

TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES OF APRIL 15, 1991

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chamber by Chair Julin. Commissioner's present were Harle, Mihaly, Kroot, and Yarish, with Commissioner Hayes arriving at 8:00 p.m. and Commissioner Sias absent. Staff present: Marjorie Macris, Interim Planning Director, Delvin Washington, Planning Consultant, and Town Attorney Hadden Roth.

B. CONSENT AGENDA

1. MINUTES

- A. March 18, 1991 - (1) - (2) - (3) - (4) - (5) - (6) - (7) - (8) - (9) - (10) - (11) - (12) - (13) - (14) - (15) - (16) - (17) - (18) - (19) - (20) - (21) - (22) - (23) - (24) - (25) - (26) - (27) - (28) - (29) - (30) - (31) - (32) - (33) - (34) - (35) - (36) - (37) - (38) - (39) - (40) - (41) - (42) - (43) - (44) - (45) - (46) - (47) - (48) - (49) - (50) - (51) - (52) - (53) - (54) - (55) - (56) - (57) - (58) - (59) - (60) - (61) - (62) - (63) - (64) - (65) - (66) - (67) - (68) - (69) - (70) - (71) - (72) - (73) - (74) - (75) - (76) - (77) - (78) - (79) - (80) - (81) - (82) - (83) - (84) - (85) - (86) - (87) - (88) - (89) - (90) - (91) - (92) - (93) - (94) - (95) - (96) - (97) - (98) - (99) - (100)
- B. April 1, 1991

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

C. CONTINUED 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 TO APRIL 22, 1991.
- 2. DR-9103 - Ongaro Brothers, 14 Ross Avenue, A/P 7-282-11, design review of a new commercial building, on property located within the C-2 zoning district. - CONTINUED TO MAY 6, 1991.
- 3. V-U-9102/DR-9104 - Ongaro Brothers, 243 San Anselmo Avenue, A/P 7-284-13, use permit to allow living quarters, parking variance; design review of a new commercial and residential building; and environmental review on property located within the C-3 zoning district. - CONTINUED TO MAY 6, 1991.

D. PUBLIC HEARINGS

- 1. Robert M. Yeakey, 80 South Oak Avenue, A/P 7-241-50, request for extension of time to begin construction of a single family dwelling on property located within the R-1H zoning district (precise development plan and architectural review approved December, 1988).

Neil Sorensen, Attorney for the applicant was presnet.

Mr. Roth presented the staff report. He stated that if the continuance is approved he felt the clock should start from tonight's meeting. Further, that the applicant should comply with the New Zoning Ordinance at time of construction as well as any design review standards. He also said that the current lawsuit will be dismissed if the continuance is granted.

Mr. Sorensen gave the background details on the project. He said that they are requesting a 2 year extension. He stated that the major delays in proceeding at this point are the extensive water system that is required by the Water District. It is his client's desire to proceed with development as quickly as possible. He stated that he discussed the new Zoning Ordinance with Ms. Wight and the opinion was that the project falls within the guidelines of the new ordinance. However, should Mr. Yeakey's project not conform to the Zoning Ordinance, he will do what is necessary to comply.

Mr. Roth asked Mr. Sorensen what steps he would take to get the project started. Mr. Sorensen said that the first step would be to find out who the lead agency will be and then to attempt to get an easement.

Comissoner Mihaly wondered why this project was exempt from an EIR when it has been stated by Mr. Sorensen that this project will affect future development in the area because of the Water District requirements. Mr. Sorensen stated that it is categorically exempt because it is a single family dwelling, but that approval of the proposed assessment district to build a water tank serves this and other residences with water will be subject to environmental review.

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Commissioner Kroot was in favor of granting the two year continuance. It sounds like the project meets both the old and new Zoning Ordinance.

Commissioner Yarish was comfortable with the two year extension because of the extenuating circumstances and he thought it would be hard to even see the project completed within two years. He stated that he felt the Town should be the lead agency in the assessment of the water tank because of the growth inducing impacts.

Commissioner Harle was in favor of the two year extension.

Commissioner Mihaly supported a one year extension, and after the one year if an additional year is still necessary have the application put on the consent agenda. His approval is conditioned upon all development standards being complied to and that the architectural and preliminary plan be rereviewed if necessary. He did not think this project should be CEQA exempt because the water system will also handle future development.

Chair Julin suggested approval of the continuance with the understanding that the process be initiated within 60 to 90 days.

Mr. Sorensen said he would be comfortable with 90 days.

M/S Julin/Mihaly, to approve a one year extension, with the one year starting from tonight's meeting. The approval is also based on the fact that the design meets current codes and design standards. This approval is conditioned with the understanding that the law suit be dismissed within 30 days and with the understanding that at the end of one year the applicant can apply for an additional one year extension. This proposal is further conditioned that the applicant must act within 90 days of April 15, 1991, to initiate the process for the water system.

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

2. AR-9005 - Th. F. Posthuma, 379 Oak Avenue, A/P 7-241-61, architectural review of a living addition to the existing single family residential dwelling on property located within the R-1C zoning district.

The applicant and his attorney Perry Litchfield, were present.

Mr. Washington presented the staff report, stating that the original proposal for the addition, including the current house, was 4,879 square feet. This proposal is a significant reduction. Staff arrived at a slightly larger square footage than Mr. Posthuma but Mr. Posthuma has agreed to reduce the size of the house to comply with the Zoning Ordinance. This could be done at the Building Permit stage. He also said that a letter was received today from the owner of 500 Redwood Road who asked that the construction trailer and a large eucalyptus tree be removed.

Mr. Litchfield stated that his client will remove the construction vehicle. He stated that his client has tried to take into consideration the concerns of the Planning Commission as well as those of his neighbors. He was asked to reduce the mass and his client has significantly reduced the size of the house and will further reduce it to comply with the Zoning Ordinance.

Mr. Posthuma felt he could easily reduce the required amount by either reducing the length or width of the house. He explained that any of the three stucco exterior colors he has presented would be acceptable to him. He is proposing Anderson windows, noting that the only recessed windows would be the corner ones. He stated he will remove the garage off of Oak Avenue and will build a parking pad, and plant adequate landscape screening at 6' to 8' high. He said that the garage is not accessible from the interior of the house. He presented aerial photographs that showed where the addition would be. He explained the type of landscaping proposed noting that the trees would be approximately 8 feet when planted.

David Basset, Architect for Ms. Leonard, 395 Oak Avenue, felt the design has improved however the size that both the applicant and staff arrive at are underestimated. He had the square footage calculated by Wilkinson & Hartman Architects of San Anselmo. They calculated the square footage at 5,594, which is 671 square feet greater than that claimed by the applicant. He submitted a letter signed by Mark Kertz, Attorney for Ms. Leonard, stating the square

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footage. His calculations were achieved by measuring outside walls. As far as landscaping was concerned, he would like to see more planting to the upper portion of Mr. Posthuma's lot.

Gay Kagy, 280 Redwood road, stated that pampas grass was banned in certain town and did not feel it should be planted under the eucalyptus. She wanted the garage on the lower portion of the lot removed, or access restricted and felt a deed restriction should be required. The house should be a darker color than that proposed and felt the size should not exceed 3,500 to 4,000 square feet as directed by section 9.3 and 11.1 of the General Plan.

Dixie Ruud, 367 Oak Avenue, stated that the house, although it has been reduced in size, is still considerably larger than other homes in the area. She would like the parking pad that is proposed on the lower portion of the lot moved farther up Oak. However, if it does remain, she agrees that there should be considerable landscaping to screen it. With regard to drainage, she stated that she continually addresses this question and has not as of yet received any answer on how drainage will be handled. She was requesting that a V-ditch be constructed around the front of Mr. Posthuma's house prior to construction.

Mark Watts, 500 Redwood Road, stated that the project looks more favorable now because of the reduction of the project. He would however, like to see those items addressed as he requested in his letter.

Phyllis Wright, 367 Oak Avenue, stated she would like to see a V-ditch constructed and additional landscaping at the front of the lot and along Oak Avenue. She wanted the existing parking space removed and all landscaping should be deer tolerant. She stated that the roof should be a darker color and the entrance to the house should be at the upper portion of the lot.

Kathy Saunders, Redwood Road, stated that this house was approximately 1,200 square feet larger than other houses in the area. She said that the house is 126 feet long which will be considerably visible and not in scale with the neighborhood or in conformance with the General Plan.

There was a lengthy discussion on how square footage was calculated.

Commissioner Kroot stated that the second story has open areas and in many cases is not calculated as conditioned space. Mr. Washington stated that usually square footage is calculated from the inside walls. He said that he did his calculations based on the standards that are in the Zoning Ordinance. Commissioner Hayes said that from a visual standpoint, those areas in question would still be viewed even though they are not conditioned space.

Mr. Litchfield said that he thought it would be difficult to go on without talking to the individual who prepared the calculations from the Wilkinson firm. He reiterated that his client agreed to only building to the maximum allowed by the Zoning Ordinance. He could not understand however how the Commission could require 15' screening for the owner of 395 Oak Avenue. His client will remove the pampas grass from the landscape plan and replace it with whatever is acceptable with the Commission. He did not think it was feasible to require Mr. Posthuma to remove the driveway and garage on the lower portion of the lot as it is a easement and is on his deed. The garage will be to store an old vehicle. He did not think it should be required to abandon a legal right. He did not understand the need for a deed restriction. His client is not proposing a second unit, only an addition to the existing house. He felt the Commission should approve the project tonight based on the plans and with the understanding that the size will be reduced what ever amount is required at the building permit stage. With respect to Ms. Ruud's comments about requiring additional landscaping, her view corridor is down hill and will therefore only be affected when leaving her home. The size and shape of the lot is uncharacteristic of other lots in the neighborhood.

Mr. Posthuma explained the process to irrigate his property and carry all surface water to the drainage ditch which he has currently been maintaining. He added that the owners of 367 Oak currently cross over his easement every time they exit their driveway but he has tried to be a good neighbor.

Commissioner Hayes was concerned about what the exact measurements are of the house and would like to have that recalculated by staff. The Zoning Ordinance gives guidance for that. There seems to be a substantial difference and that should be ironed out. He felt that there has been a substantial

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improvement in the project and a big move to integrate the current house with the addition however he still views it as two independent houses. With respect to color, to achieve integration to the hillside the colors will have to be much darker than all the colors provided. A darker color will help reduce the mass. He would be more comfortable if the lower garage was removed as a garage and the access driveway removed. He would also like to have staff address the drainage. He did not want to see pampas grass under the eucalyptus.

Commissioner Yarish was concerned about the actual calculations of the project. There is a need to have a standard. He felt the length of the overall structure was still too long, measuring at 126 feet. There is a need to add additional landscaping to screen. He felt the exterior stucco colors proposed were too light and that the surface water treatment should be addressed by staff. He did not think pampas grass was a good choice and that more screening should be given to the east elevation. He did not object to the garage and was pleased to see the removal of the other garage. If the structures were more married, more compacted, it might alleviate the other Commissioners.

Commissioner Harle wanted clarification in the square footage although he did not object to the plan based on size. Compatibility to him did not mean square footage. He felt the color should be darker and the pampas grass should be removed. Drainage should be addressed and could be done between the applicant, the neighbors and staff. This project is a big improvement from the previous ones and provides considerable relief by the second story. He felt the plan was well integrated for adding onto a whole house. He is pleased with the plan as it currently has been proposed with his additional comments.

Commissioner Mihaly felt the color should be darker, noting however that the architectural rendering did look quite dark. The roofing is interesting but not sure the dark material of the roof should go with the sky or the building should blend with the earth. He felt the garage on the lower portion of the lot was a better location than that on the upper portion for access. The question of size should be addressed again to get final calculations on the size. He commented that the new maximum house size should not mean the minimum however this house is tucked into the hill.

Commissioner Kroot liked the direction the plans were going. The art deco, windows and shapes are interesting. The house has been reduced considerably from the original proposal however he did agree that the square footage should be resolved. He said that the eucalyptus trees are in Town right of way and the Town would need to be involved in the removal of any trees. He felt a little more screening would be desirable by the parking area and below. He wanted George Davison, the Town's Acting Engineer, to review the drainage and make any recommendations to staff. He supported a darker exterior color than those proposed however if it is too dark it will lose the sparkle. He felt strongly that the metal roof should be much darker, and perhaps the existing roof could be painted.

Chair Julin stated that the house should be no larger than 3,500 to 4,000 square foot.

Mr. Washington stated that the applicant has already signed a 90 day time extension and the deadline for this is June 2, 1991 so the Commission should be aware of this.

M/S Yarish/Kroot, to continue AR-9005 - Th. F. Posthuma, 379 Oak Avenue, A/P 7-241-61, architectural review of a living addition to the existing single family residential dwelling on property located within the R-1C zoning district. The continuance will be to May 6, 1991. This will allow the applicant time to respond to the statements of the Commission and public.

Motion unanimously passed.

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3. 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 (After the Fact on the exterior building color) on property located within the C-2 zoning district.

Ms. Macris presented the staff report.

Mr. Murphy from Sullivan Awning Company presented samples to the Commission stating that although the owners of the building prefer the stripped color, they would comply with whatever the Commission decided..

Commissioner Yarish stated he was not excited about the stripped color because it did not work well with the color of the building. Of the choices presented he preferred the burgundy however other solutions might be to use different colors on the building to create more of an interesting building.

Commissioner Harle felt that the stripped color gave a lighter, less heavy feeling to the awning and the color of the building was unobtrusive.

Commissioner Mihaly stated that the building was large and he wanted to see somewhat more subtle colors. He also thought the awning was too massive.

Commissioner Kroot felt the building color was unobtrusive but wished the owners were present so he could address additional questions to them. If he were to choose tonight, he felt a solid color was best because it would be in conformance with other awnings along San Anselmo Avenue.

Commissioner Hayes felt the building architecture was interesting and the color that was painted was unappealing and almost gives the feeling that the building has faded into the background. He suggested different trim and a plan for finishing off the building. He was not sure the awning would be required at all if the building could be painted interestingly but this awning would be the largest in town. He suggested that perhaps bringing the awning down and having an awning for each business rather than one for the entire building. He wanted to see integration of the awning and the painting of the building.

Chair Julin thought there should be a rendering of the front of the building to define the shops and thought the owners could work with a color consultant to achieve the best results.

Mr. Murphy felt that it would be no problem to have an awning for each business rather than one large one but said he needed to discuss this with the owners.

Commissioner Yarish felt the concept of the awning could be salvaged by adding articulation in the awning.

M/S Mihaly; Yarish, to continue 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 (After the Fact on the exterior building color) on property located within the C-2 zoning district until the meeting of May 6, 1991, to allow the applicant time to consider the comments of the Commission which are as follows: 1) Seek advise of a color consultant 2) alternate awning design - one for each business 3) complete paint out design/with and without the awning 4) use of more than 1 color on the building architecture to define the businesses.

Motion unanimously passed.

E. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

16 Ivy Lane was heard at the Town Council and continued for more information.

14 Ross Avenue was appealed and will be heard at the April 23, 1991 Town Council Meeting.

Jim Helfrich of the 4 house subdivision off of The Alameda will be heard at the April 23, 1991 Town Council Meeting to reconsider the denial of the Town Council.

F. ADJOURNMENT

The meeting was adjourned at 11:00 p.m. to the special meeting of April 22, 1991.

BARBARA CHAMBERS