

Tamalpais Design Review Board

(TRDB)

D-R-A-F-T

Notes

Public Meeting – Wednesday, July 21, 2021

Meeting location: Via Zoom.

Call to order: 7:04 p.m. by Alan Jones – Chair.

Board members present: Alan Jones (AJ), Logan Link (LL), Andrea Montalbano (AM), and Michael Wara (MW).

Board members absent: Doug Wallace (DW) – Vice Chair.

Other attendees: Molly Williams, homeowner; Heather Abrams, General Manager of TCSD (Tamalpais Community Services District); and Katherine Lehmann, note-taker.

Meeting minutes: From June 16, 2021, were approved 4-0. (We still need to have a quorum of attendees from the May 5th meeting, in order to approve those meeting minutes.)

Correspondence and announcements: None

Members of the Public who wished to comment on anything not on the agenda:

- Heather Abrams, TCSD: TCSD might be interested in selling three small parcels, similar to the ones being considered tonight, but in another area. If so, TCSD would need to know whether they were considered buildable for reasons of conforming to certain regulations regarding public land.
- Alan said that those small parcels probably wouldn't meet normal setback requirements. He suggested Heather contact Michelle Levenson on the Planning staff to ask how to obtain a ruling about the buildability of the parcels.

AGENDA:

The main agenda item for the evening was a review of the request for a Lot Line Adjustment:

1. **Williams & Sell Trust-Tamalpais Community Services District Lot Line Adjustment.**

Applicants: Margaret Williams and Tamalpais Community Services District. Planner: Immanuel Bereket. Parcels: 050-074-33, 210 Stanford Ave, Mill Valley; 050-074-34, vacant parcel. The applicants request Lot Line Adjustment approval to adjust the lot lines between two contiguous legal lots of record as described below: 2660 square feet of land would be transferred from APN 050-070-33 to APN 050-070-34 (**corrected from referral document**) and 2880 square feet would be transferred from APN 050-070-34 (**corrected**) to APN 050-070-33

(corrected). The lands of Williams & Sell Trust would change from an existing 38,450 square feet in area to a proposed 38,670 square feet in area and Lands of TCSD would change from an existing 126,216.4 square feet to a proposed 126,000 square feet in area.

Molly wished to understand who is the TDRB and why must she meet with them.

- Alan explained that a minor lot line adjustment is normally not an issue, but since one of the property owners is a public agency, he thought it was worth reviewing the request.
- It was also explained that the TDRB is a group of volunteers, who make up an advisory board, in order to make recommendations to the Marin County Planning Dept. about various projects in the Tamalpais Area Community Plan area.

Heather explained that:

- This all started when a developer donated several small parcels (i.e. as small as 4 x 10' feet) to TCSD.
- Then, one of the neighbors noticed that a pine tree on TCSD's land, which was infested with beetles, was enclosed within someone's back yard fence.
- Another parcel had Molly's solar panels and a well on it, which were also on TCSD land.
- As a result of the exchange of one of the parcels, a nice, flat piece of land, has now been incorporated in the publically accessible area.
- Molly has graciously handled all of the permit requests, and paid all of the fees, in order to request this Lot Line Adjustment.

Andrea:

- Suggested that everyone look at the plans, which show the difference between the old (lighter) lines and the new (darker) lines. (Logan shared them with the group via Zoom.)

Molly said with the Lot Line Adjustment:

- The pine tree would now be on her land.
- As would be the solar panels, which are located on land that is quite sloped.

Andrea wondered if any neighbors have expressed concern about this adjustment?

Heather said that:

- Many neighbors attended the TCSD Board meeting where this was considered, and adjustments were made to accommodate their concerns.
- Many did not know when they bought their properties that the fence lines did not accurately reflect the ownership.
- A chain link fence has already been removed by TCSD and a new fence has been put up along the newly proposed property line, which everyone seems pleased about.

Andrea made a motion to approve the proposed Lot Line Adjustment. Mike seconded it. The motion was carried, 4-0.

2. Alan then opened the discussion about whether to resume in-person TDRB meetings.
- Logan said she was looking forward to seeing everyone in person again but thinks we should stick to Zoom meetings for a while.
 - Andrea said that she thinks the Zoom meetings make the meetings more accessible to the public, and she would like to see a hybrid meeting of both in-person meetings, along with a Zoom option provided.
 - Logan also agreed that a hybrid option would be great.
 - Alan wondered about the tech implications of being able to project Zoom meetings and shared documents onto a wall. He is fine with face-to-face meetings, where everyone looks at the actual plans on the table.
 - Andrea noted that Zoom makes it easier to share plans and other documents with all attendees at the meeting.
 - Mike likes the hybrid option too and wondered about costs involved in getting Wi-Fi at the Log Cabin. He also thinks we should wait a bit longer to meet in person because of the Delta Variant.
 - Alan wondered if there is a router at the Log Cabin, or if there might be a small budget for equipment.
 - Logan suggested we might need a change of venue and wondered about the availability of a place like the Homestead Community Building.
 - Andrea said that she thinks it's good to have new approaches for the meetings and agreed that the next few meetings should still be on Zoom.

3. Alan then discussed the DRAFT letter he recently sent to all the board members about the turnaround time and distribution of the TDRB meeting agendas:

- Andrea said that she would like to see a calendar diagram from the county, in order to explain it better to the TDRB.
- Alan mentioned that sometimes we will need to distribute the agenda on a Thursday, the very next day after a TDRB meeting, in order to meet new deadlines. AJ also asked to whom the letter should be addressed.
- Andrea suggested that it should be addressed to Tom Lai, with a copy to Michelle Levenson and Jeremy Tejirian.
- Andrea and Alan expressed their frustration about how slowly new projects are communicated to the TDRB. They think there must be a better way for the TDRB and planners to communicate with each other when a new project comes in the door.
- Andrea suggested a few years ago that there could be a shared drive that both the TDRB and the planners have access to, whenever a new project comes in.
- Mike, and others, wondered why email, instead of Snail Mail, could not be used for faster communication.
- Alan said it sounds like some changes are needed to the letter. He said he would revise it and send it out from himself, on behalf of TDRB.

Meeting adjourned: at 7:56 p.m.