

**SAN ANSELMO PLANNING COMMISSION  
MINUTES OF AUGUST 2, 1999**

The San Anselmo Planning Commission was convened at 7:30 p.m. in the Council Chamber by Chair Zwick.

**CALL TO ORDER**

Commissioners present: Chair Zwick, Commissioners Israel, Dowd, Cronk, House and Wittenkeller

Staff present: Planning Director Feagans

**OPEN TIME FOR PUBLIC EXPRESSION**

- Chair Zwick asked staff for a report on the landscaping that had been planted on the hillside of 6-42 Red Hill. He said that it looked very sparse and it did not look like it had been planted according to the approved landscape plan.

**CONSENT AGENDA**

1. **Minutes** – July 6, 1999 and July 19, 1999
2. **DR-9925 – Mario Orihuela, 26 Sais Avenue, A/P 6-072-16, Design Review to construct a 1,240 square foot second story addition and 655.6 square foot addition to the first level of the existing house, on property located within the R-1 Zoning District.**

Chair Zwick asked to have 26 Sais removed from Consent and placed on the Public Hearing.

M/s House/Israel and unanimously passed (6-0) to approve the minutes of July 6 and 19, 1999.

**PUBLIC HEARINGS**

**1.A. DR-9925 – Mario Orihuela, 26 Sais Avenue, A/P 6-072-16, Design Review to construct a 1,240 square foot second story addition and 655.6 square foot addition to the first level of the existing house, on property located within the R-1 Zoning District. Taken from Consent.**

The applicants were not present.

Chair Zwick did not feel the applicants had followed the request of the Commission. The front façade of the proposed addition still needs articulation. Therefore, he felt a continuance was in order.

M/s House/Israel, and passed (4-2 Cronk and Wittenkeller to abstain), to continue the application to the meeting of 8/16/99.

1. **DR-9930 – Barry De Vincenzi for Tam View Knolls, APN's 6-280-01 through 6-280-13, Design Review to select appropriate color schemes to repaint the existing 13 condominium units within the SPD Zoning District.**

Ms. Feagans presented the staff report.

Mr. De Vincenzi, applicant, stated that his hope is that the palate can be approved. The three homes that face the Town above Mi Familia will all be the same color. Although it is their preference, all the buildings do not have to be different colors if the Commission is opposed to it.

Commissioner Dowd stated that it is a vast improvement over the last colors submitted and he is in full support of these muted colors. He did want the three units that face the Miracle Mile to be of the same color.

Commissioners Wittenkeller and Cronk had no comment because they were absent from the last meeting when this item was discussed.

Commissioner House commented that the colors on the balcony look much lighter than what is on the color board.

Commissioner Israel stated that the colors are significantly better. He noted that the middle color is a bit light and he would like it just a shade darker. There is a good rationale for having different colors and he would not restrict the buildings to all be the same color.

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Chair Zwick suggested taking away the lightest color and use the other colors. He did not want the buildings to be different colors.

As a compromise, Commissioner House suggested not using the lightest color on the buildings facing Miracle Mile Avenue but leaving the other buildings up to the discretion of the owner.

M/s Israel/House and unanimously passed (6-0), to approve the application based on the findings and conditions as set forth in the staff report; and with the additional conditions that the lightest of the three approved colors be restricted to the buildings facing Miracle Mile; and the body colors of each building can vary (but each building must be of the same color).

Conditions of approval: 1. If painting is not commenced within one year from the date of final action, the permit becomes null and void. However, this discretionary action may be renewed by the Planning Director for a maximum period of one year provided the applicant places such a request in writing to the Planning Director showing good cause prior to the expiration of the discretionary action; and 2. Paint colors for all residential units shall be selected from the following colors:

Trim: KM714-D Landmark  
Body #1: KM576-D Monastery  
Body #2: KM575-M Pebblestone Clay  
Body #3: Kelly-Moore 197 Wood Moss

Body Color #2 shall not be used on the front tree buildings.

2. **PDP- 9801 Amendment/ DR-9928 – Lowell Dwyer, 289 Redwood Road, A/P 7-097-02, Amendment to the approved PDP to increase the allowable building size from 3,700 square feet maximum to 4,119.5 maximum, and Design Review to build a 4,119.5 square foot house, on property located within the R-1-H Zoning District (above 150 msl)**

Ms. Feagans presented the staff report.

Penelope Dwyer, applicant, stated that they liked the original plans but when they got into the details of the design, their architect discovered that the square footage had been miscalculated. She noted that the original footprint does not change. The upper elevations show a large house but the bay trees screen the house from Laurel Canyon and no one on Redwood Road can see the house at all. The adjoining neighbors have given unanimous approval as long as the house is moved back.

Lowell Dwyer, applicant, stated that they intended to buy only one lot but to protect their position they purchased the adjoining parcel and want to keep it undeveloped for a long time. The lot they have chosen to develop is very secluded. It was not their intent to ask for the extra 400 square feet but it would mean a drastic redesign because the calculations were originally incorrect during the Bosel project. He stated that they do have support from many of the neighbors.

Bill Geisler, 405 Redwood Road, stated they do support this particular project. His only concern, and that of the neighborhood at large, is that this project is not used as a precedent for size.

Katrina Chase, 230 Redwood Road, is in support of the project, noting that the applicants have worked hard to get support from the neighbors.

Barbara Geisler, 405 Redwood Road, stated that she is in favor of the project but was concerned that the calculations were incorrect when the application was submitted by the Bosel project. She wanted assurance that future applications will carefully be calculated by staff to ensure accuracy because she did not want a larger house shoehorned.

Commissioner Israel stated that he is strongly in support of this project. This has a very articulated piece of architecture. Many of the houses in the neighborhood are relatively smaller but this design is similar in character with the houses on the hill even though this is a larger house. He wants staff to make sure that calculations in the future are checked carefully. He is comforted with the delay of the retaining wall for the adjacent parcel as long as the Public Works Director and Fire Department are okay with it. Regarding the relocation of the house to its original location, he wants assurance that the madrones are protected at the driveway hammerhead.

Commissioner House stated that she is generally in support of the project. She was wrestling with the concept of weather both lots should be required to put in the retaining walls at this time even though the second parcel is not being developed, but she is willing to go with the one retaining wall.

Commissioner Cronk was in support of the project.

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Commissioner Wittenkeller stated that one of his issues was drainage and he noted that this proposal takes the drainage back into the watershed instead of out onto Redwood Road. There are other water disbursements and he is glad to see that.

Commissioner Dowd stated that he had nothing to add

Chair Zwick stated that he supports the project although as an aside it would be a better design if the roof were hipped on each side.

M/s House/Wittenkeller/ and unanimously passed (6-0), to approve the application based on the findings and conditions as set forth in Resolution No. 9910.

Chair Zwick advised all parties of interest of the ten-day appeal period.

**3. V-9927/DR-9934 – Brian Inciardi and Lisa Wilkins, 132 Woodland Avenue, A/P 7-221-15, design review of a 659 square foot first story addition and a 1,442 square foot second story addition to be located within 7'4" of the west side property line; and a height variance for a chimney to be 32' above grade (Code maximum: 30'), on property located within the R-1 Zoning District. (Staff person: Wight)**

The Commission waived the reading of the staff report.

There being no discussion for or against the application, the Commission was able to support the application.

M/s Wittenkeller/Israel and unanimously passed (6-0), to approve the application based on the findings and conditions of the staff report.

Chair Zwick advised all parties of interest of the ten-day appeal period.

Conditions of approval: Approval is based on the plans date stamped received by the San Anselmo Planning Department on June 17, 1999. 2. The garage shall remain accessible for a vehicle to park within. 3. Applicant shall apply for and pay all appropriate fees for building permits, plan checks and inspection; and 4. If construction is not commenced within one year from the date of final action, the permit becomes null and void. However, this discretionary action may be renewed by the Planning Director for a maximum period of one year provided the applicant places such a request in writing to the Planning Director showing good cause prior to the expiration of the discretionary action.

**4. V-9928 – Kirk Anspach, 20 Karl Avenue, A/P 6-052-04, a west side yard setback variance to reconstruct an accessory building within two feet of the west side property line (Code setback: 8'), on property located within the R-1 Zoning District.**

The Commission waived the reading of the staff report.

Commissioner Israel stated that the only reason he is in support of this project is because of the incredibly long driveway.

Commissioner Cronk was opposed to exacerbating the non-conforming garage. She also did not understand why the garage could be demolished and rebuilt as storage but not be required to rebuild to re-establish the garage.

Mr. Anspach explained that it would change the existing continuity of the shared driveway if he had to move the structure because right now the neighbor's garage is in the same location.

Commissioner House said she could support the proposal because it backs up to Center Boulevard.

M/s Wittenkeller/House and passed (5-1 Cronk to vote no), to approve the application based on the findings and conditions as set forth in the staff report.

Chair Zwick advised all parties of interest of the ten-day appeal period.

Conditions of approval: 1. Approval is based on the plans date stamped received by the San Anselmo Planning Department on May 18, 1999; 2. Applicant shall apply for and pay all appropriate fees for building permits, plan checks and inspections; and 3. If construction is not commenced within one year from the date of final action, the permit becomes null and void. However, this discretionary action may be renewed by the Planning Director for a maximum period of one year provided the applicant places such a request in writing to the Planning Director showing good cause prior to the expiration of the discretionary action.

**CONTINUED ITEMS**

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1. **DR-9846/PDP-9809 – Chris Albrick, 394 Redwood Road, A/P 7-360-02, (Lot 2)** Precise Development Plan building envelope amendment and Design Review of a single family residential dwelling, on property located within the R-1-Zoning District (above 150' msl) (Staff person: Wight) **CONTINUED TO 9/7/99**
  
2. **DR-9847/PDP-9810 – Chris Albrick, 396 Redwood Road, A/P 7-360-03, (Lot 3)** Precise Development Plan building envelope amendment and Design Review of a single family residential dwelling, on property located within the R-1-H Zoning District (above 150' msl) (Staff person: Wight) **CONTINUED TO 9/7/99**
  
3. **DR-9922/V-9921 – Linda Butler and David Leitch, 101 Ridge Road, A/P 5-172-73, 1)** Design review of an 803 square foot upper floor addition, a 1,060 square foot middle floor addition, and a 788 square foot lower storage area; 2) parking variances for a) the two required parking spaces to be within 0' of the front property line and 5' of the East side property line (Code setbacks: 20' front; 8' sides); and b) the third parking space to be substandard in size (Code size: 9' by 19'); 3) front yard setback variances for a) replacement of the existing front dwelling wall within 17' of the front property line (Code setback: 20'); b) a new upper, uncovered deck within 5' of the front property line (Code setback: 14'); c) a new upper floor addition within 14.5' of the front property line (Code setback: 20'); and d) a bulkhead for the new parallel parking space within 4' of the front property line (Code setback: 20'); and 3) a height variance for the chimney to be 38' above grade (Code height: 35') on property located within the R-1 Zoning District (above 150' msl). (Staff: Wight) **CONTINUED TO 9/7/99.**
  
- **DR-9931 – Natalie Wilson and Bill Whistler, 45 Tomahawk Drive, A/P 177-250-59,** Design Review to construct a 5' high open view fence at the boundary of the private backyard and visual open space. The fence will start approximately 42' behind the street at the north property line (next to 47 Tomahawk Drive) and run along the side property line for approximately 70' where it runs across the subject property (at the private backyard visual space boundary line) for approximately 124 feet where it will tie into the existing side property line fence of the neighboring lot (43 Tomahawk Drive); on property located within the R-1H Zoning District. (Staff person: Feagans) **CONTINUED TO 8/16/99**

**ADJOURNMENT TO MONDAY, AUGUST 16, 1999**

The meeting was adjourned at 8:30 p.m.

BARBARA CHAMBERS