

CONSENT AGENDA MEMO

DATE:

May 28, 2013

TO:

Planning Commission

FROM:

Tom Zanarini, Associate Planner

SUBJECT:

410 Magee Avenue – Confirmation of Color Selection– APN# 029-091-04 – File

D12-4018

On January 28, 2013, The Planning Commission approved a Design Review application for a new 2-story 5,272 square foot single family residence. The Commission added a condition to Exhibit B, Conditions of Approval, that the applicant would present an alternate color to the white stucco presented at that meeting. Specifically, the condition states;

17. The applicant will work with staff to provide an earth tone color for the stucco on the west facing stucco walls. Staff will report the color choice to the Commission for review and approval on the next available consent agenda after the color has been selected.

The applicant has submitted colored project plans and a color and materials board identifying the proposed changes. The white stucco previously presented on all sides of the residence now includes horizontal cedar siding with a clear finish. The previously proposed gray concrete now includes a vertical cedar siding with a blackened, charred wood finish. The proposed cedar siding with natural and charred finishes minimizes the residence's contrast and glare in accordance with the Planning Commission's direction and in compliance with Design Guideline #18.

The Commission also requested that the applicant provide a geotechnical report that the soil removed for the basement construction is suitable for onsite fill. A letter from Bauer and Associates stating that the on-site soils are suitable for use as engineered fill is included in **Attachment 1**.

Attachment 1: Consent Agenda Summary from Michael Rex Associates dated May 13, 2013

Attachment 2: Project Plans dated May 13, 2013

MICHAEL REX ASSOCIATES

ARCHITECTURE & DESIGN 1750 BRIDGEWAY S U I T E B 2 1 1 S A U S A L I T O C A L I F O R N I A 9 4 9 6 5 T 4 1 5 3 3 1 1 4 0 0 F 4 1 5 3 3 1 5 4 6 3 MICHAELREXASSOCIATES.COM

RECEIVED Planning Department

MAY 13 2013

May 10, 2013

Mr. Tom Zanarini, Associate Planner Members of the Planning Commission Planning Department City of Mill Valley 26 Corte Madera Avenue Mill Valley, CA 94941

City of Mill Valley

RE: DEBARTOLO / SCHUMAKER RESIDENCE

DESIGN REVIEW APPROVAL D12-4018 TO CONSTRUCT A NEW HOME AT 410 MAGEE AVENUE, MILL VALLEY - APN 029-091-04

Dear Mr. Zanarini and Commissioners;

On behalf of Tiffanie DeBartolo and Scott Schumaker, owners of 410 Magee Avenue, we submit the following revised drawings:

Plans by Michael Rex Associates:

Cover Sheet A0.1

Dated May 9, 2013

3D Model Views, Sheet A0.5 & A0.6

First & Second Floor Plans, Sheets A2.2 & A2.3

Exterior Elevations, Sheets A3.1 & 3.2

Plans by Blasen Landscape Architecture:

Dated April 29, 2013

Landscape Site Plan, Sheet L-1.0

Landscape Plan, Sheet L2.0

These new drawings revise the same Sheets that were part of an earlier set of plans dated January 9, 2013. The revisions shown on these new drawings are in response to the direction provided by the Commission during their last hearing for the Project on January 28, 2013. At this hearing, after adding four additional conditions, the Planning Commission approved the Project with a vote of 4 to 0. Following the hearing, Staff added to Exhibit 'B' Conditions of Approval, conditions #14, 15, 16 & 17. This letter describes how we are responding to these four new Conditions of Approval.

Condition #14 - 6 ft. Hedge:

To further screen light from the home's windows at night when seen from homes on the middle ridge across Cascade Canyon, the Commission directed us to extend the new 6 ft. tall hedge along the west side of the property further south to the grove of new olive trees. This revision is shown on the attached landscape drawings.

Condition #15 - Off-haul: The Commission required that we reduce the amount of soil hauled off the site by 50 cu.yds (five trucks) from the proposed 200 cu. yds. to a maximum of 150 cu.yds. We will, therefore, need to retain on site as fill, 480 cu.yds. of soil, instead of 430 cu.yds. Condition #15 states that, "Calculations shall be shown in detail when submitting for a building permit." This we will do as part of our application for a building permit.

Condition #16 – Geotechnical Report:

To insure that 480 cu. yds. of the 630 cu. yds. of soil being excavated to construct the home can remain on the site as fill, and thus limit the amount of off-haul to 150 cu.yds., Condition #16 was added, which states, "The applicant shall provide a geotechnical report that shows the cut soil can remain onsite as fill." Please see the attached letter from the Project's Geotechnical Engineer, Bauer Associates, dated April 29, 2013, which will serve as an Addendum to their original Geotechnical Report dated August 28, 2012.

Condition #17 - West Facing Stucco Walls:

The Commission directed us to substitute the proposed white color on the home's west facing walls with a darker earth tone color that would blend in better with the surrounding natural setting. They directed Staff to bring back to the Commission on their Consent Calendar, a sample of the new color for their consideration.

Previous Design: Because the proposed white exterior color wrapped around the entire home, we couldn't revise the white color on just one side. Replacing the white color everywhere caused us to rethink the building's exterior color palette. The palette we presented to the Commission on January 28th, called for a combination of thin white stucco walls, juxtaposed against thicker walls clad with gray colored concrete tile. Natural cedar was proposed on the underside of the roof overhangs, and also on the interior ceilings of a few rooms on the first floor and on the ceilings of all the rooms on the second floor.

Proposed Revision: Everywhere we previously called for white stucco, we now propose horizontal 1 x 3 cedar siding having a clear, natural oiled finish, which will match the wood we are still planning on the ceilings noted above. Everywhere we previously called for gray concrete, we now propose vertical 1 x 6 cedar siding having a blackened finish, created by lightly charring the wood in the Japanese tradition called "Shou-Sugi-Ban." The dark tone and vertical orientation of the shou-sugi-ban cedar will relate well to the black color and vertical lines of the door and window mullions. In comparison to the white stucco we originally proposed, the deeper tones of both the natural and the blackened cedar siding will result in the new home blending in well with its natural surroundings, consistent with the Commission's directive.

We have provided a sample of the Shou-Sugi-Ban wood on the revised Colors & Materials Board, which accompanies this letter and shows on the back a revision date of April 29, 2013. Like weathering steel, where the oxidation of the steel provides a protective coating, Shou-Sugi-Ban is wood protected by burning the outer face so a top layer of charcoal creates a barrier against rot and fire. A company called Delta, a mill founded in 1982 and located in Austin, Texas, is experienced in creating this unique shou-sugi-ban material. While Delta offers a variety of wood products, we have selected among their shou-sugi-ban line, a pattern called, "alligator," which as the name suggests, looks more like the leather skin of an alligator than a burnt wood material. Delta seals the shou-sugi-ban in a manner that provides the wood with a slight luster, which gives the wood a smooth and appealing waxed-like finish.

Conclusion:

We ask Staff to place this letter and revised plans on the Commission's Consent Calendar for their next available hearing. We ask that the Planning Commission consider the proposed revisions and approve the changes as submitted. My thanks go to both the City's Planning Staff and the members of the Planning Commission for acting on this request.

Sincerely,

Michael Rex, Architect

Copy: Tiffanie DeBartolo & Scott Schumaker



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MAY 13 2013

April 29, 2013 Job No. 2868.1 City of Mill Valley

Ms. Tiffanie DeBartolo & Mr. Scott Schumaker c/o Mr. Paolo Crescini Michael Rex Associates 1750 Bridgeway, Suite B211 Sausalito, CA 94965

> Geotechnical Engineering Services DeBartolo & Schumaker Residence 410 Magee Avenue Mill Valley, California

This letter was prepared in response to the request by Mr. Paolo Crescini of Michael Rex Associates. We previously prepared a report for the project titled "Geotechnical Investigation, Single-Family Residence, 410 Magee Avenue, Mill Valley, California, dated August 28, 2012.

We understand the Design Review Board Condition of Approval 16 states: "The applicant shall provide a Geotechnical Report that shows that cut soil can remain onsite as fill. If this condition cannot be met, the project will return to the Planning Commission for review."

In our report, we indicated that the on-site soils are suitable for use as engineered fill. We do not take exception to that assessment at this time.

We trust this provides the information you require at this time. If you have questions, or wish to discuss this further, please call.

Yours very truly,

BAUER ASSOCIATES

Ärthur H. Graff

Geotechnical Engineer

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GDS/AHG (consul/magee ave) copies submitted: 2