

Tamalpais Design Review Board Meeting Minutes

Regular Meeting: March 6, 2019 7:00 PM

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

I) **Call to Order:** 7:00 PM – Andrea Montalbano (Chair)

Board Members Present; Andrea Montalbano, Doron Dreksler, Erin Alley, Alan Jones

II) **Approval of Meeting Minutes:** February 6, 2019

- Motion to Approve; EA. Second; DD. Approval; Unanimous.

III) **Correspondence:**

A) Calls into DD

IV) **Items not on the Agenda:**

From Bob Freitas.

1. Month ago on possibly 105 Skyline. Installed large generator curb side. Approved and permitted. Concern. Believes there should have been design review. It was permitted OTC. DD asked if he called an enforcement number.
2. Construction mgmt. plans not required. For example, on Friday, 13 trucks parked. Requesting a construction plan for every project. Planning should enforce.
3. Letters of Fountain sign. Lights do not meet building code. Best to call enforcement per DD/AJ/
4. A project off Erica against Hwy 1. Was not notified of project. Requesting a construction plan.

AJ noted about Bothine Marsh. Preliminary report on bike path. Made point to Maureen Patton and Kate Sears

V) **Agenda Items: 15 Midway**

A) *Tsang Design Review*

The applicant requests Variance and Design Review approval to construct a new 1,866-square-foot, two-story residence and a 378-square-foot attached garage on a lot developed with a 1,057-square foot residence that would be demolished to construct the project. The 2,244 square feet of proposed development would result in a floor area ratio of 31.5-percent on the 5,924-square-foot lot. The proposed building would reach a maximum height of 29 feet above surrounding grade and the exterior walls would have the following setbacks: 10 feet from the south front property line; 3 feet from the west side property line; 2 foot from the east side property line; and 27 feet from the north rear property line. Variance approval is required because the project exceeds the maximum floor area ratio of 30-percent for the R1-B1 zoning district, as required under Marin County Code Section 22.14.050. Design Review approval is required because the project involves the construction of a new single-family residence on a lot that is considered vacant (as defined under Marin County Code Regulation Section 22.130030) where the lot area is less than 50-percent of the minimum lot area required under Marin County Regulation Section 22.82.050.

Zoning: R1-B1 (Single-family Residential, 6,000 square foot minimum lot area)

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

Community Plan (if applicable): Tamalpais Plan Area

Presented by Kappe Architects

- A total of 89 SF to be added;
- A variance has been applied for and granted for this property in the past. Mandatory measures for a variance items are noted;
- Eleven (11) foot difference in additional height as calculated by Kappe Architects. Fence is on neighboring property outside on PL;

Key points by TDRB:

- FAR may be over the allowed amount per the Tam Plan, which is the planning document that takes precedence. The calculation must include to underside of decks or attic spaces. The lower height space would be counted.
- Evelyn Garcia was the planner. She is no longer there.
- Decking should be flow through;
- Building allowable area and height could be an issue; Request architects to verify height and area;
- Recommend putting up some story poles;
- Include Site plan with adjoining buildings
- Include and update and grading plan;
- Suggest motioning to move incomplete due to lack of information to verify FAR compared to Tam Plan, site plan with adjacent buildings, grading plan.

Additional commentary from 14 Midway neighbor: Concerns on view, heights and the ridge line.

BOARD ACTIONS:

1. AJ: Motion to move as incomplete.
2. Unanimous approval.

Public in Attendance:

Munirah Habib, Alan Fenyves, Jonathan Erb, Bob Freitas