

Strawberry Design Review Board

118 E. Strawberry Drive, Mill Valley, CA 94941

March 10, 2014

SUMMARY

I. Chairman Jeff Smith called the meeting to order at 7:35 pm.

Members present:

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

II. Agenda Items:

1. RP Maximus Cove Dr, 50 Barbaree Way, Tiburon, Ramon Godinez, Applicant, Scott Greeley, Planner
2. Housing Element Update, presentation and discussion, Leslee Thomas Principal Planner, County of Marin, Community Development Agency

ITEM 1.

Presenter: Ramon Godinez: Board with perspective of club house – showing a white building. Explained the building color change and landscape: Changing plants, adding palm tree and making it ADA compliant. Building white, with cobalt blue trimming to give it depth.

Stated sign would not be on building and changes were only being made to the club house. Wants to make a statement with the building, only inside the property line. Landscaping, ADA, Color of building.

BOARD COMMENTS:

JEFF W: How tall is the planter, 18" ADA ramp is on side of building
Guard rail is new , asked for more information regarding building location within the complex. Rendering showed large bold letters on building, was this going to be on the building?

JEFFS stated the only items being reviewed at meeting: ADA compliance, color, and landscaping.

Presenter's understanding is that the board is to review only the color and landscape.

ISS: We need to see a plant list.

Presenter. Explained water resistant plants and grasses would be used.

ISS: Concerned with color – stark white in the complex.

Presenter: Expecting approvals for interior and exterior, without submitting color samples. Wasn't sure whether or not he even needed DRB approvals.

Negissa: hard to make judgments, relationship of color of club house next to building. Everything looks white, so it is difficult to make a decision.

Presenter: Stated the club building would be white with blue trim and rest of complex cobalt blue with white trim.

JS: Existing color of building: Brown, with some color on the building.

JW: not enough detail. Standard, for presenter to bring the drawing to presentation. Rendering doesn't depict the actual ultimate color. We need samples to see what the building looks like.. Need samples of color, materials board.

JS: Asked presenter to bring a material board, samples of actual material proposed and color samples. Most of strawberry can see the buildings, concerned with what is seen from the water. Also, would like to see more specific. Concerned with the colors and final detail. Color board is needed.

ISS: Need to show a color board of the whole complex of what the ultimate image of the apartment building will look like.

Joe S: This is a huge departure. We have to consider the colors and what the impact will be to the whole community.

JEFF W: Again, we need to see a color board, plant list, site plan and the presenter needs to bring a whole set of drawings to next meeting. be prepared with the whole set.

Presenter: Will do a formal rendering and re-schedule for a formal presentation.

JS: Opened for public comments: .

PUBLIC COMMENTS:

MARVIN MIZIS: Greenwood Beach Road resident. Cove apartments and club house are brown, fit in very nicely with the rest of the apartments. He is concerned with the other buildings and what the presenter wants to do with such color changes.

Are we going to have cobalt blue apartments facing the water? Does he have such plans? We are asking for a whole board of the buildings.

Ray MacDevon: Lives on Ricardo Road: doesn't understand how review works with the county. Comment from applicant is that he has approvals. How do the decisions work? Please explain how the board works:

JEFF S: Explained: Board is nominated by board of supervisors. Our opinion is not binding. Depending on opinion of board, we are looked at as an advisor and to make a recommendation. The planning department has to decide on what the board decision is.

County asked us to review the presentation. Planning has its own time line. And planning has to respond to the county.

Decision made can be appealed. Decisions can be appealed to planning commission and board of supervisors.

Motion: Jeff Wong made a motion for a continuance, and requested the following from presenter listed under item IV. Isis Spinola-Schwartz 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

1. Presenter to bring to next meeting: site plan, color board, materials board, plant list.

Joe S: Expressed concern with what was presented. Bright, reflective surface with an all-white building on the water.

Jeff W: added to motion: Presenter to bring photos of photos of surrounding buildings and to show context of what was being proposed.

Negissa: seconded amendments to request from board for additional clarification.

JEFF S: As soon as boards are submitted, we'll accommodate project schedule.

V. Housing Element Update:

Planner: Brief update regarding the Housing Element (HE).

JEFF S: Asked for clarification regarding HE versus PDA.

Planner: revision has been done of HE, planning for a variety of housing for a variety of income levels. Board adopted and it was certified by State. Finished last year and it will be updated again. Not here to talk about PDA.

PDA: PDA was developed by ABAG, which in 2006, stated it would like to have communities identify areas for Priority Development Areas for Housing development in exchange for transportation dollars. After SB 375 it was incorporated into PDA. It became part of Plan Bay Area. As you know PDA for Strawberry was removed. Now only in Marin City and SR.

Planner: Here to talk about Plan Bay Area to meet housing needs for the State of California. Cities have task to define the number of houses for each county.

County doesn't have to build, it has to define it for a variety of income levels. This process had 773 units of housing during the last time. This time the housing number decreased to 185. Where those units can be accommodated. Planning: this round of planning is due early 2014. If housing element is certified on time than it doesn't have to be updated for 8 years. Otherwise it will have to be updated in 4 years.

Planner stated they came to SDRB to explain the HE is, we are here to talk about public outreach. Not all planning areas have a planning board. County has to look at a variety of things: zoning, feasibility, likelihood the site could be developed.

Joe S: Asked for clarification regarding affordable housing requirements and what are the allocations for unincorporated Marin Count.

Planner:

Current distribution of housing units: 61 MR, 37 moderate, county has a high medium income. Marin has a high income threshold, and out of 185 units, 87 units are to be below or lower income.