

Tamalpais Design Review Board Meeting Minutes

Regular Meeting: November 7th, 2018: 7:00 PM

Meeting Location: TCSD Cabin - 60 Tennessee Valley Road, Mill Valley

I) **Call to Order:** 7:07 PM – Doron Dreksler (Chair)

Board Members Present:

Andrea Montalbano, Doron Dreksler, Logan Link, Alan Jones, Erin Alley

II) Approval of Meeting Minutes:

- Approval of Meeting Minutes dated 10-17-2018
- Motion to Approve; LL. Second; EA. Approval; Unanimous. (AJ absent for vote.)

III) Correspondence and Announcements:

- DD states the Planning department is having extremely high turn over and the agendas keep changing because of it.
- DD will look into getting a wireless modem for the cabin so that County records, plans and codes can be accessed more easily during meetings.

IV) Public Comment on Items not on the agenda:

- Laura Chariton of Watershed Alliance offers to give a presentation to the Board to inform about County regulations regarding any construction projects within specific distances to creeks. LL suggests that they start the meeting at 6PM and invite the public. The meeting will be arranged for some time after Thanksgiving.

V) Agenda Items:

Item 1) P2108 Reineck Design Review 522 Tamalpais Drive

Parcel Number: 047-062-17

NOTE: The project has been modified to utilize uncovered on-site parking in lieu of the previously proposed two-car garage.

The applicant is requesting Design Review approval to remodel and enlarge an existing residence and detached studio and construct a new garage on the subject property. The existing 1,126 square foot residence would be partially remodeled and enlarged to 2,062 square feet primarily through addition of a 747 square foot second story above the remodeled kitchen/dining area. The existing 109 square foot detached studio would be expanded with the addition of a 448 square foot kitchen/living area and bathroom. Finally, a new 480 square foot detached two-car garage would be constructed at the southeast corner of the property. In combination, proposed development would result in a total floor area ratio of 11.2 percent on the 23,357 square foot (0.54 acre) lot. As proposed, the residence, detached studio and garage would attain maximum heights of 27 feet, 16 feet, and 14 feet above grade, respectively. The existing residence maintains a minimum setback of 9.4 inches to the eastern side property line, which would be

reduced to 5.1 inches as a result of the addition. The studio addition would be located on the west side of the existing building, with minimum setbacks of approximately 40 feet to the rear (north) property line and 66 feet to the front (south) property line. Finally, the proposed garage would be sited with a zero-foot front setback on Tamalpais Drive, 3 feet from the side (east) property line.

Design Review approval is required pursuant to Section 22.42.020.A to allow for the construction of new structures and additions to existing structures in the RSP zoning district.

Zoning: RSP-7 (Residential, Single Family Planned, 7 units/acre)

Countywide Plan Designation: SF6 (Single-family, 4-7 units/acre)

Community Plan (if applicable): Tamalpais Area Community Plan

- Project architect (Jack Reineck) has reviewed and addressed every one of the Board's previous concerns. The proposed garage has been removed from the scope of work. Two paved (existing) parking spaces will be provided within the property boundaries.
- 1) Neighbor house location - a neighborhood map is provided with the locations of structures throughout the neighborhood.
- 2) The large redwood tree is no longer near any part of the proposed construction.
- 3) A structural assessment of the existing structures was performed by the Architect and the foundations appear adequate with a noted presence of steel reinforcing.
- 4) The drainage for new roof area will be addressed in the permit drawings and will be retained on site.
- 5) Permit history was performed but the only permit found was for the existing garage right up against the creek.
- 6) Proposed height above grade was reviewed with Planner Christine Gimmler. She said the proposed height meets the code requirements.
- 7) Proposed garage has been removed from scope.

PUBLIC COMMENTS & CONCERNS:

- Laura Chariton explains that the garage, as formerly proposed, would not have met creek setback requirements of 50'.

BOARD ACTIONS:

- AJ motions; The application should be approved as submitted with merit comment that drainage should be retained & addressed on site. AM seconds.
- Unanimous Approval

Item 2) Project architect: Julie Johnson (JMJ Studios)

Questions about County interpretation of FAR at 210 Laverne

- The County is counting the existing attic space with more than 5'-0" headroom in the FAR calculations. Applicant wants to know if this is unreasonable or if a variance would be granted to exceed the allowable FAR. She explains the existing and proposed plans.

BOARD COMMENTS:

- The Tamalpais Area Plan counts area differently than the County. According to the Tam Plan, any area over 7'-0" headroom is counted - even unfinished crawl space. In this project, the non-habitable basement is included, but only the area above 7'-0" tall in the attic is counted.
- If the ceiling of the corridor were raised, it would decrease the headroom in the attic and would therefore disqualify the area from being counted in the FAR. This could be done without reframing the roof. The residual area, although 5'-0" in headroom, could not be counted because no part of the attic would ever reach a head height of 7'-0", which would be required for it to become habitable space.
- The applicant could ask if the County would accept a deed restriction on the property for the attic area to be restricted so that it can never be developed into habitable space. They may or may not accept that.
- A variance can only be granted if the applicant can prove true hardship, and only if it would not grant special privilege compared to neighboring houses. This project does not meet these requirements and would not be granted a variance.

BOARD ACTIONS:

- The Board needs to draft a letter to both Brian Crawford and Jeremy Tejirian to refresh the staff's memory of the unique requirements of the Tam Plan.

MEETING ADJOURNED 8:18 PM