

Strawberry Design Review Board

Oct 2, 2017

Meeting Action Notes

I. Call to Order

The meeting was called to order at 7:37 by Joe Sherer, Chair

Members Present:

Joe Sherer

Julie Brown

Matt Williams

Rebecca Lind

II. Administration

The Board reviewed minutes from the meeting of 7/17/17.

M/S Julie Brown/Matt Williams to approve the minutes as submitted.

Votes:

Joe Sherer – yes

Julie Brown – yes

Matt Williams – yes

Rebecca Lind - abstained

III. Agenda Items

Seminary Development:

Applicant: North Coast Land Holdings LLC

Planner: Jeremy Tijerian and Tom Lai

The Board reviewed the revised application from North Coast Land Holdings for a project on the site of the Golden Gate Baptist Seminary. The revised proposal was submitted August 16, 2017.

After a presentation by project sponsor architect Mark Cavagnero, the Board discussed the changes in the proposal. In particular it was noted that the original Use Permit and Master Plan provided entitlements for a self-contained Baptist Seminary. Mr. Cavagnero acknowledged that his proposal was not self-contained and he felt that wasn't important. The SDRB and community members disagreed. There were approximately 200 people in attendance, and when asked who opposed the project, virtually everyone stood up. No one spoke in favor of the project. There were presentations from four neighborhood groups and over a dozen individuals. The consensus was that the previous proposal was far too intense for the site, and it was recommended for denial by the SDRB. This proposal was even more intense, and the site was not appropriate for up to over 410 apartments (including those the project sponsor intends to build using a density bonus) a 1,000 student school, senior center, 1,200 seat auditorium, 17,000 square foot health center and multiple other buildings which could lead to intense use and associated traffic. Several groups and individuals recommended that under CEQA Guideline 15270, the EIR should

be skipped, and the project be set for a denial hearing immediately, because it is far too intense and ultimately not approvable. The SDRB agreed.

Recommendation: After extensive community input on multiple hearings, with hundreds of Strawberry residents, the proposed development does not conform to the original Use Permit or the Strawberry Community Plan and its proposed amendments are not acceptable. Therefore the Strawberry Design Review Board recommends:

1. Deny the proposed amendments to the Strawberry Community Plan, Master Plan Amendment, Precise Development Plan, Use Permit, Vesting Tentative Map, and Tree Removal Permit **without** further EIR (Environmental Impact Report) per CEQA Guideline 15270.
2. Recommend the Board of Supervisors start the process of revising the Strawberry Community Plan with the participation of the Strawberry community.
3. Recommend the County proceed with enforcing the current interim uses, as the applicant is apparently using the property in violation of existing entitlements.

The meeting was adjourned at 10:23