

Tamalpais Design Review Board Meeting Minutes

Special Meeting: September 20th, 2018: 7:04 PM

Meeting Location: Homestead Valley Community Center - 305 Montford Avenue, Mill Valley

I) Call to Order: 7:04 PM – Doron Dreksler (Chair)

Board Members Present; Andrea Montalbano, Doron Dreksler, Logan Link, Alan Jones

II) Correspondence and Announcements: None

III) Public Comment on Items not on the agenda: None

IV) Agenda Items: *Mill Valley School District / Marin Horizon School Design Review (P1799), 305 Montford Avenue, Mill Valley Parcel Number: 047-161-07 Applicant: Gelfand Partners Architects Planner: Sabrina Sihakom*

- Bill Peride - Community Liaison, introduces project
- Lisa Gelfand, Principal of Gelfand Partners Architects, describes how the buildings have changed in response to concerns by the community - The phase one building footprint decreased and deck on streetside was decreased. The roof of the Phase two auditorium/playspace building was lowered and broken up. The lower roofs were changed to planted green roofs. A model and several photo-realistic renderings are displayed and explained.
- Scott Hochstrasser - reviews the responsibilities of the Tamalpais Area Design Review Board.

BOARD QUESTIONS:

- Library floor plan is reviewed and explained.
- Landscape plan is explained. Shade trees are added to the site and infilled at perimeter along the street.
- All construction stays more than 100' away from the protected creek.
- Have previous community concerns of after hours community access been addressed since the last meeting? Answer - there are ongoing discussions with the community.
- Roofing material is not final, but a non-white bituminous single ply roofing for the high roof of the auditorium is being considered and a planted green roof is planned for the lower roofs of the auditorium. The high roof will eventually have solar panels.

PUBLIC COMMENTS & CONCERNS:

- The green roofs must be maintained and protected from vandalism and access.
- The landscape plan should include as many natives as possible.
- The community has been through this before and is concerned that Marin Horizons is going to continue to build up the site. Some people in the community feel it is already over-built and that adding more floor area is a bad idea. The school is treated by the County like a public school, which is not regulated for heights and floor area ratios.
- Concerned about the impact of construction on the creek.
- How will the plantings be maintained?

- How does the community know that the chosen paint colors will be maintained in the future?
- The pick up and drop off traffic has gotten worse over time. The school Board must address the traffic better.
- The community center is being used by the school population for after school pick ups and turn around space.
- The school is on two major bicycle routes for children going to other schools and the pick up and drop off traffic is dangerous.
- A neighbor from across the street says that even the lowered story poles still block her view. The massing of the phase two building is still too large.
- The management of meeting the conditions of the CUP has diminished over time. The School board needs to be more proactive in getting the community involved.
- Lighting and access from the rear of the buildings on Montford are not supposed to be used and they are.
- After hours access to the playground are a big problem. It does not meet the conditions of the CUP.
- The school has a conditional use permit and some members feel the conditions are not being met by the school. The community does not want to have to police the conditions of approval. The County has stopped monitoring the conditions. The community needs a way to contact someone on the Board more easily when there are problems.
- The Phase one building is screened from view with plantings but the phase two building is up against the property line and will be visible from the community center. The renderings are misleading. The building is still too high.
- Some neighbors are shocked that the Design Review Board approved the project in its previous form because the building was too tall.

BOARD COMMENTS & DISCUSSION:

- The Phase two building is much more residential in scale than in the previous design.
- Schools evolve over time. Modifications and improvements are necessary for any school.
- Homestead Valley has a unique architectural character with smaller scale buildings and the revised design seems more mindful and appropriate.
- It seems the CUP needs to be reviewed. Can it be modified to address neighbor concerns of continuous expansion of the school?
- Board members discuss what steps the neighbors can take to address neighborhood concerns; email and call Sabrina Sihakom, the Planner responsible for the project, and contact the Board of supervisors.

BOARD ACTIONS:

- AM motions; The revised design is to be approved by the Design Review Board with the recommendation that the school board and community continue a dialog to address ongoing community concerns. AJ seconds
- Unanimous Approval

MEETING ADJOURNED 9:03 PM