

STRAWBERRY DESIGN REVIEW BOARD
118 E. STRAWBERRY DRIVE, MILL VALLEY, CA 94941
September 19, 2016 MEETING NOTES

SUMMARY

I. Chairman, Isis Spinola-Schwartz, called the meeting to order at 7:33 p.m.

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

II. Public Comment

Bill Roberts raised concern regarding an apparent new road and construction activity around a hilltop garden area at Eagle Rock and Bay Vista. He noted changes in grade and ridge appearance which he did not believe was permitted. Several other members commented that they too were concerned and one person stated the County was aware and involved. Isis Spinola-Schwartz recommended that any concerns regarding unpermitted work especially along ridge lines should be called in directly to the County offices.

III. Agenda Items

1.	<u>SUBJECT</u>	<u>APPLICANT</u>	<u>PLANNER</u>
	29 Knoll Road, MV	Hamilton Trust	Tammy Taylor/Assistant Planner

Comments to the Planning Staff

Architect Eric Layton presented plans in process and stated he had not yet been authorized to install story poles. The Chair informed him that the project could not be considered complete without story poles. Mr Layton stated that he was clear on the incompleteness and merely hoping to gather feedback from the SDRB and attendees at the current level of design development. He presented the project consisting of three separate single family residences on a single lot zoned multi family. The lot currently has 3 units with an access drive. The three new 4 bedroom + den units will be positioned off of Knoll road with individual drives, single car garages and three off site parking spaces each as required by the County.

Several neighbors were in attendance and voiced concerns about reduction of existing parking spaces, traffic safety as a result of lack of parking, pedestrian safety, over development on a lot of this size specifically the size of the units, and noise, disruption and inconvenience to tenants during construction. It was noted the commercial medical offices nearby generate significant vehicle traffic and lack of parking was significant issue in the neighborhood with such a narrow road. Isis Spinola Schwartz suggested that the neighborhood may be eligible for a Neighborhood Parking program as a result of the adjacent commercial district.

Board members discussed the project. Joe Sherer expressed support for the design approach and commented on the notable improvement offered to the neighborhood in the proposed project. He favored three separate residences and noted the tight parking conditions along the street. He expressed concern with the tightness of several parking spaces and the loss of street parking. Rebecca Lind noted that the size of the units was excessive for multi family development to the detriment of the development of communal space. She suggested the applicant pay attention to Multi Family design guidelines as noted in the letter from the Planning Dept. Isis Spinola Schwartz was concerned about the majority of off street parking occurring in the public right of way. Julie Brown complimented the attention to design and layering of the spaces. She noted that three residences may be ok but the excessive parking and street pressure could be alleviated by reducing the size of at least one of the units. Penna Omega stated the project was too large. She noted 6600 sf was excessive for the lot size. Considering pre existing issues with parking, the project should be smaller. R Lind noted that the FAR in this case will be set by the design review process. Single family max FAR is 30% while this project as proposed is 38%. The Board members noted that they also shared issues of concern to the public with regard to loss of parking. Other items noted missing were site survey and landscape master plan.

Motion by Joe Sherer/second by Julie Brown to CONTINUE the project until it is complete.

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

2.	<u>SUBJECT</u>	<u>APPLICANT</u>	<u>PLANNER</u>
	313 Reed Blvd, MV		Tammy Taylor/Assistant Planner

Comments to the Planning Staff

A small deck is being proposed after leak and subsequent repairs to bay side of residence. Board members noted the completeness and clarity of the application presentation. Nice design approach with minimal impact to neighbors and thoughtful attention to shielding lights. The applicant presented an email from the easternmost neighbor in support of the proposed deck. This application was unanimously approved.

Motion by Joe Sherer/second by Rebecca Lind to recommend approval of the project.

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

3. SUBJECT	APPLICANT	PLANNER
Minor Review Project ID 2015-0384	Sonnen Porsche	Kristina Tierney

Comments to the Planning Staff

1. The item was continued from the May 3rd 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 applicant had responded to or completed the following earlier requests.
 - a. Color temperature of lighting was changed to 4000k
 - b. Glare shields had been added to post lumineres and wall lights
 - c. Timers had been installed to dim exterior lights to 50% at 9:30pm
 - d. Hot spots had been remedied
4. The applicant had not notified the SDRB members in advance that the changes had been completed. The members offered to drive to project site for evaluation and observation of dimming at 9:30pm. Isis Spinola-Schwartz did not attend the viewing and abstained from the vote.
5. The Board was partially satisfied with the applicants submittals and supports their desire to continue working on the unresolved items.

Motion by Joe Sherer /second by Julie Brown to CONTINUE THE PROJECT with the following recommendations:

1. Glare issue remains to be resolved.
All post luminaries and building mounted lights to be shielded, baffled and possibly have painted interior.
2. Dimming approved after at 9pm to a level of 50%
3. Color temperature as adjusted to 4000k is approved.
4. Light levels as adjusted approved

Julie Brown- Yes
 Penna Omega - Yes
 Joe Sherer - Yes
 Rebecca Lind -Yes

IV. The meeting adjourned at 10.15 p.m.