

# Strawberry Design Review Board (SDRB)

## MINUTES

Public Meeting – Monday, April 18, 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, Penna Omega, Joe Sherer, Chad Sparks and Matt Williams.

**Board members absent:** None

**Other attendees:** Jillon Augustine (interior designer), Immanuel (“Manny”) Bereket (Marin County Senior Planner), Alec Canter (neighbor at 11 Central Drive), Gaby Dominguez (neighbor at 8 Central Drive), Catherine Elder, Greg Geicher (architect), Emily Lavin, John Palmer (owner of McGuire building across the street at 1040 Redwood), Christopher Raker (architect), John Palmer and Katherine Lehmann (notetaker).

**Correspondence and announcements:** None

**Any Comments from the Public for Non-agenda Items**

- No comments

### Agenda Item #1:

**7:40 p.m. Yahid Use Permit (P3555):**

Yahid Use Permit and Design Review

1048 Redwood Highway

Mill Valley, CA 94941

**Assessor's Parcel:** 034-071-07

**Project ID:** P3555

**Senior Planner:** Immanuel Becket

### PRESENTATION BY JILLON AUGUSTINE & GREG GEICHER:

- A revised design was presented and was well-received.
- The new design is now only two floors, instead of three.
- The landscape has been redesigned, as discussed in previous meetings.

### BOARD DISCUSSION:

- Parking spaces required are 14, and these are provided with private agreement with the neighbor on 1040 Redwood Drive.
- Manny confirmed that the plans meet the minimum requirement for parking, and Traffic Engineering is aware of the errors that were originally submitted with the Parking Plan.
- Landscape of evergreen trees, instead of deciduous ones, would be better in providing year-round screening for the neighbors.

## **PUBLIC COMMENTS:**

- Gaby: The balcony is still an issue for them because anyone standing on it can look right into their windows and front yard. She is still not sure about the parking, which might arise, in front of their house.
- John Palmer: Is in favor of the design as it is submitted. Two of his parking spaces in the lower lot of his building (a.k.a. “The McGuire Building”) can be used by the new building.
- Alec: The balcony is also an issue for them. They would also like to see the two trees be evergreen, and the window facing them is to be frosted. (Julie: Maybe a sound barrier for the balcony could be added?) Jillon: The new balcony is quite low. (Julie: What if you were to shift the balcony to the same direction as before?)

## **BOARD COMMENTS:**

- Evergreens (maybe Italian Cypresses), not deciduous trees, are recommended. Neighbors can also plant screening trees of their own on their properties.
- The deck is a potential issue, but it is a small deck and is a long distance to/from the neighbors. It would not be a place for parties or groups of people to congregate, but rather for a veterinarian, or a member of the staff, to take a breath of fresh air.
- The reduction in the size of the building makes it sit much better on the block, and is a huge improvement. It no longer looks like a giant spaceship.
- The window facing the Canters could be improved in design.
- The elevator shaft/lightwell works in the façade, architecturally.
- The light on the rear façade should be a full cut-off for pedestrians.
- The balcony could be turned into a more private space by having higher vertical slats?
- Signage was not included in this review.

A motion was made to recommend approval of the application with the following conditions:

1. Evergreens to be planted on the north side.
2. Privacy glass on the north window.
3. A written agreement to be made with the neighbor for two off-street parking spaces across the street at the McGuire building located at 1040 Redwood (per our understanding of Planner’s explanation of the parking reduction)
4. The Signage Package is to be submitted separately for approval. (Note: It is always preferred that the Signage Package be submitted at the same time as the plans, to avoid applicants having to return to the SDRB additional times.)

**The application was approved unanimously, with the above 4 conditions, 5-0.**

### **Agenda Item #2:**

#### **8:30 p.m. Update on the Biennial Report of the Strawberry Design Review Board**

**Julie:** Proposed that they invite their supervisor to visit the SDRB at the beginning of every year. It should be annual, automatically scheduled, and in the calendar.

### **Agenda Item #3**

#### **8:40 p.m. Election of Officers for the SDRB when Joe Sherer steps down as chair on June 18, 2022**

The board voted unanimously for Julie Brown to be the new chair of the SDRB, and Matt Williams to be the next Vice Chair, beginning with the next SDRB meeting in June. After 9 years as chair of the SDRB, Joe Sherer has decided to step down as chair, but remain on the SDRB as a regular member.

#### **Agenda Item #4**

Communications and Future Agenda Items:

- Invite Supervisor Stephanie Moulton-Peters to the May 2nd meeting? Joe to extend the invitation.
- Julie to Katherine: Do you have the data of our rulings and how often the County aligns with our rulings? (Katherine does not have that information handy. All of the SDRB's recommendations are in the minutes, which are posted on the County website, but Senior Planner Michelle Levenson might be able to help determine the best way to find out the County's ultimate decisions for each application.) Everyone: Please remind Julie to make this a future agenda item.

**The meeting was adjourned at approximately 9:25 p.m.**