

Strawberry Design Review Board

Minutes of 2/15/21 meeting

7:35 PM: CALL TO ORDER Joe Sherer, Chair

Board members present:

Joe Sherer (JS), Julie Brown (JB), Rebecca Lind (RL), Matt Williams (MW).

1. Open time for public comments.

Joe Sherer mentioned video and photographs shared by JB of the new conditions at 7-11 at Seminary and Frontage Road. RL, JS and MW all expressed concerns over glare and conditions and look forward to hearing from planner Michelle Levenson.

2. Approval of Minutes from previous meetings.

MW motion to accept minutes as written, RL second.

Vote yes: JS, MW, RL, JB. 4-0 motion APPROVED.

3. 22 Sky Road addition and trellis replacement.

Project Planner

Michelle Levenson

415-473-3615

Applicant

Polsky Architects

415-927-1156

Project Description

The applicant requests Design Review approval to construct 668 square feet of additions and replace an existing trellis on a developed lot in Mill Valley. The 668 square feet of proposed development would result in a floor area ratio of 9.66-percent on the 71,400 square foot lot. The proposed additions would reach a maximum height of 13 feet, 5 inches (Exterior Elevation Sheet 2.1) and the exterior walls of the addition would have the following setbacks: 91 feet from the west front property line; over 100 feet from the east rear property line; 17 feet from the north side property line; and over 100 feet from the south side property line. The proposed trellis would reach a maximum height of 11 feet (Exterior Elevation Sheet 2.1) and the structure would have the following setbacks: over

100 feet from the west front, east rear and south side property lines; and 17 feet from the north side property line. Other improvements include the conversion of the additions to an accessory dwelling unit and the installation of landscaping.

Design review approval is required pursuant to Marin County Code Section 22.42.020 as the project involves the addition of floor area and construction of a detached accessory structure otherwise not exempted from Design Review.

Zoning-RSP (Residential, single family, planned)

Countywide Plan Designation-SF6 (Single family)

Community Plan: Alto Strawberry

Rich Perlstein, project architect, presented the project which consists of an ADU and associated trellis relocation/rebuild at the existing dwelling. He noted actual physical square footage added is less due to reuse of existing under deck area. No neighbor impacts due to distance and siting of adjacent structures. The building manager for 26 Sky Rd had been in touch. His concerns were mainly oriented around construction impact. RP stated neighbors cannot really see project.

JS and RL questioned why the project was before us as an ADU should receive an administrative approval, and the trellis is not significant enough to trigger design review. RL questioned the use of our time given new state law. RP mentioned the submittal was prior to BOS adoption of new ADU exemption. Regardless, the panel decided to look at the trellis. MW noted trellis near setback but only column within setback – RP noted setback there was not enforced. Large green space buffer at that property line. JB noted new trellis basically same size as trellis to be removed - but rotated 90degrees on axis and shifted away from addition. RL clarified height was less than 10’.

Open to public input. Glen Fugitt (prop mgr for 26 Sky Rd) noted he appreciated the documents and reviewed earlier with Mr. Perlstein who answered all his questions and concerns sufficiently. Minimal visibility from 26 Sky of the trellis. No objections. Has not spoken to other neighbors. RP noted he designed the other neighbor’s house and it will not be visible.

JB motioned to approve, RL seconded. Before voting, RL is asking staff explain why it was sent.

JB motion to approve as submitted with request that planning affirm future ADU’s not be submitted. No discussion.

Vote yes: JS, MW, RL, JB, 4-0 motion APPROVED.

4. 104 Tiburon Boulevard new sign.

Project Planner

Michelle Levenson

Applicant

Johnston Sign Company
707-829-7332

Project Description

The applicant requests Sign Review approval to install non-illuminated, white letters reading "CB Coldwell Banker Realty" that would be 24-inches tall and 39 square feet in area. The letters would be fabricated of stainless steel and mounted on an existing building. Other proposed signage improvements are exempt from the requirement of obtaining a Sign Permit and/or Sign Review approval(s) (Marin County Development Code Sections 22.60.020(B)(1)(d) and 22.60.020 (B)(10)).

Sign Review approval is required because the project proposes a sign that exceeds the maximum size for a sign allowed by a Sign Permit on a site containing commercial uses.

Zoning: AP (Administrative and professional)

Countywide Plan Designation: OC (Office, commercial)

Community Plan: Strawberry

Even though JS reached out to the applicant, there was no presentation or representative present at the meeting.

JB and others noted they had comments. Permit drawings were reviewed. MW reviewed Proposed signage. Drawings seem to present that the signage surface includes width of non-contiguous elevation. MW does not feel exception is warranted. JS notes that the logo is the only part of the sign that is 24" and the other portion is 12" tall. Therefore, if the logo was the same height as the other letters, the sign would conform to county standards. The submittal and county both say submittal total is 39sf, as opposed to 24sf allowable. RL noted freestanding sign is ineffective due to its scale. Suggested the scale be improved by enlarging for greater visibility. It was also noted that the sign was in poor repair. The temporary sign is actually more effective. JB noted the logo is ineffective and not visible. MW suggests they reevaluate their signage calculation. Signage is too long – over 60% of façade width. Board members all support compliance knowing there are multiple approaches to do so. Board supports non-illuminated and conforming approaches and suggests resubmittal.

JB Motion to deny proposal as submitted and recommend resubmittal of non-illuminated sign which conforms to allowable square feet and width constraints. RL second. No discussion.

Vote yes: JS, MW, RL, JB. 4-0 motion APPROVED.

8:16 JS meeting adjourned.