

Tam Design Review Board – Minutes

Public Hearing - October 7, 2015

Secretary: John McCormick

Call to order: Alan Jones, Chair 7PM

Member Present: Alan Jones, April Post, John McCormick, Loren Mollner

Approval of minutes of September 16, 2015: Post / Mollner 2nd

Public comment on items not on the agenda: None

Communications & Correspondence: At end of meeting informal look at signage for Good Earth on Flamingo Ave,

Design Review: Scharber , 430 Durant Avenue, Mill Valley

Applicant: Studio 300A Architecture Planner: Heidi Scoble

Project Summary: Exterior modifications that would increase the height of the existing single family residence. No changes to the existing building area and floor area are proposed as a result of the project. The residence would reach a maximum height of approximately 36' 7/8" (10 inch height increase) above the surrounding grade and the exterior walls would maintain the following existing minimum setbacks: 23 feet from the western front property line, 24 feet from the northern side property line, 5 feet from the southern side property line, and 67 feet from the eastern rear property line.

The project also includes the reconstruction and conversion of an existing parking deck into a carport. The proposed carport would reach a maximum height of 14' 5/32" above the existing parking deck and would have the following minimum setbacks: 0 feet from the western front property line, 4 feet from the northern side property line, 49 feet from the southern side property line, and 89' 6" from the eastern rear property line.

Design Review Required: Per Section 22.42.020.A, and the project is located within a Planned Zoning District. Zoning: RMP-2-5 (Residential Multiple family Planned District 2.5 units/acre) Countywide Plan designation: MF2 (Multiple family 1-4 units/acre)

Project Discussion: Architect provided information of home modifications – Install new windows & flashing ; remove existing exterior cedar shakes, and replace with new cedar shakes from the first floor up; lower exterior replace cedar shakes with Lime Plaster; Remove existing roof shingles, install new insulation, and re-roof with a new metal Zinc roof; add small roof structure above main entrance door; add roof structure to existing carport (too keep carport clean from tree debris) , roof to match roof line of existing home, metal grating will be installed in carport deck.

TDRB discussion: Concerns with reflections from metal roof on the above neighbors – response, zinc will patina to a grey color and will not reflect.

Completeness: Post / McCormick 2nd 4 ayes

Approval: McCormick / Post 2nd 4 ayes

TDRB signage discussion: Signage for the Good Earth Store – looked at drawing provided, TDRB will review & discuss with applicant at next public meeting.