

Tam Design Review Board Minutes

Public Hearing - October 19, 2016

Call to order: 7PM April Post, Chair

Board Members Present: April Post, Alan Jones, John McCormick, Doron Dreksler

Approval of minutes of Sept 7, 2016: Dreksler / McCormick 4-0

Public comment on items not on the agenda: Rod Izquierdo commented that he had sent a letter to McCormick who did not forward it to other members. He stated his view that item #2 on tonight's agenda violates the Brown Act because adequate public notice was not given. Further he maintains that the County website is not accurate regarding the project (217 Cleveland) which he believed this item is addressing. McCormick stated in response that the writer had not requested that the letter be forwarded. Post responded that our agenda has been publicly posted and that item #2 is clearly described in the agenda. She stated further that the item refers to a request for advice from County planners about policy language only, and not a review of any specific application, although it was indeed our consideration of the project in question that triggered the policy review.

Communications & Correspondence: None

Public Attended:

John Hood, Rod Izquierdo, Ryan Schwarz, Brian Schwarz, Harold Hedelman

**1. Hedelman Floating Home Adjustment, Project ID P1459,
11 Commodore Heliport APN 901-100-11**

Applicant: Wi Wi Kirsch Planner: Megan Alton

A Floating Home Adjustment approval is needed to reconfigure an existing 926 square foot floating home and construct first and second floor cantilevered decks around three sides of the floating home. The existing height of the floating home is 19 feet above the water line, which would not change after the addition.

Floating Home Adjustment approval is required because the length of the floating home would exceed the dimensional standards for floating homes.

Owner in attendance, Harold Hedelman, described project. Floating home has been a 4 plex for a long time. It was badly deteriorated and repair work was begun only to progress to the point where it became apparent that a permit would be required. The length of the structure is a pre-existing condition. Re-built structure will be within the footprint of the pre-existing structure with the exception of approximately 2 ft deck overhang on three sides. Letter of support was presented from the nearest neighbor (Bill and Felicity Kirsch dated 10/14/16). Ballast will be adjusted to compensate for any weight changes.

Plans were studied and reviewed. Parking demand will remain unchanged. Appearance of floating home will be improved. Deck overhang does not appear to create any problems and in fact will result in a character that corresponds to other neighboring floating homes.

Application ruled complete and project approved as submitted: Jones, Drexler 4-0

2. Respond to County correspondence asking for our input on an official interpretation of Dev Code 22.30.060 with regard to the application by Hood Thomas Architects for 217 Cleveland.

Current policy apparently uses a rule of thumb of 15 ft ceiling height (2×7.5) for a minimum area of $7.5 \times 7.5 \times 10$ to trigger review of whether cathedral ceiling space should be counted as floor area for the purpose of calculating FAR.

John Hood testified and presented his view that a 15 ft rule of thumb does not take into account any allowance for floor structure which would be necessary to actually build a second floor. He suggested that 16 ft would be a more reasonable rule, allowing for two stories of 7 ft 6 in each plus 1 ft of floor structure.

The board discussed many options, including the argument we had previously considered that it was reasonable to start with the prevailing plate height as a basis for making the cathedral ceiling calculation. It was the prevailing view that using plate height as a standard was risky and opened up potential opportunities for abuse. The board also discussed the current policy which permits staff some discretion in these matters, namely item 2-g in the Tamalpais Area Development Fact Sheet which states ".which can easily be converted to living space as determined by planning staff." The board relied on this flexibility when we stated in our minutes for 217 Cleveland that ".the configuration of the house would not lend itself to a second floor expansion."

The board recommends that the County add a provision to its guidelines that the cathedral ceiling space provision will be triggered if the overall height of the space in question exceeds 16 ft. We also recommend that the language cited above which gives staff discretion as to whether a space can easily be converted, and the dimensions of $7.5 \times 7.5 \times 10$, should remain. Approval: Jones, McCormick 4-0

3. Informal plan preview was held with Ryan and Brian Schwarz who are planning a renovation on Marin Drive. The board found nothing in their plans, as presented, that conflicted with the Tam Plan. Board suggested they contact Planning Staff for further input. Also, plans for the Marler Varience were made available to the board members to preview in advance of our next meeting, where it will be on the agenda.

Meeting adjourned 8:00