

# **Strawberry Design Review Board**

118 E. Strawberry Drive, Mill Valley, CA 94941

**March 31, 2014**

## **SUMMARY**

### **I. Chairman Jeff Smith called the meeting to order at 7:33 pm.**

Members present:

Negissa Araghi  
Joe Sherer  
Jeff Smith  
Isis Spinola-Schwartz  
Jeff Wong

### **II. Agenda Items:**

1. Brewer Minor DR and Tidelands Permit, 317 E. Strawberry Dr.;  
M. Dean Jones, Applicant; Scott Greeley-Planner
2. Bentley Holdings Master Plan Amendment and Precise Development Plan  
Amendment, 1 and 2 Belvedere Place; Riley Hurd III, Applicant;  
Scott Greeley, Planner
3. RP Maximus Cove DR, 50 Barbaree Way, Tiburon, Ramon Godinez, Applicant,  
Scott Greeley, Planner

Isis Spinola-Schwartz motioned to approve the minutes of 3/10/14 Board meeting.  
Jeff Wong seconded the motion.

### **ITEM 1.**

The architect Dean Jones was not present, Erik Brewer presented the project. This project was already approved but due to some modifications to the deck space it was presented to the board again. The cantilever deck was removed due to BCDC not approving it. They did however approve the existing floating deck at 600 sqft. The limit is 1000 sqft. The owner also stated that the concrete wall is the same and has not changed but the fence height was changed from 36" to 42", which will be glass framed by wood.

**NO COMMENTS FROM PUBLIC.**

JW liked the new design better without the cantilever. ISS and Joe S. also thought that the new design was much more in tune with the character of the area.

Motion: ISS motioned to approve the project as presented. NA seconded the motion.

In favor = all board members present

Negissa Araghi: Yes

Jeff Smith: Yes

Joe Sherer: Yes

Isis Spinola-Schwartz: Yes

Jeff Wong: Yes

## **ITEM 2.**

Riley Hurd presented Bentley Holdings Master Plan Amendment request to accommodate possible Medical Offices at these buildings. The project was previously presented and the SDRB had requested Traffic studies as well as Parking calculations.

The parking calculations and the traffic studies was done and sent to the board prior to the meeting. Mr. Hurd informed the board that the study was done for an extreme scenario of 100% occupancy with Medical Offices, which will never happen. Marin General was looking at possibly acquiring  $\frac{1}{4}$  of the building. He also mentioned that according to the study a maximum of 84,250 sqft can be medical offices while the building is a total of 100,000 sqft. Also, 337 of parking stalls are needed for Medical Office usage.

Building is currently 85% full.

## **BOARD COMMENTS:**

JW: Are Medical Office Different from Hospital use?

RH: There are 3 different types of Medical Facilities; Medical Services, Extended Care and Hospitals. The applicant is seeking amendment of the Master plan only for Medical Offices. Medical Services = Medical office as well as Clinics/Labs.

NA: Questioned the Traffic study and was surprised at the small change that was shown in the traffic congestion at the red lights if the building was to have the medical Offices.

Joe S and ISS wanted to limit the number of Square footage of requested medical Offices.

RH : We are asking for 0 square footage at this time. Right now we are just asking for Amendment to the Master Plan and the Precise Development Plan.

NO COMMENTS FROM PUBLIC.

ISS made the motion to approve the Amendment to the Master Plan for Medical Offices not to exceed 84,250 Sqft. JW amended the motion to approve the Traffic Study as well. NA seconded the motion.

In favor = 4 Board members

Not In Favor = 1 Board member

Negissa Araghi: Yes

Jeff Smith: Yes

Joe Sherer: No

Isis Spinola-Schwartz: Yes

Jeff Wong: Yes

### **ITEM 3.**

Ramon Godinez, presented the Board with perspective of club house – showing a white building that was presented at the 3/10/14 meeting. Explained the building color change and landscape: Changing plants, adding palm trees and making it ADA compliant.

Wants to make a statement with the building, only inside the property line. Currently the building is very hard to get to and is not visible or recognizable. The applicant presented a color board that was requested at the last meeting. The building will be white. The rest of the buildings in the community will be a gray/blue color with white trim and blue doors.

### **BOARD COMMENTS:**

ISS: Commented about the vernacular of the whole complex and how it will change the character of the area.

NA: Agreed that she had a hard time finding the building but had concerns about the metal roof and suggested another roofing material maybe Asphalt Shingles.

Joe S: Metal OK but not shiny galvanized metal.

Jeff S: Had concerns about the reflectivity of the roof. OK with the building color.

JW: Also suggested that there are many other metal roofs that are not reflective.

ISS: Inquired about the Plant List, which the applicant said was submitted to Scott Greeley and assured ISS that all plants are on County's approved plant list.

Motion: Jeff Wong made a motion to accept the white color base for the building in question but not to approve the metal roof, pending applicant to present a less reflective roof options. NA seconded the motion.

In favor = all board members present

Negissa Araghi: Yes

Jeff Smith: Yes

Joe Sherer: Yes

Isis Spinola-Schwartz: Yes

Jeff Wong: Yes

#### **IV. Comments to Staff**

#### **V. Other items**

\*\*Jeff S. informed the board that SDRB could not meet on Tuesdays (1<sup>st</sup> and 3<sup>rd</sup> Tuesday of the month) any longer since the room at Strawberry Rec Center will no longer be available on those days. The Board members agreed to set the SDRB Standing meeting days on the 1<sup>st</sup> and 3<sup>rd</sup> Monday of the month.

\*\*The outgoing Chairperson Jeff Smith asked the board to nominate a replacement for him. Jeff S last day is April 15<sup>th</sup>.  
ISS nominated NA as the Chair person and JW nominated ISS as the Vice Chair.

In favor = all board members present

Negissa Araghi: Yes

Jeff Smith: Yes

Joe Sherer: Yes

Isis Spinola-Schwartz: Yes

Jeff Wong: Yes

#### **VI. The meeting adjourned at 9:10 pm**