

Tam Design Review Board – Minutes
Public Hearing - October 21, 2015
Secretary, John McCormick

Call to order: Alan Jones, Chair: 7PM

Members Present: Jones, Post, McCormick, Le Pelch

Approval of minutes of October 7, 2015: Post / McCormick 2nd 3 ayes

Public comment on items not on the agenda: None

Communications & Correspondence: TDRB will informally look at two projects that will be reviewed at next public meeting.

Sign Review: Project ID: 2015-0316 - Parish-Martin LLC, 205 Flamingo Road, Mill Valley

Assessor's Parcel: 052-061-34 Applicant: C/D/M Crocker-Fry Planner: Heidi Scoble

Project Description: The applicant is requesting Sign Review approval to install business identification signage for an existing commercial shopping center in the Tam Junction neighborhood of unincorporated Mill Valley.

The Sign Review application consists of the following signs noted on the plans.

- a. Monument sign (Sign A): Sign A would be located at the corner of Flamingo Road and Shoreline Highway. The sign text would read: "Good Earth Natural Foods." The sign would be 18 inches high and 6.5 feet wide. The sign would be constructed of wood and would have up-lighting.
- b. Re-use of existing pole sign (Sign B). Sign B would remain in its existing location and consists of the re-purposing of the existing pole sign, including new internal illumination. The sign would modify the existing individual sub-tenant wall signs with two types of sign, 20 inch wide by 18 inch high signs and 16 inch wide by 24 inch high signs. The individual sub-tenant signs would be constructed out of aluminum plaques.
- c. Sub-tenant wall signs (Sign C). Sign C would be located along the west wall at the south end of the main building and would consist of 3 feet by 1.5 feet wall signs constructed out of wood.
- d. Sub-tenant hanging signs (Sign D). Sign D would be located at the south entrances above the doors of the sub-tenant study and would consist of 4 feet wide by 1 foot high wood signs.
- e. Sub-tenant door window signs (Sign E). Sign E would be located at the west and south entrance doors and would consist of 2.5 feet wide and 2 feet high signs made out of vinyl and placed on the glass doors.

Sign Review is Required: Pursuant to Section 22.60.050 to allow for the proposed signage associated with the project.

Project Discussion: Project Manager provided information on the new signage – **Existing pole sign** at the corner of Flamingo & Shoreline will be kept and restored to its original look; the Good Earth felt they wanted to keep a piece of past history. The **main sign** at top will be illuminated internally by energy efficient LED lighting: 125 watts per each side of the main sign; the **arrow** will be lit along its edges. **Sub-tenant signs** (9) will be located below the main sign and will have the name or logo of the tenant on the sign plaques, constructed of aluminum, lit by lighting at the base of the pole. The Good Earth Natural Food will have a monument sign located at the base of the pole sign and lit by lighting at base of monument sign. The lighted sign will turn off at 10:30pm. **Sub-tenant signs** – there will be 3 per tenant, located on the building, under roof over hang, and on the glass window. Their design will be standardized to blend in with the other signs for the project.

Public Comment: A member of the audience questioned if this is the final sign design or will it be changed in the future – Response: there are no plans to change the sign design as submitted, sub-tenant signs may change when tenants change.

TDRB Comments: TDRB questioned keeping the original sign, but after clarification provided by the project manager, TDRB felt it was nice to keep that piece of history. The signage program provided is in keeping with the overall design of the project.

Completeness: Post / McCormick 2nd 4 ayes

Approval: McCormick / Post 2nd 4 ayes

Good Earth Project Update: The architect provided a model of the patio & shade structures at the West side of the building – shade for the patio will be provided by seven (7) triangular shade sails attached to poles of various heights. The shade sails are designed to withstand winds of 110 miles an hour. The garden on the South side of the building was enhanced aesthetically to provide a relaxing space.

TDRB informal project update: TDRB informally looked at two projects that will be reviewed at the next public review meeting.