

Tam Design Review Board

Notes

Public Meeting – Wednesday, August 18, 2021

Meeting location: Via Zoom.

Call to order: 7:03 p.m. by Alan Jones, Chair

Board members present: Alan Jones (AJ), Logan Link (LL), Andrea Montalbano (AM), Doug Wallace (DW), and Michael Wara (MW).

Board members absent: None

Other attendees: Heather Abrams with the Tamalpais Community Services District (TCSD), Andrew Davis - head of Mt. Tam School, Stephen De Lapp, Joelle Dodge, Erwin Friedrich, Michael Heacock, Riley Hurd, Amy Pearson, Jesse Pearson, Rebecca Berman Phelps, Nirupan Singh, and Katherine Lehmann (KL), notetaker. Plus, Chase (no last name provided).

Meeting minutes: from May 5, 2021, and July 21 were both approved 5-0.

Correspondence and announcements: None

Members of the Public who wished to comment on anything not on the agenda: None

AGENDA:

1. The first agenda item for the evening was a review of the application for a temporary use permit for the Mt. Tam School, located at 100 Harbor Avenue, to place four temporary buildings/trailers on the athletic field. These are 24' x 40', single occupancy buildings with ADA ramps for access, which are 100 feet back from the property line.

Mt. Tamalpais Primary School Temporary Use Permit 100 Harvard Ave, Mill Valley, CA. AP # 051-034-01 Applicant: Mt. Tamalpais Primary School, Planner: Immanuel Bereket.

Project Description

The applicant, Mt. Tamalpais Primary School, requests a Temporary Use Permit approval to allow temporary placement of four modular buildings that will be used as four classrooms on the grounds of the Mt. Tamalpais Primary School located at 100 Harvard Avenue, Mill Valley. The modular buildings would be clustered together in the athletic field. Each modular building would be single-story and would measure approximately 24 feet by 40 feet (960 square feet each), with ramps that provide accessibility. The project would also provide ADA accessible classrooms and a single-occupancy toilet rooms. Each trailer would be set back at least 100 feet from all property lines.

Under the Marin County Code Section 22.50.040, Temporary Use Permit approval is required because the project entails the placement of a temporary residence on the property.

Zoning: PF-RSP-3.96 (Public Facility, Residential Single Family Planned)

Countywide Plan Designation: PF-SF5 (Public Facility, Single-Family Residential, 4-7 units/acre)

Community Plan: Tamalpais Community Plan

Andrew Davis lives across the street and runs the Mount Tamalpais School (MTS):

- Because of Covid and the need for social distancing, they were previously using four tents on the athletic field, which was far from ideal.
- Noticed that San Domenico did the same thing last year by adding temporary buildings.
- It helps to keep smaller groups of students together.
- Showed the group an aerial view, which has vegetation on all sides of the buildings.
- Location was chosen because it is the shortest pathway to existing restrooms.
- It is also the shortest pathway for utilities to run to the buildings.
- Shared photos and the elevations with the group.
- Are applying for a 2-year temporary use permit and have no intention of making the buildings permanent.

Members of the Tam Design Review Board (TDRB):

- Doug Wallace understands that it is a 2-year temporary use permit,
- But is wondering if there is a trigger to remove the buildings sooner?

Andrew Davis responded:

- They would love to have the grassy field instead.
- It is not in their financial interest to keep paying for the temporary buildings.
- It is a pandemic-related request and there are public health restrictions on the use of the buildings.
- Andrea Montalbano:
 - Asked the architect to explain the topography lines and how they relate to the neighbors.
 - (Michael H. also shared a Google Map.)
 - Asked if the elevation changed from the street to the field, which is 18' feet higher, while the buildings are about 12' tall.
- Logan Link:
 - Was recently on the site and said it looks like it is already under construction.
 - Andrew Davis confirmed they have pulled an electrical permit.

Other Comments from the public:

- Erwin Friedrich said that he spoke with the County planner, Manny, about how this would affect enrollment at the school.

- Stephen De Lapp said that he thought the permit might expressly limit additional enrollment.
- Riley Hurd, who is with the school, said that TCUP does not authorize any additional enrollment.
 - Michael Wara on the TDRB said he assumed that TCUP currently sets a cap on enrollment.
 - Alan Jones said a cap on enrollment is already in place. Nothing about this permit request affects that.
 - Andrew Davis, head of school, said they are only allowed to add two more students with the existing space.
- Riley Hurd said that without a staff person here to report, or a member of the County present to explain the TUP process, he thought maybe it would be helpful to look at the code. The school already operates under a very detailed permit and the TUP process is clear.
- Edwin Fredrich asked why the County made the request to review this permit request. He also wondered why a description of the project, with the details and measurements, which were provided on the agenda, weren't provided on the County website.
- Riley Hurd found the Marin County Code 22.50, and sent everyone the link in the Zoom chat.
- Neighbor Chase said he "totally gets it" now, and appreciates receiving this information.
- Rebecca Berman Phelps is a new property owner/neighbor on Loring, who lives downhill from the school, and doesn't know what the storm water runoff impact is with the addition of these temporary buildings.
- Michael Heacock, who is with the school, said that all structures must manage the storm water on site. He said it's not possible to divert storm water. Water will be captured and slowed down. He said there is typical engineering that happens with a project like this one.
- Stephen De Lapp, who is a neighbor, asked when the two years ends. He also wondered if anyone from Marin County Health has said that the buildings help limit the spread of Covid? He thinks the public schools' approach is to keep the classroom windows open.
- Jesse Pearson, who is also a neighbor, said, "I don't see any significant impact," and understands why it is important "to space out the kids" for social distancing.

At 7:41 p.m., the meeting was closed for public comment, and the board was asked to comment:

- Doug Wallace said he really appreciated seeing the Google Maps, and noted that it is a project that is already underway. He said that if the Covid conditions are

addressed in less than 1-2 years, he hopes they would remove the buildings sooner. He is personally satisfied with the discussion.

- Alan Jones said that, “We understand it is for temporary use and it won’t be for more than two years. It is a response for public health.”
- Andrea M. said the neighbors should be made aware when the onset of the project begins, and an explanation of what is happening should be given.
- Alan concurred that, “We will expect that.”
- Logan said that, overall, it is a reasonable request for a temporary permit. She wondered if there was language that if the two years runs out, would the permit default to the end of a semester or the school year?
- Riley said the permit is explicit about it being for two years from the date of commencement of construction.
- Doug Wallace reiterated to be sure and notify the neighbors.
- Michael Wara also agreed that it is really valuable to let people know.

The board voted unanimously, 5-0, to recommend to the Planning Dept. the approval of the temporary permit for the Tamalpais School.

2. The second item on the agenda was to hear about the Singh proposed lot line adjustments with the Tamalpais Community Services District (TCSD).

Project Description

On August 3, 2021, the Community Development Agency, Planning Division received the subject application.

The applicant requests Lot Line Adjustment approval to adjust the lot lines between two contiguous legal lots of record as described below:

Assessor’s Parcel Number	Address	Existing Area	Proposed Area	Average Slope (%)
050-074-27	303 Joyce Way	25,673 sq. ft.	25,537 sq. ft.	41
050-074-34	Vacant	126,216 sq. ft.	126,352 sq. ft.	35

- Alan Jones explained that:
 - The applicant requests a lot switch between these two parties.
 - The Singh family realized they had been planting and encroaching on public land, and so they asked for a swap of land.
- Heather Abrams from TCSD said that:
 - “Mr. Singh has been a pleasure to work with.”
 - They have already had several meetings at the TCSD about the swap, and
 - The TCSD has already approved and signed off on the swap.

Other comments from the public:

- Stephen De Lapp said his concern was with another piece of public property, downhill from the Singhs, which currently has a trampoline on it, not with these parcels.

Comments from Members of the TDRB board:

- Logan said that it seems sensible to her.
- Alan said he went out and looked at the parcels. He reported that the public park “happens at the top of the hill.”
- Michael said he was inclined to recommend approval.

The board then voted unanimously, 5-0, to recommend to the Planning Dept. the approval of the adjustment of the lot lines.

Meeting adjourned: at 8:05 p.m.