

# STRAWBERRY DESIGN REVIEW BOARD

118 E. STRAWBERRY DRIVE, MILL VALLEY, CA 94941

August 15, 2016 MEETING NOTES

## SUMMARY

I. Co-Chairman, Joe Sherer, called the meeting to order at 7:32 p.m.

Members present: Joe Sherer  
Rebecca Lied  
Penna Omega

II. Agenda Items

<u>SUBJECT</u>	<u>APPLICANT</u>	<u>PLANNER</u>
1. 16 Egret Way	Michael Rex Architects	Tammy Taylor/Assistant Planner

III. Administration and Other Business

Josh Sale from The Seminary Neighborhood Association presented a letter written to Bruce Jones of North Coast Land Holdings dated June 13<sup>th</sup> that has gone unanswered. He acknowledged that the Seminary is gone and something will replace it. He expressed his frustration about the lack of engagement with the Strawberry community by NCLH in planning the future of this critical part of Strawberry. He believes that compromise can't be found through the public hearing process but only through direct dialog between NCLH and the community.

Sylvia Marino a Strawberry Resident presented the board with a letter from the law offices of Ragghianti/Frietas, LLP written to Jeremy Tejirian Planning Manager for Marin County, dated March 2, 2016. She and the letter express concerns with the land use issues currently going on at the Seminary by NCLH.

North Coast Land Holdings is currently courting market-rate renters for institutional and housing use, which violates The Strawberry Community & Master Plan that only allows for the operation of a Theological Seminary and it's housing designated for students/staff at this time. She also stated all market-rate housing the Seminary was allowed, has already been sold and any new tenants are in violation. She also made comments on the impact of this unauthorized use in an effort to affect the CEQA baseline for traffic studies for the Seminary and surrounding Strawberry Community.

IV. Comments to the Planning Staff

1. Michael Rex presented. Property owner Cameron Razavi and 4 neighbors were present.
2. Neighbors, Robert & Kathy Green at 18 Egret Way expressed concerns about the changes proposed in this project that has had many iterations. Translucent windows to clear in bedroom 2 which face their master bed/bath. Wrap-around decks which face North which eliminate their privacy and who's size

(112 sq. ft. > 607sq. ft.) is 4x that of the rest of the homes in the area and thus inconsistent with Section 22.42.010. Proposed "landscape as privacy" option concerns them as it goes against Marin County Single-family Residential Design Guidelines C-1.6 and lastly, the lack of approval from HOA.

3. Joe Sherer read a letter from neighbors Amy & Michael Rothberg opposing the plan. (letter submitted to the county prior to the meeting)
4. Neighbor at 22 Egret Way was present in support of the concerns other neighbors were expressing and had a specific issue with the Bamboo that has overgrown at 16 Egret Way and is blocking her city views.
5. Jimmy Goh from 17 Egret Way expressed concerns with the "extensive decks" on the North side

#### SRDB COMMENTS

Joe Sherer – Likes the design but cannot support the North-West facing deck. On the fence about North-East facing deck and ok with South East deck.

Rebecca Lied –Is ok with South East deck and transom windows. North side decks - deny unless privacy issues can be worked out (Sec. 22.42.060)

Penna Omega – Likes design but agrees massive wrap decks are not congruent with the neighborhood. Is ok with new windows except for the proposal for "clear" windows on North facing bedroom.

Motion to a CONDITIONAL APPROVAL as presented as submitted by Rebecca Lied, seconded by Penna Omega:

1. Changes to the roof heights are approved.
2. South-East deck (Juliette style, no wrap) is approved
3. Changes to the windows (primarily removing the transoms) are approved.
4. Due to a conflict between proposed land use of North facing outdoor deck/terraces and clear windows, which impact the single family residence at 18 Egret by reducing privacy, and since the design is inconsistent with section 22.42.010 (G) the two proposed additional decks on the North of the house and changing the translucent North-facing glass to clear are denied.

V. The meeting adjourned at 9:37 p.m.