

Strawberry Design Review Board
118 E. Strawberry Drive, Mill Valley, CA 94941
December 1, 2014

SUMMARY

I. The meeting was called to order at 7:40pm

Members Present:

Negissa Araghi, Chair
Barbara Rowe
Joe Sherer

II. Minutes of November 17, 2014 reviewed and approved with no changes.

III. Agenda Item:

<u>Subject</u>	<u>Applicant</u>	<u>Planner</u>	<u>Recommendation</u>
Piontek Design Review	David Piontek	Scott Greeley	Approve with two Modifications

IV. Administration and Other Business

None

V. Comments to Planner

The applicant was asked and agreed to remove second story west window and second story deck from the project design.

VI. The meeting adjourned at 8:50 P.M.

Agenda Item – Piontek Design Review 315 Richardson Drive, Mill Valley

David Piontek described the project with the support of Architect Paul Nyulassie.

The project includes demolishing the existing 1600 square foot residence built in 1950 with modification in 1960 and replacing with new factory built house approximately 3,000 square foot including attached garage.

The new home, built “green” in eleven modules in Southern California (Silver Creek House) will be on the flat part of the lot and not on the hillside behind with all required setbacks from street and property lines. Windows will be primarily in the front and back of house. Plans are for using radiant heat and solar panels with will conform to slope of roof.

Story poles representing foundation corners are installed. Board members had all seen the story poles prior to the meeting.

Item was opened to public for comments and questions:

Many neighbors were present. All neighbors on block had signed a letter in support of the project except Robert Nichols who was in support but with two requests.

Robert Nichols neighbor to immediate west side of project, voiced his concerns:

- 1) Privacy – he is concerned about second story west window and deck.
- 2) Possible unstable soil on hillside behind house.

Mr. Nichols voiced concern that the location of the house in relation to his home and deck will take away from the sunlight he enjoys. Upper story extends 5 feet beyond foundation. Deck extends 7 feet more for a total of 12 feet beyond story poles. It was suggested that a variance be considered to move the house closer to the street but it was stated that it would be difficult to get approval for such an exception. Piontek was willing to remove the west window and the deck.

Montie Parker of 324 Richardson, who has lived across the street for 27 years made the point that most of the houses on the street are very close to each other and all the neighbors have learned to preserve their privacy with fences and/or foliage. He is in support of the project as is.

Patrick Terry of 383 Richardson stated that he had some concern about the two stories but understood that all houses are going that way with remodels so he is fine with the plan.

Kay Moore and Rick Harris, the immediate neighbors to the east, sent email from their temporary home in Florida stating that they are in support of the project.

David Piontek added that they plan to donate all usable supplies from the demolished house to Habitat for Humanity. Regarding grass in the front yard, he plans to use real grass rather than artificial but will be surrounded by natural plants that require minimal watering.

Board Discussion:

Joe Sherer

Presentation very complete

Expressed concern about deck for neighbor. Would like to see story poles at edges of deck – a “story pole plan.”

Barbara Rowe

Appreciated the very complete presentation – also concerned about deck given neighbor’s comments.

Negissa Araghi

Grateful for the detailed plans and materials

Beautiful house – supportive of the colors chosen

Supportive of the schedule applicant hopes for building the residence and hesitant about need of additional story poles.

Motion:

After the applicant offered to remove second floor west window and deck, Barbara Rowe made the following motion:

Approve the application with the modification of removing the second story west window and deck.

Votes:

Negissa Araghi: Yes

Barbara Rowe: Yes

Joe Sherer: Yes

Meeting adjourned at 8:50 P.M.