

**Tam Design Review Board Minutes
Public Hearing - October 19, 2017**

A. Meeting Location: Homestead Valley Community Center, 315 Montford Ave, Mill Valley.

B. Call to order: 7PM Alan Jones, Chair

C. Board Members Present: Alan Jones, Doron Dreksler, April Post, Logan Link, Andrea Montalbano

D. Approval of minutes of October 4, 2017 with the following changes noted under section K of this document: Post 1st /Jones 2nd: 5-0

E. Correspondence + Announcements: None

- a) Jones discussed Alta Way project Scoping Session meeting which was held October 12, 2017 at Mill Valley Recreation Center. It appeared that the developer was not being completely transparent. The recommendation was to create a comprehensive site plan that showed the overall plan for the properties that adjoin the paper street.

F. Public comment on items not on the agenda: None

G. Public in attendance: Diana Greenstone, Alex Scalisi, Adam Willner, Gregory Murphy, John Donovan, Rick Stern, Hanne Barnes, Cliff Misualko, Anne Bell, Lisa Gelfaud, Julie Chun, Jim Derich

H. Items on 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)

- **Project presentation:** Diana Greenstone Rep for Marin Horizon School and Architect / Applicant Gelfand Partners Architects presented proposed project.

- **Project support documentation:**
 - a) Slide presentation
 - b) 24x36 plan set

- **Initial Board questions:**
 - a) Is the Tall Buildings created to capture more Light? Architect, Yes. And to Help with “Stack Ventilation” which are both integrated into the building design
 - b) What is the Height of the Multipurpose room? Architect , about 25 feet
 - c) Is there a landscape plan? Architect, There is a layout in the application package. The goal was to preserve existing blacktop, consolidate green space, buffer new buildings with plantings and replace any plants removed on Montford Avenue in kind.
 - d) How Does the new buildings relate to the existing building circulation on the campus? Architect, the Library building Utilizes the existing elevator and adds a new stairway from the upper floor to grade.
 - e) How are you treating the existing parking area? Architect, We would love to improve the area however it is in a creek setback and that makes it difficult to do anything.
 - f) How are you treating runoff? We have added a bioswale to the green area we have developed that would include a Bioswale to help minimize the impact of the development.

- **Public comments + questions :**
 - a) What is the impact of the new buildings on Montford, it Feels like we will be boxed in with buildings.
 - b) Concerned that the new buildings are very urban in scale and detailing.

- c) The Development feels very intense and overbearing in scale.
- d) Because of the orientation and scale of the buildings, the roof will block much of our view and I am concerned that any potential solar panels would add reflectivity problems. Can you Screen the roof? Architect, Yes but it will add shade to the pool area. Also, the Roof to the Multi Purpose room is Minimized by its Distance from all Residential properties.
- e) I am Concerned with the potential increase in enrollment. School Representative assured that the overall enrollment is fixed at 300 students.
- f) Community Access to the playground after school functions has been limited and needs to be organized and maintained for the local community.
- g) Is the gate to the playground going to be automated? Architect, We do not have that in our plans but we could accommodate if needed.
- h) The Gate should be open on weekends. School Rep, We would commit to keeping the gate open on weekends.
- i) Concerned with overflow parking during events. How are you going to accommodate? Client Rep and Architect, The Basketball court will still be made available for parking as it is now.

- **Final Board questions + comments:**

- a) Height of the new buildings is consistent with existing buildings
- b) Style of the new buildings blend with existing and adds a nice hierarchy to the campus.
- c) The School and Architect should work with the individual neighbors to help work through any open issues.
- d) Story poles would be nice to help everyone visualize the proposed project.
- e) What kind of lighting is proposed? Architect, All minimal glare and mainly path of travel.

- **Board Findings:**

Completeness: Submission found complete Montalbano 1st /Post 2nd: 5-0

Approval status:

Board recommends that application be accepted with the following Conditions:

- Story Poles erected and Neighbors Notified
- Architect and School Representative to meet with neighbors after story poles to discuss screen planting along Montford.
- Maintain Public / Community Access to the facility after hours if possible.

Project approval Post 1st /Dreksler 2nd: 5-0

Board Merit comments: None

I. Forthcoming projects reviewed without comment: XXX

Board Reviewed a Project on 430 Laverne Avenue

J. Adjournment: 8:22 P.M.

K. Document Revisions: None

TDRB is advisory to the Marin County Planning Department.

County Planning Department: <http://www.marincounty.org/depts/cd/divisions/planning/projects>

Tam Design Review: <http://apps.marincounty.org/bosboardsandcomm/boardpage.aspx?BrdID=68>