

Strawberry Design Review Board (SDRB)

Agenda: Monday, October 4, 2021, 7:30 P.M. Via Video Conferencing

SDRB Chair Joe Sherer invites you to a scheduled Zoom meeting.

Join Zoom Meeting:

<https://us02web.zoom.us/j/87579303906?pwd=THdmdzFkR3F6Q2hPOS9LM3hMN0N4dz09>

Meeting ID: 875 7930 3906

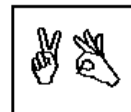
Passcode: 009709

The public is invited to speak on any item on the agenda or at open time.

7:30 p.m. Welcome, Open to speak on non-agenda items, and Review of Past Meeting Minutes from 2-15-21.

7:35 p.m. Discussion and Review of Three Applications:

- 1. Franchise McDonald Design Review and Sign Review (P3292):** The applicant requests Design Review and Sign Permit approval to construct a 165 square foot addition to an existing drive-through restaurant (McDonald's) on a developed lot in the Strawberry area of Mill Valley. The 165 square feet of proposed addition would result in a floor area ratio of 13 percent on the 24,330 square foot lot. The proposed addition would reach a maximum height of 18 feet above surrounding grade, and the exterior walls would have the following setbacks: 45 feet from the east side property line; over 50 feet from all other property lines. The project also proposes Sign Review application as part of a comprehensive change to the exterior of the McDonald's building. The request is to remove and install new signage, including directional signage, wall mounted signage, reader board/menu signage, remove one of the signs at the north elevation and add new signage. Planner: Immanuel Becket.
- 2. Yahid Use Permit and Design Review (P3300):** The applicant requests Use Permit and Design Review approval to construct a 1,096 square-foot addition to an existing, two-story, 1,754 square-foot office building located at 1048 Redwood Highway in Mill Valley. The 1,096 square feet of proposed addition, in combination with existing development, would result in a floor area ratio of .46 percent on the 7,673 square foot lot. The proposed addition would reach a maximum height of 29 feet, ten inches above surrounding grade, and the exterior walls of the proposed addition have the following setbacks: 50 feet from the west front property line, zero setback from the north side property line; 24 feet, seven inches from the south side property line; and 45 feet from the east rear property line. Various other improvements would also be entailed in the proposed development, including interior and exterior renovations, improvements to the



In accordance with the Americans with Disabilities Act, if you need special assistance (i.e. auxiliary aids or services) in order to participate in this public meeting, please contact the Clerk of the Board of Supervisors by calling (415) 499-6172 (TTY) or (415) 499-7331 (voice) **at least five (5) business days prior to the meeting.**

existing surface parking lot, landscaping, and general site grading to accommodate the proposed addition. Planner: Immanuel Becket.

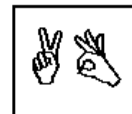
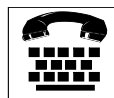
- 3. Joram Use Permit Request and Design Review (P3193):** The applicant for the project is Rory Crowley, and the property is located at 750 Redwood Highway Frontage Rd., Mill Valley, further identified as Assessor's Parcel 043-151-30. The applicant requests Use Permit approval to utilize 5,070 square feet for non-urgent, outpatient medical offices. The proposed hours of operation are 9:00 a.m. to 5:00 p.m. Monday through Friday. Use Permit approval is required because the project is in a planned district and there is no acting Use Permit or Master Plan which otherwise permits the use. Decision maker: Agency director.

8:20 p.m. Special Presentation from planner Aline Tanielan, with the Housing and Federal Grants Division of the Community Development Agency, who will provide an overview of the County's upcoming Housing Element Update.

8:50 p.m. Communications and Future Agenda Items

Agenda information: Joe Sherer, (415) 370-9432

The Strawberry Design Review Board (SDRB) meets on the 1st and 3rd Mondays of every month, at 7:30 PM, to review and make recommendations to the County on projects in unincorporated Strawberry Village. Recommendations are advisory only.



In accordance with the Americans with Disabilities Act, if you need special assistance (i.e. auxiliary aids or services) in order to participate in this public meeting, please contact the Clerk of the Board of Supervisors by calling (415) 499-6172 (TTY) or (415) 499-7331 (voice) **at least five (5) business days** prior to the meeting.