

# Strawberry Design Review Board (SDRB)

## Minutes

**Public Meeting – Monday, February 28, 2022, 7:35 p.m**

**Meeting location:** Via Zoom.

**Call to order:** 7:35 p.m. by Joe Sherer, Chair

**Board members present:** Julie Brown, Paul Cohen, Joe Sherer, Chad Sparks and Matt Williams.

**Board members absent:** Penna Omega

**Other attendees:** Jim Clark, Paul Cohen, David Crouzet (neighbor), Brigitte Moran, Jon Weiner, Carl Weiss, Jane Wiborg, Judy Wolf-Bolton, Melanie Sperling, and Katherine Lehmann (notetaker).

**Correspondence and announcements:** None

**Any Comments From the Public About Non-agenda Items:**

None

### **Board Discussion:**

The County Planning Department seems to be applicant-centered. The SDRB spends hours dealing with applications, doing their homework, making site visits, preparing for meetings and the Planning Department often disregards their input. This seems to be the case with the recent Use Permit and Design Review application for the Alto Tiburon Veterinary Clinic application (P3300). The written explanation given by Manny was verbatim what the applicants said in our meeting. We had several responses to the applicants' comments, having done a lot of research on this project, and knew that their logic was faulty, and their information was inaccurate, in more than one instance. Why are our recommendations disregarded? Why is communication with the planners and the SDRB board almost nonexistent? Julie suggested we might have to start demanding more documentation, even though that would be a disservice to other people. More work would have to be done by other people in order for the SDRB to do their work. We might need to take this up with Supervisor Stephanie Moulton-Peters.

### **Agenda Item #1:**

#### **Design Review for JCC Preschool Application (P3443)**

Weissensee Properties Use Permit

36 Tiburon Boulevard, Mill Valley

**Applicant:** Osher Marin Jewish Community Center

200 N. San Pedro Road

San Rafael, CA 94903

**Contact:** Judy Wolff-Bolton

**Assessor's Parcel:** 043-011-22

**Project ID:** P3443

**Planner:** Joshua Bertain

### **PROJECT SUMMARY**

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The applicant requests Use Permit approval to allow for a child daycare center to operate within an existing, 6,227 square foot building located in unincorporated Mill Valley. The child daycare center would operate out of the existing building and include all uses incidental to a child daycare facility including, offices, four classrooms, bathrooms, a kitchen, and a fenced playground area. The facility would offer year-round enrollment options, provide capacity for up to 56 students, and accommodate up to 15 staff members.

The hours of operation would range from 7:30 AM until 3:30 PM. Staff hours would coincide with the hours of operation; however, student arrivals and departures would be staggered in 15-minute intervals with the first of four classrooms arriving by 8:30 AM and the last of the four classrooms departing by 2:00 PM. After School care would be offered to students from 2:00 PM until 3:00 PM, and all students, staff, and teachers would be off the premises by 3:30 PM.

Use Permit approval is required pursuant to Table 2-7 in Section 22.12.030 of the Marin County Development Code.

Zoning: AP, Admin and Professional

Countywide Plan Designation: OC, Office Commercial/Mixed Use

Community Plan (if applicable): Strawberry 2

### **Presentation by Judy Wolff-Boulton:**

We have been operating preschools for over 70 years. Our objective is to provide primary daycare facilities and early childhood education. We have two schools in this area. We have outlived our space in Tiburon and need to find a new site. For this new site, at present, this is just a request for change of use. There will be 4 classrooms for 56 children. No construction would be involved.

### **Discussion:**

#### ○ **Playground:**

- **Joe:** Do you plan to make any changes in the future? **Judy:** Only to add another playground, at the back of the building, in the future.
- **Carl:** The existing playground is at the bottom of the grounds. It is lower than the road. The property is less fenced, more dug down, and has low fences around the playground. It follows the dashed lines on the plans and is not visible, in general. The residence to the south, on Mill Lane, has a roofline which is only about 3 feet above the playground!
- **Matt:** Is the playground surface asphalt? **Judy:** There will be a sandbox, and other kinds of surfaces, which we are considering now.

#### ○ **Fences:**

- **Judy:** The playground will have additional barriers. The fence would be on the inside of the property.

#### ○ **Access to the Playground:**

- **Carl:** Access to the current playground is either through the staircase, or children will be escorted from the building through the parking lot.

#### ○ **Parking Spaces:**

- **Jon:** At present, there are four parking spaces in the playground area. We would be taking away those parking spaces to improve the playground. We would still have enough required parking spaces, when losing those four.
- **Joe:** How many parking spaces do you need? **Jon:** We have 17 parking space, after taking away the spaces for the playground, and we need 15. **Carl/Paul:** At present, we have some 28 parking spaces. Even after we take out spaces for pick-up and drop-off, and the playground, we still have 17.

#### ○ **Pick-Up & Drop-Off:**

- **Judy:** Pick-up and Drop-Off: This will be staggered by 15 minutes. At any one time 8-10 families will be driving in and out. No line, around the corner, spilling onto the road is to be expected.
- **Signage:**
- **Judy:** We have just started thinking about it and will probably place the main sign on the wall on the Tiburon Blvd. side. **Joe:** There are strict signage requirements and we could guide you through it. **Julie:** You will have to come back for a signage review.

### Public Discussion:

- **Melanie Sperling:** I am on the board of the JCC and a resident of the Strawberry community. This project would make a great contribution to Strawberry.
- **David Couzet:** I live at 25 and 27 Mill Lane, just south of the playground. From the second floor I can see the parking lot. We would rather have a playground than a parking area.
  - My main concern is the type of fence, and whether it could provide privacy for us. What it would look like and its height. **Carl:** My suggestion is a 6-foot solid fence, or one with panels, as the most suitable and practical. There would also ideally be plenty of landscaping.
  - From the new fence, it drops down about 8 feet and then our area begins beyond that. There would be a closed-off area running between the two fences.
  - The retaining wall, is it strong enough? **Carl:** An engineer would check that it's OK.
  - Traffic on Mill Lane: When cars are parked it becomes a one-way street. Is there anything that could be done in this street to make it safe for the residents and others? **Brigitte:** Drop-off is staggered every 15 minutes. 8 cars will fit in drop-off, and there is room for 8 others behind them. It means 8-10 additional cars will be on the road at that time. **Julie:** Are there any flashing lights to show people that there are little kids. **Jon:** There is no need for flashing lights, as the drop off is inside the property.
  - **Joe:** Can you commandeer extra spaces? **Jon:** We can experiment with better solutions. Using those spaces in adjacent areas. **Joe:** What do you do for events? **Jon:** There will be special plans for events, like staff parking off-site, valets, etc. **Carl:** On weekends, we have about 55 spaces available in other areas.
  - **David Couzet:** It is a high commuter community of young families with children requiring care and preschool. Is this school for lower income or existing students? **Judy:** We offer scholarships and financial aid. We are open to all faiths and backgrounds. We teach Jewish values and universal values. We provide quality child care. The answer is yes. Every year, some families move out and new families move in. Our 2-year classrooms always have new children. There are always new spaces. We want to work with the community.

### Board Discussion:

- **Chad:** No issues, they have support of the neighbors. Agree with Carl that property is conducive to this activity. **Julie:** It is a good contribution to the community. **Joe:** I am in favor. They are Trying to make it work for the community.
- **Matt:** Is there a traffic study? Using a narrow residential road as access. There could be a request to DPW for a speed bump to alleviate some concerns. ADA parking? This is a great use for an old office building. I think drop-off can work.

### Motion:

To approve the conditional use permit with the condition that:

1. The fence on the south side of the playground be built 6 feet in height and solid in nature for privacy to the neighbor below.
2. Signage should comply with the County guidelines and be submitted separately.

**The motion was approved unanimously, 4-0.**

**Communications and Future Agenda Items:**

None.

**The meeting was adjourned at approximately 9:00 p.m.**

*The Strawberry Design Review Board (SDRB) meets on the 1<sup>st</sup> and 3<sup>rd</sup> 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.*