

Strawberry Design Review Board
[118 E. Strawberry Dr. Mill Valley, CA 94941](http://118.E.Strawberry.Dr.MillValley.CA.94941)
Strawberry Recreation Center
June 4, 2018

The meeting was called to order at 7:36 by Joe Sherer, Chair

Members Present:

Joe Sherer
Julie Brown
Penna Omega
Rebecca Lind
Matt Williams

1. Open Time for public comment

There were no comments from members of the public.

2. Minutes.

The Board reviewed minutes from the last meeting.

M/S Williams/ Brown to approve minutes as drafted.

Vote: JS yes, JB yes, PO yes, RL yes, MW yes

3. Project: Grady Tree Removal Permit 4 Nina Court

Jason Langkammerer, architect, made a presentation to describe the background of project and the reason for tree removal request. Project is a new residence falling under subdivision zoning. Project site has specific setbacks and height limitations unique to the specific site, formulated to maintain view corridors for original lots in the subdivision. Project conforms to these and will not require additional design review. Project will also not require a variance. Project does require SDRB recommendations for tree removal.

Angela Grady, site owner, presented letter of support from neighbor to north, 6 Nina court. She spoke at length about her regard for the site and preserving as many trees as possible. She referenced arborists report (paper copy shared by her to the SDRB at the meeting). This report was not made available to SDRB in advance of the meeting which noted presence of sudden oak death pathogens on site and identified conditions of trees on property. Applicant also stated goals of improving and enhancing view lines for both herself and neighboring properties, as well as desire to reduce accumulated dead vegetation and potential fuel for wildfire.

Applicants noted late receipt of notice from county requiring landscaping plan. Noted that work had begun already. They were unaware of tree replacement requirement. A copy of the permit requirements was given to applicant.

Community comments on proposal:

Jan Bertrand, neighbor 8 Nina Ct, was present and in support.

Manfred Angstenberger, adjacent neighbor 2 Nina Ct, was present and in support.

He offered to discuss further tree removal on his own property with applicant.

Letter rec'd from Terese Chaffee, adjacent neighbor at 6 Nina Ct, in support of project.
Hand delivered to SDRB by applicant.

Board comments:

JB asked for clarification of drip lines for trees cited for preservation on the plans. Also reference tree removal permit guidelines requiring both detailed landscape plan and tree replacement per county code. Provided copy of process from county website to the applicant.

MW noted overlap of building foundation and drip line/root perimeter which could damage trees designated for preservation both on north and south of proposed project. Cited possible adjustment at foundation piers to minimize impact.

RL expressed support for the project and tree removal. Cautioned against overreach of commentary on protective tree measures with regard project.

MW countered that tree permit removal opened project to SDRB review and that insuring preservation of remaining trees was inherent in the review and the business of the board.

RL agreed and suggested a crafted conditional approval to address concerns while allowing project to proceed. Noting replacement trees could be sited away from view corridors on lower slope.

PO no specific comments, agreed with RL.

MW concurred with RL suggestion provided specific conditions noted.

JS clarified that non-objection to the tree removal was at the center of consensus but shared additional concerns. New plantings at front of property could also block views. Cautioned tree specification take neighbor views into consideration. Also concurred with MW comments on adjustment of foundation details and transitions to minimize disturbance to preserved trees.

JB agreed with crafting of specified motion and follow up to the SDRB by Planning on its subsequent decisions.

M/S Lind/Williams

Recommend approval of permit for tree removal of 6 trees as indicated in arborist's report with the following stipulations:

- 1- Replacement tree planting is documented and meets county standards as approved by staff (up to 3 to 1 ratio) with the suggestion that replacement trees be located on the east side down slope of lot. Any new trees at Nina Ct side of project to be at a mature height no taller than the building height at 4 Nina Ct to avoid disturbing view lines of neighbors.
- 2- All drip lines of trees w/protected and heritage status in proximity to project, especially #19 and #22, be identified and evaluated in conjunction with the building foundation to ensure their longevity.
- 3- Show complete landscaping plan within the front yard and setback areas. Address tree planting concerns mentioned above and grade cut at southern property line on Nina Ct.

Vote: JS yes, JB yes, PO yes, RL yes, MW yes

Closing Note:

SDRB requests all relevant documentations with project submittals be forwarded in advance of project review meetings. Specifically, notice of incomplete status letters and arborist reports.

The meeting was adjourned at 8:55pm.

Notes by Julie Brown