STAFF REPORT TO THE MARIN COUNTY DEPUTY ZONING ADMINISTRATOR
Yahid Use Permit and Design Review

Recommendation: **Approve**
Hearing Date: **1/20/2022**

Application No(s):	P3300		
Agenda Item:	2	Owner(s):	David Yahid and Lida R 2014 Revoc Family Trust
Last Date for Action:	1/21/2022	Assessor's Parcel No(s):	034-071-07
		Property Address:	1048 Redwood HWY Frontage Rd., Mill Valley
		Project Planner:	Immanuel Bereket
		Signature:	

Countywide Plan Designation:	NC (Neighborhood Commercial/Mixed-Use)
Community Plan Area:	Strawberry Community Plan
Zoning District:	RMPC (Residential-Commercial, Multi-family, Planned)
Environmental Determination:	Exempt per CEQA Guidelines section 15301, Class 1

PROJECT SUMMARY

The applicant requests Use Permit and Design Review approval to construct a 1,096 square-foot addition to an existing, two-story, 1,754 square-foot office building located at 1048 Redwood Highway in Mill Valley. The 1,096 square feet of proposed addition, in combination with existing development, would result in a floor area ratio of .46 percent on the 7,673 square foot lot. The proposed addition would reach a maximum height of 29 feet, ten inches above surrounding grade, and the exterior walls of the proposed addition have the following setbacks: 50 feet from the west front property line, zero setback from the north side property line; 24 feet, seven inches from the south side property line; and 45 feet from the east rear property line. Various other improvements would also be entailed in the proposed development, including interior and exterior renovations, improvements to the existing surface parking lot, landscaping, and general site grading to accommodate the proposed addition.

The proposed building would be used to stablish a veterinary practice that would include an office, including all uses to incidental to a general practice veterinary with exam rooms, a surgery suite, and dental suite for canine and feline. The facility would include 7 veterinarians with a capacity of 10 patients by appointment. The hours of operations would be 7 am to 7 pm, 7 days a week.

Conditional Use Permit approval is required because the project proposes a use (Veterinary clinics and animal hospitals), that is subject to Conditional Use Permit approval in the RMPC zoning district, pursuant to Marin County Development Code Section 22.12.030. In addition, the project involves new construction of a nonresidential building in a planned development district and thus requires Design Review approval, pursuant to Marin County Development Code Section 22.42.020(A).

PROJECT SETTING

Characteristics of the site and surrounding area are summarized below:

Parcel size:	7,673 square feet
Adjacent Land Uses:	U.S. Highway 101 to the west, Commercial and office to the south and northwest, and residential uses to the southeast and the east.
Vegetation:	Ornamental trees and shrubs along the northern perimeter of the property.
Topography and Slope:	Relatively flat, with less than six percent of slope.
Environmental Hazards:	Steeper upward slopes at the rear of the property.

The subject property is located on the east side of Redwood Highway, approximately 100 feet north of the Redwood Highway/Central Drive intersection in the East Alto area of Mill Valley. The 7,763 square foot subject property is relatively narrow but has approximately 60 feet of frontage on both Redwood Highway and Central Drive. County records indicates that the existing building on the subject property was constructed in 1948 or shortly thereafter. The current RMPC-7 zoning governing the property was adopted in 1974. Since its construction, the building has contained retail and personal service uses as well as office space. The surrounding commercial uses along Redwood Highway in the vicinity of the project site consist primarily of professional and commercial offices.

BACKGROUND

The Use Permit and Design Review application was submitted on September 1, 2021. Upon receipt, the application was transmitted to the Marin County Department of Public Works (DPW), Southern Marin Fire Protection District (SMFPD), Marin Municipal Water District (MMWD), the Strawberry Design Review Board (SDRB), and posted online. A site visit was made on September 8, 2021, and a project notice was installed the same day.

The project was deemed incomplete on September 28, 2021. On November 8, 2021, the applicants submitted the requested materials, which were promptly recirculated to DPW, the SMFPD, and SDRB. The application was deemed complete on November 22, 2021. On October 4, 2021, the SDRB reviewed the application and continued it to November 15, 2021. At that hearing, the SDRB reviewed the application and continued it to December 13, 2021, requesting that the applicant lower the overall height of the building. On December 13, 2021, the SDRB reviewed the application and voted 4-0 to continue the hearing to January 20, 2022, requesting the applicant install story poles that reflect the current project.

Due to the Permit Streamlining Act, the application is scheduled for consideration by the Deputy Zoning Administrator on this date. A supplemental memorandum will be provided on regarding the TDRB meeting scheduled for January 20, 2022. Staff received one comment from the public regarding parking requirements. This comment is provided as attachment No. 9 to this report.

The Community Development Agency provided public notice on October 11, 2021, identifying the applicant, describing the project and its location, and giving an initial hearing date before the Deputy Zoning Administrator of October 28, 2021. This notice was mailed to all property owners within 600 feet of the subject property.

RECOMMENDATION

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and approve the Yahid Use Permit and Design Review.

Attachments:

1. Recommended resolution
2. Uniformly Applied Conditions 2022
3. CEQA exemption
4. Department of Public Works Memo, Inter-Office memorandum dated August 31, 2021
5. Southern Marin Fire Protection District, memorandum dated October 1, 2021
6. Marin Water District, memorandum dated September 2, 2021
7. Alto Sanitary District, e-mail dated September 2, 2021
8. Strawberry Design Review Board Minutes from October 4, 2021, November 15, 2021 and December 13, 2021
9. Correspondence
10. Exhibit A – Project Plans

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. _____
A RESOLUTION APPROVING THE YAHID USE PERMIT AND DESIGN REVIEW
1048 REDWOOD HIGHWAY FRONTAGE ROAD, MILL VALLEY
ASSESSOR'S PARCEL 034-071-07

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SECTION I: FINDINGS

1. **WHEREAS,** Christopher Raker, on behalf of the owners, David and Lida Yahid, submitted a Use Permit and Design Review application to construct a 1,096 square-foot addition to an existing, two-story, 1,754 square-foot office building located at 1048 Redwood Highway in Mill Valley. The proposed 1,096 square feet addition, in combination with existing development, would result in a floor area ratio of 0.46 percent on the 7,673 square foot lot. The proposed addition would reach a maximum height of 29 feet, ten inches above surrounding grade, and the exterior walls of the proposed addition have the following setbacks: 50 feet from the west front property line; zero-setback from the north side property line for the ground level; addition and a five-foot setback for the second-floor addition; 24 feet, seven inches from the south side property line; and 45 feet from the east rear property line. Various other improvements would also be entailed in the proposed development, including interior and exterior renovations, improvements to the existing surface parking lot that would provide 14 off-street parking spaces, landscaping, and general site grading to accommodate the proposed addition.

The proposed building would be used to stablish a veterinary practice that would include an office, including all uses to incidental to a general practice veterinary with exam rooms, a surgery suite, and dental suite for canine and feline. The facility would include 7 veterinarians with a capacity of 10 patients by appointment. The hours of operations would be 7 am to 7 pm, 7 days a week.

The subject property is located on 1048 Redwood HWY Frontage Rd., Mill Valley, and is further identified as Assessor's Parcel 034-071-07.

2. **WHEREAS**, on January 20, 2022, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. **WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15301, Class 1 of the CEQA Guidelines because it entails an addition to an existing office building that will be less than 10,000 square feet in size.

4. **WHEREAS,** the project is consistent with the goals and policies of the Marin Countywide Plan for the following reasons:

A. The project would be consistent with the GC (General Commercial) land use designation because it proposes a conditionally permitted use consistent with the governing land use designation. Further, the project provides the enhancement of an existing commercial property in the City-Centered Corridor on a site served by existing roadways and public utilities.

B. The project site was previously developed with a professional office, and onsite vegetation is limited to non-native ornamental trees and ground cover planted along the western and eastern property lines. Project plans indicate that these trees would be retained and incorporated into the project. Therefore, the proposed project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.

C. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals, and the project will occur entirely within the property boundaries.

D. The project will occur on a previously developed portion of the site (parking surface), minimizing site disturbance to the least necessary to accommodate the proposed project. Therefore, the proposed project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, Baylands, or woodlands.

E. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.

F. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.

G. The project is consistent with CWP earthquake reduction policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) would be constructed in conformance County earthquake standards, as verified during the review of the Building Permit application, and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.

H. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it will meet all fire safety requirements, as verified by the local fire protection district during the review of the Building Permit application.

I. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.

J. The project is consistent with CWP public health policies (PH-2.6 and PH-3.c) which encourage access to medical services to underserved areas.

5. **WHEREAS,** the project is consistent with the goals and policies of the Strawberry Community Plan for the following reasons:

A. The project is consistent with the Natural Resource Conservation policies, including policies 1.1 and 1.2 because it would not result in any Bay or wetland fill or affect any protected historical or archeological resources.

B. The project is consistent with the scale and character policies, including policies 2.1 and 2.2 because it would not be located on a slope exceeding 40 percent, interrupt a continuous view of a ridge crest, or interfere with a view of the bay from any hilltop.

C. The project is consistent with the safety policies, including policies 3.1 through 3.4, because it would be built in conformance with all safety standards related to slope stability, subsidence, and seismic activity.

D. The project is consistent with the open space policies, including policies 4.1 through 4.35, because it would not adversely affect the access to or habitat quality of open space areas.

E. The proposed project is consistent with the Strawberry Community Plan because the project would enhance an existing commercial building, preserve the existing scale of development, and provide space for office uses which are consistent with the Residential/Commercial Multiple Planned zoning established for the property as a result of the Strawberry Community Plan. In addition, the proposed project is consistent with Community Plan policies which specifically encourage professional office uses on parcels bordering Redwood Highway. As described above, the subject property is adequately served by existing roads and public services.

6. **WHEREAS,** the project is consistent with the mandatory findings for Conditional Use Permit approval (Marin County Code Section 22.48.040).

A. **The proposed use is allowed, as a conditional use, within the subject zoning district and complies with all of the applicable provisions of this Chapter.**

The proposed project is located in the RMPC (Residential-Commercial, Multi-family, Planned) zoning district. Under Section 22.12, Table 2-6, Veterinary clinics and animal hospitals are designated as conditionally permitted, subject to Use Permit approval. Additionally, the proposed project would also conform with planned district commercial development criteria intended to protect existing commercial areas and ensure commercial development is compatible with its surroundings.

B. **The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.**

The proposed project consists of renovating and adding an existing commercial structure on a developed lot consistent with the residential/commercial land use designation specified by the Marin Countywide Plan and the governing Residential/Commercial Multiple Planned district zoning.

The proposed veterinary use is consistent with the surrounding professional uses along Redwood Frontage Highway, which include the McGuire Real Estate offices (1040 Redwood Highway), a commercial space (1050 Redwood Highway), the Green by Design architecture office (1056 Redwood Highway), and Supreme Lending financial office (1058 Redwood Highway). A construction firm, Van Acker Construction (1060 Redwood Highway), is also located nearby. The proposed use is ideally located

in an area well served by appropriate roads, on- and off-site parking spaces. Therefore, the project is consistent with this finding.

Further, the proposed veterinary use would be located entirely within the property. Fourteen off-street parking would also be provided. The proposed hours of operation are typical for an office and commercial establishment.

C. **That granting the Conditional Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.**

The proposed project fills a need for a veterinary clinic that is not otherwise provided for in the immediate neighborhood. The location for this use is well suited, as it is well served by appropriate roads, parking, and transit stops. Therefore, the project is consistent with this finding.

7. **WHEREAS,** the project is consistent with the mandatory findings for Design Review approval (Marin County Code Section 22.42.060).

A. **The proposed development complies with either the Single-family or Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and 22.32.168 (Tidelands), as well as any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.**

Neither of the Residential Design Guidelines applies to the project because it is a professional office building. Further, there are no standards provided in Chapter 22.14 that apply to the project, and the development would not occur within a tidelands area. The proposed project is consistent with the Design Guidelines and Discretionary Development Standards because it avoids adversely affecting natural resources or the local community's character. The project is consistent with the Planned District Development Standards because it is designed to avoid adversely affecting natural resources or the local community's character. The floor area ratio of 46 percent, the 29 feet ten inches maximum height, and other design components would comply with the development standards detailed in section 22.16.

The subject property is a relatively flat lot developed with parking, driveways and walkways, a patio cover, and a refuse collection area. There are no streams present on the site, and it is not considered a visually prominent ridgeline location and is not encompassed within the mapped Ridge and Upland Greenbelt area. Vegetation consists of primarily ornamental trees and non-native shrubs occupying the western and eastern edges of the property.

The proposed project would occur entirely within the previously disturbed area and would involve limited excavation. The primary entrance would continue to face Redwood Frontage Highway. Additionally, the façade of the building fronting Redwood Frontage Highway would remain unchanged, while the second-story addition would occur in the rear of the property.

The exterior materials would be stucco in a tan finish color, Hardie siding, and lap siding in varying types of gray color to match the surrounding built-in environment. As recommended by the Strawberry Design Review Board, the project is conditioned to use horizontal boards for the fencing in natural color and to retain existing vegetation. Further, as recommended by Strawberry Design Review Board, the project is required to provide additional landscaping to enhance the project and make it more compatible with the neighborhood.

B. **The proposed development provides architectural design, massing, materials, and scale appropriate to and compatible with the site surroundings and the community.**

In general, buildings in the vicinity are nondescript, one- to two-story commercial uses, with varying setbacks. The proposed building, at two-story and approximately 29 feet ten inches in height, is similar to the existing development in the area. The project would introduce a development designed in a mix of modern architectural styles. The design of the building incorporates siding in light gray, stucco finish in natural gray, and contrasting stucco parapets in dark gray, metal accents that are reflective of and complimentary to finish materials found on surrounding buildings.

The application of said materials results in an overall building design that is sensitive to and complimentary to the surrounding neighborhood ambiance and architecture. Each facade is articulated in various ways, with a variety of finishes, consistent fenestration placement patterns, and various façade face projections that capture shadows and change during the day, further building articulation and increasing visual interest. The neutral color palette would be appropriate for a project in the modern architectural style. It would accentuate the architectural features, contributing to a project that is responsive to the site and neighborhood context. Therefore, the proposed layout of the site and design of the proposed buildings, structures, and landscaping are compatible and aesthetically harmonious with the neighborhood.

C. **The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.**

The project design, floor layout, colors, and materials for the proposed project reflect the surrounding neighborhood and fit the project site. By setting the second-story addition five feet away from the nearest property line, the project avoids off-site impacts related to access to sunlight and privacy impacts. Additionally, as proposed, the selected exterior light fixtures will be shielded and downward facing, thereby minimizing the possibilities of light flooding into the neighboring properties. However, a standard condition of approval will be imposed to ensure that all the exterior lighting is unobtrusive and downward facing.

Further, there are no scenic vistas available from the project site, and no scenic vistas are available from nearby properties that would be affected by the proposed project. Views available from the site frontages include the site's commercial properties and the nearby US 101 freeway.

D. **The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.**

The proposed project would occur entirely onsite while adequately separated from surrounding properties because the project provides a five-foot side yard setback for the second-story addition where the zoning district requires no setback. The project is surrounded by commercial uses to the north and south and is separated from adjacent properties to the west by Redwood Frontage Highway and Highway 101. It is also separated by Center Avenue from the residential properties to the west. Primary pedestrian and vehicular access would continue to be from the west, away from the residences to the east. The existing driveway would continue to provide access to the site, which complies with Marin County Code Section 24.04.240. Further, the project would occur entirely onsite and would not interfere with public rights-of-way.

E. **The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.**

The proposed second-story addition would be set back by five feet from the property to the north and 25 feet from the property line to the south, thereby providing appropriate separation from adjacent properties. Therefore, the project would not result in a substantial alteration of the character or functioning of the existing community, and, as discussed above, it would be consistent with the planned use for the area.

Additionally, the site layout and design of the proposed structure is compatible with the buildings in the area, as required by the Marin County Code Section 23.32.150(B)(2). At two-story and approximately 29 feet ten inches in height, the proposed building is similar to the existing development in the area where one- to two-story commercial uses and offices are common. The design of the building incorporates design elements found in the area.

8. **WHEREAS,** the project is consistent with the mandatory findings for Conditional Use Permit approval (Marin County Code Section 22.48.040).

A. The proposed use is allowed, as a conditional use, within the subject zoning district and complies with all of the applicable provisions of this Chapter.

The proposed project is located in the RMPC (Residential-Commercial, Multi-family, Planned) zoning district. Under Section 22.12, Table 2-6, Veterinary Offices are designated as conditionally permitted, subject to Use Permit approval. Additionally, the proposed project would occur within a purpose-built structure that will be developed in accordance with all applicable development standards. Therefore, the project is consistent with this finding.

B. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The use would be located entirely within a neighborhood that includes professional and medical offices, commercial uses, and retail services. The proposed use will be served by onsite parking, and nearby bus stops.

C. That granting the Conditional Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.

The proposed project fills a need for veterinary offices in the area that is not otherwise provided for in the immediate neighborhood. The location for this use is well suited, as it is well served by appropriate roads, parking, and transit stops. Therefore, the project is consistent with this finding.

SECTION II: ACTION

NOW, THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Adobe Madera Use Permit and Design Review, subject to the conditions as specified below:

CDA-Planning Division

1. This Use Permit and Design Review approval authorizes the construction of a 1,096 square-foot addition to an existing, two-story, 1,754 square-foot office building located at 1048 Redwood Highway in Mill Valley. The proposed 1,096 square feet addition, in combination with existing development, shall result in a floor area ratio of 0.46 percent on the 7,673 square foot lot. The proposed addition shall reach a maximum height of 29 feet, ten inches above surrounding grade, and the exterior walls of the proposed addition shall have the following setbacks: 50 feet from the west front property line; zero-setback from the north side property line for the ground level and a five-foot setback for the second-floor addition; 24 feet, seven inches from the south side property line; and 45 feet from the east rear property line. Various other improvements would also be entailed in the proposed development, including interior and exterior renovations, improvements to the existing surface parking lot, provide 14 off-street parking spaces, landscaping, and general site grading to accommodate the proposed addition.

   The proposed building would be used to stablish a veterinary practice that would include an office, including all uses to incidental to a general practice veterinary with exam rooms, a surgery suite, and dental suite for canine and feline. The facility would include 7 veterinarians with a capacity of 10 patients by appointment.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Yahid Veterinary Office," consisting of 11 sheets prepared by Christopher Raker, received in final form on November 10, 2021, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

3. PRIOR TO CERTIFICATE OF OCCUPANCY, the applicant shall pay the required affordable housing in-lieu fee for the non-residential component of the project in accordance with Marin County Code Section 22.22.100.

4. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2022" with respect to all of the standard conditions of approval.

SECTION IV: VESTING

NOW, THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

SECTION V: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision.

SECTION VI: ADOPTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on January 20, 2022.

_____
SABRINA CARDOZA
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

_____
Michelle Reed
DZA Recording Secretary

MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS

2022

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.

2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.

3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.

4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.

2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.

4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.

5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.

6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.

7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.

8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being

properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.

10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.

11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.

12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.

13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.

14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.

15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.

16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.

17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

WHEN FILED MAIL TO:

Marin County Community Development Agency, Environmental Review Division
3501 Civic Center Drive, #308
San Rafael, Ca 94903

Attn: Don Allee

THIS SPACE FOR RECORDER'S USE ONLY

NOTICE OF CEQA EXEMPTION

December 8, 2021

1. **Project Name:** **Yahid Conditional Use Permit and Design Review (P3300)**

2. **Project Location:** 1048 Redwood HWY Frontage Rd., Mill Valley
APN: 034-071-07

3. **Project Summary:**

The applicant requests Use Permit and Design Review approval to construct a 1,096 square-foot addition to an existing, two-story, 1,754 square-foot office building located at 1048 Redwood Highway in Mill Valley. The 1,096 square feet of proposed addition, in combination with existing development, would result in a floor area ratio of .46 percent on the 7,673 square foot lot.

4. **Public Agency Approving Project:** Community Development Agency

5. **Project Sponsor:** Christopher Raker

6. **CEQA Exemption Status:** CEQA Guidelines section 15301(e), Class 1

7. **Reasons for Exemption:**

The Environmental Coordinator has determined that this project is Categorically Exempt from the requirements of the California Environmental Quality because it involves an addition to an existing structure that will result in in less than 10,000 square feet of development.

Project Planner:

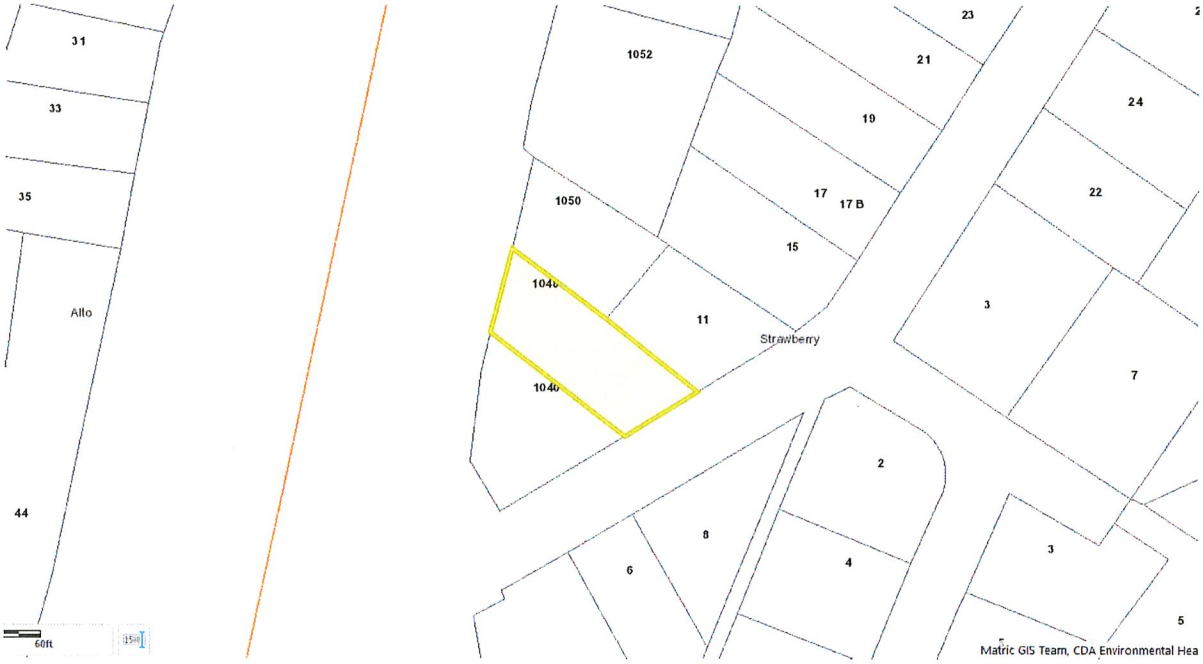
Immanuel Bereket
Senior Planner

Reviewed by:

Rachel Reid
Environmental Planning Manager

DZA - Attachment #3

VICINITY MAP



PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - First Transmittal

DATE: 12/8/2021

DUE: 11/30/2021

TO: Immanuel Bereket

FROM: Tyler Bylow

APPROVED:

RE: Yahid Use Permit and Design Review
Project ID P3300

APN: 034-071-07

ADDRESS: 1048 Redwood Hwy
Mill Valley, CA

TYPE OF DOCUMENT

- [X] DESIGN REVIEW
- [ ] COASTAL PERMIT
- [ ] LAND DIVISION
- [ ] VARIANCE
- [X] USE PERMIT
- [ ] ADU PERMIT
- [ ] ENVIRONMENTAL REV.
- [ ] OTHER:

Department of Public Works Land Use Division has reviewed this application for content and:

- [X] Find it **COMPLETE**
- [ ] Find it **INCOMPLETE**, please submit items listed below
- [ ] Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

Comments Included (Inc.) or Attached (Att.) from other DPW Divisions:

- [ ] Traffic
- [ ] Flood Control
- [ ] Other:

Merit Comments

Prior to Issuance of a Building Permit:

1. **ADA Parking:** Provide construction level details for accessible parking space, aisle, signage and exterior path of travel. Refer to CBC Chapter 11B for all details and requirements.
2. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plan:
   a. Plan shall provide existing and proposed topographic contours, or a sufficient number of spot elevations, to describe drainage patterns. The proposed project shall maintain existing drainage patterns.
   b. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Note that 2016 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained by roof drains and gutters. Note as well that CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line.
   c. Per 2016 California Residential Code § R401.3, lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum 2 percent away from the building. Demonstrate compliance.
   d. The plan shall tabulate the existing and proposed areas of impervious surface for the property, and demonstrate that there will be no net increase in runoff from the developed site compared to pre-existing development.
   e. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Indicate to where off haul will be taken.

f. Indicate means of restoring all disturbed areas.
g. Add a note on the plans indicating that the plan preparer shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction. Be aware that a DPW Engineer will need to inspect and accept work after receipt of certification letter. Certification letters shall reference building permit number or numbers for specific work being certified, the address of the property and the Assessor's Parcel Number (APN), and shall be signed and stamped by the certifying professional.

3. **Best Management Practices:** Per Marin County Code § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs) include erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website, https://www.marincounty.org/~/media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects- 2015.pdf?la=en
4. **EV Charging:** Per MCC 24.04.340 f(3) *Electric vehicle (EV) charging stations.* For all new non-residential construction and for nonresidential alterations and additions modifying the parking area, the minimum number of parking spaces that are EV ready and EV capable, meaning have the electrical service capacity install to provide required charging voltage, shall be provided as required by the Marin County Code Title 19 (Building Code); see Chapter 19.04, Subchapter 2. All such spaces shall conform to the accessibility standards established in the California Building Code. Such spaces shall be counted towards the parking requirements of this section.
    a. *Size.* Electric vehicle charging stations shall meet the minimum size standards established in state regulations.
    b. *Signage.* Each electrical vehicle charging stations shall be clearly marked with a sign reading "Electrical Vehicle Charging Station" and the associated California Vehicle Code restrictions, and only a vehicle that is connected for electric charging shall be allowed to park in the stalls or spaces so designated.
5. **Bicycle Parking:** Per MCC 24.4.340 f(2) *Non-residential bicycle parking.* In all non-residential developments with direct access to an existing or planned class I bike lane, class II bike path, or class III bike route, bicycle parking shall be provided as required by this section.
6. **Trash Capture:** Per MCC 22.20.100 f(5) Runoff protection. The storage area and individual bins or containers shall, to the extent feasible, incorporate a curb or berm to protect the pad from run-on surface drainage, and a drainage system that connects to the sanitary sewer system. Certain types of projects and properties are subject to the specific requirements of the County's Municipal Pollutant Discharge Elimination System (NPDES) permit, including removal of trash with a size of five millimeters or greater out of runoff before it reaches a public storm drain system. These projects and properties include commercial, industrial, high-density residential, mixed urban, and public transportation stations. Those projects that are subject to the NPDES permit requirements shall include the installation of Certified Trash Full Capture Systems that meet State and County Standards. In addition, an operation and maintenance plan, subject to the review and approval of the Department of Public Works, shall be recorded and implemented to ensure long term maintenance of these systems in conformance with the standards of the State and County
7. **Encroachment Permit:** Redwood Hwy and Central Dr are County maintained roads. An Encroachment Permit from DPW is required for any work within the County's road right-of-way, including, but not limited to, utility trenching, installation of new utility connections, and modifications to the driveway apron, curb and gutter. The plans shall clearly identify all proposed work in the right

of way. If any work is proposed in the right of way, complete and submit an Encroachment Permit Application with your re-submittal.

-END-

BETTER TOGETHER

SOUTHERN MARIN FIRE PROTECTION DISTRICT
MILL VALLEY FIRE DEPARTMENT

FIRE PREVENTION DIVISION

28 Liberty Ship Way, Ste. 2800, Sausalito, CA 94965
Phone: (415) 380-1120 | Email: prevention@smfd.org| Web: www.smfd.org

October 1, 2021

Attn: Immanual Bereket
Marin County Community Development Agency
ibereket@marincounty.org

Re: SMFD Incompleteness Items for P3300 at 1048 Redwood Highway

The proposed plans for the above-listed project have been reviewed. Based on the plans as submitted, the items noted below shall be imposed by the Southern Marin Fire Protection District (SMFD) in accordance with current requirements of the 2019 California Fire Code and SMFD ordinance and standards.

The following documents were reviewed:

- Drawings by Raker Architects titled "Alto Tiburon Veterinary Hospital- DR/CUP Submittal," dated 09.01.2021

Project Description:
Construct a 1,096 square-foot addition to an existing, two-story, 1,754 square-foot office building

Project calculations:

Existing Square Footage Prior to Remodel:	2055 sf
Additional square footage added to the structure:	1356.36 sf
Square Footage Modified by the Remodel:	1212.71 sf
Total Square Footage of Remodel and Additions:	**2569.07sf**
Total Percentage of Remodel and Additions to the Structure:	**>100%**

This application was found to be incomplete. Please provide a written response to the following items with the revised drawings:

PRIOR TO RESUBMITTING:

1. The Fire District review fee is due prior to submitting the revised drawings. Please visit the link below to access the invoice.
    a. **FIRE PLANNING REVIEW FEE: https://www.paypal.com/invoice/p/#6SZCAESXGRYAF7Y7**

DESIGN REQUIREMENTS:

2. The design of the project is incomplete. The exit travel of distance exceeds the maximum travel distance from the second story addition to the exits provided on the first story (ground floor) *[CBC §1006].* Please revise the plans to accommodate the requirements for exits and/or interior exit stairways *[CBC §1023].*

3. An egress plan is required to determine the requirements for Means of Egress are in compliance prior to the approval of the design. An egress plan shall contain the following information:
    a. Occupant Load per function of space(*CBC §10.1004.6)*
    b. Required exits, based on occupant load and path of travel (*CBC §1007)*
    c. Door configuration meets minimum requirements (*CBC §1007.1.1)*
    d. Exit path of travel calculations (*CBC §1017.2)*

ADDITIONAL INFORMATION:

4. Sheet A1.0:
    a. Please indicate if the existing building is equipped with an existing fire sprinkler system.
    b. Please indicate if the building is equipped with an existing fire notification and/or detection system.

5. Sheet A2.1:
    a. Please indicate if the upper level will have a storage of any medical gases in the operating room or surgery prep room.
    b. Please indicate if there is a storage of any medical gases, or any flammable or combustible liquids or gases in the lab or treatment room.

    Please Note: If hazardous materials are to be on site, additional information, including quantities, may be required.

Please resubmit design changes with the Planning Department. Please contact me with any questions or concerns.

Thank you,

McKenna Ramiro
Fire Prevention Specialist
mramiro@smfd.org
Office: (415)231-3849| Cell: (415)720-4620

MARIN WATER

VIA ELECTRONIC MAIL

September 14, 2021
Service No. 17667

Immanuel Bereket
Marin County Planning Dept.
3501 Civic Center Dr. #308
San Rafael, CA 94903

RE: WATER AVAILABILITY – Commercial
Assessor's Parcel No.: 034-071-07
Location: 1048 Redwood Hy., Mill Valley

Project Description: Addition and remodel of existing commercial building

Dear Mr. Bereket,

The District has the following comments on this project:

Please note that on April 20, 2021 the District's Board of Directors declared a water shortage emergency and adopted Ordinance 449 entitled "Comprehensive Drought Water Conservation and Enforcement Measures", which was amended on May 4, 2021 by Ordinance No. 450 and on July 6, 2021 by Ordinance No. 452 adding additional mandatory conservation measures. On July 21, 2021, Ordinance 453 was adopted which prohibits the use of potable water for the installation of any new landscapes, including fountains and ponds, until after termination of the Water Shortage Emergency. Additional water conservation measures are currently being considered and existing drought conditions may impact the District's ability to provide new water connections and larger water meters during this water shortage emergency. Consequently, while this letter sets forth the current connection requirements for this project, this letter shall not be considered a guarantee of future water service or serve as a limitation on any future water restriction(s) which may be adopted by the District, including but not limited to restrictions on new water service connections or additional conservation measures. Please visit Marinwater.org for developments that may impact new or expanded water service connections during this water shortage emergency.

☒ The proposed project will not impair the District's ability to continue service to this property.

☐ The purchase of additional water entitlement for the property is required.

☐ The installation of a new water service is required.

☒ Comply with Ordinance No. 429 requiring the installation of a gray water recycling system when practicable for all projects required to install new water service and existing structures undergoing "substantial remodel" that necessitates an enlarged water service.

☐ The proposed project is not within the District's service area.

DZA - Attachment #6

Compliance with all indoor and outdoor requirements of District Code Title 13 – Water Conservation is a condition of water service. Indoor plumbing fixtures must meet specific efficiency requirements. If you are pursuing a landscaping project subject to review by your local planning department and /or subject to a city permit, please contact the district water conservation department at 415-945-1497 or email to plancheck@marinwater.org. More information about district water conservation requirements can be found online at www.marinwater.org

Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at 415-945-1558.

If you have any questions regarding this matter, please contact us at (415) 945-1530.

Sincerely,

Joseph Eischens

Joseph Eischens
Supervisor – Development Services

JE

Bereket, Immanuel

From: District Manager <altosanitary@gmail.com>
Sent: Thursday, September 2, 2021 5:37 PM
To: Bereket, Immanuel
Cc: Pippin Cavagnaro; General Alto Email for Nute
Subject: Fwd: Alto Strawberry Area Projects Update

Hi Manny,

I'm writing to you in my role as District Manager of the Alto Sanitary District regarding the new application for the proposed project at 1048 Redwood Hwy, Mill Valley.
The property is within our jurisdiction and will require review for capacity, lateral compliance, and fixture connection fees, etc. To date, I have not been contacted by the owners or their representatives yet, and it is often the case that owners are unaware of our requirements and/or the District does not find out about construction work until after it starts. I would appreciate your keeping us informed and advising them to contact me directly to inquire about our process for approvals, permits, and fees. I'm Cc'ing our consulting engineers so they are aware as well.

Thanks,
Bill

Bill Hansell
District Manager
Alto Sanitary District
PO Box 163
Mill Valley, CA 94942
415-378-9064 personal mobile
415-388-3696 office voicemail
manager@altosanitarydistrict.org

---------- Forwarded message ---------
From: **Marin County Subscriptions** <camarin@public.govdelivery.com>
Date: Thu, Sep 2, 2021 at 3:35 PM
Subject: Alto Strawberry Area Projects Update
To: <manager@altosanitarydistrict.org>

Dear Subscriber,

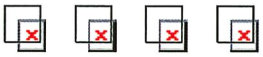
Marin County Planning has received a new application for a project in Alto Strawberry.

https://www.marincounty.org/depts/cd/divisions/planning/projects/alto-strawberry/yahid_up_dr_p3300_mv

DZA - Attachment #7

If you believe this email was sent in error, please verify the sender name before selecting Unsubscribe. If the From field is camarin@public.govdelivery.com, you can Unsubscribe. If the From field is anything else, please reply to that email and request that they no longer forward emails to you.

If you are a person with a disability and require an accommodation to participate in a County program, service, or activity, requests may be made by calling (415) 473-4381 (Voice), Dial 711 for CA Relay, or by email at least five business days in advance of the event. We will do our best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats upon request.



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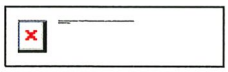
This email was sent to manager@altosanitarydistrict.org using GovDelivery Communications Cloud on behalf of: County of Marin



Strawberry Design Review Board (SDRB)

DRAFT Notes

Public Meeting – Wednesday, October 4, 2021

Meeting location: Via Zoom.

Call to order: 7:30 p.m. by Joe Sherer, Chair

Board members present: Julie Brown, Penna Omega, Joe Sherer and Matt Williams

Board members absent: None

Other attendees: Saleem Bukhari, Rory Crowley, Julie and Peter Dowell, Leslie Lacko, Emily Lavin, Heather Leonard, Emily Levin, Kevin McAuley, Britney Moss, Christopher Raker (architect), Elizabeth Rynecki, Rachel Seemen, Chad Sparks, Aline Tanielian, Leelee Thames, Anne Twining, David Yahid, Mike Yao (architect), Jillian Zeigler, and Katherine Lehmann, notetaker. Plus: AC, JR, Chris J, Geicher (architect), Luigi, & Sarah.

Meeting minutes: from February 15 were unanimously approved: 4-0.

There was a question about what to do if there is a follow-up question, and the chair suggested that it would be raised with the appropriate authorities.

Correspondence and announcements: None

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

AGENDA ITEM 2:

Application by Peter and Julie Dowell, the new owners of Alto Tiburon Veterinary Hospital, located at 1048 Redwood Highway, Mill Valley, CA, for expansion of the existing building and addition of parking spaces.

Yahid Use Permit and Design Review (P3300): The applicant requests Use Permit and Design Review approval to construct a 1,096 square-foot addition to an existing, two-story, 1,754 square-foot office building located at 1048 Redwood Highway in Mill Valley. The 1,096 square feet of proposed addition, in combination with existing development, would result in a floor area ratio of .46 percent on the 7,673 square foot lot. The proposed addition would reach a maximum height of 29 feet, ten inches above surrounding grade, and the exterior walls of the proposed addition have the following setbacks: 50 feet from the west front property line, zero setback from the north side property line; 24 feet, seven inches from the south side property line; and 45 feet from the east rear property line. Various other improvements would also be entailed in the

proposed development, including interior and exterior renovations, improvements to the existing surface parking lot, landscaping, and general site grading to accommodate the proposed addition. Planner: Immanuel Becket.

J. Architect **Christopher (Chris) Raker** introduced and presented the team and the project.

- It is a small expansion at the back of the site with parking spaces added.
- A commercial building backing onto a residential area.
- Designed to respect the residential character and minimize massing.
- No major architectural statement. Keeping the same external finishes, such as the clock tower, similar to the existing building, with same paintwork, etc.
- Interior lighting to the extension from the roof.
- No fenestration on the north side, where the operating rooms are located.
- **Julie Dowell,** co-owner, read aloud the letter to the County setting out the project:
    - It's a small, family-owned animal hospital.
    - No overnight stays; no ER. It's day surgery, and "outpatients" only.
    - The place will close every evening with no disturbance to neighbors.
    - Current staff of 3 vets & 11 support staff, who are well paid, encouraged to cycle to work or take public transport, and some staff carpool together. Hoping to add 1 mor vet, and 3 more support staff.
    - Expected caseload is 10-18 appointments per day, and 2-3 surgical procedures each week.

- **Elon Augustine**, the interior designer, explained the internal layout and the overall design of the building.
    - Back extension of 25-26 feet, is on the upper floor only, leaving space below for 3 parking spaces at grade level.
    - Back extension extends the existing building line on the north side along the property line, with zero setback.
    - Boundary wall is 6 feet high, and the soffit of the building is about 9 feet (ground has a slight gradient).
    - A balcony on the south side is to give it residential character and a little space for the staff.

- Will extend parking by removing weeds at the back of the site, to provide a total of 14 parking spaces, as required by regulations, including one for disabled parking.

K. **Architect Chris Raker** said the maximum height calculations for the whole building are under the 30-foot above grade envelope requirement.

L. **INITIAL STRAWBERRY DESIGN REVIEW BOARD COMMENTS:**
   - The expansion is right up to the property line and is a vertical wall that is 24' feet high. This is a cause for concern when being adjacent to the residential neighbors.
   - Did the architects consider shifting the expansion southwards (5'7") to match the existing building's south façade?
   - The north elevation is not embellished. Some articulation would have been welcome.
   - Car parking by staff and clients is likely to overspill into neighborhood streets, but sufficient spaces have been provided in line with the regulations.
   - There was a concern about the trucks in the area leaving trash. And about parking, in general.
   - The lot ends up with 99% impervious surfaces, by taking away the weeds area and replacing it with car parking spaces. However, there is no regulation against it.

M. **Penna Omega** inquired from a neighbor how he knew about the meeting. He explained it was by a chance meeting and word-of-mouth. This was a matter of concern that perhaps some neighbors missed out on receiving information by mail. A few other attendees at the Zoom meeting held up the post cards they received in the mail from the county.

N. **Discussion:**
   - **Chris Raker** pointed out that it was up to the County to put out notices. However, they would reach out to the neighbors. One option is to plant trees on the neighbor's side of the land to create a visual barrier. Or plant trees on the path along the parking garage.
   - **Elon Augustine** had considered a green wall during the design development.
   - Members of the SDRB thought that the interior was really well thought out, but setback issues were ignored and this needs to be addressed.
   - It is only one of two commercial buildings in this residential area, and as such, a 24' foot wall right up to the property line is overbearing in a residential area.

O. **COMMENTS FROM NEIGHBORS:**

- **Alec Canter, next door neighbor:** Said that rain water runoff from the apartment building opposite from them floods their garage. However, runoff from this development does not affect them. Also, this would be the *third* property that would be built right up to their property line – two commercial properties and then the parking lot of an apartment building on the other side of them.
- **Elizabeth Rynecki,** at 1038 Redwood Highway: Happy about increased activity in the neighborhood, but concerned about the parking implications. Increased staff and clients would end up parking on the neighborhood streets.

P. **BOARD DISCUSSION FOR MOTION:**

- **Matt** considered not supporting the Conditional Use Permit (CUP) because of the 24 'wall on the north side, the 99% impervious surface, and lack of structural support on the property line (with the one column).
- **Julie** considered that conceptually she could not support the submission. It seems that this beautiful and efficient interior design has completely ignored the setback requirement. The building design should mediate between competing priorities of commercial and residential demands.
- **Joe** thought he could support the design if the extension could be pulled southwards by, say, at least 5'7" – about six feet.
- **Penna** really liked the interior design, but considered parking is an issue with more staff parking on residential streets and the Frontage Road.
- **Julie** responded that all the staff are not there full-time and the clients are coming throughout the day, not all at one time. Therefore, parking may not be as much of an issue.

Q. **Motion to continue the design review passed unanimously 4 to 0.**
The reason for the continuance is to address the issue that this is a commercial building abutting against a residential property. The concept of the design is not an issue; it is the lack of a setback between a commercial and residential property, and the 24' foot wall right on the property line, which all needs to be considered and addressed.

Strawberry Design Review Board (SDRB)

AGENDA

Monday, November 15, 2021, 7:30 P.M.

SDRB Chair Joe Sherer invites you to a scheduled Zoom meeting.

Join Zoom Meeting:
https://us02web.zoom.us/j/82254400543?pwd=ZWdMZHNUekZ5cHp3KzJsclNndVFQQT09

Meeting ID: 822 5440 0543
Passcode: 614076

The public is invited to speak on any item on the agenda or at Open Time.

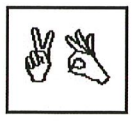
7:35 p.m. Welcome, Open to Speak on Non-agenda Items, and Review of Past Meeting Minutes from 10-18-21.

Agenda Item #1:

7:40 p.m. Continued Discussion and Review of Yahid Use Permit (P3300):

Yahid Use Permit and Design Review
1048 Redwood Highway
Mill Valley, CA 94941
Assessor's Parcel: 034-071-07
Project ID: P3300
Senior Planner: Immanuel Becket

The applicant requests Use Permit and Design Review approval to construct a 1,096 square-foot addition to an existing, two-story, 1,754 square-foot office building located at 1048 Redwood Highway in Mill Valley. The 1,096 square feet of proposed addition, in combination with existing development, would result in a floor area ratio of .46 percent on the 7,673 square foot lot. The proposed addition would reach a maximum height of 29 feet, ten inches above surrounding grade, and the exterior walls of the proposed addition have the following setbacks: 50 feet from the west front property line, zero setback from the north side property line; 24 feet, seven inches from the south side property line; and 45 feet from the east rear property line. Various other improvements would also be entailed in the proposed development, including interior and exterior renovations, improvements to the existing surface parking lot, landscaping, and general site grading to accommodate the proposed addition.



In accordance with the Americans with Disabilities Act, if you need special assistance (i.e. auxiliary aids or services) in order to participate in this public meeting, please contact the Clerk of the Board of Supervisors by calling (415) 499-6172 (TTY) or (415) 499-7331 (voice) **at least** five (5) business days prior to the meeting.

Agenda Item #2

8:10 p.m. Discussion and Review of Use Permit Request

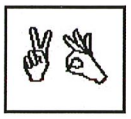
Strawberry Village Use Permit
50 Belvedere Drive, Mill Valley
Assessor's Parcel: 043-322-03
Project ID: P3379
Planner: Megan Alton

PROJECT SUMMARY
The applicant is requesting Use Permit approval to allow for a veterinary practice at Strawberry Village in Mill Valley. The facility would operate an office, including all uses incidental to a veterinary general practice, with exam rooms, a surgery suite, and a canine and feline dental suite. The facility would include 7 veterinarians with a capacity of 10 patients by appointment. The hours of operation would be 7:00 am to 7:00 p.m., 7 days a week.
Use Permit approval is required because the project is a conditionally permitted use in the RMPC Zoning District.
Zoning: RMPC
Countywide Plan Designation: GC
Community Plan (if applicable): Strawberry Plan Area
For more information on this application, please visit the Planning Division's website at: http://www.marincounty.org/depts/cd/divisions/planning/projects. Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

8:40 p.m. Communications and Future Agenda Items

Agenda information: Joe Sherer – joesherer@gmail.com.

The Strawberry Design Review Board (SDRB) meets on the 1st and 3rd Mondays of every month, at 7:30 PM, to review and make recommendations to the County on projects in unincorporated Strawberry Village. Recommendations are advisory only.



In accordance with the Americans with Disabilities Act, if you need special assistance (i.e. auxiliary aids or services) in order to participate in this public meeting, please contact the Clerk of the Board of Supervisors by calling (415) 499-6172 (TTY) or (415) 499-7331 (voice) **at least** five (5) business days prior to the meeting.

Strawberry Design Review Board (SDRB)

SPECIAL MEETING AGENDA

Monday, December 13, 2021, 7:30 P.M.

SDRB Chair Joe Sherer invites you to a scheduled Zoom meeting.

Join Zoom Meeting:
https://us02web.zoom.us/j/83849306344?pwd=NGFWRmx0VUMwdkFwU3BsWjlvTzZWUT09
Meeting ID: 838 4930 6344 Passcode: 130107

The public is invited to speak on any item on the agenda or at Open Time.

7:35 p.m. Welcome, Open to Speak on Non-Agenda Items, and Review of Past Meeting Minutes from 11-15-21.

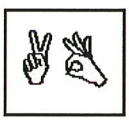
7:40 p.m. Continued Discussion and Review of Yahid Use Permit Application (P3300):

Yahid Use Permit and Design Review
1048 Redwood Highway
Mill Valley, CA 94941
Assessor's Parcel: 034-071-07
Project ID: P3300
Senior Planner: Immanuel Becket

The original application requested Use Permit and Design Review approval to construct a 1,096 square-foot addition to an existing, two-story, 1,754 square-foot office building located at 1048 Redwood Highway in Mill Valley. The 1,096 square feet of proposed addition, in combination with existing development, would result in a floor area ratio of .46 percent on the 7,673 square foot lot. The proposed addition would reach a maximum height of 29 feet, ten inches above surrounding grade, and the exterior walls of the proposed addition have the following setbacks: 50 feet from the west front property line, zero setback from the north side property line; 24 feet, seven inches from the south side property line; and 45 feet from the east rear property line. Various other improvements would also be entailed in the proposed development, including interior and exterior renovations, improvements to the existing surface parking lot, landscaping, and general site grading to accommodate the proposed addition. Revised plans have now been submitted for review.

8:15 p.m. Communications and Future Agenda Items

Agenda information: Joe Sherer – joesherer@gmail.com.



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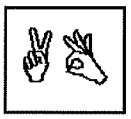

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Bereket, Immanuel

From: elizabeth rynecki <erynecki@yahoo.com>
Sent: Monday, October 11, 2021 4:01 PM
To: Greg Eicher
Cc: Bereket, Immanuel; Christopher Raker; Julie Dowell
Subject: Re: 1048 Redwood Hwy

Dear Greg,

Thank you for reaching out and providing more information relating to my parking question. I appreciate being invited to listen in to the Strawberry Design Committee review and am glad I attended.

Cheers,

Elizabeth

****

Elizabeth Rynecki

Alex Rynecki, Inc. (property manager)
Rynecki & Rynecki, LLC
Rynecki Properties, LLC
1038 Redwood Highway. Mill Valley, CA 94941
office phone: 415.388.1110

Mailing address:
751 E Blithedale #2056
Mill Valley, CA 94942

(Elizabeth's CA Real Estate Broker License: 01278130)

On Monday, October 11, 2021, 03:16:06 PM PDT, Greg Eicher <iolanthus.design@gmail.com> wrote:

Hi Elizabeth, I was forwarded your name and email address by Immanuel Bereket (copied here) at the County Planning Division, regarding the proposed veterinary clinic at 1048 Redwood Hwy. I am overseeing the project for the applicant Raker Architects. I also heard you voice your concerns during the Zoom SDRB hearing last week, and I'm afraid that because of the meeting format you may not have gotten much reassurance about the adequacy of parking that is provided.

The proposed Alto Tiburon Veterinary Clinic will operate much like a dentist or doctors office, with regular scheduled appointments spaced out at regular intervals, with 2 hours of each day when there are no appointments at all. There is no provision for emergency or drop-in appointments such as exists at some emergency clinics. Because there are only 2 DVMs on site at any time, there are only so many appointments that can occur at once. Therefore the number of parking stalls required for clients is small, between 2 and 4. Occasionally someone may stop by to pick up medication or food so it is conceivable that up to 5 parking stalls might be needed for client use at one time, but not for long.

Staffing at any given time or day is limited to 2 DVMs along with support staff of up to 5-6 persons, two of which are present only part time and not there for the full day (Fridays and Saturdays there is only 1 DVM and staffing is limited to 5 total). Some of our staff currently carpool (which is encouraged), but even without that effort you can see that a parking lot with 14 stalls is more than adequate for our needs given the clinic's operation and schedule.

The proprietors are proud of their status as a good neighbor at their current facility and you can rest assured that that will continue at the new location. The clinic staff understands that parking in an adjacent property's parking lot would not be appropriate or acceptable, and there should never be a reason for that to occur.

I hope that offers a measure of assurance. Please do not hesitate to contact me with any additional questions or concerns you may have.

Best,

Greg Eicher
for Raker Architects
iolanthus.design@gmail.com
415-254-7819

Letter of Strategic Communications & Neighborhood Engagement Summary

1048 Redwood Hwy Frontage Rd, Mill Valley CA. 94941

Project Name: Alto Tiburon Veterinary Clinic

Applicant/Project Owner: Peter & Julie Dowell

December 9, 2021

Immanuel Bereket, Senior Planner
County of Marin Planning Department
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

Dear Mr. Bereket,

It is our pleasure to submit this Strategic Communications and Neighborhood Engagement Summary to pursue the land use and related approvals for the development of 0.1501-acre (6,538 square feet) property in the City of Mill Valley at 1048 Redwood Hwy Frontage Rd (APN 034-071-07)

OVERVIEW

Raker Architects, together with the representation of Vanguard Properties Marin County strive to involve the surrounding neighbors in the planning and decision-making that will affect their neighborhood. We seek to keep neighbors informed of the proposed project and issues that may impact the livability of the neighborhood during the construction process, while engaging them to communicate their questions or concerns. We have addressed the building plan and temporary impact on the neighborhood in advance.

- Temporary vehicle traffic in the area, including parked vehicles
- Our proposed timing from beginning to completion
- Temporary pedestrians/strangers on site as workmen come and go
- General building noise during reasonable working hours
- Utilities (water, gas, electricity) that will be involved in the building work
- Our personal contact information should questions or concerns arise at any time

We have created the necessary rapport with the neighbors in advance as well in the interest of good relationships, and thanked them for their patience and understanding while we carry out proposed building work

COMMUNICATIONS

11 Central:
* Amy & Alec Canter (amymcanter18@gmail.com)
* Dec. 8, 2021/11:20am – Dropped off our Letter of Proposed Development, including all supporting architectural drawings and additional revisions.
* Dec. 8, 2021/6:50pm - Received an email from Amy Canter following her review of package. She seemed very interested in discussing options in support of our project.
* Dec. 9, 2021/4:15 – Zoom meeting arranged to create diplomatic resolutions in support to both sides

2 Walker:
* John Arlt (johnarlt@earthlink.net) 415-215-0965
* Dec. 8, 2021 – Met John in front of his home.
* Dropped off our Letter of Proposed Development, including all supporting architectural drawings and additional revisions
* Expressed enthusiasm with proposal to new construction.
* Excited about the improvements to the neighborhood.

15 Central
* Dede Hummer (dedehummer@yahoo.com)
* Dec 8, 2021 - Met Dede at her home
* Dropped off our Letter of Proposed Development, including all supporting architectural drawings and additional revisions
*She was excited that someone had purchased the property and had intentions of rehabbing and operating from.
* Expressed that there has been recent homeless inhabitance on location and creating problems for community.

19 Central:
* Victor Matta (vmatta@gmail.com)
* Dec. 8, 2021 – Met Victor in front of home
* Dropped off our Letter of Proposed Development, including all supporting architectural drawings and additional revisions
* Expressed enthusiasm with proposal to new construction.
*Was grateful to hear that something would be created from the existing and neglected property.

21 Central:
* Eric Shelton (ericsheltoncpa@gmail.com)
* Dec. 8, 2021 - Met Eric at his home
* Dropped off our Letter of Proposed Development, including all supporting architectural drawings and additional revisions
* Expressed interest and support in proposal.
* Wanted to review all and get back to us.

25 Central:
* Sam Fazio (sam@hawserins.com)
* Dec. 8, 2021 - Met with Sam in front of home as she was leaving.
* Dropped off our Letter of Proposed Development, including all supporting architectural drawings and additional revisions.
* She expressed that she was heading to an appointment, but to stop by next day.
* Dec. 9, 2021- Came back to home as requested as they were preparing to email me their support to project.
* Asked if the new owners would have regular operating business hours, in which I explained would be between 8am-6pm.
* Gained their total support and enthusiasm to project.

28 Central:
* Ryan Irish (rirish09@gmail.com)
* Dec. 9, 2021 – Met with Ryan in front of home.
* Dropped off our Letter of Proposed Development, including all supporting architectural drawings and additional revisions.
* He was excited to hear about new proposed project and expressed reaching out to him via email to support project if needed.

Best Regards,
Dimitri Rigopoulos
Vanguard Properties
caDRE# 01401522
Dimitri@VanguardSF.COM

Raker Architects

RAKER ARCHITECTS
12 Linda Vista Avenue
Tiburon, CA. 94920

LETTER OF PROPOSED DEVELOPMENT

1048 Redwood Hwy Frontage Rd, Mill Valley, CA. 94941
Project Name: Alto Tiburon Veterinary Hospital
Applicant/Project Owner: Peter & Julie Dowell
Application for Design Review No: P3300

Dear Neighbor,

An application for improvements to the property at 1048 Redwood Hwy Frontage Rd, Mill Valley has been submitted to the Planning Department of the town of Mill Valley.

Please find attached project data as well as ½ scale drawings submitted to the Mill Valley Planning Department describing the proposed project.

You are invited to provide your support of, or opposition to, this project. Please do not hesitate to get in contact with us directly with any questions or concerns that you might have.

Any questions regarding this application may be directed to:

Christopher Raker
Raker Architects
Architect
cwraker@gmail.com

Jillon Augustine
Augustine Design Group
Design
(619) 884-1655
jillon@augustinedesigngroup.com

Immanuel Bereket
County of Marin-Planning Division
Senior Planner
(415) 473-2755
IBereket@marincounty.org

Dimitri Rigopoulos
Vanguard Properties
Applicant Representative
(760) 272-5451
dimitri@vanguardsf.com

Raker Architects

RAKER ARCHITECTS
12 Linda Vista Avenue
Tiburon, CA. 94920

LETTER OF PROPOSED DEVELOPMENT

1048 Redwood Hwy Frontage Rd, Mill Valley, CA. 94941
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Any questions regarding this application may be directed to:

Christopher Raker
Raker Architects
Architect
cwraker@gmail.com

Jillon Augustine
Augustine Design Group
Design
(619) 884-1655
jillon@augustinedesigngroup.com

Immanuel Bereket
County of Marin-Planning Division
Senior Planner
(415) 473-2755
IBereket@marincounty.org

Dimitri Rigopoulos
Vanguard Properties
Applicant Representative
(760) 272-5451
dimitri@vanguardsf.com

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TO THE MILL VALLEY PLANNING DEPARTMENT:

We are in the support of the proposed improvements to the property located at 1048 Redwood Hwy Frontage Rd, Mill Valley, as described in the drawings by Raker Architects, including original CUPDR Submittal, First Response to SDRB, Site Plan Revision 2 and Site Plan Revision 3 as submitted to the Mill Valley Planning Department.

NAME	ADDRESS	SIGNATURE	DATE
JOHN ARLT	2 WALKER JOHNARLT@earthlink.net 415 215-0965	X	12.8.2021
		X	
DEDE HUMMER	15 CENTRAL DEDEHUMMER@yahoo.com	X	12.8.2021
		X	
VICTOR MATTA	19 CENTRAL vmatta@gmail.com	X	12.8.2021
		X	
ERIC SHELDON	21 CENTRAL ERICSHELDONCPA@gmail	X	12.8.2021
		X	
SAM FAZIO	25 CENTRAL SAM@HAWSERINS.com	X	12.8.2021
		X	
RYAN IRISH	28½A CENTRAL RIRISH09@gmail.com	X	12.9.2021
		X	

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