

Tamalpais Design Review Board Meeting Minutes

Regular Meeting: April 3, 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, Logan Link, Alan Jones

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

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

III) **Correspondence:**

- No correspondence

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

- No items

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V) **Agenda Items:**

1) *Proposed New residence. Applicant: Greenridge Partners*

Vacant lot - 251 Loring Avenue Mill Valley, CA 94941 Parcel Number: 050-032-12 *Note - address has not yet been assigned.*

Approval of Meeting Minutes Correspondence

Public comments - Items not on the Agenda Agenda Items:

Proposed New Residence. Applicant; Greenridge Partners

The applicant is requesting Design Review, Lot Line Adjustment and Tree Removal approval to construct a new 2,461 square foot residence on a vacant lot in Mill Valley. The 2,461 square feet of proposed development would result in a floor area ratio of 30 percent on the proposed 8,203 square foot lot. The proposed building would reach a maximum height of approximately 28 feet above surrounding grade and would have the following setbacks from the exterior walls: 25 feet, 4 inches from the western front property line; 5 feet from the south, 5 feet - 9 inches from the north, 29 feet - 6 inches from the eastern rear property line. Various site improvements would also be entailed in the proposed development, including the construction of retaining walls to accommodate site access and develop a patio at the rear of the proposed residence; the removal of two Protected trees (one 18 inch California bay laurel and one 12 inch coast live oak) and one Heritage tree (22 inch coast live oak); and a lot line adjustment between adjacent properties as outlined below:

Design Review approval is required because the project is proposed on a vacant lot that is considered to be substandard pursuant to 22.42.020.D of the Marin County Development Code. Design review is also required for retaining walls that exceed the maximum height established in Section 22.20.052, as outlined in Section 22.20.060.F.2 of the Code. Tree Removal Permit approval is required for the removal of a Heritage and Protected Trees pursuant to Chapter 22.62 of the Marin County Development Code. Pursuant to Section 22.90.020 of the Marin County Development Code, Lot Line Adjustment approval is required

*because the project involves adjusting lot lines between two adjacent parcels. Zoning: R1-B1 (Residential, Single-Family, 6,000 square foot minimum lot size)
Planner: Kathleen Kilgariff 415-473-7173*

Presented by lot owner and architect Greenridge Partners:

- Owner requests a lot line adjustment. Design and drawings indicate some stepping of the house on the property, off street parking and retaining walls.
- It was requested that the materials to be reviewed. Owner pointed out materials on the plans. The railing material was clarified to be metal, not cedar

Key points by TDRB:

- The FAR on existing property was requested. Stated as just under 30 by the owner. It was noted that the existing property was two (2) lots at one time.
- It was noted by AJ as a point of reference, that the slope ordinance in a new subdivision, county would require a significantly larger lot for a slope of this extent.
- This property lot line adjustment increases the FAR for the new property. If the lot line remained as is, it would be a significantly smaller residence.
- Grading is significant and off haul is 852 CU YDs

Public questions:

- The height of a certain wall was requested. It was defined as 30' but front is effectively 35'
- It was noted that driveway slopes can be steeper than parking spaces

Board Actions:

- The Board requested that the stairs and planters be stepped/oriented to minimize the impact of the height of the building and walls towards the front to the site/lot.
- Board motioned to be incomplete, as more 3D studies/models/massing studies and elevations with heights noted were required to describe project and the heights of the building elements.
- Unanimous approval for incomplete

2) Proposed New Residence. Applicant: Chad Qi

Location: Vacant Lot - 343 Loring Avenue, Mill Valley, CA 94941 Parcel Number: 050-032-06

The applicant requests Design review approval to construct a new 1,803 SF single family residence and a 480 square foot garage on a vacant lot in Mill Valley. The plans indicate that approximately 2,283 SF of proposed development would result in a floor area ratio of 29.9 % on the approximately 6,048 SF lot. The proposed building would reach a maximum height of 25 feet above surrounding grade and the exterior walls would have the following setbacks; 19.5 feet from the west property line, 5 feet from the north side, 8.5 feet from the south and 56 feet from the east rear property line.

Under Marin County Code section 22.42.020 Design Review approval is required because the project involves the construction of a single family residence on a vacant lot that is at least 50

percent smaller in total area for new lots under the applicable zoning district or slope regulations, in compliance with Marin County code Section 22.82.50.

Zoning: R1-B1 Countywide Plan Designation: SF6

Community Plan: Tamalpais Area Community Plan

Planner: Michelle Levenson 415-473-7874

Presented by Chad Qi:

- It was noted some heights were not correctly dimensioned and elevations are not correct

Key Points from TDRB:

- Landscape plan and drainage incomplete
- Need to show stucco control joints on elevations
- Specify material and finish of planters
- Awning and window type and railing material need to be specified. It was noted by AM that vinyl is discouraged by the Tam plan. Windows to be metal, wood or metal clad
- Show trim of windows on plans and material used
- Specify all materials and finishes on plans and elevations such as roof decks, walkway surfaces
- Provide samples of materials
- LL suggested the colors to be darker. Limit or remove white
- Specify size and type of existing trees to be removed and specific what type they are being replace with

Public comments:

- Tam plan key tenets and points noted by a meeting attendee

Board Actions:

- Board motioned to be incomplete
- Unanimous approval for incomplete

Public in Attendance:

- Stephen DeLapp
- Brooks McDonald
- Jeff Polick
- Chase Heaton
- Dennis Chu
- Chad Qi
- Tim Shore