

**Tam Design Review Board Minutes**  
**Public Hearing - July 1, 2015**  
**Secretary – John McCormick**

**Call to order:** 7:00PM Alan Jones, Chair

**Board Members Present:** Alan Jones, April Post, John McCormick, Loren Mollner

**Approval of minutes of June 17, 2015:** Post / Jones 2<sup>nd</sup> 3 ayes

**Public comment on items not on the agenda:** None

**Communications & Correspondence:** Update on the status of the Good Earth project.

**Public Present:** Oswald Tiong, Chad Stith

**Tiong Design Review:** Unassigned, Loring Avenue, Mill Valley

**Project ID:** 2015-0194 **AP #**050-032-08

**Applicant:** OXB Studio, Ted Bonneau **Planner:** Jocelyn Drake

**Project Summary:**

The applicant is requesting Design Review approval to construct a new single family residence and an attached garage on a vacant lot on Loring Avenue in Mill Valley. The new residence would consist of 2,306 square feet of total building area and 1,826 square feet of total floor area, which would result in a floor area ratio of 30 percent on the 6,087 square foot lot. The proposed building would reach a maximum height of approximately 27 feet above surrounding grade and would have the following setbacks from the exterior walls: approximately 21 feet from the western front property line; 5 feet from the southern side property line; approximately 7 feet from the northern side property line; and 40 feet from the eastern rear property line. The proposed materials for the new residence include exposed board-formed concrete, horizontal cedar siding, zinc siding, and standing seam metal roofing. The proposed site improvements include the construction of retaining walls in the front yard, a main-level roof deck, an upper level roof deck, and installation of a driveway and hardscape in the front yard.

**Design Review is required,** per Marin County Code Section 22.42.030.B because the proposed project would be located on a substandard building site.

**Zoning:** R1B1 (Single Family Residential District, 6,000 square foot minimum lot size) Countywide Plan Designation SF6 (Low Density Residential , 4-7 units per acre)

**Discussion:** TDRB questioned the sq' of the garage, applicant stated the sq' of the garage is not part of the floor area ratio as noted on the project summary.

Owner / Architect reviewed the plans with TDRB – building plan is within the required setbacks; no heritage trees are on site – TDRB questioned the Oaks observed on the site, applicant stated the Oaks are located on the adjacent property.

A rainwater retention system is part of the plans and located at the front of the building, and sized as per civil engineering standards; the garage is sized to accommodate 4 cars , 2 cars are required per county codes. TDRB questioned if permeable paving is part of the site work, applicant stated, they are planning to provide, but it is not shown on the plans. First floor living area has a high ceiling, applicant noted the sq' of the ceiling area is not

counted in the FAR because of the roof slope. The building materials are – Cedar siding / Zinc roof / Concrete plank siding / Alum framed windows.

TDRB recommends a bio swell on side of building to provide additional rainwater retention. TDRB recommends a higher percentage of native plants, than the landscaping plan provides. Screen wall planting along both sided and back of project is noted a single type of plant, TDRB recommends applicant to provide a more varied palette of plants.

**Completeness of Application:** Post / Mollner 2<sup>nd</sup> 4 ayes

**Project Approval:** Post / McCormick 2<sup>nd</sup> 4 ayes

TDRB recommends revise landscape plan to have 50% natives plants; a larger plant palette for the screening plant along property line; review adding a bio-swell for rainwater along the side of the home.

**Merits of Project:** The home steppes up the slope to lessen the mass; the size of the home is compatible with the neighborhood.

**Faulkner Variance:** 174 Morning Sun Ave, Mill Valley

**Project ID:** 2015-0193 **AP:** APN 051-141-25

**Applicant:** Inside + Architecture **Planner:** Heidi Scoble

### **Project Description:**

Variance requested for relief from the 30% floor area ratio to allow a 212 square foot floor area addition to an existing single family dwelling in the R1-B1 zoning district. The existing two story residence is 1,536 square feet and has a 36% floor area ratio. The project would add 212 square feet of floor area to the upper floor resulting in a 1,748 square foot residence and a 41% floor area ratio. The project would have a maximum height of approximately 18.9 feet above surrounding grade and the exterior walls have the following minimum setbacks: 31.5 feet from the western front property line; 9.5 feet from the eastern side property line; 4.5 feet from the western side property line; and 25 feet from the northern rear property line. The project would not modify the existing non-conforming western side yard setback. No other landscape or hardscape improvements are proposed beyond the scope of the addition. Variance approval is required to allow a 41% floor area ratio where R1-B1 zoning district allows a 30% floor area ratio.

**TDRB Discussion:** TDRB found the requested Variance does not meet the county requirements of a Unique Compelling Reason to grant a Variance. The existing FAR is 36% and is already above the Tam Plan of 30%.

**Completeness of Project:** Post / McCormick 2<sup>nd</sup> 4 ayes

**Variance Rejected**