

STRAWBERRY DESIGN REVIEW BOARD
118 E. STRAWBERRY DRIVE, MILL VALLEY, CA 94941
May 3, 2016 MEETING NOTES

SUMMARY

I. Chairman, Isis Spinola-Schwartz, called the meeting to order at 7:35 p.m.

Members present: Isis Spinola-Schwartz
Joe Sherer
Penna Omega
Rebecca Lind

II. Administration and Other Business

Isis announced that the meetings will continue to be held at the Strawberry Recreation District building the first and third Monday monthly at 7:30 PM as previously scheduled. She encouraged members of the public interested in Alto/Strawberry issues to subscribe to the Strawberry Design Review Board page on the County web site.

There were no comments on non-agenda items.

III. Agenda Items

<u>SUBJECT</u>	<u>APPLICANT</u>	<u>PLANNER</u>
Shaw Design Review 57 Shell Road, MV	Ann Bool	Tammy Taylor/Assistant Planner

Comments to the Planning Staff

Property owner Regina Rollin, of Regina Design presented a revised landscape plan. The property owner XXX Shaw was present, as were neighbors Jet and Maddy Manfredi.

The Board members noted that issues of concern to the public raised at the XXX meeting were addressed including;; removal of fire pit; height of second unit; the side fencing; removal of bamboo and privacy screening at the common property line with the Manfredi parcel.

Discussion centered on the proposal to modify the bamboo on the Shaw property by taking out the invasive bamboo and replacing it with clumping non-invasive bamboo as a screen. Maddy Manfredi voiced the concern that she does not want to see the house as she can't see it now. The presenter clarified that the existing bamboo on the Manfredi property will remain and the screen will be augmented by the new clustering bamboo (Mexican weeping bamboo) which can reach a height of 30 feet. The two bamboo varieties are expected to blend. The clumping bamboo is proposed across the width of the house at the rear property line. In addition Crape Myrtle trees in 24"boxes with a 10 foot height at planting are proposed and will take about 5 years to reach a height of 15 feet. Additional changes include decomposed granite around the second unit, cedar fencing moved to the East property line and native rose planting next to the driveway.

Motion by Joe Sherer/second by Rebecca Lind to APPROVE LANDSCAPE PLAN as submitted given that the applicant responded to all of the prior concerns.

Isis Spinola-Schwartz - Yes

Penna Omega - Yes

Joe Sherer - Yes

Rebecca Lind - yes

2.	<u>SUBJECT</u>	<u>APPLICANT</u>	<u>PLANNER</u>
	Shine Design Revie 26 Shell Road, MV	Kristine Shine	Tammy Taylor/Assistant Planner

Comments to the Planning Staff

This application was continued by the Board from the April 4th meeting for further review of the landscape plan and the color. The architecture was approved April 4th. SKS Architects presented the changes to the color and property owner Kristine Shine presented the landscape plan. Sharon and Tim Lebeque, property owners at 10 Meadow and 4 Somerset were present.

The revised color and materials proposal is blue stone on the lower portion of the facade, lap board siding with White Chocolate Z149-70 Benjamin Moore and Benjamin Moore Hazy Skies OC-48 for the garage door. Roof shingles are proposed as a darker grey. Window trim on the upper story would also be white. The specific width is not yet decided but is likely to be 2X4. The neighbors in attendance were happy with the changes.

The revised landscape plan proposes installation of strawberry trees that will grow to a height of 20' and will have a new fence. These elements addressed the board prior concerns about the impact of the addition on neighboring property

Discussion centered on 2 issues.

1. The Board felt that the range of colors proposed for the house was acceptable because not all of the house is White Chocolate. There was concern that the White Chocolate was too "greenish" in its base color range and that Swiss Chocolate is preferable because it is more compatible with the grey tones of the stone siding. The applicant stated that she agreed and preferred the Swiss Chocolate OC-45 Benjamin Moore.
2. The Board noted that the front yard has a large mulched area which if planted later could result in a water hungry planting plan. The applicant stated that is not their intent, but that they need to do utility and site work through that area and are not yet prepared to plant. The Board agreed that the landscaping plan is to include the limitation on overall watering shown by the water analysis submitted as part of the landscape plan. Proposed landscaping requires 18CCF and the total water use allowed for this property by the Marin Municipal Water District analysis submitted as part of the plan is 22CCF

Motion by Joe Sherer/second by Penna Omega to recommend approval of the project with colors to be Benjamin Moore OC-48 Hazy Skies and OC-45 Swiss Chocolate recognizing that the white facade is mitigated by the blue stone siding and the Oakridge Certanteed TL roofing material or equivalent, and that the landscape plan be approved as submitted with future drought resistant landscaping to be approved up to the limit of 22 CCF.

Isis Spinola-Schwartz - Yes
Penna Omega - Yes
Joe Sherer - Yes
Rebecca Lind - yes

<u>SUBJECT</u>	<u>APPLICANT</u>	<u>PLANNER</u>
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3. Minor Review Project ID 2015-0384	Sonnen Porsche	Kristina Tierney
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Comments to the Planning Staff

1. The item was continued from the March 7th meeting for discussion of light shielding, dimming, motion detector and general levels of brightness.
2. Mark Brumbaugh of Electrics, Matthias Sonnen, owner, and Jim Ring, architectural consultant, presented the project. Applicant presented revised plans. There was no public attendance.
3. The Board expressed concern that the applicant did not respond to the prior Board concerns and asked that these items be specifically addressed in the next submittal.
4. The applicant submitted a letter to the Chair stating that the proposed lighting hardware which is based on corporate standards could not be shielded. The consensus of the Board was that due to the village character of Strawberry and the concerns of glare on surrounding residents, passersby and businesses shielding was needed even if a different hardware design would be required.
5. The Board specifically voiced concerns that requested motion sensors were not included in the resubmittal. The board consensus was that brighter lighting for long durations particularly late at night was not appropriate in this location..
6. The applicant proposed a schedule of dimming the lighting to 50% of potential brightness in later hours beginning potentially at 9 PM.
7. The Board requested clarification as to why brighter lighting was necessary. The applicant responded that it is needed to protect car inventory and to mitigate against trespass late at night. It was also stated that sufficient light is needed to allow proper functioning of security cameras. Board member Omega stated that she has experience with security needs at her business in the Strawberry Village Shopping Center and that it is possible to get adequate camera readings with lower light.

Motion by Isis Spinola-Schwartz /second by Joe Sherer to CONTINUE THE PROJECT until June 20th with the following recommendations:

1. All exterior lighting to be shielded or fitted with glare guards
2. All exterior lighting to be dimmed after at 9pm to a level TBD based upon final approval of glare guards/shields.
3. Add motion detectors to lighting for use after dimming hours for security needs.
4. Adjust color temp to 4000k to maintain consistency with adjacent shopping center lighting and other businesses on the east side of 101.
5. The submittal to show lower light levels that still allow functioning of security cameras
6. Submit a type of LED lighting that allows a shield

7. Ten days prior to the next meeting turn the two currently installed lights to the lower level after adequate shielded fixtures are installed to demonstrate to the Board how the dimming proposal would work. Demo Lights to be shielded as requested.
8. Lighting to be consistent with the shopping center.

Isis Spinola-Schwartz- Yes

Penna Omega - Yes

Joe Sherer – Yes

Rebecca Lind -Yes

IV. The meeting adjourned at 10.15 p.m.