

Tam Design Review Board

c/o April Post, Chair 314 Marin Drive, Mill Valley

July 16, 2014

Meeting called to order at 7:00 p.m.

Board members present: April Post, John McCormick, Jim Bramell, Patrick LePelch, Alan Jones

Minutes for June 18th, 2014 were approved as submitted: Post/ Bramell Ayes 4-1

Presenter McMahan (architect) asked that the Board members introduce themselves. Board members introduced themselves and their professional backgrounds.

The following matters were discussed not concerned with projects under review:

- Post updated the Board on the story pole question for the project on Northern Ave. which came before the board recently.
- Post referred to letters sent by neighbors in support of upcoming project in review as distributed via e-mail

The following projects were reviewed:

1. **Levene Addition** , 642 Northern Ave., Mill Valley
Project ID 2014-0235
Applicant: Alan Jones Planner: Heidi Scoble

Alan Jones presented the project with plans, a request to legalize a 163 s.f. free standing accessory structure, which is nonconforming in regards to the rear yard setback. Alan indicated he was not able to find any information on when the addition was built and if it was ever approved. Bramell expressed concerned about how the unit could be used as an accessory unit and suggested the bathroom be removed. Jones indicated that the bathroom would not constitute an intention to convert to a second unit and that part of the unit had already been approved. An immediate neighbor expressed her concerns about past owners who have rented out the unit, many of whom caused problems with noise and privacy and proximity to her property, given the small setback and the fact that the fence is only 4 feet high. Owner who was present assured that the space would be used for her art studio, not as a rental and had discussed this with the current neighbors. Neighbor, who has lived at the property for many years indicated that the addition was built in the 1970's and was used as a second unit beginning in the 1980's. McCormick suggested a deed restriction, but concerns were raised as this is an "in perpetuity" clause and would prevent a future homeowner from seeking to legalize this as a second unit. Bramell suggested a Letter of Intent could serve as an appropriate instrument to memorialize an agreement. It was acknowledged that the owner was not applying for approval of a second unit and that if it was ever to be applied for in the

future, it would once again come before the Design Review Board and the neighbor would be informed and could make comments at that time.

Project Ruled Complete: McCormick, Brammel 4-0

Merit Comments:

- Draft Letter of Intent in regards to the intended use of the space.
- Route foot traffic in such a way that the neighbor's privacy is not impacted in a negative way
- Add the locations of the adjacent homes and accessory structures surrounding the applicant's property on the plan/ site plan.

Project Approved as submitted: McCormick/ Bramell 4-0

2) **Devero Deck Addition** , 329 Durant Way

Project ID 14-0169

Applicant: Michael Fischer Planner: Heidi Scoble

Owners presented the project scope, a deck addition to the side of their duplex. Bramell expressed concerns about how the deck might block the view corridor of an improvised roof deck from the top of a garage across the street. Other members did not share Jim's concern about the view corridor since it would be such a small portion of the view and large trees had been growing in that corridor until recently- the stumps remain . Jones thought that the project was in keeping with the character of the neighborhood and appropriately scaled.

Project ruled Complete: Jones, McCormick 4-1 Bramell abstension

Approved as Submitted: McCormick, Jones 4-1 Bramell abstension

3) **346 Laverne Design Review**

Project ID 14-0234

Applicant: McMahon Architects Planner: Lorene Jackson

McMahon presented the project, a new single family home of 4,822 s.f.. Both LePelch and Jones mentioned concerns about the Redwood trees, one being removed in the right of way and two other trees in close proximity to the home. McMahon explained how the county requires 4 off street parking spaces, requiring the removal of the large redwood tree and several other smaller trees. He also explained the desire to keep and maintain the two redwood trees onsite. LePelch expressed concerns about the root zones of the trees and that there was insufficient room to allow the two trees to grow without impacting the house or the trees. LePelch expressed concerns about how much paving is at the front of the house for the parking and that more landscape buffering would help mitigate this problem. McMahon indicated that there is a

sewer easement in the middle of the property which prevents moving the house further away from the front to allow for more landscape buffering at the street. A request for a landscape plan was mentioned by Post. The removal of the trees and the addition of the off street parking will greatly change the character of the street front according to LePelch. Requests for a survey, landscape plan and drainage plan were requested. These drawings were not a part of the application documents, although the applicant indicated that these items have been produced by various professionals. LePelch lauded the use of materials to break down the massing of the various elevations, however expressed concerns about the east elevation and large expanse of cement plaster. McMahon indicated that hedges along the property line will not allow this elevation to be viewed- that no one could see it. Roof color was discussed. Jones requested that the color not be too light or too dark, that mid-tone color would be appropriate for the flat roof so that it would reduce any visual impact. LePelch questioned the legality of the bay encroaching over the side yard setback, above the fireplace on the lower floor. Post requested that the applicant consider something other than a lawn for the rear yard area.

Project ruled Incomplete: Bramell, McCormick 5-0

Merit Comments:

- Proposed Landscape plan shall be submitted
- Full survey shall be submitted, including the trees on the front right of way to make room for the parking and access driveway.
- A drainage plan shall be submitted showing how water will be dissipated on the site
- Planner should verify the legality of the bay window which encroaches over the west side yard setback.
- Increase the size of the recesses for the Redwood trees to ensure the health of the trees and the safety of the house
- Provide an accurate revised perspective view from Laverne St. showing the paving/ parking and landscaping elements in relation to the house

Merit Comments Vote: 5-0 Bramell, Jones