

TAMALPAIS DESIGN REVIEW BOARD

Alan Jones, Secretary, 304 Laurel Way, Mill Valley, CA 94941

Meeting was called to order at 7:00 by Chairman Post.

The following members were present: John McCormick, April Post, Alan Jones, Jim Bramell, Patrick LePelch

Public in attendance: Leelee Thomas, Alisa Stevenson, Linda Rames, Ann Spake, Joe Maguire.

Minutes of the meeting of February 19 were reviewed and approved unanimously.

Public expression on topics not on the agenda was called for: none offered.

The following matters were discussed not concerned with projects under review:
Chair Post reminded board that Form 700 is due April 1.

Jones announced that AT&T mobile facility at the Firehouse had received conditional administrative approval. Post indicated that it had been suggested that our board was partially responsible for unnecessarily delaying the application which led to the threat of legal action. Board agreed that lack of knowledge and documentation from AT&T representatives was the cause of our incomplete ruling and that we had, as usual, made the announcement that we are advisory only to the County.

Special presentation, 2014 Marin County Housing Element: Leelee Thomas and Alisa Stevenson of the CDA Affordable Housing Program gave a presentation regarding the upcoming update. They passed out flyers announcing 5 upcoming workshops and asked for public input to the process. The good news is that the 2014 Housing Element needs to accommodate only 185 homes, down significantly from the last cycle. They invite interested parties to visit their new website at www.marincounty.org/housingelement and to attend the workshops.

The following projects were reviewed and action taken as indicated:

A. KCS Design Review, 409 Montford Ave, Mill Valley.

Applicant: Annie Lazarus Planner: Scott Greeley

Applicant represented by project designer Joe Maguire. He maintained that the dwelling square footage was now 3196 plus the garage and that the size of the project had been reduced to comply with a 23% FAR required by the Tam Plan slope table. He further pointed out that the driveway and garage location and slope had been improved from the previous submission.

Ruled complete: McCormick, Bramell 5-0

Approved as submitted: McCormick, LePelch 5-0

Merit comments:

- Project has been improved per previous suggestions.
- FAR has been adjusted to meet standards of the Tam Plan.
- Construction management plan should be prepared including proper bio-retention for area adjacent to the creek.
- Omitting turf and including more native plants is recommended.