

Strawberry Design Review Board
 118 E. Strawberry Drive, Mill Valley, CA 94941
March 2, 2015

SUMMARY

I. The meeting was called to order at 7:32pm

Members present were:

Penna Omega
 Joe Sherer
 Isis Spinola-Schwartz

II. Agenda Items:

<u>Subject</u>	<u>Applicant</u>	<u>Planner</u>	<u>Recommendation</u>
Salki Design Review 570 Redwood Hwy	Bill Mettee	Scott Greeley	Denied
Hamilton Design Review 55 S. Knoll	Eric Layton	Heidi Scoble	no action
Nourafshan Design Review	Gary Meyer	Jocelyn Drake	Approved

III. Administration and Other Business

None

IV. Comments to Planner

- 1) Re: Salki, SDRB likes the idea of the hydrogen fuel station, but was not comfortable with the location of the pump as it created difficult car circulation. New wood structure should be painted to match stucco.
- 2) Re: Hamilton, SDRB did not act because applicant did not appear at meeting.
- 3) Re: Nourafshan, SDRB liked the project.

V. Meeting adjourned at 8:30pm.

Agenda Item – Salki Design Review:

Kim Kerry of FirstElement explained the project. She stated that as requested they erected story poles on site, and had made changes in response to comments. The newly proposed stucco color is two shades darker and she presented color renderings of the existing and proposed colors. She also noted the reduced blue trim at the top of the storage station and removed the “wave” at the bottom. She added a wooden structure around the proposed new transformer to shield it from view. She had asked the Valero owner to relocate their sign that was problematic for the SDRB, however she said the owner was not amenable to changing the sign. When asked about the potential for circulation issues, she said this is what the engineers came up with.

Item was opened to public comments and questions:

James Brechanini indicated that the car circulation seemed too tight. He was also concerned about adding a wood element. Overall he was OK with the visual design, but was concerned about how cars would come and go.

Ben Shimek, who owns the Chevron station next door said when the story poles went up around the storage station, it looked “massive”. He noted that it did not make sense to go to all this expense for only 9-14 cars per day, and that he felt they must be expecting much more traffic in the future.

Item was brought back to the Board for discussion:

Joe Sherer said that in order to mitigate the issues with the wooden structure around the transformer, that it should be painted the same color as the CMU and stucco. He noted that the proposed circulation plan was unrealistic in that it showed a car, after fueling, passing by another car in front of the Valero station. He said this was not possible and had himself driven there to verify this was not possible. There is only 16 feet between the pumps and the Valero station. Since cars park a few feet away from the pump and are about 8 feet wide (thereby taking up 10-11 feet), this would only leave 5-6 feet for a car to pass, and that is not wide enough for any regular car. He noted there was 25 feet between the two pump stations which was adequate for two cars to pass. He noted that this would mean the whenever there was someone at the Valero pump, the Hydrogen fuel customer would be required to back up after refueling.

Penna Omega said she was concerned about cars coming into and out of the station to the pump location from Redwood Highway, and the flow of cars at the station.

Isis said she too was concerned about the car circulation.

Motion:

JS proposed a motion to deny the application based on inadequate circulation for cars.

PO seconded the motion.

Vote:

Penna Omega:	Yes
Joe Sherer	Yes
Isis Spinola-Schwartz	Yes

Agenda Item – Nourafshan Design Review:

Gary Meyer explained the project. He presented from storyboards that showed the existing and proposed changes to the house and yard. He indicated the project was within all setbacks and guidelines, and had heard no objection from any neighbors. The relatively small expansion of the garage was augmented with a gable roof and the infill in the back was very minor. Changes to the driveway and yard were non-obtrusive.

Item was opened to public for comments and questions:

There were no public comments.

Item was brought back to the Board for discussion:

Joe Sherer said he though it was a handsome addition to a nice house, and didn't see any significant impact to any neighbors.

Isis said she liked the design and garden improvements and was happy to see such a nice and complete landscape presentation.

Penna also liked and supported the project.

Motion:

IS proposed a motion to approve the application as presented.

PO seconded the motion.

Vote:

Penna Omega:	Yes
Joe Sherer	Yes
Isis Spinola-Schwartz	Yes

Meeting adjourned at 8:30pm