

Tam Design Review Board
C/O Doron Dreksler, 433 Wellesley Ave., Mill Valley, CA 94941
AGENDA - Public Hearing - Sept. 20, 2018 - 7:00 PM

Call to order: 7PM

- Approval of minutes of September 5, 2018
- Correspondence
- Public comment on items not on the agenda

1. Mill Valley School District / Marin Horizon School Design Review (P1799), 305 Monford Avenue, Mill Valley

Parcel Number: 047-161-07

Applicant: Gelfand Partners Architects

Planner: Sabrina Sihakom

PROJECT SUMMARY:

This is the fourth transmittal submitted for the subject property. The additional materials (attached) are intended to respond to items of incomplete application identified in a letter to the applicant dated July 12, 2018. Information that has been provided includes a letter dated March 23, 2018 by Carroll Engineering, Inc regarding drainage.

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 5,285 square-foot multi-use building, a 2,190 square-foot library/classroom building and a 424 square-foot restroom building. The applicant also proposes to remove two portable buildings. The existing building area is 25,106 square feet and the 9,853 square feet of proposed development would result in a building area of 32,206 square feet on the 97,336 square-foot lot.

The new multi-use building would include a large multi-use space with a stage, a small 245 square-foot food preparation kitchen, storage areas and a lobby. The structure would reach a maximum height of 26 feet, 6 inches above surrounding grade and the exterior walls would have the following setbacks: more than 100 feet from the eastern front property line; 84 feet from the northern side property line; more than 100 feet from the southern side property line; and 16.27 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; 25 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)

Community Plan (if applicable): Tamalpais Area Community Plan

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

MEETING LOCATION: Homestead Valley Community Association
315 Monford Ave. Mill Valley, CA 94941

TDRB serve as an advisory and resource body and liaison to the Board of Supervisors, Community Development Agency, Planning Commission and Community
<http://www.marincounty.org/depts/cd/divisions/planning/projects>