

**STRAWBERRY DESIGN REVIEW BOARD**  
**MEETING MINUTES – D R A F T**  
JUNE 19, 2017

The meeting was called to order at 7:45PM by Joe Sherer, Chair.

**A. Members Present**

Joe Sherer  
Matt Williams  
Rebecca Lind  
(Julie Brown & Penna Omega absent)

**B. Minutes**

The board reviewed the “Meeting Action Notes” from the previous meeting on June 5 prepared by Rebecca Lind as amended by Matt Williams

M/S Joe Sherer, Rebecca Lind to approve minutes as amended.

Vote: Sherer: yes  
Lind: yes  
Williams: yes

**C. Public Comments**

None

**D. Design Review Items**

*Project 1: Site Improvements, Strawberry Recreation District at 118 Strawberry Drive*

*Project Planner: Jocelyn Drake*

*Applicant: Leanne Kreuzer, SRD General Manager, Strawberry Recreation District*

*The applicant is returning and requesting Design Review approval to upgrade the outdoor lighting fixtures on the existing tennis courts located at the corner of Belvedere Drive and Ricardo Road.*

Joe Sherer stated that the Applicant is in the process of evaluating their design changes and will not be presenting tonight.

*Project 2: Marina Maintenance, The Cove of Tiburon at 50 Barbarree Way*

*Project Planner: Megan Alton*

*Applicant: RP Maximus Cove Owners, LLC c/o Brian Horn*

*On April 25, 2017, the Planning Division approved Tidelands Permit and Minor Design Review (P1597) allowing the applicant to remove and replace several elements associated with a marina facility located at the Cove of Tiburon in unincorporated Tiburon.*

*In the current application the applicant is requesting to add LED lighting along the edges of the floating docks.*

Sherer and Williams both were concerned that the original Conditions of Project Approval clearly state: “The docs and gangways shall not be illuminated”.

- Mr. Horn stated that this is why the project is being referred back to us and that not having lights were originally an oversight.

Joe Sherer expressed concern about the surface mounted solar LED lights as proposed – the light

specification on the plans state “Ultra High Intensity LED” and Joe noted that the sales sheet noted that they could be seen from 300-1000 meters.

- The Board is concerned the lights as proposed may be too visible from the apartment building across the water.

- The Board advised that the fixtures should be shielded/hooded and/or be indirect to prevent issues with seeing the light source.

**ACTION:**

It was M/S (Williams / Sherer) to recommend approval with the condition that the proposed lights be changed so that the light source is not visible from the apartments across the water (not Cove apartments).

Vote: Sherer: yes

Lind: yes

Williams: yes

**Project 3: Site Improvements and Building 27 Remodel / Unit Reduction, The Cove of Tiburon at 50 Barbarree Way**

*Project Planner: Megan Alton*

*Applicant: RP Maximus Cove Owners, LLC c/o Brian Horn*

*The applicant requests Design Review approval to construct 30 square feet of additions to Building 27 within the Cove of Tiburon. The applicant also requests Site Plan Review approval to replace a boardwalk which is seaward of the mean higher high tide. The interior remodel would also convert the existing 12 units into 9 units. Site improvements include localized replacement of existing concrete paths and boardwalk, replanting existing landscaped areas, installation of new gates at existing gangways, repair to existing trash enclosures and the installation of new bike racks.*

The Applicant did not have revised drawings for Building 27, but stated that the items from the previous June 5 meeting were clarified or corrected. For reference, these were discussed but not verified:

- Calculation of the number of operable windows and the square footage of the windows needs to be corrected in the summary data on sheet A6.0 and clarified on the drawings. A reduction (-29%) in the West Operable glazing doesn't seem correct given the full-opening Nana-doors (bi-fold and sliding) proposed.
- Correct the discrepancy in the drawings regarding the southeast exterior deck shown as existing on “Existing/Demo Ground Floor Plan” 1/A1.4, but clearly not existing in the photo 2/A3.0. On elevation 8/A3.1, the “Previously Approved East Elevation” does not show the exterior deck as existing.
- Is this deck section “previously approved” as stated by the applicant in the meeting?
- The Board decided they have no exception if the deck is new. However it needs to be clarified as new on the drawings and presented as such to the County and BCDC.
- The conversion of 33 sq. ft. at the former unit entries is approved – please correct the cover sheet and plot plan A1.1.
- On the West, east and south elevations deck lighting the Board recommends down only lights in lieu of the up-down lights specified. It is recommended that the F1 light specification be changed to the “dark-star compliant” #WS-9201 from #WS-9202.
- The Board has concern about the potential of noise from the operable doors.
- The Board recommends approval of the condenser screen but recommends that staff verify that the height of the garage plus the screen meets height requirements.

**ACTION:**

None, see above and previous minutes.

The Applicant provided revised drawings and went through each clarification item from the June 5 meeting for the Landscape Site Improvements:

- Typical elevations of the trash enclosures are now provided (6ft high).
- Elevations and sections as well as plant material of the green screen was clarified (8ft high).
- Light poles are clarified and specified.
- A note clarifies that the plant material is to be selected from the planting palette.
- The deck area in the Community Amenity Area B is now mostly pulled back behind the mean high tide line except for the bridge area.

**ACTION:**

It was M/S (Sherer / Lind) that the revised Landscape Site Improvements by RHAA, dated 06.13.17, be approved as the Applicant responded with corrections.

Vote: Sherer: yes

Lind: yes

Williams: yes

**E. Staff Briefing**

Jeremy Tejirian, Marin Co. Planning Manager led a discussion on the new state law regarding Accessory Dwelling Units and Marin Co. Planning regulations, including providing a handout.

**F. Public Comments**

None

**G. Adjournment**

The meeting was adjourned at 8:54PM.

Minutes prepared by Matt Williams.