

STRAWBERRY DESIGN REVIEW BOARD

118 E. STRAWBERRY DRIVE, MILL VALLEY, CA 94941

November 5, 2013 MEETING NOTES

SUMMARY

I. Chairman, Jeff Smith, called the meeting to order at 7:33 p.m.

Members present:

Negissa Araghi
Joe Sherer
Jeff Smith
Jeff Wong

II. Agenda Items

<u>Subject</u>	<u>Applicant</u>	<u>Planner</u>	<u>Recommendation</u>
1. Bentley Holdings Master Plan Amendment	Riley Hurd III	Scott Greeley	Continued
2. Van Acker Design Review	Christopher Roach	Kristina Tierney	Continued
3. Strawberry Design Review Board involvement in the changes coming to Strawberry- Public address to the board			

III. Administration and Other Business

IV. Comments to the Planning Staff

V. The meeting adjourned at 10:00 p.m.

1.DESIGN REVIEW RECOMMENDATION: AGENDA ITEM #1- Bentley Holdings Master Plan Amendment

Chris Skelton representing Riley Hurd III presented the project. The applicant is seeking the SDRB approval to make changes and amendments to the Master plan, Precise Development plan as well as the CC &R to allow for Medical Use in the subject property at 1 & 2 Belvedere. The applicant stated that there is a lack of medical offices in the Southern Marin and would like conceptual approval of Professional Medical Offices to be allowed to occupy the Office Buildings. However they do not know to what extent that will be. The property currently has about 360 parking slots.

The board agreed with the need for Medical professional services in the Southern Marin, such as doctors' offices but is not comfortable to approve the project as presented. In order to be able to consider making amendments to Master Plans and other documents, the Board requires the originals. There should be clarification on the type of medical use and extent of that use in the building. There was a concern that some "medical" uses could generate substantially increased traffic relative to the approved office use where people typically come once in the morning and leave in the evening. Therefore, the board feels that a Traffic Study is required before such approval can take place.

Motion to continue due to lack of specific information as well as the original documents was made by Negissa Araghi. It was seconded by Jeff Wong.

In Favor = All Board members
Negissa Araghi – Yes
Joe Sherer- Yes
Jeff Smith – Yes
Jeff Wong – Yes

2.DESIGN REVIEW RECOMMENDATION: AGENDA ITEM #2-Van Acker Design Review

Jeff Smith had to leave the meeting after the first agenda and Jeff Wong was the Chair for the rest of the meeting.

Glen Sherman presented the project. The architect Chris Roach described the changes that were being made to the exterior of the building.

The board feels that they cannot make a decision on the design and the look of the building until a physical materials board and a planting list with pictures are presented. The exterior of the building will be covered with Corten metal finish.

The members in general liked the modern feel of the building and thought it was a major improvement over the previous façade but did not want it to look like a warehouse building. Also, there was a discussion regarding the cornice which made the façade look better but the board felt that it could be more pronounced so that the building did not look monotonous. In general there was a concern regarding the aesthetic of such building which is so visible from the freeway.

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Motion to continue due to lack of material's board as well as another option for the cornice, was made by Negissa Araghi. It was seconded by Joe Sherer.

In Favor = All Board members
Negissa Araghi – Yes
Joe Sherer -Yes
Jeff Wong – Yes

3.PUBLIC ADDRESS TO THE STRAWERRY DESIGN REVIEW BOARD

Members of Strawberry community present at the meeting had requested Jeff Smith to address the board after the agenda items.

The community members asked the board to get involved with issues that are going on in the Strawberry area, mainly the PDA and the Housing Element. All members of the board who were present stated that they are very concerned with the issues and have attended many meetings on their own. However, the members felt that they do not know how they can put the item on the agenda and wanted to make sure they go through the formal process.

The members would like the County to know that the Board is very much concerned about the PDA and the Housing Element and would like to put it on a future agenda. In this manner the Strawberry community members can attend and voice their opinions in a formal forum.

Meeting adjourned at 10:00 p.m.

End of Minutes