

Tam Design Review Board Meeting Minutes
Public Hearing - May 6, 2015
Secretary John McCormick

Call to order: 7PM Alan Jones, Chair

Board Members Present: Alan Jones, John McCormick, Patrick LePelch

Approval of minutes of March 4, 2015: McCormick / 2nd LePelch

Public comment on items not on the agenda: None

Communications & Correspondence: Jones discussed; letter from Jeremy Tejirian regarding future meeting to discuss Design Review Board practices; Letter from Tom Dickson – Marin Horizon School, would like to provide a Master Plan presentation to TDRB.

Present at Meeting:

Steve Levine, B of D – TCSD

Jon Elam, Applicant – TCSD

Dave Ruffin, Applicant – TCSD

Victoria Lyssakevich

Laura Chariton

Chris Holland

Jeff Brown, B of D – TCSD

Roberta Ruketts, TVIC Board - - TCSD Park & Rec Commision

Carol Buchholz, TCSD

Robert Hayes, TCSD Architect

Matthew McMahon, B of D – TCSD

Oliver Jawbs, TVIC Board

Design Review: Tamalpais Community Services District, 203 Marin Ave, Mill Valley

Project ID: 2015-015 AP # 200-200-22

Applicant: Robert W. Hayes Planner: Heidi Scoble

Project Summary :

Construct a 136 square foot addition on the south elevation of the existing Tamalpais Valley Community Center. The proposed development would result in a total of 3042 SF', on a 54,963 SF' lot, with a FOA of 5.5 %, and reaching a maximum height of 13 feet, 8 inches above grade. The exterior walls would have the following minimum setbacks: greater than 100 feet from the northern front property line; 45 feet from the eastern side property line; greater than 100 feet from the western side property line; and 27 feet from the southern rear property line. No additional site improvements are proposed.

TDRB: Jones provided information, that the County found this project incomplete, pending completion of a Biological Site Assessment and clarification of stream set back requirements from Nyhan Creek. County Planning requested TDRB to separate the design review from the stream setback issue

Discussion: Jon Elam, TCSD discussed the reason for the new addition and changes to the Tan Valley Community Center. The present kitchen is outdated and will not meet present day Health Codes, and the bathrooms do not meet ADA requirements. He stated the center is a very important assist to the Tam community.

Architect presented the new addition – adding a Dishing Washing Area; Food Prep Area; Janitor Closet required by the Health Depart Codes, and the changes to the bathrooms to meet ADA requirements. The logical way to provide the needed kitchen space was to extend the present kitchen out from the South side of the building. A grease trap to meet Health Codes (not shown on the plans) will be located in the ground on the outside, South of the new addition. The addition will match the existing building, rain water collection is in review at this time, the existing rain water holding tanks capacity maybe increased. The County has requested a Biological Site Assessment on the project impacts on the stream, TCSD is moving ahead with the study.

Alan Jones TDRB read a letter received from Curry Eckelhoff of TVIC, stating the importance of the Tam Valley Community Center in the life of Tam Valley and the importance of the kitchen in accommodating the needed uses.

Public Comments: Laura Chariton raised the issue that the present building extends into the area covered by the 50’ setback in the stream ordinance, and the new addition will also. She questioned the present location of the trash holding area. TCSD stated that the building was located and built before the stream ordinance was enacted, and is located 45’ from the stream.

A neighbor present stated his concerns of noise impact on the neighborhood during the construction of the addition.

Jones suggested that, although the funds for this small addition might not be sufficient, that TCSD consider adopting a long term policy of restoring Nyhan Creek in the vicinity of the Community Center. Laura Chariton stated that there would be many volunteers who would be willing to participate in such an effort.

Design Review Required: Pursuant to Table 2-10 of Section 22.14.040 - appropriate setbacks for project. **Zoning: OA (Open Area) Countywide Plan Designation: OS (Open Space).**

Completeness of Application: LePelch / 2nd Jones; 3 Aye

Project Approval: LePelch / 2nd Jones; 3 Aye

Merits of Project: TDRB recommends reviewing the location of the trash enclosure, and its proximity to the stream. The design of the new addition fits in with the design of the existing building and makes sense for the functionality of the facility.

Design Review: Boersma, 909 Ventura Way, Mill Valley

Project ID: 2015-0110

AP # 050-044-05

Applicant: Terry M. Lofrano

Planner: Tammy Taylor

Project Summary:

Construct a 152 SF' additions on an existing multi-story residence in the Cultural Vista Assessment District. The additions; converting an existing greenhouse into living space & expanding its floor area; addition to the kitchen space. The additions are located in the south rear area of the property. There is an existing main house is 3,016 SF' with a 512 SF' garage, with a FAR of 29.4% on a 10,246 square foot lot. The proposed building would be 3,168 square feet, with a FOA of 31% (the garage is less then 540 SF' and not included in the FAR). The additions are occurring only on the first floor, would reach a maximum height of 20 feet. The following setbacks: Front North property line – greenhouse 59 feet, kitchen addition 67; side East property line - greenhouse 73 feet, kitchen addition; 39 feet; Rear South property - greenhouse 12 feet, kitchen addition 17 feet; side West property - greenhouse 44 feet, kitchen addition 88 feet.

Discussion: Applicant not present at meeting. A neighbor provided information on the maximum FAR mandated by Marin County Planning for this Planned Zoning District – reference “ Resolution No. 4035 – 1. The Maximum FAR for all parcels shall be 30%. No variances shall be recommended for approval. “

Design Review Required: The project is located in a Planned Zoning District, and is required by the Development Code.

Completeness of Application: Jones / 2nd LePelch; 3 Aye

Project Approval: Project Rejected, based on Resolution No 4035 – Max FAR 30%
LePelch / 2nd Jones; 3 Aye

Merits of Project: None

Variance Approval: Lyssyakevich , 185 Morning Sun Ave, Mill Valley

Project ID: 2015-0129

AP# 051-094-05

Applicant: David Ruffin **Planner:** Jocelyn Drake

Project Summary:

Retroactive Variance Approval required to allow new retaining walls in the front portion of the property to remain. Low CMU walls were previously located along the driveway of the property. The old walls were encapsulated within the new walls (cast in place concrete) , new walls extended to create additional parking area at the terminus of the driveway. The new walls, range in height from 2 to 6 feet, are primarily located within the city (sic) right-of-way.

Discussion: The property was purchased two years ago, the new concrete retaining walls were constructed some time before the property was sold. Architect presented information on the construction of the new concrete retaining walls. A structural engineer reviewed the design and construction, and stated the retaining walls are structurally sound.

Variance Required: Pursuant to Code Section 22.20.090.C.1 - retaining walls extend beyond the property line. **Zoning:** R1 (Residential, Single-family District, 7500 square foot minimum lot size). **Countywide Plan Designation:** SF6 (Rural Residential, 4-7 units per acre).

Completeness of Application: LePelch / 2nd Jones; 3 Aye

Variance Approval: Approved Jones / 2nd LePelch; 3 Aye

Merits of Project: TDRB recommends adding handrails for safety.

TDRB Letter Review: Alan Jones provided draft letter to be sent to the Planning Commission regarding Good Earth Market.

All board member present approved the letter – Jones, LePelch, McCormick