Draft minutes – to be approved at a future TDRB meeting.

Tamalpais Design Review Board Meeting Minutes
Regular Meeting: December 18th, 2019, 7:00 PM
Meeting Location: TCSD Cabin - 60 Tennessee Valley Road, Mill Valley

I) Call to Order: 7:08pm - Andrea Montalbano (Chair)
Board Members Present: Andrea Montalbano (AM), Doron Dreksler (DD), Logan Link (LL)

II) Approval of minutes: December 4th, 2019

- Motion to approve: DD; Second: AM; unanimous approval

III) Correspondence:

Transformers on Panoramic Highway:

- AM shares that large transformers have recently been installed on Panoramic Hwy, close to the point where four corners meets Hwy 1 and in front of a water view.
- AM is looking into how this may or may not comply with the Tam Plan.

TDRB Term Expiration and Board Vacancy:

- LL shares that her term on the board expires in March of 2020 and asks fellow board members if they know how to go about renewing.
- AM and DD, who have both renewed terms in the past, recommend contacting Supervisor Sears and her team directly.
- On a related note, board member Erin Alley has decided not to continue on as a TDRB member. LL points out that there may be an official form or process for filling a vacancy. AM and DD do not think there is, but LL will look into it.

IV) Items not on the agenda / public comment:

Concerns about 5G:

- Architect Benjamin Jones voices concerns about the general concept of 5G, stating that it should not be allowed. Local resident Marcel Mead agrees, as do DD and LL.
- Jones and DD further explain some of the health issues involved with 5G.
- AM asks if 5G is common in Europe. Jones shares that 5G was tested in Belgium and resulted in the death of a significant amount of birds.
- DD shares that, several years ago, the board was involved in preventing the installation of three cellular towers for various reasons.
- Board agrees that this is an important topic to look into.

V) Agenda Items:

Draft minutes – to be approved at a future TDRB meeting.

O'Donnell Financial Group Master Plan Amendment / Design Review (P2231) | Vacant Lot at 150 Shoreline Highway, Mill Valley, CA 94941 | Parcel Number: 052-371-03 | Project Planner: Immanuel Bereket, 415.473.2755 | Applicant: Benjamin Jones, Architect, 415.858.5525

The applicant requests Master Plan Amendment and Design Review approval to construct a new two-story, 10,887-square-foot mixed-use development on a vacant lot in Mill Valley. The 10,887 square feet of proposed development would utilize the State Density Bonus to increase density and result in a floor area ratio of 42.2 percent on the 25,557 square foot lot. The proposed building would reach a maximum height of 29 feet 8 inches above surrounding grade and exterior walls would have the following setbacks: 33 feet from the north front property line; 23 feet from the east side property line; 49 feet from the west side property line; and 49 feet 10 inches from the south rear property line. Various site improvements would also be entailed in the proposed development, including a new concrete curb, sidewalk and landscaping at the current entrance at Shorelines Blvd.

Master Plan Amendment is required because the project site is in a Master Plan area. Design Review approval is required because the is located in a Planned District.

Zoning: CP (Planned Commercial) | Countywide Plan Designation: GC (General Commercial/Mixed Use, FAR = 0.10 to .020); PF (Public Facility) | Community Plan: Tamalpais Community Plan

Link to most recent project plans can be found at:
https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/projects/o-donnell-financial_mp_dr_mv/odonnell-revised-plans-6319.pdf?la=en

<u>Presentation by Benjamin Jones, Architect:</u>

- Jones notes that the agenda is not fully updated to reflect current plans.
- Jones also shares that the property owner has a full legal team speaking directly with planning about this project; Jones's job, and the focus of tonight's meeting, is only design.
- The board has seen most everything included in the updated plans; changes/additions are outlined in bubble-like boxes.
- The lower level of the project houses apartments; the upper level houses extended stay units. These could, potentially, be utilized like apartments in the future.
- A specific type of tree has been chosen for prominent locations. This is the same species that sits near the Barrel House in Sausalito.
- A hydraulic plan has been developed.
- An enclosable porch has the potential to add interest to the front corner of the building.
- Jones feels that the building is most prominent when driving Southbound from Tam Junction towards the highway, rather than from the highway off-ramp that leads into the Manzanita area.

- To show the site from various angles, Jones shares a powerpoint with Google Map streetview images.

Board Discussion with Applicant:

- DD feels that the proposed building is very visible from the highway off-ramp. DD demonstrates this by comparing the buildings that can be seen in Google Map images with the existing buildings on the site plan.
- Jones shares that the lot has been owned by the same person for many years. Proposed past uses include a gas station; an office building; and a deli and apartments. Jones feels that neighbors are tired of this vacant lot being in disrepair.
- LL clarifies that O'Donnell Financial has owned this lot for many years; Jones confirms that this is correct.
- AM asks if this is a serious liquefaction site. Jones replies that it is instead marsh land; the water flows in and out with the tides.
- Jones notes that the owner of the newly opened Floodwater bar and restaurant is all about cleaning up the area. LL asks Jones if he has spoken to the owner of Floodwater about the proposed project; Jones has not.
- Jones offers to gather letters from neighbors; LL replies that this would be great and very helpful.
- Jones shows several photos of Tam Junction and shares his struggle to pull inspiration from existing community character.
- Jones shares images of the aesthetic style of the proposed building, citing the Dutch Colonial Revival Style of Alys Beach and the existing look of the Buckeye, original Fireside building, and Floodwater as somewhat similar designs.
- The primary material proposed is cement plaster.
- Jones clarifies that the enclosable front porch is a new addition to the plans, as is the arrangement of the apartments. The East side gardens and façade have also been adjusted.
- Jones shares images of potential color palettes, including a mock-up displaying a more "rustic" / deep earth tone option with a plinth base. Jones would not recommend the use of wood siding.
- Jones clarifies that he simply plugged in sample colors, but ultimately feels the color palette should go in a pastel direction (rather than the deeper earth tones shown).
- LL asks board at what point exact colors are chosen in a project like this one. AM replies that this is an item that should be ironed out in design review.
- DD asks Jones to confirm the building height; Jones says that it is 30 feet about the FEMA flood plane.
- AM shares that she looked though the Tam Plan from start to finish to see specifically what points should be considered for this project. To begin, LU 1.2: preserving natural and cultural characteristics of the site. AM asks Jones to discuss what, on the site, will be built vs. left natural.
- Jones replies that the boundary is left natural, noting that the new building will create an accessible pathway. Also to be included are marsh-appropriate trees and a garden

that connects with an existing garden nearby, planted with low ground cover and climbing plants. Cottonwood trees will be planted in the bioswale area.

- AM views the landscaping plan and feels that there must be more variation.
- Jones offers to create a landscaping color palette.
- AM inquires about planting in the entryway off of Shoreline; Jones replies that this area is not owned by O'Donnell Financial.
- AM also brings up section LU.13 of the Tam Plan, which discusses compatible design. AM notes that the commonality in the Tam Junction area is that most all of the buildings, with the exception of the Fireside, are box-like in shape and whole (without ornate detailing). After recent renovations, Floodwater matches this style also. AM expresses that the proposed project is too fine-grained to match with this style.
- Jones understands and says that he has been trying to find a balance. AM recommends removing many of the details.
- DD agrees, noting that the Fireside was used as a railroad building and is no longer a functional part of the area. DD also points out that the proposed development will be used in a residential fashion and should be designed with the residential experience in mind.
- Further observations are that the building has a library-like feeling, with everything breaking down into details that are very small. This style is perhaps better suited for an urban environment where things are viewed from closer proximity.
- AM recommends dialing back the amount of decoration to a more streamlined form and adjusting the scale become more similar to industrial buildings. DD agrees.
- DD points out that parking is already an issue in the area with the addition of Floodwater. Jones acknowledges that this is correct.
- LL asks how many spots are included in the proposed project; Jones replies that there are 20 spaces and 21 units.
- AM moves to Tam Plan Appendix D, Design Character. AM begins by confirming that the building is more that 100 ft from the shoreline; this is correct.
- AM asks if there are screened areas for trash; there are.
- AM asks about roof materials; Jones shares that the corner is standing seam metal and the rest is a flat roof. Roof equipment is concealed completely. Solar panels and other reflective materials are either below the parapet or very minimal. There are no rooftop antennas.
- AM confirms that Jones will pull together a palette of plant materials; Jones agrees.
- AM asks if utilities are underground; they are. Easements are in place to add to the existing transformers.
- AM points out that paving materials should be compatible with the architecture.
- Signage has not been fully developed.
- LL asks if the front sidewalk and grass is officially part of the property and project. It is not. Jones clarifies that, when discussing the creation of an accessible path, he is referring to the area directly along the side of the building. This will be publically usable space.
- Board and applicant feel that this has been a productive meeting; all would like to continue the discussion after the agreed upon changes have been implemented.

Public Comment:

No public comment.

Motion:

AM makes a motion to deny Design Review approval, based on the merit comments outlined below. DD seconds; unanimous approval.

Merit comments:

There are certain elements of the project that do not presently match the guidelines in the Tam Plan. These elements include:

- Colors
- Landscaping
- Signage
- Paving: textured paving must be incorporated.
- Detailing: detailing must be adjusted to become more in keeping with community character.
- Materials: a material board must be presented.

VII) Public in attendance:

Marcel Mead, Mill Valley

VIII) Meeting adjourned: 9:20pm