

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES OF MAY 13, 1991**

The special meeting of the Planning Commission was convened at 7:00 p.m. in the Council Chamber by Chair Julin. Commissioners present were Harle, Sias, Kroot, Yarish, with Commissioners Hayes and Mihaly absent. Staff present was Marjorie Macris, Interim Planning Director.

CONSENT AGENDA:

1. Minutes: April 15, 1991 - CONTINUED TO May 20, 1991
2. Minutes: May 6, 1991 - CONTINUED TO MAY 20, 1991

CONTINUED PUBLIC HEARINGS:

1. DR-9101 - W.B. Savage, 607-615 San Anselmo Avenue, A/P 7-212-28, design review of: 1) an awning; and 2) exterior building color change - Continued to June 3, 1991.
2. U-9102/V-9102/V-9106/SR-9102 - Paul Krieder, The Ross Valley Winery, 34 Greenfield Avenue, A/P 6-151-09, 1) use permit to operate a wholesale/retail winery and food sales; and 2) parking variance; and 3) sign review, on property located within the C-2 Zoning District - Continued to June 3, 1991.

PUBLIC HEARINGS

1. **V-9023/U-9013/DR-9005 - Jean Brunswick, 22 Magnolia Avenue, A/P 7-212-34, 1) a 5' east sideyard variance to construct a column and beam structure over a driveway within 0' of the east side property line; 2) a height variance of 2.5'; 3) a lot coverage variance of 10%; 4) a use permit for one residential living unit and 5) design review of a two story parking, residential, and office structure on property located within the P zoning district. - Continued from May 6, 1991**

Fred Divine, Architect, was present.

Ms. Macris presented the staff report, noting that the applicant has made changes to the plans since the last meeting and has made an effort to comply with the requests of the Commission. A height variance is no longer required and the variance for the lot coverage has been reduced to 54.9%.

Mr. Divine explained the changes that he made to the plans which includes more landscaping, reduction of the footprint, and exterior changes that provide more articulation. He stated that he calculated the square foot from the exterior walls, including decks and inside stairs. He said the colors are similar to those proposed in previous meetings although concrete tile will be used for the roof.

Commissioner Kroot questioned why there was a spiral staircase leading to the roof? Mr. Divine stated that he had not noticed them before and they could be removed from the plans.

Commissioner Sias stated that he recognized that a dramatic improvement has been made in this project since it first came before the Commission, and that he realized the fact that the planning review started prior to the new zoning ordinance, but he still felt that he could not approve the project because he would not be able to make the required findings for the variance for lot coverage. He could however, support the colors proposed and if the Commission did approve the project, he wanted assurance that the spiral staircase was removed and that all measures were taken to ensure that the popular tree was not damaged.

Commissioner Kroot approved of the project and preferred the colors proposed by the Architect rather than those in the staff report. He wanted assurance that the arborist will sign off on the building permit.

Commissioner Yarish thought this was a good design that showed character and interest. He was concerned about the 10' fence/wall and would like to see it reduced to 6' if possible. He would also like to have the arborists report part of the condition of approval.

Commissioner Harle supported the proposal.

Chair Julin thought that more of the details should be spelled out. She felt the project could be reduced to comply with the 50% lot coverage and therefore was not able to support the project. She felt that a drip irrigation system should be installed to maintain the landscaping and that there should be additional screening on the east side strip on the Town owned parking lot. She spoke with a person on the Town Tree Committee and it was felt that additional trees should be planted by the applicant on Town property to help provide additional screening.

M/S Yarish/Kroot, to approve V-9023/U-9013/DR-9005 - Jean Brunswick, 22 Magnolia Avenue, A/P 7-212-34, 1) a 5' east sideyard variance to construct a column and beam structure over a

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driveway within 0' of the east side property line; 2) a height variance of 2.5'; 3) a lot coverage variance of 4.9%; 4) a use permit for one residential living unit and 5) design review of a two story parking, residential, and office structure on property located within the P zoning district. The granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone. The variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; specifically, the applicant was well along the way with the planning review when the revised Zoning Ordinance reduced the lot coverage allowed on this property and the applicant has compromised in reducing the project. The variance for parking is necessitated by the intrusion on the west side to allow for support columns. The approval of the Design Review is based on the following: The proposed building is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area; the proposed building will not make the environment less desirable; the proposed building will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area; the proposed building will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel; and the proposed building will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area. Specifically, this design has benefited from the revisions and is a nice design based on the extreme narrowness of the lot. The use of this building will also comply with the trip in generations for the residential units. The approval of the use permit is based on the fact that the granting of the use permit, under the circumstances of the particular case, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental to injurious to property and improvements in the neighborhood or the general welfare of the Town. This is based on plans dated 4/29/91. **Conditions of approval are: 1. The applicant shall comply with recommendations of a certified arborist, to preserve existing trees. 2. The height of the shear panel/fence on the east side of the building shall be limited to 6 feet, if possible. 3. The applicant shall plant shrubbery on the border of the Town parking lot. 4. The applicant shall install a drip irrigation system for all landscaping. 5. The colors shall be those presented by the Architect on May 13. (Exterior color: 216 Mallbu Belge; Tile: Monier- Heritage Series 47130 Brown Blend; trim-off-white). Any additional color decisions shall be made by the Planning staff.**

Ayes: Harle, Kroot, Yarish
Noes: Sias, Julin

Motion carried. Audience advised of the ten day appeal period.

2. **V-9105/AR-9105 - Steve Zamlich, 3 Searles Lane, A/P 6-117-11**, 1) a 5' frontyard variance to construct a single family dwelling within 15' of the front property line and; 2) Architectural Review, for property located within the R-1 Zoning District (Above the 150' mean sea level). - Continued from May 6, 1991

The applicant was present.

Ms. Macris presented the staff report.

Mr. Zamlich explained his landscaping proposal. He stated that he discussed his project with Sunnyside Nursery and was given direction as to the appropriate shrubs and trees to plant. The shrubs are 15 gallon, 5 feet high and the trees are 15 gallon, 7 feet high. The trees are expected to grow from 3 to 6 feet per year. He is proposing a drip irrigation system for the landscaping. He has also reduced the size of the house to comply to the height limit of 30 feet.

Joan Dana, 49 Grove Hill North, was concerned about any kind of traffic going over Grove Hill. She said the court settlement specified that there was to be no traffic on Grove Hill. She also stated that the road in front of her property could not be asphalted any more because it would be impossible for her to get out of her driveway.

Mr. Zamlich stated that he would like to access his site from Grove Hill just for removal of dirt but other wise he would use Searles Lane.

Commissioner Kroot stated that the Commission was only able to take action on the planning item and was not able to act on the legal aspect. Also, any engineering questions will be satisfied at time of the building permit.

Kenneth Ball, 9 Grove Hill, is interested in the assurance that any damage to the road will be covered by a bond.

Commissioner Harle was in support of the project.

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Commissioner Yarish supported the project with the screening although he thought the design review was tolerable.

Commissioner Kroot concurred with Commissioner Yarish and staff's recommendations. He added that he would like to see more than a minimal bond posted on the project.

Commissioner Sias concurred with his colleagues and added that he wanted drip irrigation listed as a condition of approval, including the cypress with 15 gallons, approximately 7 feet that would mature at an approximate height of 40 feet. As an aside, the thought that there was a discussion during the zoning ordinance revisions that talked about a maximum height of a wall, and stepping back of the wall.

Chair Julin concurred with her colleagues.

M/S Sias/Harle, to approve V-9105/AR-9105 - Steve Zamlich, 3 Searles Lane, A/P 6-117-11, 1) a 5' frontyard variance to construct a single family dwelling within 15' of the front property line and; 2) Architectural Review, for property located within the R-1 Zoning District (Above the 150' mean sea level).

The granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone. The applicant's request for a front yard variance will reduce the overall height of the house. If the house were setback an additional five feet to conform with the setback the house would increase in height and become more visible from the surrounding homes to the west. The applicant's intent is to try to construct the house on the most level portion of the property, which will reduce the need to increase the height of the house and minimize its visual impacts. This property has an extreme down-slope and large rock outcropping which makes it difficult to design a structure that conforms with all of the applicable setbacks. In order for the applicant to construct a home which is of comparable size and character to neighboring houses it will need some form of variance approval. The variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. The construction of this home fifteen feet from the front property line will not have any detrimental impacts on any of the neighboring residences. There is only one neighbor who is adjacent to this property, and they will not be impacted by this request. Other houses which were constructed at a higher elevations will not be affected by the construction of this residence.

The reasons for approval of the architectural review are the following: Adequacy of screening. The site has a significant number of mature trees and shrubs which will be maintained. These trees along with the new vegetation will screen the lower portion of the house from the view of neighboring residences. The parcel which the house will be constructed on is not highly visible from neighboring properties. The proposed trees that will be planted along the south property line will provide additional screening from the neighboring property to the south. Selection of architectural features that enable the structure to blend with its environment. The natural products which will be used by the architect will blend with the existing home adjacent to this residence. This house will resemble many of the existing homes in this sector of San Anselmo. The architect has constructed this exact same floor plan with a similar building finish at 121 Humboldt Avenue. Functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area. This proposed dwelling will utilize exterior materials that are consistent with those on existing homes in the neighborhood. The house exterior will have a natural wood finish with colors that will not contrast with neighboring structures. Protection against noise, odors, and other factors which may make the environment less desirable. This proposal will not have any major long-term detrimental impacts on the environment. Conducting the proposed use will be consistent with current activities occurring in this neighborhood. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy. The construction of this new dwelling will not cause the depreciation of property values in the surrounding area. The activity of a single family residence is consistent and compatible with activities currently occurring in this area. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors, and provides for satisfactory access by emergency vehicles and personnel. The additional vehicular trips generated by this new dwelling unit will not have a significant impact on this neighborhood. The location of the house will not obscure visibility on either Searles Lane or Grove Hill North Avenue. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area. The proposed dwelling will conform with all established codes controlling building and grading associated with the construction of a new single family residence. These standards have been adopted to insure that all new development will not create any adverse or hazardous conditions during construction and after completion. The approval is based on plans dated Revised 4/29/91. **Conditions of approval are: 1. The applicant shall install a no parking sign on Searles Lane to insure adequate fire access. 2. The applicant shall bond at an amount deemed appropriate by the Town Engineer for any potential damage to roadways resulting from the construction of this house. The amount shall reflect any relevant court settlements**

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affecting this and nearby properties. 3. Site drainage shall be handled in a manner not impacting downhill properties, utilizing a method approved by the Director of Public Works. 4. The cypress trees to be planted on the west side of the house shall be 15 gall tubs, approximately 7 feet high. 5. The Mexican mock Orange as stated on the landscape plan should be changed to reflect juniper. 6. A drip irrigation system shall be installed for all landscaping.

Unanimously passed. Audience advised of the ten day appeal period.

3. **DR-9106 - Tom Rygh, 203 San Anselmo Avenue, A/P 7-284-39**, design review of exterior building changes to an existing two story wood frame office, on property located within the C-3 Zoning District.

The applicant was present.

Ms. Macris presented the staff report. She stated that the parking variance had not been noticed so the Commission cannot act on that portion tonight.

Mr. Rygh stated that Ross Valley Stationary is closing and they will take over their premises and use the space for an office. North Bay Photo bookkeeping offices will also be vacating. He stated that although he is contiguous with the restaurant next door, he considers himself separate and therefore does not intend to improve the restaurant as stated in the staff report. He felt that his staff will increase but the total will not exceed those that currently exist on the premises with the three businesses. He stated that he generated very little traffic and that his publishing business is very quiet.

Mr. Heiser, Architect for Mr. Rygh, stated that the building has been reviewed by a structural engineer and that 98% of the building is in tact. He said that they want to retain the character of the building. He stated that he added the roof cap because there is an existing sag in the roof and the cap takes the visual sag off the roof and provides internal support.

Commissioner Kroot said that the roof cap gives the appearance of a new building in San Rafael and noted that the building could be renovated without the roof cap. He could approve the design review with the proposed colors and the existing roof. He had no objection to the sign review. With regard to the parking variance, he would like to see handicapped access if at all possible.

Commissioner Yarish agreed with Kroot on the roof cap although he thought the overall project was nicely done. He approved the sign review and the design review. Although he could not vote on the parking variance tonight he felt that this area of town was less congested than others but was somewhat mixed about giving up parking.

Mr. Heiser stated that they would prefer to keep the parking space. He said that the parking space doesn't function in its present condition and they cannot handle handicapped parking in the present location. His client would prefer not to put in a wheel chair ramp. He also noted that the existing wheelchair ramp is too steep and not usable. The Building Official stated to him that it is not required by the Code but he would like to see the ramp included in the project, if at all possible. He also stated that although he preferred to leave in the capped roof, they would be willing to remove it if necessary to move the project along.

Commissioner Sias wanted to know the colors of the wood stain. He approved the other colors of the building as well as the sign review. He really was not troubled by the capped roof. With regard to the parking variance he was inclined to support the handicapped access in this particular case, for this building.

Commissioner Harle felt the design was acceptable but objected to the capped roof because it was not in style with other buildings in the area. He said that eight of the parking spaces were grandfathered for this site and although the variance is for one space, the area is relatively congested by the Post Office. But he would take exception in this case and grant a variance because of the handicapped parking.

Chair Julin said that the building has historic value. She said that many people are now taking notice of historical preservation in the downtown area. She suggested some revisions to the face of the building that would introduce more detail to the second floor which would be viewed from Sir Francis Drake Boulevard and San Anselmo Avenue. She suggested window boxes. She stated that the capped roof looked contrived and suggested a fake dormer. She would be willing to meet with staff and a representative of the applicant to further discuss possible alternatives.

The consensus of the Commission was that they were not willing to have a sub committee and that all discussions on the project will be at a public hearing.

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M/ Sias, to continue the project to see samples of the wood stain and roof. Died for lack of a second.

Commissioner Yarish stated that the plans clearly state that the wood is to be natural.

M/S Kroot/Yarish to approve DR-9106 - Tom Rygh, 203 San Anselmo Avenue, A/P 7-284-39, design review of exterior building changes to an existing two story wood frame office, on property located within the C-3 Zoning District. The reasons for approval of the architectural review are the following: Adequacy of screening. There are no plans for additional landscaping. The two large street trees along Mariposa Avenue should be trimmed, particularly the lower branches. The wide planting strip on this side of the building is presently an eyesore and will detract from any improvements to the building. Staff recommends a low growing, drought tolerant ground cover to be planted in this strip with automatic irrigation to assure maintenance. Staff has a recommended list of plants and the applicant and staff can select an appropriate ground cover. While one or two additional street trees could be planted in front of the building fronting San Anselmo, staff believes that this structure will enhance the neighborhood by itself and placing trees in front of the building may not be necessary. Selection of architectural features that enable the structure to blend with its environment. Functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area. Within this one block there are a mix of uses including retail, service, residential, restaurant, and a government facility, and the architecture of each of these buildings is as varied. Protection against noise, odors, and other factors which may make the environment less desirable. The proposed improvements to this building are not significant, but should tend to make the building appear more interesting. The light color scheme is appropriate for this structure and will blend well with the surrounding buildings. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors, and provides for satisfactory access by emergency vehicles and personnel. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area. The relocation of windows and addition of windows should not impact the privacy of surrounding neighboring properties and the height increase to the rear of the building should not have an adverse impact on light nor air. The reasons for granting approval of the sign review are as follows: The sign is of a size shape, material, style letter type, and color appropriate for the use and is aesthetically compatible with the premises and with existing improvements and the natural elements in the surrounding area. The sign will not impair or interfere with the orderly and pleasing development, use, or enjoyment of other property in the surrounding area, including public lands and rights of way. The sign will eliminate adverse physical or visual effects which might otherwise result due to the relation and juxtaposition of such sign to: the scale, mass, height, area, and materials of adjacent buildings and structures, including other signs; areas and rights of way for the containment, movement, or general circulation of persons, animals, and vehicles; and other developments or improvements which may suffer a diminution or elimination of sun and light exposures, views, vistas, and privacy. The proposed brass lettering is approximately 7 square feet, which is within the maximum sign area permitted for this building. **This approval is based on the drawings dated 11/90 and received 2/28/91. Conditions of approval are: 1. The roof cap shall be removed. 2. Colors shall be in accordance with the samples provided by the architect, except that the oak trim shall be either natural in color, match the existing color, or be subject to approval by the Planning Staff. Colors are: Building stucco and horizontal redwood siding: off-white; trim above windows: chamols; aluminum window frame: white; roof fiberglass shingles: dark grey. 3. A low growing, drought tolerant ground cover and a drip irrigation system shall be installed in the planting strip along Mariposa Avenue.**

Ayes: Sias, Harle, Yarish, Kroot
Noes: Julin

Motion carried. Audience advised of the ten day appeal period.

Ms. Macris stated that the parking variance is scheduled to be heard on the June 3, 1991 meeting.

4. **U-9104, Mario Orihuela, 731 Sir Francis Drake Boulevard**, A/P 6-083-05, use permit to operate a tool sharpening business, located in the C-L Zoning District.

Ms. Macris presented the staff report.

Mr. Orihuela said that he will be using commercial machinery, and the decibel levels should not disturb any of the neighboring businesses.

Commissioner Sias suggested that the applicant also include weekend hours in the event there will be a need in the future.

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Chair Julin was concerned about the impact on the veterinary clinic that just recently purchased the building at 729 Sir Francis Drake. She said there should be consideration not only for decibel levels but also frequency levels of the machinery.

Commissioner Yarish proposed approval with the condition that the application be returned to the Commission within 3 months if there are complaints.

Ms. Chambers stated that she would inform the owners of the veterinary clinic of the proposed use prior to the ten day appeal period.

M/S Sias/Yarish, to approve U-9104, Mario Orihuela, 731 Sir Francis Drake Boulevard, A/P 6-083-05, use permit to operate a tool sharpening business, located in the C-L Zoning District. The approval is based on the fact that the granting of the use permit, under the circumstances of the particular case, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental to injurious to property and improvements in the neighborhood or the general welfare of the Town. There are maximum standards set in the noise ordinance to assure that other neighboring commercial and residential uses are not adversely affected. Since there is only one employee sharpening tools at any one time, the noise level will be somewhat limited. However, it will be to the applicant's interests to determine the readings prior to opening his business as there is no variance for noise. The use will not generate traffic at a rate greater than fifty vehicle trip ends for each 1,000 gross square feet of gross leasable building area and will not add any additional traffic volume on Sir Francis Drake Boulevard during the AM and PM peak commuting periods. There are no guidelines for a commercial tool sharpening business and without a traffic study only the following can be assumed. The building is 350 square feet with only one employee. The maximum number of customers expected at the property on a daily basis are 15, which may even be high considering the use, which is within the maximum vehicle trip ends. Additionally, the business opens after the AM peak commuting period and closed during the PM commuting period. Conditions of approval are: 1. The business may be open on Monday through Saturday from 9 a.m. to 5 p.m. and Sunday from 10 a.m. to 4 p.m.. The use permit will be reviewed in three months, or sooner if there are complaints from neighbors, to determine if there are noise impacts that need to be mitigated. 3. It is understood that the applicant conform to the acceptable decibels levels in the SAMC.

Motion unanimously passed. Audience advised of the ten day appeal period.

5. V-9108/AR-9107 - Forrest and Karyn Craig, 73 Angela Avenue, A/P 5-022-04, 1) variance to allow a 3' sideyard variance for a garage expansion and; 2) design review of an addition, to property located within the R-1 Zoning District (Above 150 feet mean sea level).

Ms. Macris presented the staff report.

Mr. Craig stated that there are other homes within the neighborhood that also have two stories and this is only to enlarge their current rooms..

The Commissioners were able to make the required findings for this application.

M/S Yarish/Sias, to approve V-9108/AR-9107 - Forrest and Karyn Craig, 73 Angela Avenue, A/P 5-022-04, 1) variance to allow a 3' sideyard variance for a garage expansion and; 2) design review of an addition, to property located within the R-1 Zoning District (Above 150 feet mean sea level). The granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone The variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; specifically if the applicants were forced to modify this portion of the front elevation, it would substantially detract from the appearance of the house. Many of the existing residences in this neighborhood currently have five foot side yards, therefore this request is continuing an established practice. Also, the variance approval will not have any detrimental impacts to the immediate neighbors or the community at large. This portion of the house is one story in height and presently 5 feet from the side property line. The approval of the Architectural Review is based on the following findings: Adequacy of screening: The addition as designed will not impact the privacy of neighboring residences. The second story has been designed to conform with all of the required side and rear setbacks. These setbacks along with the level nature of the lot and surrounding area will prevent the addition from becoming an overbearing structure on neighboring residences. Selection of architectural features that enable the structure to blend with its environment: The architect is proposing to use building materials that will match the existing house. This includes horizontal wood siding and a composite roof. This house, "after the addition is completed", will still remain compatible with neighboring residences. Functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area: The addition will become an attractive addition to the neighborhood. By locating the second floor in the rear the house will not appear substantially taller than the neighboring single story homes. Protection against noise, odors, and other

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factors which may make the environment less desirable: This proposal will not have any major long-term detrimental impacts on the environment. Continuation of the proposed use will be consistent with current activities occurring in this neighborhood. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy: The addition has been professionally designed and incorporates existing building materials used on neighboring homes. The likelihood, any detrimental impacts resulting from the construction of this addition occurring are miniscule. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors, and provides for satisfactory access by emergency vehicles and personnel: The addition is not expected to generate additional vehicle trips. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area: The primary living area in the addition will conform with all established codes controlling building in San Anselmo. These standards have been adopted to insure that all new development and additions will not create any adverse or hazardous conditions during construction and after completion. Approval is based on plans dated 12/16/91.

Motion unanimously passed. Audience advised of the ten day appeal period.

6. **V-9109/AR-9108, Edward Hageman, 11 Longview, A/P 6-152-25 and 6-152-26, a 7' rear yard variance to construct a first story addition within 13' of the rear property line; and Architectural Review on a house located within the R-1 Zoning District (Above 150 feet mean sea level).**

Ms. Macris presented the staff report.

The Commissioners were able to make the required findings for this application.

M/S Kroot/Sias, to approve V-9109/AR-9108, Edward Hageman, 11 Longview, A/P 6-152-25 and 6-152-26, a 7' rear yard variance to construct a first story addition within 13' of the rear property line; and Architectural Review on a house located within the R-1 Zoning District (Above 150 feet mean sea level). The granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone are that the addition of a master bedroom, den, and bathroom requires the rear yard setback encroachment in order to be contiguous with the existing house, because of the configuration of the lot. Addition of a second floor would also add to the nonconformity and have more adverse visual impacts. The variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; specifically the proposed addition would extend an existing non-conforming setback of the house. Impacts on neighboring properties are minimal, provided landscaping is provided as a buffer around the proposed addition. The approval of the Architectural Review is based on the following findings: Adequacy of screening: The applicant shall be required to provide a landscaping plan to illustrate how the proposed addition will be screened from surrounding properties. Selection of architectural features that enable the structure to blend with its environment: The proposed addition will conform to the design of the present house, white stucco with brown trim. Functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area: The addition will be a visual extension of the existing house. Protection against noise, odors, and other factors which may make the environment less desirable: The proposed use, expansion of an existing single family house, is consistent with current uses in the neighborhood. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy: An expansion of a single family residence is consistent and compatible with uses currently in the area. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors, and provides for satisfactory access by emergency vehicles and personnel: The addition is not expected to generate additional vehicle trips. Access will continue to be via Longview Avenue and the existing driveway. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area: The proposed residential addition will conform with all established codes controlling building and grading, which have been adopted to insure that new development does not create any adverse or hazardous conditions during constructing and after completion. **Approval of the variance and architectural review are subject to the following conditions: 1. Prior to issuance of a building permit, the owner shall file a lot merger application with the Town of San Anselmo to merge the two assessor's parcels. 2. Prior to issuance of a building permit, the applicant shall prepare a landscaping plan with the Planning Director which illustrates how the addition will be screened from neighboring properties.** This approval is based on plans dated 11/27/90

Motion unanimously passed. Audience advised of the ten day appeal period.

ADJOURNMENT

The meeting was adjourned at 10:30 p.m. to the regular meeting of May 20, 1991.

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The regular meeting of the Planning Commission was convened at 7:00 p.m. by Chair Julin in the Council Chamber with Commissioners Kroot, Harle and Yarish present, and with Commissioner Hayes present at 8:10 p.m. Commissioners Sias and Mihaly were absent.

B. CONSENT AGENDA:

1. Minutes:

- A. April 15, 1991
- B. May 6, 1991
- C. May 13, 1991

M/S Harle/Kroot, to approve consent agenda. Motion unanimously passed.

C. CONTINUED PUBLIC HEARINGS

1. **DR-9101 - W. B. Savage, 607 - 615 San Anselmo Avenue**, A/P 7-212-28, design review of 1) an awning; and 2) exterior building color change. - CONTINUED TO THE MEETING OF JUNE 3, 1991

2. **U-9102/V-9106/SR-9102 - Paul Krieder, The Ross Valley Winery, 34 Greenfield Avenue**, A/P 6-251-09, 1) use permit to operate a wholesale/retail winery and food sales; and 2) parking variance; and 3) sign review, on property located within the C-2 zoning district. - CONTINUED TO THE MEETING OF JUNE 3, 1991

3. **V/AR-9111 - Frank Ordaz, 95 West Hillside**, A/P 6-171-14, 1) a 10' front yard variance to construct a bedroom and bath addition within 10' of the property line; 2) Architectural review; for property located within the R-1 Zoning District (Above 150' mean sea level). CONTINUED TO THE MEETING OF JUNE 3, 1991

4. **DR-9107/SR-9103, Sezer Ozkan, Redwood Gas Station, 98 Sir Francis Drake Blvd.**, A/P 6-191-36, 1) design review of exterior building changes to an existing service station; and 2) sign review on property located within the C-2 zoning district. CONTINUED TO THE MEETING OF JUNE 3, 1991