with recent construction on the street.
5. The Board discusses the fact that the Tam Plan limits the height at this location to 18', but the massing of the existing building is similar to the existing, and the foundation and framing needs to be replaced, resulting in a demolition. The Board sees this as a modification to an existing structure. If this were a virgin lot, the 18' height limit would be strictly enforced.

D. Board Decisions and Findings;

1. AJ makes a motion to approve the project with an exception to the Tam Plan allowable height limit because it is replacing a building of similar mass.
2. AM seconds. Unanimous Approval.
3. Merit Comments:
 - A) The Board carefully considered the project for impacts on the neighbors and neighborhood character and feels the project is appropriate and considerate.
 - B) A construction Management Plan should be required for the project to ensure that any staging of trucks and/or materials will not interfere with emergency or neighborhood access.

VI) Meeting Adjourned 9:40 PM