

Tamalpais Design Review Board Meeting Minutes
Regular Meeting: July 17, 2024
Meeting Location: Homestead Valley Community Center, 315 Montford Ave., Mill Valley

Call to Order: 7:00pm – Amy Kalish (Chair)

Board Members Present: Amy Kalish (AK), Douglas Wallace (DW), Mary Peterson (MP)

1. Approval of Minutes from February 14, 2024 meeting

Motion to approve: MP second, motion approved (3-0, 2 abstentions).

2. Correspondence and Notices

There were no correspondence or notices to review.

3. Public Comment on Items Not on the Agenda

There were no public comments.

4. Rutberg Design Review/Accessory Dwelling Unit

Project Architect Dennis Ludlow presented an overview of the project at 16 Loring Ave, which included a new ADU, expansion of an existing turf area over the roof of the ADU, and new retaining walls at the north side of the property to allow for two new vehicular parking spaces. The uppermost wood retaining wall appears to reach a maximum height of 9 feet above surrounding grade and would appear to maintain a distance of 17 feet from the northern front property line. The lower wood retaining wall appears to reach a maximum height of 5 feet above surrounding grade and would appear to maintain a distance of 7 feet from the northern front property line. The project was brought to the Board to review the retaining walls, which will require a variance. There will also be a tree removed to allow for the new ADU. Further investigating by the Architect will be needed to determine if the tree is a Heritage Tree.

AK asked if the parking spaces will be somehow designated as private parking spaces. Ludlow was not sure that would be allowed by the County, as the spaces extend past the property line.

AK acknowledged that parking is sparse on Loring Ave, and recognized the need for the proposed spaces and requirement for the retaining walls.

MP appreciated the tiered walls and change in material. MP stated she was not concerned about the height of the walls, as the slope of the lot deems it necessary, and surrounding neighbors will not have a direct line of site to the walls.

DW voices reservations about using, and expanding the area of, artificial turf due to microplastics. DW asked the applicant to consider removing the turf and incorporating native plantings. AK added that the plantings should come from the Firewise planting list.

DW motioned to approve with comments regarding elimination of artificial turf, and incorporation of native plants. Motion approved (3-0, 2 abstentions).

5. Seaplane Investment LLC Design Review

Project Architect from CRKW Studio provided an overview of the proposed renovation of the commercial building at 242 Redwood Hwy to incorporate a new restaurant.

Improvements of the existing building include new exterior materials, replacing doors & windows in the same style & pattern as currently exists. A new roof deck would be added over the single-story portion of the building. Flood mitigation measures include raising the floor level two feet, as well as providing new landscaped berms two feet higher than what currently exist.

Public Comments:

- A resident from the adjacent house boat community, Alexander, shared broad concerns from himself and other residents. Alexander noted that the parking spaces used by residents flood about 100 days per year, which results in many residents relocating their cars to the public parking lot at the south west portion of the lot. This lot would also be used by potential clientele visiting the proposed restaurant. Another concern is that the resident's path of travel to their docks utilizes a walkway that is on the applicant's property. This path is also often flooded. The residents hope something could be incorporated into this project that would help alleviate the flooding. There is also concerns regarding the existing infrastructure, and the added demand on the plumbing with a restaurant use.
- The owner group was also present and stated that they have been in direct communication with the residents. The residents acknowledged this was the case, and stated they have a good relationship with the owner and are in support of the project as the building has been in disrepair for quite some time.
- The owner group stated that original plans for this project included repairing the sea wall. However, the Bay Conservation and Development Commission (BCDC) has made it challenging and will not allow them to touch anything on the property beyond what is currently shown as the scope of work on the project plans.
- MP asked if the Board could make a comment to the BCDC. DW stated that was not in the Board's purview.
- AK inquired about the proposed signage, and noted a sign permit will be required.
- MP asked about the proposed materials, particularly the wood siding. Applicant stated Alaskan yellow cedar would be used, with a natural finish. Existing stucco and tile mural will be repaired and remain.
- DW motioned to approve, MP seconded. Motion approved (3-0, 2 abstentions).

6. Signage Violations in Tam Junction

AK & DW conducted a walk of Tam Junction with Stephanie Moulton-Peters on 7/12/24 to review the signage violations as well as the overall dangerous conditions of Tam Junction with the lack of sidewalks. It was acknowledged that Caltrans would need to be engaged to make the area more walkable. So far no further action has been taken by the County to rectify signage violations beyond notices that were sent out previously.

7. Discussion of potential CWP code amendments as they relate to community plans

AK stated that the County Planning Commission and Board of Supervisors recent vote to support the County Housing Plan has created inconsistencies with community plans.

AK stated that Sen. Scott Wiener proposed a bill that wants to eliminate fire hazard zones.

Meeting adjourned at 9:00PM