

Tam Design Review Board Final Notes Public Meeting – April 7, 2021

Meeting location: Via Zoom.

Call to order: 7:08 PM by Alan Jones, Chair.

Board members present: Alan Jones (AJ), Andrea Montalbano (AM), Douglas Wallace (DW). Logan Link (LL) arrived at 7:13. No members of the public were in attendance. Sarah Estes-Smith of Supervisor Moulton-Peters' office was in attendance.

Meeting minutes from March 17, 2021, approved 3-0.

Correspondence and announcements: AJ noted receipt of a letter from Steven Edgett dated March 31, 2021 regarding the Alta Way extension. In addition, AJ had communication with Immanuel Bereket, County Planner, about a Jasper Variance and lot line adjustment with a deadline of April 24, 2021. AJ agreed to place that item on the Board meeting agenda for April 21, 2021, noting concerns about the short advance for public notice. AJ and LL had a meeting with Supervisor Moulton-Peters about current Tam Valley concerns regarding sea level rise, state housing policy, and how the Board can best keep her informed about local issues.

1. **Report from Subcommittee on State/County Relations.** LL opened the discussion, noting the subcommittee's review of state legislation by AM, and LL's plan for outreach to other design review boards in Marin, as well as a review of the Tam Plan for guiding future development. AJ proposed that the update of the Tam Plan (1992) be discussed at a future meeting.

AM reported on meeting with Sharon Rushton of Sustainable Tam-Al Monte regarding a variety of bills introduced in the state legislature seeking to accelerate the construction of new homes. Among the potential impacts of the bills are:

- Provisions for "lot-splitting" of parcels greater than 5,000 sq. ft. for additional residences;
- Allowing up to 10 residential units on any lot within a "jobs-rich, transit-rich, or infill" area (Tam Valley would qualify as jobs-rich);
- Permitting co-housing wherever zoning allows multi-family housing, with no setback requirements, density or FAR limits, and eased restrictions on height;
- Redevelopment of golf courses, allowing a density to match the greatest allowed within ½ mile.

Of the bills, discussed, none had provisions requiring new parking.

AJ noted that groups opposing such bills are readily called NIMBYs. DW commented that advocacy on these bills would be more effective in coalition with other similar interest groups (frequently identified on the bill webpage on support/oppose lists). AJ reported that Supervisor Moulton-Peters had requested information on where affordable housing could be sited in the Tam Valley area (she is liaison to ABAG for the Board of Supervisors).

DW proposed developing “Guiding Principles” for the Board to identify its concerns and distinguish it from other interest groups that may simply wish to stop development. After some discussion, the Board voted to direct DW to draft Guiding Principles for review at the next Board meeting, using the Tam Plan as a basis.

Sarah Estes-Smith reported on a meeting with Supervisor Moulton-Peters, CalTrans, and the Transportation Authority of Marin, broadly addressing the adaptation priorities report for Caltrans District 4, geared toward Southern Marin and Marin County and generally.

AJ raised a concern about the timing of project referrals to the Board, again with concern about inadequate public notice. AM noted another bill, SB 8, which allows counties to streamline the permitting process for single-family homes, which could inhibit timely design review. AM confirmed that public notice of a project review must be issued at least 10 working days before the Board meeting. AJ will write a letter to Tom Lai, County Community Development Director, requesting clarification about the project review process, and the need for a clear procedure for notification to the Board.

- 2. Update information on TDRB search for member to fill vacant seat.** AJ noted that David Orleans has expressed an interest in the vacant Board seat, and AM added that Michael Wara has also applied. Both will be invited to attend the next Board meeting and observe the proceedings.

Meeting adjourned at 8:16.