

Strawberry Design Review Board
118 E. Strawberry Drive, Mill Valley, CA 94941
November 17, 2014

SUMMARY

I. The meeting was called to order at 7:34pm.

Members present:

Joe Sherer
Negissa Araghi
Isis Spinola-Schwartz
Barbara Rowe

II. Agenda Items:

<u>Subject</u>	<u>Applicant</u>	<u>Planner</u>	<u>Recommendation</u>
1. Strawberry Village Retail Use Permit, Minor Design Review and Sign Permit	Kurt Kunzel	Scott Greeley	Approve
2. RP Maximus Cove Design Review	Ramon Godinez	Scott Greeley	Continue, Approve

III. Administration and Other Business

None

IV. Comments to Planner

The following materials were requested of Ramon Godinez by the Board,

- Regarding the sunset deck area improvements, a drawing depicting the existing conditions including the apartments above the proposed deck.
- A section showing the entire building including the water line and level.
- Accurate materials description of the screens.
- Letter from Audubon society.
- Notices to neighbors including website postings and brochures.

V. The meeting adjourned at 10:03 PM.

1. **Agenda Item 1 – Strawberry Village Retail Use Permit, Minor Design Review and Sign Permit**

Dr. Kurt Kunzel, owner, described the project,

- Dr. Kunzel was the Director of Emergency medicine at Novato General Hospital for 30 years.
- He has also recently opened three other urgent care facilities in San Francisco under the name Golden Gate Urgent Care.
- He claimed these facilities can provide comparable to hospital emergency rooms for certain patients at 10% of the cost, and often comparable to a doctor's office visit.
- They would not service life-threatening emergencies.
- They would not accept ambulance deliveries.
- They would be open for appointments 7 days per week.
- The facility would take over the space previously leased to the real estate firm Frank Howard Allen, and would share the parking lot with In-N-Out Burger.
- They proposed to add 4-5 windows to the waiting room and add windows to a treatment area, and expand the window sizes along the side facing Highway 101.
- The new sign would be in keeping with the guidelines. It would be lighted with "push through" letters.
- The sign is 11' 8" wide by 18" tall.
- They intend to keep the same dark brown paint color and flat black aluminum window frames.
- Based on the traffic study this use would only add about 2 more trips per day, than the previous realty company.

Robert L. Harrison of Robert L. Harrison Transportation Planning presented his traffic study for the project.

- At least two board members said they had not previously seen the traffic report. He responded that he had just received it himself due to time constraints related to the project.
- He broke the traffic trips down into Weekday and Weekend trips, and "peak" and other times.
- He compared the number of trips from the proposed urgent care facility to the previous real estate office.
- He stated the total estimated trips for the proposed use during the week to be 96 and on weekends 100 trips.
- This included -10 and -12 trips for weekday and weekend, respectively, because "the persons driving the patients will visit other sites within the Center".
- He compared these trips to the real estate office estimated trips and concluded that office had 93 weekday trips and 98 weekend trips, not including the large weekly meetings with 40 to 45 agents present.
- He then determined that the increase in trips for the proposed use would be a minimal 3 trips on weekdays and 2 on weekends.
- His report concludes with "The trips that would be generated by the Golden Gate Urgent Care project would have no significant adverse impact on the operation of the Center's driveways nor on the local street system."

The item was opened to the public for comments and questions.

- Michelle Aschwald from the Ark newspaper asked Dr. Kunzel to list the other urgent care facilities.
- Dr. Kunzel said he opened one July 2012, another in May 2013 in West Portal, and another in October 2014 on Market Street.

The item was brought back to the board for discussion.

Isis comments:

- She appreciated the complete plans including a traffic study.
- She thought it would be a good idea if staff were required to park in the newly created southern parking lot away from the front of the facility and In-N-Out Burger.
- She wanted to see more architectural detail and frosting on the windows.
- She was OK with the new lighted sign.

Barbara comments:

- She supports the project, including the new sign.

Negissa comments:

- She was happy to have a new urgent care facility.
- Not too concerned about the parking lot sharing with In-N-Out.
- She was concerned about the windows and the ability for the public to see into the treatment rooms, but liked the new windows in the lobby.
- She felt the sign was fine as proposed.

Joe comments:

- He felt the urgent care would be very successful and was concerned about the additional traffic.
- He did not agree with the idea that there would be "minus trips" because of other activities, particularly relative to the previous real estate company.
- He agreed it would be advisable to have staff members not park in the shared lot with In-N-Out Burger.
- He was not too concerned with the frosting of the windows as he felt the owner would do what was necessary to protect the patient privacy.
- He felt the windows would look better if they were not extended down, and rather kept the same as the other windows facing 101.
- He asked the center owner to confirm the sign met his guidelines and was assured that it did. Based on that he felt the sign was acceptable.

Motion:

Isis proposed and Barbara seconded a motion to allow the applicant to utilize the 4,236 square feet for urgent care, provided the lease holder require the staff to park at the southern end parking lot and utilize the southern entrance; alter the handicap parking in front per the proposed plans; not expand the windows in the treatment rooms; approve the signage as proposed.

Votes:

Joe Sherer: Yes

Negissa Araghi: Yes

Isis Spinola-Schwartz: Yes

Barbara Rowe: Yes

2. **Agenda Item 2 – RP Maximus Cove Design Review**

Ramon Godinez, described the project,

- There are four areas of proposed changes (1) entry sign (2) pool areas (3) expand the maintenance area into a “sunset deck” (4) Clubhouse entry changes.

Signs:

- Proposing to reduce the entry signs from 6 feet tall to 5 feet tall sloping downward.
- Extend the signs outward to create more of a gated feel.
- Use color concrete in the street to amplify the “entry” feel of the signs.

Pool areas changes:

- Contrary to the proposed plan, the pool would not change shape.
- The existing spa to remain although the concrete around it would be made more level.
- New 8’ high trellis
- New Plexiglas to replace existing non-tempered glass
- Plexiglas to be KODA XT from 3form.
- Expand the sidewalk to 4 feet wide.
- Add shower, storage shed.
- New handicap lift.
- Add fire pit surrounded by new concrete.
- At the second pool area, replace all concrete
- Add BBQ pit, refrigerator, table
- New arbor
- The border with hash marks is a planter
- No changes to the indoor pool.

Sunset deck:

- Expand the maintenance shed to include kitchenette, yoga studio, recreation area and social room.
- New building will be under existing apartments.
- Wall facing water to be partially screens, not glass enclosed.

Clubhouse changes:

- Extend the stairs to the left to fill in the angle.
- Add new ADA ramp.
- No changes in approved colors – white with black trim.
- No new landscaping.

When asked, Ramon said he had a meeting with tenants and they said they were OK with the changes. However he didn’t have any letters of support.

- He said notices of the changes were posted, but some fell off.

- He met with the Audubon Society last Thursday. Audubon said they were OK with proposed changes as long as there was no work in the southern area facing the Bay from now until February or March.
- He posted the changes on the Cove website and created brochures.
- He could provide access to the website for a short period since it contained private information about residents, but was unwilling to provide the access to the Ark reporter, citing privacy concerns.

The item was opened to the public for comments and questions.

There were no public comments.

The item was brought back to the board for discussion.

Negissa comments:

- She liked the sign and would prefer to see stainless steel letters.
- She felt it gave a “sense of belonging”.
- She felt the pool and BBQ area may be OK but wanted to see as-built (existing) plans so she could compare.
- She would like to continue the sunset deck item until she could see as-built (existing) plans and elevations.
- She like the proposed clubhouse changes especially the new stairs.

Isis comments:

- Concerned about the sign creating a sense of privacy on a public road, and wanted to see a drawing of the existing sign.
- The pool and BBQ may be minor changes but no way to tell without exiting plans, and wanted to see existing plans before approving anything.
- Wanted to see existing plans for the sunset deck in context and showing the water line. She also wanted a drawing so she could better understand the proposed screen.
- She was concerned about noise from the sunset deck, and wanted to see a letter from the Audubon Society and evidence of notice to the neighbors.
- Clubhouse changes look good.

Barbara comments:

- Barbara fine with new sign.
- Pool changes are OK
- Concerned about sunset deck. Wants to see better plan showing existing.
- Clubhouse changes look good.

Joe comments:

- Sign looks good, but thought it looked much better with the slate, rather than just plain concrete.
- Wanted to see exiting plans to understand pool area changes.

- Wanted to see full elevations of sunset deck areas showing apartments above. Noted that plans submitted didn't match conditions relative to seawall.
- Liked the clubhouse new proposed stairs.

Motions:

In order to make progress, we divided the four proposed items into two groups, and made two separate motions.

Isis made a motion and Joe seconded, to continue the sunset deck portion until elevations and sections of existing conditions are shown with apartments above; to continue the pool area changes portion to allow applicant to provide exiting and proposed drawings with elevations, materials and heights; applicant to provide evidence that they met with Audubon, and posted comments on the Cove website and distributed a brochure.

Votes:

Joe Sherer: Yes
Negissa Araghi: Yes
Isis Spinola-Schwartz: Yes
Barbara Rowe: Yes

Joe made a motion and Barbara seconded, to approve the sign as submitted with stainless steel letters; approve the clubhouse changes of change in stairs and ADA ramp only, per plans.

Votes:

Joe Sherer: Yes
Negissa Araghi: Yes
Isis Spinola-Schwartz: Abstain
Barbara Rowe: Yes

Meeting Adjourned at 10:03PM

End of Minutes