

Draft Minutes
Strawberry Design Review Board
Monday March 4, 2019

Board Members Present
Joe Sherer, Chair
Julie Brown
Rebecca Lind

Board Members Absent
Penna Omega
Matt Williams

Call to order 7:36 PM

Item # 1 Open Time for public comments

No comments were made

Item # 2 Approval of Minutes from previous Meeting

The approval of minutes was continued as only two of the attending Board members were present at the last meeting.

Item # 7 227 Richardson Drive variance is continued to another meeting

Item # 3 Strawberry Rec - Greenwood Bay sign

Michael Hickman presented the revised proposal.

The revised sign is smaller, and relocated out of the BCDC jurisdiction of 100-foot shore band. The sign was reduced in size from 52 to 36 sf.

Board members asked whether the sign still blocks the view of the Bay as that issue was of concern to the Board at the last meeting.

Resident George Pinneas expressed his concern about view and stated that he supports something that gives the message but doesn't spoil the environment.

The applicant explained that the base is solid. He stated that the sign is needed for directions to the multiple buildings and addresses and that the least important thing is the branding of the condominium. He agreed that it is reasonable to preserve the bay views.

Board members stated that the sign is 42 inches high and is still is going to block the view. The Board gave the applicant direction to install a story board and lower the height.

M/S by Julie Brown / Rebecca Lind to continue the project as proposed until story poles can be erected for public viewing to ensure bay views are preserved from pedestrian and vehicular approach. The Board advised the applicant to consider 4" letters, print out a mock up and prepare photos to bring to the Board.

Vote: Brown, yes; Sherer, yes; Lind, yes. **Motion passes.**

Item # 4 SBK wework' sign at 1 Belvedere Place Update

Joe summarized prior Board recommendation of denial and the County staff approved the project. Two appeals are filed and the appeals will be heard April 8th. Joe met with the developer and county staff and discussed the need for a sign program for the building. The County is in the process of re-writing the code to require a master sign program for buildings with more than one tenant. WeWork representatives reportedly heard the Board's prior comments about the size and design of the signs and concerns about potential confusion and the possibility of other tenants placing signs on the building, and said they want to be good neighbors.

Joe discussed his proposal for multi-tenant signage allowing six square feet per tenant.

Item # 5 105 Tiburon Blvd variance for accessory structure

A representative of Chevron Oil signage explained that the project involved removing tanks, testing soil, remediation, updating and modernizing the gas station. He stated that the canopy over the fueling positions is required to cover the fueling stations by storm water standards for storm water treatment. He stated the canopy size is determined by state law requiring the minimum area needed to cover the pumps to avoid rain getting on the fueling area. The proposal is to replace all fuel tanks and replace the canopy.

The request is for design review of the standard corporate logo and canopy with internally lit lettering. Building is at 23 feet in height.

The neighbor at 2 Knoll Road is concerned about light exposure and removal of vegetation. The canopy face with illumination and Chevron lettering on two sides faces Knoll Road and the bank. The Tiburon Blvd side has the Chevron logo.

The existing monument sign with prices will stay the same.

Discussion of lighting, sign size, and definitions of signage. A prior condition of approval requiring shielding of the property at 2 Knoll Rd was presented by the neighbor. The applicant is willing to re-implement some vegetative screening.

Applicant says need additional signage. The Applicant stated that he needs some light for safety. The canopy light would be off after operating hours. Neighbor at 2 Knoll Road discussed prior approval.

A second neighbor stated that the existing canopy is designed to match the building. Neighbor Steve Bauer commented that he liked the proposal.

Abbus Maroofi. 2 Knoll Road stated that he did not think they need additional signage, as they have the freestanding sign. When ownership changed they cut the trees that were part of the original screening condition.

Julie Brown suggested removing sign and illumination from Knoll side so there would be no lights on the whole south canopy side. The only lighted sign is the Chevron logo. Applicant agreed that the word Chevron on the Knoll side will be devoid of illumination.

Rebecca Lind requested more information about the prior conditions and the stormwater standards.

M/S Julie Brown / Joe Sherer to accept project as proposed with the following conditions: (1) the canopy facia facing Knoll Road and the store shall be devoid of all illumination as shown in detail B; (2) the vegetative screening along Knoll be restored and maintained at a height of no less than 8 feet.

Rebecca Lind stated that she would not support the motion because she thinks that the canopy should match the existing store.

Vote: Brown, yes; Sherer, yes; Lind, no. **Motion passes.**

Item #6 431 East Strawberry Drive

Ron Sutton from Sutton Suzuki Architects presented
He stated that he is working with Daryl and Elizabeth Krasnoff who bought the home two years ago from original resident. It was built as a beach home. They want to be responsible neighbors, and environmentally aware. They are proposing significant changes in the structure. They met with neighbors.

There was a presentation about the lot and topography.

The proposal is for the main house and a cabana building. The architect presented the original structures and various additions. Main level has a 2 car garage, the modifications to the building and the need for the height variance. The existing structure has a legal nonconforming 41' height where 40' is required. A portion of the existing structure is proposed to be raised 42.5 in order

to correct roof drainage. The overall height exceeds the 40' height at 2 places.

David Thorne landscape architect explained plan goals. Property has been neglected for 10 to 15 years . The proposal is to open the space up to create natural landscaping and embrace the bay. The locations of the oak trees on the site was addressed. Explanation of arborist requirements to stabilize the oak trees. The stairs are to be on piers to address root loss and soil compaction. The plant list includes natives. The portions of the deck that project into the tree canopy are on piers. A portion of the existing terrace and building are cantilevered over the tree canopy.

Screening along the north property line is an informal hedge evergreen Mediterranean plant (rhamnes) that is low water use.

Secondary screening is provided by an additional oak planted adjacent to the existing oak tree.

Jute netting and extensive landscape will be added on steep slopes to address erosion.

Catherine Dorrance and husband Sam residing next door at 11 Strawberry Landing spoke against the proposal citing concerns about their privacy.

They stated that the existing houses are situated at an angle so that each house has privacy. These proposed additions to the main house are angled toward the neighbor and impacts their privacy. Privacy and water view is impacted by the cabana. Some screening is proposed at the cabana wall. But the neighbors state that it is inadequate for privacy and further blocks their view.

Board members asked about 1) the true location of the cabana to the property line and 2) the area of roof that is over the height allowance . The architect stated that the area of the roof that exceeds the height limit of 40 feet is about 64 sf.

Steve Bauer 1 Strawberry Landing stated he does not think that he is impacted but he thinks that the neighbors at 2 Strawberry Landing will be impacted.

The Board noted that Planning Staff stated that even if the accessory structure only meets the 10 foot setback, that the primary house is still eligible for the 10 foot height bonus (to 40 feet) if the primary house has a 15 foot setback.

Concern was expressed by other neighbors about fire safety for the fire pit.

Board concerns

Joe stated his concerned about the impact of the cabana house for privacy. He noted that the cabana house could be constructed on the other side. There is a 10 to 20 foot flag lot leading to the water so there is a buffer area . Putting the cabana on the opposite side of the lot is feasible. However he understands why the applicant wants to place the cabana on the proposed side.

Julie requested that the applicant look again at the massing of the cabana to move it deeper into the lot, perhaps changing the pool equipment portion of the structure and the storage portion of the structure to increase the setback from the concerned neighbor. She also suggested moving the water feature and gaining an additional 3 feet.

The Board also addressed the Second issue of concern noting that infill at the center of the house creates some additional opportunity to see into the neighbors house.

The board members felt they could support the height variance in the proposed design.

M/S Julie Brown / Rebecca Lind to continue the application with direction to come back and (1) address the cabana, storage and pool equipment to provide greater distance and less impact for the neighbor at 11 Strawberry Landing, and (2) propose a more significant landscape buffer to provide further privacy to the adjacent property, particularly with respect to the main house and addition.

Vote: Brown, yes; Sherer, yes; Lind, yes. **Motion passes.**

The meeting was adjourned at 11:10 PM.

Minutes prepared by Rebecca Lind