

Tam Design Review Board – Minutes

Public Hearing - March 16, 2016

Secretary April Post

Call to order: 7PM: Loren Mollner, Chair

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

Approval of minutes of January 20, 2016: McCormick/Post Ayes 4-0

Public comment on items not on the agenda: None

Communications & Correspondence:

- Loren and Alan met with developers proposing a senior care facility specializing in the care of Alzheimer's patients, behind the Peace Lutheran Church. The proposed project would have prominent visibility at the corner of Hwy1 and Tennessee Valley Rd.
- It was asked if there had been any follow up on the letter we received from Jeremy Tejrjian proposing that we use a PO Box, which we had rejected. No follow up has been made at this point.
- It is time to submit our board's goals. A copy of TDRB's last goals had been requested from Jeremy Tejrjian, but the copy sent were not those approved by the TDRB, but an alternate set that had been suggested. It was hoped that these were not the goals that were used in the planning process, since these were not the goals of the TDRB. April Post is to prepare the goals as a starting point for discussion.

Public Present at Meeting: Doron Dreksler, Jessica Hollinger, Peter Martin, Janine Martin, Michael Hedkmann, Sandy Stadler, D. Benjamin Cahn

1) **Martin Design Review:** 205 Reed St, Mill Valley, CA, AP # 048-042-04

Applicant: Peter and Janine Martin **Planner:** Tammy Taylor

Project Summary:

The applicant is requesting Design Review approval to construct a third story, 407 square foot addition on a 2,228 square foot house in Mill Valley. There is an existing 117 square foot cottage and a 400 square foot garage along with a 111 square foot shed on the property. The 407 square foot addition would result in a floor area ratio 22.64 percent on the 12,160 square foot lot. The proposed addition would reach a maximum height of 34 feet above surrounding grade and would have the following setbacks: 55 feet from the west front property line, 33 feet from the south side property line, 12.5 feet from the north side property line and 48 feet from the east rear property line.

Project Discussion:

The house is an older home with a small upper loft that will be expanded to become a fully functional master bedroom suite, with an additional bath and closet. The roof line had been stepped back to lessen the height where it was not needed, and the new roofline was articulated to echo the existing. Letters from all the surrounding neighbors supported the project, as presented. No other modifications to the site were proposed.

Completeness: Jones/McCormick Ayes 4-0

Merit Comments: Although the proposed project exceeds the height limit of the Tam Plan by 4ft, TDRB found that the exception was supported by the design, which was deemed sensible and fit well with the existing architecture, as well as letters from the surrounding neighbors. In addition, the use of the natural cedar siding and the situation of trees surrounding the site was seen as helping to blend the addition into the context of the site. It was also noted that there is a 10ft height difference from the front to back, which greatly lessens the impact from the rear of the house.

Acceptance of the Project with Merit Comments: Jones/Post Ayes 4-0

Design Review approval is required: Pursuant to Marin County Code Section 22.10.040, The project exceeds the 30' height limit in a conventional zoning district.

2) **Yesod, LLC** 365 & 377 Loring Rd, Mill Valley, CA both listed as Parcels 050-320-45

Applicant: D.E. Benjamin Cahn **Planner:** Tammy Taylor

Applicants requested a design preview. A discussion was had including materials, slope, drainage, planting materials. Applicants were cautioned about not exceeding the FAR for the smaller lot. No action was taken.

3) **Butler**, 214 Beryl, Mill Valley CA

Applicant: Geoffrey Butler **Planner:** unassigned

Applicant requested a design preview. The discussion revolved around feasibility of placing a building of around 1,500sq ft on the small and awkward shaped lot, placement of any proposed structures with regards to the neighbors, protection of valued trees and parking. The board agreed that while it was possible, it would have to be very creatively designed. Some of the concerns in addition to FAR issues, are traffic and parking on that small street and creating a space that works well with the neighbors. No action was taken.

4) The TDRB interviewed 2 applicants for the vacancy on the board, Jessica Hollinger and Doron Dreksler.

The consensus of the board was that the Chair write a letter to Kate Sears recommending Mr. Drexler.

Adjourned:9:17 pm