



REPORT TO DESIGN REVIEW BOARD

SUBJECT: **76 Albert Park Lane – Wildcare.** Request for Conceptual Design Review for proposed replacement of existing Wildcare facilities with new animal hospital, educational, and animal housing facilities; APN: 013-061-54; Multi-Family Zoning District (HR1.5); Wildcare, owner; Cheryl Lentini, applicant; PLAN22-127, ED22-040.

SUMMARY

The proposed project includes a major redevelopment of the existing Wildcare facilities. Wildcare is a wildlife hospital, nature education center and wildlife advocacy organization. The proposal includes: relocating and restoring the historic Terwilliger Building; demolishing all other existing structures on the site; constructing a new attached three-story animal hospital and office building along with a new courtyard for gathering spaces and for the educational Ambassador Animals.

REQUESTED ENTITLEMENT

The project requires a Major Environmental and Design Review Permit pursuant to San Rafael Municipal Code (SRMC) Section 14.25.040, which requires approval by the Planning Commission with a recommendation from the Design Review Board (DRB). Major Environmental and Design Review first requires conceptual design review by the DRB, pursuant to SRMC Section 14.25.030 (B). Currently, the applicant seeks conceptual design review from the DRB. City Staff requests the DRB to provide professional design analysis, evaluation and judgment as to the completeness, competence and appropriateness of this development proposal for the use and setting based on design standards adopted by the City Council (SRMC Section 14.25.070).

PROPERTY FACTS

The following table provides an overview of General Plan and Zoning designations for the project site and immediately surrounding area as well as existing developed land uses.

Table 1: Designations and Existing Uses			
Location	General Plan Designation	Zoning Designation	Existing Land-Use
Project Site:	HRR	HR1.5	Wildcare
North:	PROS	P/OS	Albert Park
South:	HDR	HR1.5	Duplex
East:	HDR	LMU	Carpenters Local Union
West:	HDR	HR1.5	Single Family Residence

HDR = High Density Residential; PROS = Parks, Recreation, and Open Space; P/OS = Public/Open Space; HR1.5 = High Density Residential; LMU = Lindaro Mixed-Use

SITE DESCRIPTION & SETTING

The project site is located north of Mariposa Road. The site is accessible from Albert Park Lane. Wildcare visitors that arrive by automobile typically park on the street on Albert Park Lane. Then they walk across San Rafael Creek on a bridge into the main entrance for Wildcare. The project site also has frontage on Mariposa Road. This frontage is only utilized for trash collection purposes.



Figure 1. Site Location

PROJECT DESCRIPTION

Project Summary

The proposed project includes a major redevelopment of the existing Wildcare facilities. Wildcare is a wildlife hospital, nature education center and wildlife advocacy organization. The existing facilities are located in a flood plain and have often flooded in the past, rendering those facilities unusable. The proposal includes: relocating and restoring the historic Terwilliger Building; demolishing all other existing structures on the site; constructing a new attached three-story animal hospital and office building along with a new courtyard for gathering spaces and for the educational Ambassador Animals. The total area of the proposed facilities and structures is approximately 11,400 square feet with approximately 4,600 square feet of caging on roofs and 1,600 square feet of caging on the ground.

Architecture, Colors, and Materials

The proposal relocates the historic Terwilliger Building to make it a focal point from the main entrance on the northern end of the project site. The existing horizontal Dutch lap siding of this building would be replaced in kind and painted white, and the building would be reroofed with asphalt shingles. The proposed new animal hospital and office building would include light grey split face CMU (concrete masonry unit) and light grey smooth CMU walls with white decorative metal screens (Bok Modern or

equal) mounted in front of select areas of the north building elevation. This building would include aluminum frame windows. The proposed roofing is a single ply Thermoplastic Polyolefin (TPO) system. In addition to the project plans in Exhibit 1, please see project renderings and materials details that are provided in Exhibit 2, starting on the 19th presentation slide.



Figure 2. Rendering of North Elevation



Figure 3. North Elevation

Fencing, Landscaping, and Lighting

The proposed perimeter fencing consists of six-foot-tall weathered wood fencing. The proposed caging for the animals is metal caging. The project does not include proposed landscaping, other than some minimal creek enhancement that will likely be required, consisting of native plant seeding and removal and control of certain species. The project includes wall wash lighting at the building entry, low wall lighting at the bridge and exit path, and wall sconce lighting at secondary doors. All proposed lighting will be required to be designed and/or shielded to conceal light sources from view off-site and avoid spillover onto adjacent properties, consistent with SRMC Section 14.16.227.

Flood Level Elevations

Preliminary survey information indicates that the existing top of creek bank at the Albert Park parking lot is approximately at elevation 7.0 feet above sea level. City staff and the applicant anticipate that the floor level of new construction will need to be at least 12 feet above sea level to clear the 100-year flood elevation.

Bridge

A new prefabricated pedestrian bridge will be erected over the creek to provide the main entry to the site. The new bridge will be sloped up from the street level to the approximate finished site floor height.

ANALYSIS

San Rafael Municipal Code (Title 14 – Zoning)

Review criteria for Environmental and Design Review permits are included in SRMC Section 14.25.050. Some of the pertinent review criteria that relate to the proposed project are included in Table 2 below.

Table 2: Design Review Criteria (SRMC Section 14.25.050)		
Review Criteria	Proposed	Code Subsection
CMU Finishes. Concrete surfaces shall be colored, textured, sculptured and/or patterned to serve a design as well as a structural function	The proposed new animal hospital and office building would include light grey split face CMU (concrete masonry unit) and light grey smooth CMU walls. City Staff seek DRB input on whether additional and/or different color would be desirable for these CMU walls.	(F)(2)(c)
Entry. Provision of a sense of entry	The proposed new bridge, relocation of the historic Terwilliger Building, and courtyard redesign all contribute to an improved entrance.	(F)(1)(d)
Height Variation. Variation in building placement and height	The proposed new animal hospital and office building varies in height as it steps down in height as it spans from the southern to the northern portion of the site. The relocated historic building provides additional variety in building height and location in relation to the proposed new building.	(F)(1)(e)
All Facades. Equal attention to design of all facades in sensitive locations	The proposed north, east, and south elevations all include substantial variety in architectural details, building forms, and materials. City staff seek DRB input on whether the west elevation could benefit from additional articulation with regards to materials, colors, and/or building forms.	(F)(1)(g)

San Rafael Design Guidelines

The [San Rafael Design Guidelines](#) apply to all of the City of San Rafael except for the Downtown Precise Plan area and except for those lots where the Hillside Design Guidelines apply. Some of the pertinent design guidelines that relate to the proposed project are included in Table 3 below.

Table 3: San Rafael Design Guidelines (for Nonresidential projects)		
Design Guideline	Proposed	Topic Area
Consider pedestrian orientation when designing building entries, windows, signage and doors.	The proposed new bridge, relocation of the historic Terwilliger Building, and courtyard redesign all contribute to an improved entrance	Pedestrian Circulation
Include a well-defined pedestrian walkway between the street and building entries		
Limit the intensity of lighting to provide for adequate site security and for pedestrian and vehicular safety	The project includes wall wash lighting at the building entry, low wall lighting at the bridge and exit path, and wall sconce lighting at secondary doors. All proposed lighting will be required to be designed and/or shielded to conceal light sources from view off-site and avoid spillover onto adjacent properties, consistent with SRMC Section 14.16.227	Lighting
Shield light sources to prevent glare and illumination beyond the boundaries of the property		
Where appropriate, locate the building, or a substantial portion of the building along the front yard setback or street edge to create spatial enclosure in relation to the street	The project proposes to locate the historic Terwilliger Building and a portion of the proposed animal hospital/office building along the front yard setback.	Building Form
Consider the pedestrian experience when designing the ground floor of buildings.	The proposed relocation of the historic Terwilliger Building at the front of the site as well as stepping down the proposed animal hospital/office building towards the front of the site improves the pedestrian experience as visitors enter the site.	Building Form
Continuity of design, materials, color, form and architectural details is encouraged for all portions of a building and between all the buildings on the site	The proposed north, east, and south elevations all include substantial variety in architectural details, building forms, and materials. City staff seek DRB input on whether the west elevation could benefit from additional articulation with regards to materials, colors, and/or building forms.	Building Form
Use articulation, texturing and detailing on all concrete exposed to exterior view	The proposed new animal hospital and office building would include light grey split face CMU (concrete masonry unit) and light grey smooth CMU walls. City Staff seek DRB input on whether additional and/or different color would be desirable for these CMU walls.	Materials and Colors
Use color to provide appropriate accents on a building.	The historic Terwilliger Building would be painted white. The proposed new animal hospital and office building would have light grey CMU walls with white decorative metal screens mounted in front of select areas of the north building elevation. City Staff seek DRB input on whether additional and/or different colors are recommended.	Materials and Colors

NEIGHBORHOOD CORRESPONDENCE

Notice of hearing for the project was conducted in accordance with noticing requirements contained in Chapter 29 of the Zoning Ordinance. A Notice of Public Hearing was mailed to all property owners and occupants within a 300-foot radius of the subject site and all other interested parties, 15 calendar days prior to the date of this hearing. Public notice was also posted on the subject site 15 calendar days prior to the date of all meetings, including this hearing. Staff have not received any public comments, as of the posting of this staff report.

CONCLUSION

Staff request conceptual design review input from the DRB on this project including, but not limited to, the issues raised in this staff report.

EXHIBITS

1. [Project Plans](#)
2. [Applicant Presentation Slides](#)
3. [Schematic Design Report](#)
4. [Site Photos](#)
5. [Historic Design Review Report](#)