

TDRB Meeting Minutes: DRAFT

Wednesday, August 17, 2022 (Zoom Meeting) Call to Order: 7:03 PM

Members present: Doug Wallace (DW) Andrea Montalbano (AM) & Logan Link (LL)

Michael Wara (MW) joined at approx. 7:45 PM

Minutes prepared by Secretary AM (40 Brighton Blvd. Mill Valley)

1) Approval of Meeting minutes August 3, 2022

- LL Makes motion to approve. AM Seconds. 3 ayes. Motion carries.

2) Correspondence:

- **A) Open Board Position:** Amy Kalish was approved by the BOS for the open Board position.
- **B) Mount Tamalpais School agenda item (8/17)** DW has received several letters on tonight's agenda item and has forwarded them all to Immanuel Bereket, the Planner in charge.

3) Public Comment on Items not on the Agenda: None

4) Mount Tamalpais School proposed amended Conditional Use Permit Application

Presented by Andrew Davis (head of School), Michael Heacock (architect) and David Paresi, who performed the Traffic analysis.

Application Description:

The applicant requests Use Permit and Design Review Amendment approvals to amend an existing Use Permit (93-028), initially approved in 1993 via Board of Supervisor Resolution No. 93-112. The proposed amendments are listed below:

- *Use Permit Amendment: The Use Permit Amendment would authorize the following: (1) increase student enrollment from 240 students to a maximum of 295 students; (2) Extend kindergarten hours of operation from half day (7:45 a.m. to 12:15 p.m.) to all day hours of operation during the hours the school is open for regular business hours; and (3) Increase maximum faculty and staff from 29 up to 58. No other use related changes are proposed, including limitations related to special events, after school activities, use of school field, play-structure, etc.*
- *Design Review Amendment: The Design Review Amendment would authorize the following: (1) Remodel and construct an approximately 950 square foot addition to the existing administrative building; and (2) construction an approximately 4,300 square foot building that would accommodate classrooms, office spaces and bathrooms.*

BOARD QUESTIONS:

A) Does the school own the land or is it leased from the school district?

(AD): The school purchased it from the district in the 1980's.

B)Where do the staff live? How will you get them to ride share if they don't live locally?

(AD): They live up and down the peninsula. With high gas prices, they are already asking to carpool. The school could try to incentivize ride sharing.

C) How many parking spaces exist now? Are you increasing the quantity?

(AD) There are 33, and without losing the grove of redwoods across the street, they can not see any way to increase the number of parking spaces. Presently, the staff in excess of the 33 spaces park on California.

D) Is the school presently meeting the CUP regulations for the number of students?

(AD) The final number is not known until the first day of school, but for this year it appears they will have 243 students, which meets the CUP regulations.

E) Of the proposed traffic mitigation measures listed in the Traffic memo available on the website, has the school tried to implement them already?

(DP): They have just begun to facilitate carpools. There has been a minor increase in the bus ridership.

F) Can the architect bring up site plans that show an exact comparison of the existing temporary classrooms and the proposed?

(MH shows the appropriate site plans.)

G) Is the traffic memo different from a full traffic study?

(MP): Yes, it's less in-depth.

PUBLIC COMMENTS:

A) Many neighbors express confidence in the proposed plans for the school.

B) Sharon Rushton, President of Sustainable Tam Almonte

STA is against the proposed plans because of the potential impact on traffic safety. She was told by Fire officials that the streets are not wide enough to allow residents to get down the hill in an emergency. How will the kids be evacuated? Parents will be heading up the hill to get their children. The suggestions on traffic are not mandatory and could easily be ignored. How will they be made mandatory?

(AD): There are two answers to this. If school is not in session, the school area will be used as a fire fighting staging area. If it is in session, the plan is to walk the students down the hill and meet up with parents at one of various locations for pick up.

C) Will traffic be increased on Wellesley?

(AD): They are going to continue to monitor parents and teachers to ensure they are not parking on both sides of the street.

D) Parking for excess staff and visiting parents off site is a real problem.

(AD): The school hires staff to valet park visiting parents on the field during presentations and school events.

E) Do parents need to pay for the bus? Maybe more kids would take the bus if they didn't need to pay for it.

(AD): Yes, parents pay for the bus. With a larger student body, the cost of the bus would go down, and be available to more students. Remote dropoffs are free.

F) Will there be an increase in noise from the children?

(MH): The location of the new classrooms should actually cut down noise from the field area because it will act like a sound barrier.

G) How can you put real teeth into the traffic mitigation?

(AD): They are looking more into staggered drop offs and pick ups to decrease traffic.

H) Is the school ensuring a diversity of students?

I) How will you ensure no one parks on Wellesley? The traffic is very dangerous for kids walking or biking.

(AD): They will be working on this as the plan moves forward. It is one of the reasons they plan to add students phased. It will allow them to make sure they are taking care of any traffic issues as they come up.

PUBLIC COMMENT PERIOD CLOSED.

BOARD COMMENTS:

A) (MW) He still has concerns about public safety. Reducing traffic while increasing head count is crucial.

B) (AM) The Tam Plan clearly states that a traffic analysis for any school or commercial expansion in that area. See T4.1a, LU 19.2e

C) (LL): I think a real traffic study is warranted. We need a way to ensure alternate forms of transportation are used. Is there a way to ensure there is no construction on Saturdays?

D) (DW): Some members of the public have asked how they can access the letters submitted to the board. He will figure out how to make them public.

E) (DW): He had hoped the traffic study would be a little more in-depth. The traffic plan should be more than mandatory.

MOTION:

Motion to approve with conditions: (AM):

- 1) Traffic mitigation measures are mandatory.
- 2) A real landscape plan is submitted.

(LL) seconds

Motion passes, 4-0, with merit comments.

- A) Can we condition the CUP that the phased increase of students and staff be contingent on proof of decreased traffic?
- B) A real traffic study must be performed and submitted, to meet the Tam Plan's requirements.

MEETING ADJOURNED 9:00 PM