

SECTION 1.0 – PROJECT INFORMATION

1.1 INTRODUCTION

- 1.1.1 Project Title
Marin Art & Garden Center Phase 1 Renovation (project)
- 1.1.2 Lead Agency Name and Address
Town of Ross Planning Division
31 Sir Francis Drake Boulevard
Ross, CA 94957
- 1.1.3 Contact Person and Phone Number
Antonia Adezio, Executive Director
Marin Art & Garden Center
Box 437
Ross, CA 94957
antonia.adezio@maringarden.org
- 1.1.4 Project Location
The project is located on a property (Accessor's Parcel Numbers [APNs] 072-231-23, 072-231-01, 072-231-02, and 072-119-01) on the corner of Laurel Grove Avenue and Sir Francis Drake Boulevard in the Town of Ross, California (**Error! Reference source not found.** and **Error! Reference source not found.**). The project site totals approximately 11 acres.
- 1.1.5 Submittal Attachments
- Application
 - Project Information and Description
 - Project Drawings (T, G, L, C and A sheets)
 - Attachment H – Historic Assessment of Phase I
 - Attachment S – Signage Package

1.2 EXISTING CONDITIONS

Site Characteristics:

Address: 30 Sir Francis Drake Blvd, Ross CA 94957
Parcel No.: 072-231-23, 072-231-01, 072-231-02, and 072-119-01
Total Acreage: 473,178 SF
Jurisdiction: Town of Ross
CA Department of Fish & Wildlife – Lake and Streambed Alteration Agreement (LSAA)
Regional Water Quality Control Board

General Plan Designation: RC: Limited Specialized Recreational/Cultural
Zoning Classification: C-C: Community Cultural

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Entitlements Required:

- Design Review
 - Fencing over 48" in yard adjacent to street (allowed up to 6' with Design Review 18.40.080)
 - Site work within 25' of a creek
 - Renovation of existing landscape over 2,500 SF
- Sign approval (18.28.110)
- Demolition Permit
- CEQA Determination Required (It is assumed that the project does not qualify for an Exemption)

Existing Site Conditions:

The property is in the Town of Ross and is developed as the Marin Art and Garden Center. The property is surrounded by single family residential uses to the east, north, west, and south. The property is bordered by Laurel Grove Avenue to the northwest and Sir Francis Drake Boulevard to the southwest. The 10.38-acre project site is accessed off Laurel Grove Avenue from Sir Francis Drake Boulevard. The Marin Art and Garden Center was listed on the National Register of Historic Places on June 6, 2022.

The Marin Art and Garden Center, founded in 1945, is a 10.86 acre garden center in a residential setting in Ross, California; located eight miles north of the City of San Francisco and to the south and west of Mt. Tamalpais. The thirteen contributing resources consist of both existing and purpose built features: including, ten significant historic buildings, two historic structures and the designed landscape. The contributing buildings include: The Studio, Northgate Building, Livermore Pavilion, Decorations Guild Building, Public Restroom, Evers Pavilion, Barn Theater, Octagon House, Bottle House and Butterfly Cottage. The contributing structures are the amphitheater and the wood arbor. The designed landscape is also contributing: including, the entry circulation around the circle of magnolias, lawn at entry circulation, Pixie Park playground, Kittle Creek, Memory Garden, entry columns at Laurel Grove Avenue, curved wood bench, water features, paths and garden walls, as well as mature trees.

The Marin Art and Garden Center is a multi-purpose facility, housing a variety of community organizations devoted to gardening, conservation, art and the performing arts. The property consists of both existing and purpose built features including multiple buildings from various periods, as well as a designed landscape of mature vegetation and landscape features. The topography of most of the property is relatively flat with an open hillside on the eastern edge. Kittle Creek, a small seasonal channel that is a tributary of Corte Madera Creek, runs through the lower portion of the property from north to south. The main entrance to the property is from Sir Francis Drake Boulevard and was the original entry to the Worn / Kittle Estate. This entry provides vehicular access to the parking area and continues as pedestrian access along the original circular driveway. There are three additional entrances along Laurel Grove Avenue, the westernmost is the exit from the parking area.

Photographs showing existing site conditions are presented below.

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View of the northern entrance to the property off of Laurel Grove Avenue.



Entrance to Marin Art & Garden Center where renovations are proposed.



View of the creek to the south of the entrance where the proposed footbridge would be installed facing south.



View of the creek to the south of the entrance where the proposed footbridge would be installed facing north.



View of the existing deck adjacent to Northgate and the Livermore Pavilion proposed to be removed.



View of the existing deck proposed to be replaced and partially removed.

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View of the celebration area proposed to be repaved, canopy removed.



Existing restroom proposed for interior renovations.



View of the existing trail adjacent to the northern parking lot, facing south.



View of the southernmost foot bridge and Butterfly Cottage on the property.



View of the lawn, replacement and reconfiguration are proposed.



View of the barn located on the eastern portion of the property.

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1.3 CODE SUMMARY

Applicable Codes

2022 California Codes
2022 California Building Code
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 Green Building Code
2022 California Energy Code

Note: Applicable Codes: (Note: Project will likely be under 2023 CBC)

Occupancies:

A – Livermore Pavilion
B – Office

Construction Type: Type V B

Existing Buildings Currently Sprinklered:

Livermore Pavilion
The Barn
The Garden Room Building

The Marin Art & Garden Center is listed on the National Register of Historic Places. See Historic Report included as Appendix H.

The following buildings are contributing resources:

Livermore Pavilion
Northgate Building
Decorations Guild (Administration Building)
The Barn Theater
The Studio
Public Restroom Building
The Octagon House
Evers Pavilion
Butterfly Cottage
Bottle House

The following are contributing structures:

Amphitheater
Wood Arbor

SECTION 2.0 – PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION

Design

The proposed Phase 1 project includes various improvements primarily on the lower, western half of the site. The project can be divided into three main areas; Entry, Parking and Circulation, the Celebration Area and the Studio Grove. The internal core of the site will be enclosed and protected with new fencing, with the parking lot along Sir Francis Drake and the road up to the Barn remaining outside the fence. The fence perimeter will follow counter-clockwise along the interior edge of the parking lot and pedestrian path, inside the wall along Sir Francis Drake, up the hill to and along downslope side of Berry Lane to Pixie Park, continuing along the downslope side of the road to the Barn to the western edge of the Livermore Pavilion, and finishing in separate segments between all the buildings along Laurel Grove. The fence will be a combination of a simple wire deer fence, decorative metal fencing and decorative wood fencing with all fencing occurring internally to the property.

Entry, Parking and Circulation

The project will repave and reconfigure the existing parking lot along Sir Francis Drake Boulevard to create a one-way flow through the entrance from Sir Francis Drake Boulevard, adding a passenger drop off, and exiting to Laurel Grove Avenue. A portion of the parking lot will be pervious paving, and additional landscaping will be provided in the mid section of the parking areas. The reconfiguration of the parking lot and entry will create a continuous pedestrian access on an accessible route from the sidewalk on Sir Francis Drake Boulevard into the Center's entry. The entry from Sir Francis Drake Blvd will be planted with an alle of Elm trees that reference the Center's historic entryway. The project will also restore and widen the historic central pedestrian loop pathway, starting at the existing bridge over the creek by the Sir Francis Drake entry. The path and roadways will be graded as necessary to create routes that are ADA compliant and provide access to each of the major buildings and activity areas of the site. These reconfigurations will not result in any impacts to the adjacent creek and will reduce the total area of impervious paving on site by 1,171 SF in the riparian areas. The existing lawn area will be reconfigured to remove the bisecting paths and will have additional planting added around its edges. The bandshell will be located on the lowest portion of the grade allowing for enhanced viewing.

A new entry gate and kiosk will be added on the west side of the main entry bridge and the height of the existing stone walls of the bridge will be lowered to their original historic height and supplemented with open rails above to allow for greater visibility of the creek. Bamboo and other invasive vegetation in this area will be removed.

An existing two story building in the center of the lower portion of the site (the Pricing Room) will be demolished and the area will be landscaped.

New gardens will be developed adjacent to the parking lot in the front of the site and to the west and north of the Octagon House. In the area encompassed by the Phase 1 project scope, the irrigation system infrastructure will be replaced as part of the project. Irrigation is currently fed from the property's onsite well with back-up from the municipal water system.

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Studio Grove

At the Studio building the existing asphalt parking area will be removed and replaced by a wide pedestrian path, leading to a pedestrian gathering area with a grove of Linden trees on the East side and new Valley Oaks and Big Leaf Maples on the west side bordering the creek. The pavement will be sufficient to support fire truck access and turnaround as noted on the plans.

A 6-foot wide, new wooden footbridge across the creek is proposed to be located northwest of the Studio Building to provide a new circulation loop within the riparian habitat and create new educational opportunities in this area of the site. Installation of the new footbridge would impact 50-SF of riparian vegetation along the creek. No trees will need to be removed to make way for the bridge.

Celebration Area

At the northern end of the site, in the area of the Livermore Pavilion and Northgate Buildings, the exterior gathering area in front of the buildings will be renovated to provide accessible routes from a new drop-off near the entry on Laurel Grove and from the main circulation loop. It will be repaved with a combination of pervious paving and stone paving and the existing deck at the Livermore Building will be replaced and reduced in size. The reconfiguration of the decking over the creek will reduce the creek coverage by 265-SF in this area, thereby exposing more of the creek channel. The existing raised platform and storage building (the stage) will be demolished and replaced with a lower and accessible platform with a small storage building in approximately the same location, with a similar footprint. The non-original awning added to the front of the Livermore Pavilion will be removed and the interior of the building will be renovated to add toilet rooms, remove the added dropped ceiling to expose the interior roof structure, and open the front of the building to the deck with sliding and stacking glass doors. An existing shed north of the Livermore Pavilion will be removed, and a new storage building and deck will be constructed roughly in the same location. Wood screening will be added to screen the new storage building from view from across the creek and from the Livermore Pavilion. The main gathering area will be planted with Valley Oak trees referencing the early landscape of the Center, providing shade and enhancing the riparian areas.

Construction

Site preparation and construction will take approximately 12 months to complete, due to the complexity of working on an occupied site and maintaining events throughout the year. Site preparation will begin with the removal of paving and vegetation. Site grading will occur in the areas where paving and pathways are described above to improve drainage and create accessible routes to all major function areas, resulting in the distribution of soil across the site to achieve the desired topography (approximately 55,000-SF of regraded area).

In accordance with a tree management plan, select trees identified as diseased or nearing the end of their lives in the area of planned improvements will be removed and new trees and landscaping will be planted throughout the project area. Water elements, including the fountain, two (2) ponds and Kittle Creek (a tributary of Corte Madera Creek) will remain.

The scope of work to existing wood structures will include the demolition of existing sheds, platforms, and decking, the removal of the 2 story Pricing Room and the Gazebo. The construction of the new wood structures noted above and the interior renovations to the Livermore Building to refinish the interiors, remove the existing awning, and replace the existing (non-original) storefront and windows are all part of the scope as well.

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Additional minor interior work would also occur inside the Northgate Building, Restroom Building, Laurel House, and Garden Room. Construction equipment expected to be utilized during site preparation and grading includes tractors, backhoes, haul trucks, graders, pavers, and water trucks. All materials and equipment would be staged on-site and located away from the creek top of bank. The Marin Art and Garden Center will maintain operating hours during construction activities. Construction fencing would be installed surrounding the entire construction area. Construction activities will only occur during allowed construction hours and will use designated construction access points.

2.1 PROGRAM REQUIREMENTS

Functions and uses on the site include events and gatherings, educational programs, an art gallery, indoor and outdoor theater performances, administration, grounds, and maintenance functions, a retail operation, and a preschool. This project does not add any additional building area to the site, but renovations are planned for several buildings and four structures are to be demolished.

2.2 OVERVIEW OF PROPOSED IMPROVEMENTS

The following outline identifies the key improvements proposed as part of this project within the project area as noted on Sheet T102.

1. Site Infrastructure Improvements
 - Project area wide irrigation infrastructure replacement
 - Undergrounding of Electrical lines at the Celebration area
2. Entry, Parking and Circulation
 - Install perimeter fencing (deer & decorative/screening as shown in the drawings)
 - Reconfigure the main entry road (pedestrian paths, arrival gate, planting, trees, information kiosk, main entry sign)
 - Renovate main parking lot and install gate arms, including new paving, striping, trees, and landscaping
 - Renovate main pedestrian circulation loop, install primary & secondary circulation paths (including paths to Pixie Park and to Berry Lane / Amphitheater)
 - Reconfigure Barn parking area to include new turnaround, accessible and visitor parking, and accessible pedestrian route from Amphitheater to Barn toilet rooms
 - Octagon House accessible entry and interior improvements for interpretive displays
 - Construct / install paving and electrical power for a new Bandshell (to be designed and installed later)
 - Construct / install Magnolia Deck
 - Site wide interpretive displays, wayfinding
 - Demolish the Pricing Room and replace with landscaping and paving as shown in the drawings
 - Remove and / or reuse existing miscellaneous sheds near the Garden Room, install fencing to enclose a maintenance yard area as shown in the drawings
 - Add an accessible toilet Room to the Laurel House building

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- Renovate the Garden Room Kitchen to full code compliance (ventilation/exhaust, new appliances)
- Renovate Restroom building as noted in the drawings.
- Install new Memorial Wall near Octagon house
- 3. Celebration Area Improvements
 - Outdoor gathering area improvements:
 - 1) Deck replacement at the Livermore Pavilion
 - 2) Planting – trees, screening
 - 3) Paving – combination of stone pavers and decomposed granite
 - 4) Fencing / gates
 - 5) Furnishings
 - 6) New stage platform with storage and overhead trellis
 - 7) Drop off / parking area
 - 8) New seat walls, steps, and ramps
 - 9) Exterior lighting, power, umbrellas
 - New storage building and screening at the Livermore Pavilion
 - Renovate Livermore Pavilion – remove existing canopy, replace storefront, renovate interior, add toilet rooms
 - Renovate Northgate Building – remove existing center wall and replace with movable partition; add accessible toilet room
- 4. Studio Area Exterior Improvements
 - Remove the existing asphalt paving and replace with pervious paving and landscaping to create new gathering space and provide fire truck access
 - Install a new pedestrian bridge over the creek
 - Remove existing storage additions across the front of the Studio
 - Replace existing wood ramp to Butterfly Cottage with accessible wood ramp

2.3 BUILDINGS

Summary List of Building & Structures

Phase 1 work will address the following building projects:

- New Entry Gate & Information Kiosk (100 SF)
- New Bandshell (foundation and prep)
- Interior Renovation of the Octagon House (481 SF)
- Northgate Building Renovation (1,366 SF)
- Livermore Building Renovation (3,518 SF)
- New Celebration Platform and Storage Buildings in the Livermore/Northgate (160 SF and 375 SF)
- Renovation of the Restroom Building (528 SF)
- Minor Renovations to the Laurel House Building (2,248 SF)
- Minor Renovations to the Garden Room (2,370 SF)
- Demolition of the Pricing Room (1,130 SF)
- Minor Studio Building Renovations (4,156 SF).