

Tam Design Review Board
C/O Alan Jones, 304 Laurel Way, Mill Valley, CA 94941
AGENDA - Public Hearing - October 19, 2017 - 7:00 PM

NOTE: NEW MEETING DAY AND LOCATION FOR THIS MEETING.

Call to order: 7PM

Approval of minutes of October 4, 2017
Correspondence
Public comment on items not on the agenda

1. **Mill Valley School District/Marin Horizon School Design Review**, 305 Montford Ave, Mill Valley, AP #047-161-07 Applicant: Gelfand Partners Architects Planner: Megan Alton

PROJECT SUMMARY:

The applicant requests Design Review approval to allow for physical improvements to the Marin Horizon School in Mill Valley. The applicant proposes to construct a new 5,691 square foot multi-use building, a 4,408 square foot library/classroom building and a 200 square foot restroom building. The applicant also proposes to remove two portable buildings. The existing building area is 25,142 square feet and the 10,299 square feet of proposed development would result in a building area of 32,688 on the 97,336 square foot lot.

The new multi-use building would include a large multi-use space with a stage, kitchen, restrooms, storage areas and a lobby. The structure would reach a maximum height of 31.25 feet above surrounding grade and the exterior walls would have the following setbacks: more than 100 feet from the eastern front property line; 80 feet from the northern side property line; more than 100 feet from the southern side property line; and 16.41 feet from the western rear property line.

The library/classroom building would include a library, multiple offices, two classrooms and restrooms. This building would reach a maximum height of 32 feet above surrounding grade and the exterior walls would have the following setbacks: 100 feet from the eastern front property line; 15 feet from the northern side property line; 100 feet from the southern side property line; and more than 100 feet from the western rear property line.

The restroom building would reach a maximum height of 15 feet above surrounding grade and the exterior walls would have the following setbacks: 85 feet from the eastern front property line; 87 feet from the northern side property line; more than 100 feet from the southern side property line; and more than 100 feet from the western rear property line.

Design Review approval is required because the project is located in a planned zoning district. Zoning: PF-RSP-5.8 (Public Facility-Residential Single Family Planned); Countywide Plan Designation PF-SF6 (Public Facility-Single Family 4-7 units/acre)

2. Preview without action plans that may appear on future agendas

MEETING LOCATION: Homestead Valley Community Center, 315 Montford Ave, Mill Valley.

TDRB is advisory to the Marin County Planning Department. Plans can be viewed online by project name under "Tamalpais Valley" tab. <http://www.marincounty.org/depts/cd/divisions/planning/projects>