

**Strawberry Design Review Board  
118 E. Strawberry Drive, Mill Valley, CA 94941**

**DRAFT**

Minutes July 14, 2014

**I. The Chairperson, Negissa Araghi, called the meeting to order at 7:32pm.**

Members present:

Negissa Araghi (NA)

Joe Sherer (JS)

Jeff Wong (JW)

**II. Agenda Items:**

Subject	Applicant	Planner	Recommendation
1. Mahal Residence Project Address: 24 Bay Vista Dr., Mill Valley	Tyreus Design Studio	Heidi Scoble	Approve

**III. Administration and Other Business**

None

**IV. Comments to Planner**

**V. The meeting adjourned at 7:56 pm.**

Design Review Recommendation: Agenda Item 1 – Mahal Residence

Presenter: Christie Tyreus (architect)

The presenter offered drawings and a Parklex building sample (proposed siding) for review. The site is a hillside lot with 30% allowable FAR and 25% FAR proposed. Existing size is 2,204sf for the house plus 646sf carport. Proposed is 3,340sf house plus 440sf enclosed garage. Proposed total building area is 3,780sf and 4,000sf is allowable without design review.

The new proposal will expand on the upper floor requiring the roof to be 1'7" above the 30 foot height limit. This is required to provide an average 8 foot height in the new upper floor.

JW asked if they had contacted the immediate neighbors. Christie said that the owners had met with at least one neighbor (who wanted to make changes to their own house) and they were not opposed to the Mahal changes. Christie said that she was not sure whether the owners had spoken to the immediate neighbor, but felt they were familiar with the process, as they had recently made some improvements to their own home.

JS asked if the neighbors in the rear (in Cypress Hollow) and above had been notified. Christie was not sure. There were no letters or comments in the file from any neighbors.

Presentation concluded, and the floor was open to the public for comment.

There were no public comments

The item was brought back to the board for discussion.

NA thought it was a good design and the neighbors could barely see the proposed changes. She felt she could support the application.

JW thought it was an elegant design. He felt the design changes were minor, and looks like they are part of the house (well integrated). He felt the only concern was the immediate neighbor, but since they didn't comment, and the impact was minor, he could also support the application.

JS agreed with the previous comments that the design was good. He felt the impact to the neighbors was very minor although through the trees it could be seen.

JS proposed a motion to approve the application as submitted.

JW seconded the motion.

In Favor: Negissa Araghi

In Favor: Jeff Wong

In Favor: Joe Sherer

Opposed: none

End of Minutes