

Tam Design Review Board Minutes

Public Hearing - January 21, 2015

Secretary Patrick LePelch

Call to order: 7PM by Alan Jones - Chair

Board Members Present: Alan Jones, April Post, Jim Bramell , Patrick LePelch

Approval of minutes of Jan. 7, 2014: Bramell, Post 2nd Approved 4-0

Communications & Correspondence: Bramell presented an IJ article regarding the rising seas issue in the community. He suggested that the Board read it as it will become more pertinent as projects come before the board that are subject to flooding.

Public comment on items not on the agenda: No comments

1. **Melenka Design Review, 345 Carrera Drive, Mill Valley ID 2014-0470 AP# 200-263-04**

Applicant: Jerry Frate Planner: Jocelyn Drake

Applicant Melenka and architect Frate presented the project and made corrections to the description of the project for the public notice/ Agenda. Applicant stated that recent information from the planner indicated that the 6 ft fence adjacent to the sidewalk had been built with a permit and would not require a variance. Applicant maintains that the structure behind the fence is a trellis and not a fence. They indicated that this structure, intended as a privacy screen, was built about 3 years ago. They explained the circumstances of the project submittal, after a county inspector noted there were no approved plans.

Questions were asked regarding the height, location of the screen relative to the property and why it was as tall as 13'.

Questions were answered to the satisfaction of the board members, including the height which appeared justified given the uphill neighbors across the street and the desire for privacy and proximity to the property line.

Jones remarked that the fence and screening were compatible with the neighborhood and LePelch agreed, given the pattern of existing fences for houses on this street. The height as measured from the grade results from the sharp downslope away from the sidewalk and is in scale with other similar elements in the neighborhood when viewed from the street.

Post moved to find the project documents complete. Second by LePelch. 3-1 abstension due to the fact the board member had gone to the incorrect address to review the existing conditions.

Post moved to approve the project and Second by Jones. 3-1 in abstension

Merit comments- This approval was not intended to be a precedent, but note that it was approved based on the merits of the specific project.

The fence and screening were compatible with the neighborhood, given the pattern of existing fences for houses on this street.

The project screening and fence are quite pleasing both from the street and for the applicant.

2. There was a discussion addressing Board Goals for the upcoming term.
 - It was asked what the status of the meeting of the various Design Review Boards that Jeremy Tejririan had suggested happen in January? No one had heard anything from Tejririan in regards to setting up a meeting.
 - Jones suggested that the minutes reflect definitively what the reasons for rejection of a project or finding it incomplete. i.e. indicate “reasons for denial” rather than “Merit Comments”. He was informed by a planner for a recent project that our "incomplete" finding was not listed in the letter to applicant ruling the project incomplete because we identified our reasons as "Merit Comments."
 - Jones and Post related their viewing of the Planning Commission Hearing of the previous week where 766 Bay was reviewed.
3. Jones discussed the upcoming March date for appointment of the next seat which is Bramell’s position. He said he valued Bramell's contribution as a long time resident of Muir Woods Park, but suggested that better computer skills and ability to serve as secretary and chair would be helpful. He thought it might be a good idea to have someone from Homestead Valley represented on the Board as there are a number of larger or potentially impactful projects coming through the pipeline. Bramell indicated he was open to the idea of making way for a new appointment.

Meeting adjourned.