

**TOWN OF SAN ANSELMO  
PLANNING COMMISSION MINUTES FOR FEBRUARY 6, 1995**

The regular meeting of the Planning Commission was convened at 8:00 p.m. in the Council Chamber by Chairman Israel. Staff present was Planning Director Ann Chaney and Planning Consultant Delvin Washington.

**A. CALL TO ORDER**

Commissioners present: Harle, Hayes, Julin, Ollinger, Mihaly, Israel  
Commissioners absent: Sargent

**B. CONSENT**

1. Minutes - January 23, 1995

M/S Mihaly/Ollinger, to approve Consent.

**C. OPEN TIME FOR PUBLIC DISCUSSION**

Glen Smith, Austin Avenue, inquired as to why the owner of 379 Oak Avenue cannot finish his addition. He did not understand why the Building Inspector did not catch the problem. He asked staff to distribute a letter of protest from Barbara Schmidt.

**D. PUBLIC HEARINGS**

1. DR-9501 - Pacific Design Group, The Alameda (Lot 3), A/P 5-043-16, 22 and 31, 177-133-13 and 177-220-54, design review to construct one new single family residence on land recently approved for a four lot subdivision known as The Alameda Project. The property is located past 444 The Alameda. This is the first house design of this parcel map scheduled for public hearing on property located within the R-1H Zoning District.

Mr. Ham and Mr. Kaplan, applicants, as well as their Architect Mr. Blankenship, were present.

Mr. Washington presented the staff report.

Commissioner Julin asked about Staff's concerns. Mr. Washington said there was some erosion on the site because of the heavy rains in January and attached to the staff report is the Public Works Director's concerns.

Commissioner Julin asked about the site improvements prior to construction of the homes. Ms. Chaney stated that all off site improvements must be done first.

Rob Ham stated that he would prefer to put in landscape after the house is built but prior to issuance of the Certificate of Occupancy. He would like to do the same for the other lots as well as the common areas. Ms. Chaney stated that landscaping is typically planted after the house is built but prior to Certificate of Occupancy.

Mr. Blankenship said there was a need for yard space so they changed the location slightly to allow for that. Also because this is a ridge area they wanted to pull the house into the ridge so it will not be seen. They limited the roof height to stay with the flow of the hill. They have tried to keep the family lifestyle and noise away from the streetscape. The exterior color is earth tone. The common area landscape is quite extensive and wanted the Commission to remember that when they are reviewing the landscape plan for the lot.

Commissioner Mihaly stated his concern about the view of the homes from across the valley. The landscape plan did not identify any trees that will shield the home. Mr. Blankenship explained about the landscape plan that was approved and noted that there were several trees specified that will shield each home.

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Mr. Ham, said that it is not practical to plant in the common area until each home is built in that area so they can be maintained. He felt it should be part of the CC&R's. However, as part of the condition of this house being built, he would be happy to landscape with the trees from the adjacent lot to screen this house.

George Kline, 427 The Alameda, wanted to make sure that the Commission was aware that quite a lot of debris has washed off the hillside and caused drainage problems as well as caused flood damage to 423 The Alameda. The culvert does run under his house and he is therefore concerned about the impact when the lots are developed. He said it is his understanding that Mr. Helfrich was asked to put in a larger drain but was not required to do so.

Mr. Ham, said that this is the first year that Mr. Mayok's property did not flood since they put the drainage in. Therefore, he felt the situation is an improvement. They cannot be held responsible for all the drainage problems on The Alameda.

Mr. Washington stated that he had a conversation with the Public Works Director regarding the debris that came off the hillside and was told that much of it came from the County land.

Commissioner Hayes asked for a status on the letter from the Public Works Director dated February 19th to Mr. Kaplan. Mr. Washing stated that the items are being addressed and in general the Public Works Director felt they were going in the right direction to mitigate the site.

Ms. Chaney explained that the landscaping plan is part of the subdivision as well as the roadway and drainage. Commissioner Mihaly stated that if they cannot plant certain trees until the roadway work is complete they can bond for it. Commissioner Hayes wanted to make sure there was some mechanism to ensure that the landscaping is in as soon as possible unless there is a good reason why it cannot be. He appreciated the design of the house as well as the use of dark colors, the shape of the building, the location of the entrance and the location of the yard.

Commissioner Harle supported the project and thought it was a good design for the house and would favor leaving some landscaping out because the house is so nice looking.

Commissioner Mihaly said that if staff is satisfied that the landscaping be completed during the final map, he would be comfortable with that. There were several hours of discussion about the drainage in past meetings and the Commission not able to get any evidence to require additional off site drainage. He has concerns about the roof because it seems to be a large dark mass. Mr. Blankenship explained that the color will be more brown than black.

Commissioner Julin questioned the fact that this subdivision has not been approved and yet the Commission is asked to approve a lot that has not been officially created. However she does support the design of the house and the application. Ms. Chaney said a Condition could be placed on this application that states approval is predicated on the approval of a legal lot for lot 3.

Commissioner Mihaly wanted to know where on the precise development plan landscaping has been identified as part of the approval. Mr. Kaplan stated that all the conditions are in the form of a Resolution which were part of the precise development plan.

Commissioner Ollinger had no further discussion to add to the landscaping plans. He has no concerns about the design of the house and did not think they should redesign the house for the roof. It will be noticed in the beginning but when the landscaping grows it will be fine. He did not think the house was very large.

Chairman Israel had nothing further to add about the landscaping. He appreciated the scale of the house and his

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only misgiving was the long roof but given the scale of the house it is in the realm of reasonableness. He is very anxious to see mitigations for drainage taken care of as soon as possible. He requested adding the condition that approval as stated by staff and that the Resolution is also tied into this approval.

M/S Mihaly, Julin, to approve DR-9501 - Pacific Design Group, The Alameda (Lot 3), A/P 5-043-16, 22 and 31, 177-133-13 and 177-220-54, design review to construct one new single family residence on land recently approved for a four lot subdivision known as The Alameda Project. The property is located past 444 The Alameda. This is the first house design of this parcel map scheduled for public hearing on property located within the R-1H Zoning District. Approval is based on the following: 1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area. The house design is consistent with existing residence in San Anselmo. The proposed residence has been reasonably placed on the property so as to take full advantage of access provided from the private driveway accessing all of the parcels in this development. The location of the house will be on a portion of the land that will not be highly visible. The structure is low profile in design and incorporates exterior features that will give it a natural look and color on the hillside. 2. Provides for protection against noise, odors, and other factors which make the environment less desirable. The proposed use of this structure will be residential which is a land use common in this part of San Anselmo. No unusually high levels of noise or odors should result from the development of this property. The developer is presently limited on hours of construction and this will be required in the construction of any new house. 3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy. This proposed house will not cause depreciation problems for neighboring residences. The addition of this new house could cause any appreciation of property values for adjacent residents because of the quality of the development. 4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, of other factors and provides for satisfactory access by emergency vehicles and personnel. The establishment of one additional house near The Alameda will not cause any accessibility problems or prohibit emergency vehicles from accessing this or neighboring residences in this sector of San Anselmo. 5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area. This project will be subject to all of the necessary review safeguards required for developing a hillside property. This will include all necessary soil reports and the complete review of the structural plans. 6. Conformance to the approved precise development plans. A precise development plan was approved when the property was first subdivided allowing the creation of four separate building lots. This proposal is the first house in this development. Based on staff's review this proposal conforms to that approved plan. 7. Adequacy of Screening. The applicant has submitted a proposed screening plan for the access road leading to all of the parcels. The landscape plan for this residence has been submitted and should blend with the elements suggested in the overall landscape plan submitted by the applicant. 8. Selection of architectural features that enable the structure to blend with its environment. The proposed exterior materials used on the residence will be consistent with other materials used in San Anselmo. These are typical for hillside residences and include a natural color wood siding, with an asphalt shingle roof. These materials will be used on all sides of the house and they are consistent with the recommendations for similar hillside residences in San Anselmo. Conditions of Approval: 1. The applicant shall construct the house in accordance with the plans and material board date stamped received on October 28, 1994 by the Town of San Anselmo. 2. All conditions stated on Town Council Resolution No. 3150 shall be met prior to issuance of a Certificate of Occupancy by the Public Works Director specifically condition No. 5 regarding landscaping, irrigation and screening as depicted on the improvement plans. 3. all future additions or proposed construction including fences and accessory buildings must be reviewed by the Planning director. 4. This design review approval is contingent upon the creation of a legal lot of record, as

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part of the overall subdivision. 5. That if this development which has received discretionary approval and has not begun within one year from the date of final action, the permit shall become null and void. However, this discretionary action may be renewed by the Planning Director for a maximum period of one (1) year provided the applicant places such request in writing to the Director showing good cause prior to the expiration of the discretionary action.

All ayes.

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

Mr. Kaplan said he is done his best to accommodate the neighbors and will speak to Mr. Kline about his problem. He is also appreciative of the Planning Commission for

2. Town of San Anselmo, the Planning Commission will consider revisions to the Zoning Ordinance regarding Design Review process for residential development in the flatland area (i.e. land below 150' mean sea level).

Ms. Chaney presented the staff report. She presented a slide show of houses that were constructed where design review was not required. She gave examples of 108 Crescent 217 Crescent, 55 Durham and 39 Belle Avenue

Commissioner Mihaly suggested that any addition over 500 square feet or a second story might trigger design review. That will allow staff to review these applications.. Chairman Israel felt there should be a different gateway for a second story, even smaller than 400 square feet.

Commissioner Mihaly suggested that staff review the applications and "pass them over" if they look fine,

Commissioner Ollinger asked what means will be used for the screening process. Ms. Chaney said the impact on light and privacy is a key issue. Chairman Israel would also like to consider "neighborhood character" but if the addition is out of character then it should go the Planning Commission.

The Commission discussed the finding of light and air and the consensus was that they did not think they could easily administer that.

Commissioner Mihaly felt the Commission should start with a limited criteria.

Chairman Israel stated that notice to the neighbors is very important.

Commissioner Hayes said that if 200 square feet is used it would be a considerable amount of staff time.

Ms. Chaney also showed plans for the following houses that the Planning Commission had previously approved for variances: 118 San Francisco Blvd., 73 Kensington, 158 Pine Street, 174 Pine, 434 Laurel, 31 Brookside, 74 Broadmoor

Commissioner Mihaly felt that it would be important to discuss the merits of setbacks to the applicants. Ms. Chaney noted that some jurisdictions require additional setbacks as the house goes up.

Ms. Chaney suggested that new houses in the flatlands be reviewed at least at the staff level.

Chairman Israel suggested staff to consider the difference between floor area ratio and lot coverage and prepare some examples.

M/S Mihaly, Hayes to continue Town of San Anselmo, the Planning Commission will consider revisions to the Zoning Ordinance regarding Design Review process for residential

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development in the flatland area (i.e. land below 150' mean sea level). This is continued to the meeting of 2/27/95 at which time staff could direct staff to a future date for a special meeting on this application.

3. Town of San Anselmo, Proposed Revision to the Ordinance for Maximum Development Size to revise the floor area ratio (FAR) for residential properties above 150' mean sea level elevation thereby allowing deviation to the "Maximum Size of Dwellings" in Table 4E. (Note: 5,000 square feet maximum dwellings is the current threshold).

M/S Mihaly, Hayes, to continue this item to the meeting of 2/27/95. Motion unanimously passed.

**E. GENERAL DISCUSSION**

Discuss Planning Commission of February 20, 1995 to be rescheduled for Tuesday, February 21, 1995 in lieu of Washington/Lincoln Holiday.

Ms. Chaney suggested setting aside the February 21, 1995 meeting for the Downtown Revitalization meeting with Michael Freedman because he will be unavailable on the 27th. She suggested the 27th as the regular Planning Commission meeting. The Commissioners were in agreement with that but wanted a phone call from staff as a reminder of the 27th meeting.

**F. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL**

**G. ADJOURNMENT TO February 27, 1995**

The meeting was adjourned at 10:00 p.m. to the special meeting of February 27, 1995.

  
BARBARA CHAMBERS