

Tamalpais Area Design Review Board Meeting Minutes

February 19, 2020

Location: TCSD Cabin @ 60 Tennessee Valley Road, Mill Valley

Call to Order: 7:03 PM

Members present: Logan Link (LL) Chair

Alan Jones (AJ)

Andrea Montalbano (AM) filling in for Doron Dreksler as Secretary

Public Comments not on the Agenda: None

Correspondence:

LL has asked Michelle Levenson about signage compliance in Tam Junction. They are reported to be looking into it.

AM asks if LL has asked Michelle Levenson about updated signage regulations that reflect the Tam Plan guidelines, which was given to her last year when AM was chair. LL says she will ask.

LL asks if the Board wants to weigh in on the planned marijuana dispensary that may go in next to Whole Foods. It is decided that Board members will respond to the dispensary independently, not as a Board.

LL reports that Doug Wallace, who attended last meeting, has been recommended by Kate Sears to be a member of the Board. The Board members agree he will make a good addition to the Board make up.

Agenda Item 1) Carpinito ADU (P2742) @ 8 Heavenly Way:

The applicant requests Design Review approval to construct an approximately 1,080-square-foot detached accessory structure in a developed lot in Mill Valley. The proposed project would result in 4,617 square feet of development and in a floor area ratio of 25.79 percent on the 17,900-square-foot lot. The proposed accessory structure would reach a maximum height of 14 feet 11 inches above surrounding grade and the exterior walls would have the following setbacks: 35 feet nine inches from the western front property line; five feet one inch from the southern side property line; 15 feet ten inches from the norther side property line; and over 100 feet from the eastern rear property line. Various site improvements would also be entailed in the proposed development, including landscape, hardscape improvements and conversion of the resultant accessory structure to an Accessory Dwelling Unit.

Chris Dorman is project presenter. The project is a split level plan and has two low sloped roofs. Materials are stucco and cement board panel with reveals. There is a porch on the front leading from two new, voluntary parking spaces. Part of the building is 5' from the property line, the back half is at 10' from the property line. The guardrail and enclosure below the deck is cedar and will change in size and spacing as it gets below the deck surface, adding visual interest.

Q: Have neighbors been contacted?

A: Yes. Next door neighbor was slightly concerned about the 5' setback but he did not come to the meeting. New ADU law allows for 4' setback.

Q: Why did you not raise the roof height to the allowable maximum of 16'?

A: We thought the max. Allowable height was 15'.

Q: What is the roof material?

A: It is a very low pitch and for cost reasons we will use a torch down asphalt. They only come in a dark gray color.

Q: Have you thought about using the parking area for water retention?

A: This will be addressed when Public Works responds to the application. He assumes they will make requests for more on-site retention of runoff. There is already a rip-rap drainage ditch leading directly to a storm drain.

Q: Is there a reason that there is no direct access to the 10' private yard space?

A: No, it was just a choice.

Q: Do you have window materials called out?

A: The material is not specified on the plans but they will be something other than vinyl, as they are called to be a dark color. They will probably be metal clad or fiberglass windows.

Q: What are the colors planned for the project?

A: There is a mix of dark and light, one color on stucco and another on the cement board panel.

Board Discussion:

AM is concerned that the desire to save cost in construction can lead to a low quality building. The large planes of cement board panel and torch down roofing will not be very attractive. Also of concern is that there is that the yard is not accessible for private open space. The only outdoor space is overlooking the parking spaces and Shoreline Highway.

LL is concerned that the light color of the stucco does not align with the earth tones suggested in the Tam Plan. She also thinks that attractive landscaping along the driveway will be very important.

Motion: Approve the project with consideration for implementing the attached merit comments.

AM - Second; AJ, Motion passes 3-0.

Merit comments:

- A) Look into using a cedar soffit. There is a product made by Paneltek that is affordable and WUI approved. It does not require any gyp sheathing behind it. It would tie into the cedar railing nicely and add some quality materials to the exterior.
- B) Consider a steeper roof to increase to the 16' roof height. If it is possible to avoid the roll roofing/TPO/ it would benefit the look of the project.
- C) Use an earth tone color palette.

- D) Consider a door at the end of the galley kitchen leading directly to the exterior. Private open space would add a lot of value to the unit.
- E) Talk to Public Works about how to retain and process more rain water retention on site. Maybe a drywall at the parking area might work well.
- F) Avoid vinyl windows
- G) Install attractive landscaping along the driveway to soften the building's appearance.

Items not on the Agenda: Informal Review of future potential development of 256 Shoreline Ave (presently Roja and the adjacent strip mall.)

Presenters: Tenant Sahap Borak and realtor John Wright

It is possible that Mr. Borak will purchase the property and would like to know what the Board thinks is appropriate for development at this location.

The Board explains the Tam Plan's desire for the commercial area of Tam Junction to become a "village core", with downtown Mill Valley as an example of good development - walkable streets, appropriately scaled buildings, and neighborhood commercial with offices and residential.

Mr. Borak asks if the Board would be okay with a remodel of the Roja building, including the removal of the "spade shaped" facade enhancement.

The Board strongly encourages the removal of the spade shape, and to look at redeveloping the building to have a more industrial, yet chic appearance. Avoiding glare of strong lighting shining directly into the intersection is encouraged. Refocusing interest on the sides of the building, where access to parking is direct, is suggested. A "green" or "living wall" is also suggested, to soften the building's appearance.

Agenda Item 2) Objective Development Standard Suggestions for ADU's in the Tam Plan area. AM has created a short list of items she thinks are important to address in the objective design development standards. She will email it to members of the Board and ask for additions or opinions on the list. The Board hopes to submit this to the County for consideration in their Objective Design Development Standards, currently under way.

AJ: Can we ask to create Design Guidelines for ADU's?

LL will get clarification from Michelle Levenson about what the Board can require of new ADU's.

Meeting Adjourned: 9:30 PM