

Strawberry Design Review Board (SDRB)

Meeting Notes

Public Meeting – Monday, October 2, 2023, 7:00 p.m.

Meeting location: Strawberry Recreation Center Meeting Room – First Floor and via Zoom
Call to order: 7:00 p.m. by Julie Brown, Chair
Board members present: Julie Brown (JB), Chad Sparks (CS), and Matt Williams (MW).
Board members absent: Penna Omega (PO)
Other attendees: Candice Bozzard (Secretary) and Linda Johnson, Don Blayney, and Alex Smith (via Zoom).

1. Any Comments from the Public for Non-agenda Items: None.

2. Review and approval of past minutes

Moved/Seconded by MW/CS to approve 6/5/23 revised minutes. Unanimously approved. (3 yes, 0 no, 1 absent)

3. Preliminary Review of Smith Residence at 18 Vista Real, Mill Valley Discussion only – No Action.

Chair JB called on Don Blayney and Alex Smith to make their presentation. Mr. Blayney stated the plan included a 10ft structural wall that would be the same color as the house and would have vines along it to visually blend it in with the landscape.

BOARD DISCUSSION:

The Board agreed the project did not comply with standards and could not be supported as presented.

Open time for public comment: None

Closed public comment.

4. Preliminary Discussion of 70. N. Knoll (P4102) Discussion only – No Action

Chair JB called on Linda Johnson to hear her concerns. Ms. Johnson stated serious concerns about this project not going to term. She had concerns included sewer and water capacity, traffic congestion, parking problems, and most importantly the integrity of the hillside. Ms. Johnson wanted the email response from Immanuel Berekt to be included with the minutes (attached).

BOARD DISCUSSION:

JB noted that this proposal is actually a Pre-Application and is preliminary in nature. JB also noted that the public needed to understand that the Board of Supervisors changed the regulations to allow

for some projects to apply for form base code. This allows for ministerial review and could be streamlined without having been reviewed by the board.

Open time for public comment: None

Closed public comment.

5. General Board Business Discussion: Communications and Future Agenda Items.

Rotation of the chair and vice-chair positions. Moved/Seconded by JB/MW to nominate Matt Williams as Chair. Unanimously approved. (3 yes, 0 no, 1 absent). Moved/Seconded by MW/JB to nominate Chad Sparks as Vice-Chair. Unanimously approved. (3 yes, 0 no, 1 absent)

JB added that the Board needed to schedule an annual meeting to set future goals for the SDRB.

The meeting was adjourned at approximately 7:47 p.m.

Re: 70 N Knoll Pre-Application

18 messages

Re: Design Brown <julie_brown@redesignsf.com>
To: "Bereket, Immanuel" <IBereket@marincounty.org>
Cc: Michelle Levenson <MLEvenson@marincounty.org>, Matt Williams <matt.sdrb@gmail.com>

Thu, Sep 28, 2023 at 9:40 AM

Hi Manny,

Thanks for providing this information. It will help us to understand the implications of this unique project. Even if it never comes to fruition, the neighbors have concerns and it is always helpful to give them accurate information.

Best- Julie

JULIE BROWN, SDRB
julie_brown@redesignsf.com
office: 415-346-0455
cell: 415-297-4471

On Sep 28, 2023, at 8:31 AM, Bereket, Immanuel <IBereket@marincounty.org> wrote:

Good morning Ms. Brown,

I am sending this e-mail in response to your request for clarification regarding the purpose of a Pre-Application submittal.

First, please note that a Pre-Application review is a service the County provides for potential projects. It is a service available for applicants may choose to pursue. It is not required, and it is not a formal application.

Second, please note that applicants submit applications for a Pre-Application review or a number of different purposes, including general questions about the planning process or particular policies that may affect their project. While the scope of review is somewhat up to the applicant, a Pre-Application review would usually include comments from other reviewing public agencies, as well as a report summarizing what staff has found in their research. Typically, the report will focus on policies and regulations that may affect the project, application, and submittal requirements.

Lastly, Pre-Application is distinctly different from Preliminary Application pursuant to Senate Bill (SB) 330. SB 330 provides eligible housing development projects seeking discretionary approval enhanced streamlining and an optional vesting opportunity through a process initiated by the filing of a Preliminary Application. Once a Preliminary Application is submitted, a housing development project is legally obligated to comply only with the ordinances, policies, and standards adopted and in effect at the time a Preliminary Application was submitted, including all of the information required by subdivision (a) of California Government Code Section 65941.1 (Gov't Code Sec. 65589.5(o)) and upon payment of the processing fee (Gov't Code Sec. 65941.1(a)). The required information and materials are listed in these instructions and on the Preliminary Application form provided by the State.

To be sure, the Pre-Application the Country received for a potential project at the above-referenced address was not a formal application and was not submitted pursuant to SB 330. There is no formal application for staff to route to the design review board or other reviewing agencies.

Please feel free to contact me if you have further questions regarding this matter.

Regards,

Manny

<image001.jpg>

Immanuel Bereket | Principal Planner
County of Marin | Community Development Agency
3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903
(415) 473-2755
lbereket@marincounty.org

Follow us on [Facebook](#) and [Twitter](#)

Matt Williams <matt.sdrb@gmail.com>
To: "Re:Design Brown" <julie_brown@redesignsf.com>

Thu, Sep 28, 2023 at 1:27 PM

I will note that NOWHERE on the website does it give any indication other than "requests preliminary review" that this is a "Pre-Application". It has a 'P' number like other projects as well.

https://www.marincounty.org/depts/cd/divisions/planning/projects/alto-strawberry/70_n_knoll_pr_p4102_mv

Matt Williams
Vice Chair
Strawberry Design Review Board
cell: 415.305.0481

[Quoted text hidden]

Matt Williams <matt.sdrb@gmail.com>
To: "Bereket, Immanuel" <ibereket@marincounty.org>, Michelle Levenson <mlevenson@marincounty.org>
Cc: "Re:Design Brown" <julie_brown@redesignsf.com>

Thu, Sep 28, 2023 at 1:33 PM

Hi Manny & Michelle,

I'd ask that in the future that the County indicates in the "Project Description" on the website link that this is "Pre-Application".

I don't see anything in that other than "requests preliminary review" that suggests this is any different from other normal projects.

https://www.marincounty.org/depts/cd/divisions/planning/projects/alto-strawberry/70_n_knoll_pr_p4102_mv

Cheers,

Matt Williams
Vice Chair
Strawberry Design Review Board
cell: 415.305.0481

On Thu, Sep 28, 2023 at 9:40 AM Re:Design Brown <julie_brown@redesignsf.com> wrote:

[Quoted text hidden]

Bereket, Immanuel <IBereket@marincounty.org>
To: Matt Williams <matt.sdrb@gmail.com>, "Levenson, Michelle" <MLevenson@marincounty.org>
Cc: "Re:Design Brown" <julie_brown@redesignsf.com>

Thu, Sep 28, 2023 at 1:45 PM

Comment noted. Will implement your suggestion going forward.

Regards

Manny

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Matt Williams <matt.sdrb@gmail.com>
To: "Re:Design Brown" <julie_brown@redesignsf.com>

Thu, Sep 28, 2023 at 2:02 PM

Should this be included on or with the Agenda?

Matt Williams
Vice Chair
Strawberry Design Review Board
cell: 415.305.0481

On Thu, Sep 28, 2023 at 9:40 AM Re:Design Brown <julie_brown@redesignsf.com> wrote:

[Quoted text hidden]

Re:Design Brown <julie_brown@redesignsf.com>
To: Matt Williams <matt.sdrb@gmail.com>

Thu, Sep 28, 2023 at 4:01 PM

"This meaning" Mannys letter?

It can't hurt, in that it will be available to anyone not there who looks up the project. Or we could include it in the minutes which might be better.

JB

JULIE BROWN
redesignsf@icloud.com
julie_brown@redesignsf.com
office: 415-346-0455
cell: 415-297-4471

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Matt Williams <matt.sdrb@gmail.com>
To: "Re:Design Brown" <julie_brown@redesignsf.com>

Thu, Sep 28, 2023 at 4:03 PM

Agenda just went up, so I don't want to stress out Michele D - Minutes it is...

Matt Williams
Vice Chair
Strawberry Design Review Board
cell: 415.305.0481

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Matt Williams <matt.sdrb@gmail.com>
To: "Bereket, Immanuel" <IBereket@marincounty.org>

Fri, Sep 29, 2023 at 2:11 PM

Hi Immanuel,

Sorry for the afternoon Friday email, but I'm wondering if you have any contact information for a "Linda" who called you awhile back regarding 70 N. Knoll? I believe she was a former member of the Tam Design Review Board.

Candice is away and she has her information and hasn't sent us a draft minutes of our 8/21 meeting yet.

Any help would be appreciated.

Matt Williams
Vice Chair
Strawberry Design Review Board
cell: 415.305.0481

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Matt Williams <matt.sdrb@gmail.com>
To: "Levenson, Michelle" <MLevenson@marincounty.org>

Fri, Sep 29, 2023 at 4:05 PM

Hi Michelle,

It seems like Immanuel is out for a week, any chance you have contact info on the "Linda" who was concerned about 70 N. Knoll? A last name even?

It's not on our Zoom recording.

Matt Williams
Vice Chair
Strawberry Design Review Board
cell: 415.305.0481

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Levenson, Michelle <MLevenson@marincounty.org>
To: Matt Williams <matt.sdrb@gmail.com>
Cc: "Bozzard, Candice" <cbozzard@marincounty.org>

Mon, Oct 2, 2023 at 9:18 AM

Hi Matt-

I believe her name is Linda Davis. I don't have any other contact information but think she is a neighbor.

Candice, do you have any contact information for the member of the public that came out for the 70 N Knoll preapp?

From: Matt Williams <matt.sdrb@gmail.com>
Sent: Friday, September 29, 2023 4:05 PM
To: Levenson, Michelle <MLevenson@marincounty.org>
Subject: Fwd: 70 N Knoll Pre-Application

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Bozzard, Candice <cbozzard@marincounty.org>
To: "Levenson, Michelle" <MLevenson@marincounty.org>, Matt Williams <matt.sdrb@gmail.com>

Mon, Oct 2, 2023 at 11:48 AM

Hi Michelle and Matt,

Her name is Linda Johnson, and her email is LFjohnson1@comcast.net I do not have a phone number.

Thanks,

Candice

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Matt Williams <matt.sdrb@gmail.com>
To: "Levenson, Michelle" <mlevenson@marincounty.org>
Cc: "Bozzard, Candice" <cbozzard@marincounty.org>, "Re:Design Brown" <julie_brown@redesignsf.com>, "Bereket, Immanuel" <IBereket@marincounty.org>, Michele Damazyn <MDamazyn@marincounty.org>

Mon, Oct 2, 2023 at 1:03 PM

Hi Michelle,

70 N. Knoll has now been removed from the Alto Strawberry active projects website?

<https://www.marincounty.org/depts/cd/divisions/planning/projects>

It was on the website last week and it is a no action agenda item in our meeting tonight - can we have it back?

Matt Williams
Vice Chair
Strawberry Design Review Board
cell: 415.305.0481

[Quoted text hidden]

Matt Williams <matt.sdrb@gmail.com>
To: "Re:Design Brown" <julie_brown@redesignsf.com>

Mon, Oct 2, 2023 at 1:04 PM

This is some shady sh^*t

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Levenson, Michelle <MLevenson@marincounty.org>
To: Matt Williams <matt.sdrb@gmail.com>
Cc: "Bozzard, Candice" <cbozzard@marincounty.org>, "Re:Design Brown" <julie_brown@redesignsf.com>, "Bereket, Immanuel" <IBereket@marincounty.org>, "Damazyn, Michele" <MDamazyn@marincounty.org>

Mon, Oct 2, 2023 at 1:19 PM

Hi Matt-

It's my understanding that Manny has provided a response to the pre-application therefore I assume it was removed from the list of active "projects".

A preapplication is different in that it's not an official application for a project but a request for staff to review a project concept and provide comments regarding regulations and policy. It's also an opportunity to transmit the project concept to other reviewing agencies for their input. The nature of the application also highlights the challenges with discussing preapplications at a public hearing.

Did Manny transmit this application to the SDRB? Are you looking for project information to provide/refer to at the hearing?

Michelle

From: Matt Williams <matt.sdrb@gmail.com>
Sent: Monday, October 2, 2023 1:03 PM
To: Levenson, Michelle <MLevenson@marincounty.org>
Cc: Bozzard, Candice <cbozzard@marincounty.org>; Re:Design Brown <julie_brown@redesignsf.com>; Bereket, Immanuel <IBereket@marincounty.org>; Damazyn, Michele <MDamazyn@marincounty.org>

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Matt Williams <matt.sdrb@gmail.com> Mon, Oct 2, 2023 at 1:26 PM
To: "Levenson, Michelle" <MLevenson@marincounty.org>
Cc: "Bozzard, Candice" <cbozzard@marincounty.org>, "Re:Design Brown" <julie_brown@redesignsf.com>, "Bereket, Immanuel" <IBereket@marincounty.org>, "Damazyn, Michele" <MDamazyn@marincounty.org>

Hi Michelle,

It's been on the website for awhile, definitely last week. Now, it is removed. It looks sketchy.

It might be wrong that it was on the website in the first place, but it has had news articles in the IJ and the Ark. We had a neighbor, Linda Johnson, come on 8/21 and discuss it during public comments, and she asked that we agendize it.

We did - it is a NO ACTION item of discussion for neighbors to voice their opinion so that we can record it.

Matt Williams
Vice Chair
Strawberry Design Review Board
cell: 415.305.0481

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Levenson, Michelle <MLevenson@marincounty.org> Mon, Oct 2, 2023 at 3:03 PM
To: Matt Williams <matt.sdrb@gmail.com>
Cc: "Bozzard, Candice" <cbozzard@marincounty.org>, "Re:Design Brown" <julie_brown@redesignsf.com>, "Bereket, Immanuel" <IBereket@marincounty.org>, "Damazyn, Michele" <MDamazyn@marincounty.org>

Hi Matt-working on getting it back up on the website. I'll let you know once it's up.

Michelle

Get [Outlook for iOS](#)

From: Matt Williams <matt.sdrb@gmail.com>
Sent: Monday, October 2, 2023 1:26:51 PM

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Levenson, Michelle <MLevenson@marincounty.org> Mon, Oct 2, 2023 at 3:52 PM
To: Matt Williams <matt.sdrb@gmail.com>
Cc: "Bozzard, Candice" <cbozzard@marincounty.org>, "Re:Design Brown" <julie_brown@redesignsf.com>, "Bereket, Immanuel" <IBereket@marincounty.org>, "Damazyn, Michele" <MDamazyn@marincounty.org>

Hi there-
It's up. You may need to refresh you browser.

Thanks-

Get [Outlook for iOS](#)

From: Levenson, Michelle <MLevenson@marincounty.org>
Sent: Monday, October 2, 2023 3:03:03 PM

To: Matt Williams <matt.sdrb@gmail.com>

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Bereket, Immanuel <IBereket@marincounty.org>
To: Matt Williams <matt.sdrb@gmail.com>

Mon, Oct 9, 2023 at 7:44 AM

Linda Johnson lfjohnson1@comcast.com

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