

**SAN ANSELMO PLANNING COMMISSION
MINUTES FOR MARCH 1, 1999**

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

CALL TO ORDER

Commissioners present: Chair Zwick, Commissioners Wittenkeller, House, Israel, Dowd
Commissioners absent: Commissioner Cronk, Harle
Staff present: Interim Planning Director/Public Works Director Bush, Senior Planner Wight and Associate Planner Griffin

OPEN TIME FOR PUBLIC EXPRESSION

No one spoke during this time.

CONSENT AGENDA

1. **Minutes** – February 2, 1999 and February 16, 1999

M/s House/Wittenkeller, and passed (4-1 Israel to abstain), to approve the minutes as written.

PRESENTATION

1. **MCSTOPP** – Presentation on impacts of development on Marin watersheds and care of our creeks.

Lilly Sanchez, EOA, Inc., gave a presentation about the impacts of development and its affect on the stream bed and water quality.

Liz Lewis, MCSTOPP, stated that there will be an event sponsored by MCSTOPP at Fort Cronkite in the near future.. In response to a question by the Commission, she explained that there is a manual on the different types of retaining walls and would provide that to the Commission.

PUBLIC HEARING

1. **V-9907/DR-9909** – Greg and Jill Poole, 1354 San Anselmo Avenue, A/P 7-051-35 – Design Review to build: 1) a 1219 square foot, 2nd story addition to an existing single story house; and 2) covered front porch within 5' of the side property line. Variance to add a 436 square foot workshop to the existing detached garage within 5' of the rear property line (20' required), on property located within the R-1 Zoning District. (Staff person: Griffin)

Mr. Griffin presented the staff report.

Brock Wagstaff, architect representing the applicant, stated the applicants have a gravel driveway that works fine and would turf block a portion in order to keep the pervious surface. There is no intent to have a second unit. There is a deck that covers a lot of the back yard area but they are not sure at this time what will be done in that area.

Commissioner Israel stated that this is a terrific application and supports the project. He has no desire to see a long paved driveway but does not want to see gravel on the entire driveway because the noise from the impact of the tires over the gravel can be very annoying to the adjacent property owner.. Therefore he would like to see some paved surface that goes beyond the contiguous house. He supports the variance for the workshop on Center Boulevard because Center Boulevard is a non-pedestrian street. The abandoned curb cut is critical and the improvements are consistent with the neighborhood.

Commissioner House is comfortable with staff recommendations of approval.

Commissioner Wittenkeller stated that the alternate he likes is a class 2 aggregate base with pea gravel instead of crushed rock.

Commissioner Dowd had nothing to add to what was already discussed by his colleagues.

M/s Zwick/Wittenkeller, and unanimously passed (5-0), to approve the application based on the findings and conditions as set forth in the staff report.

Conditions of approval are: 1. That the request for a Variance and Design Review be granted to allow the improvements in accordance with the plans date stamped January 6, 1999, and the revised Site Plan (date stamped 2/24/99) received by the Town of San Anselmo Planning Department. 2. The building plans shall include an "all weather surface" application to the driveway. This surface shall be to the satisfaction of the Public Works Director. 3. The abandoned curb cut shall be replaced with a standard curb, gutter, planter strip and sidewalk in accordance with the Public Works street improvement standards to the satisfaction of the Public Works Director. This work requires an encroachment permit and necessary building permits. 4. A deed restriction, provided by the Town, shall be executed and recorded with the Marin County Recorder prohibiting a second and separate dwelling unit on the property including the garage or proposed workshop. 5. The proposed workshop shall not be used for a home business, or home

**SAN ANSELMO PLANNING COMMISSION
MINUTES FOR MARCH 1, 1999**

occupation. 6. Applicant shall apply for and pay all appropriate fees for building permits, plan checks and inspections for the approved project. 7. This permit and each condition contained herein shall be binding upon applicant and any transferor, or successor in interest. 8. 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.

2. Z-9901/ER-9901/ – Greg and Diane Brown, 38 Tomahawk Drive, A/P 177-171-06, environmental review and rezoning of County designation of R-1 B 20 to R-1 H (Very Low Density Residential) for one dwelling unit (with future intent of annexation to San Anselmo. (Staff person: Wight)

Ms. Wight presented the staff report and noted that the applicant submitted a letter today in response to questions from the Schneiders that just purchased 53 Miwok.

Greg Brown, applicant, stated that he put up yellow tape for the proposed new building envelope. This new building envelope allows for about a 50' separation between his building and the property at 53 Miwok.

Jeff Belote, attorney representing the Schneiders, owners of 53 Miwok, stated that the spirit of moving the house away is in the right direction and he would like to continue to work with the applicant. His clients are sensitive to drainage issues and the impacts of the new development on their property. He is not objecting at this stage to the project and is waiting for the next step in the annexation. They do not want to stop the Brown's from building but want only to reduce the visual impacts of the project.

Commissioner Israel appreciates the Schneider's comments and points but he wanted to make it clear that the California Brokers should be responsible for not disclosure and he does not want the Commission or the applicant to be placed in the position of not disclosing. He also stated that he would be resistant to having any application coming before the Commission that has any adverse impacts from the original plan. If the project eliminates open space, if the development moves towards trees and eliminates more trees, he would be hesitant to approving it. He stated that the Commission was informed by the previous owner, Mr. Bartone, that the original location of the building envelope was the best and only location for the house so he wants to make sure this application that comes forward does not present any adverse impacts.

Commissioner Wittenkeller was opposed to the previous approval because of the access through open space to a County property. Now it will be annexed but he is still opposed to going through Miwok Drive and the mature oak trees. He would rather see the access through the bay grove but will vote for this now because the applicant and the new owner appear to be working together.

M/s House/Dowd and unanimously passed (5-0), to add Staff Recommendations 1-3, and recommend approval of the Negative Declaration and Pre-Zoning to the Town Council. The Council will introduced the application on the March 9th meeting, with adoption on March 23rd.

3. V-9906/DR-9908 – Jerry and Nancy Pompili, 147 Allyn Avenue, A/P 7-093-09, design review of a two-car garage and garage roof deck; and a setback variance to construct the garage and roof deck within 0' of the front property line (20' Code requirement) with a retaining wall up to 8' in height located in the right-of-way (revocable encroachment required), on property located within the R-1 Zoning District. (Staff person: Wight)

Ms. Wight presented the staff report. She noted that the property owners of 130 Allyn have submitted a letter of support tonight.

Jerry Pompili, applicant, stated there is a severe parking problem and it is difficult to make u-turns on Allyn Avenue. They want to solve some of these problems. There will also be additional foundation work to stabilize their house. They have unanimous support from the neighbors.

Jay Halberg, 118 Floribel, stated that he also has the vacant parcel across from this project. He stated the road right of way is minimal in this area and is more on the uphill side. The issue he had was that he would like to see a hip roof, which would prevent the applicant from going to the edge of the deck and allow for privacy. He would like to see some division from viewing the activity on the deck. He would like to see a setback from the edge and therefore is opposed to the zero setback. He noted that although he received a notice about the project he has not had adequate time to review the project prior to the meeting.

Commissioner House wondered how this would work with the pavement expansion and also questioned the amount of the impervious surface based on the discussion at the beginning of the meeting tonight. She noted that it is a good idea to extend the roadway for a turn around and has no problem with the project.

Commissioner Wittenkeller was also in general agreement with the project. He stated that the neighbor had adequate time to review the project.

**SAN ANSELMO PLANNING COMMISSION
MINUTES FOR MARCH 1, 1999**

Chair Zwick stated that there have been zero setbacks on upslope lots but suggested the applicant talk with the neighbors separately about screening the railing.

Commissioner Israel stated that in the steep hillside lots, the Town has approved many zero foot setbacks or sometimes have even approved structures in the right of way because of minimizing the steep cuts etc. He would rather look out at a deck than a gravel roof. He would however, have liked there to be an opportunity where the notch could have been an angle, that it would allow for some landscaping in the area next to the garage.

M/s House/Dowd, and unanimously passed (5-0), to approve the application based on the findings and conditions as set forth in the staff report.

Conditions of approval are: 1. That the approval is based on the plans date stamped received by the Town on February 24, 1999 (with the site plan marked up by staff to be consistent with Sheet 2); 2. The textured concrete walls shall have a dark, natural color subject to approval by staff; 3. Applicant shall apply for and pay all appropriate fees for building permits, plan checks and inspections for the approved project; 4. This permit and each condition contained herein shall be binding upon applicant and any transferor, or successor in interest; and 5. Should construction not commence within one year from the date of this action, the variance becomes null and void. However, this discretionary action may be renewed by the Planning Director for a maximum 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

1. DR-9842/PDP-9805/V-9904 – Chris Albrick, 370 Redwood Road, A/P 7-360-05, (Old Lot A) Precise Development Plan building envelope amendment, Design Review of a single family residential dwelling, and Variances for: 1) height of chimney to be 41.25' above grade and the roof peak to be 39.75' above grade (35' Code maximum); and 2) dwelling size to be 4,488 square feet (4,045 square feet Code maximum) on property located within the R-1-H Zoning District (above 150' msl) (Staff person: Wight) CONTINUED TO 3/15/99
2. DR-9843/PDP-9806 – Chris Albrick, 376 Redwood Road, A/P 7-360-06, (Old Lot B) 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 3/15/99
3. DR-9844/PDP-9807 – Chris Albrick, 398 Redwood Road, A/P 7-360-07, (Old Lot C) 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 3/15/99
4. DR-9845/PDP-9808 – Chris Albrick, 392 Redwood Road, A/P 7-360-01, (Old Lot 1) 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 3/15/99
5. DR-9846/PDP-9809 – Chris Albrick, 394 Redwood Road, A/P 7-360-02, (Old 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 3/15/99
6. DR-9847/PDP-9810 – Chris Albrick, 396 Redwood Road, A/P 7-360-03, (Old 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 3/15/99
7. Master Plan Amendment – San Francisco Theological Seminary, 2 Kensington Road, - Proposed revisions to the Master Plan regarding the catering service, on property located within the SPD Zoning District (Staff person: Chaney) CONTINUED TO 3/15/99
8. V-9861/DR-9850 – Jeff & Diane Ramsey, 14 Spruce Avenue, A/P 7-024-05, Design Review and Variance to build a new 2,014 square foot, three-story house and a 423 square foot attached garage. Variances are requested as follows: 1) To build the house and garage within 11' from the front property line (20' required) this request also includes the allowance of all parking spaces within the front setback area, 2) to allow a 36'-5" building height (35' allowed), and 3) build an elevated driveway within 0' of the front property line, on property located within the R-1 Zoning District. (Staff person: Griffin) CONTINUED TO 3/15/99
9. ER/DR-9848/U-9810 - Safeway Store, 838 Sir Francis Drake Boulevard, A/P 6-061-23, review of traffic study and use permit/design review amendment to the Redhill Shopping Center to expand the existing 27,492 square foot Safeway Store to 37,699 square feet, a fenced trash enclosure and new retaining walls in the rear for the loading area, and additional parking spaces in both the front and east side of the store on property located within the SPD Zoning District. (Staff person: Wight) CONTINUED TO 3/15/99

**SAN ANSELMO PLANNING COMMISSION
MINUTES FOR MARCH 1, 1999**

10. DR-9851 - Andronico's Market, 631 Sir Francis Drake Boulevard, A/P 6-101-05, Design Review of proposed parking lot and landscape plan, which includes a fountain, and 'Welcome to San Anselmo' sign, on property located within the C-3 Zoning District. (Staff person: Wight) **CONTINUED TO 3/15/99**

11. V-9903/DR-9904/U9902 Nafim Karkabi, 1501 San Anselmo Avenue, A/P 7-011-25, 1) Use Permit to establish three (3) new dwelling units (total of 5); 2) Design Review for new commercial spaces (1 new, 1 existing). Project includes offsite parking on adjacent lot zoned C-1. Lot includes 5 sets of tandem spaces (10 spaces total); and 3) Variance to allow parking within 0' of the front property line, on property located within the C-1 Zoning District (staff person: Griffin)

12. V-9905/DR-9906 - Hassan Afrookteh, 20 Lincoln Park, A/P 6-251-16, Design Review and Variance to build an 1106 square foot, 2-story addition to the rear, and 31.5 square addition to the front of the existing 2-story house. Design Review to build: 1) the addition within 7'-3" from the easterly side property line; and 2) the 586 square foot second story; Variances are requested to build: 1) a two story addition within 4'-11" of the westerly side property line (8' required); 2) a second dormer within the easterly setback area (1 allowed); 3) a 9' long by 3'-6" deep box window within the front property line (8' x 3' allowed); 4) a 2nd story deck and overhead trellis within 4' of the westerly property line; and 5) a 10' high fence along the rear property line "Smith Lane", on property located within the R-1 Zoning District. (Staff person: Griffin)

GENERAL DISCUSSION

The Commission requested a list of "all weather" surfaces that would be approved by the Public Works Director.

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

405 Sequoia was heard at the Town Council meeting and the Council is asking for a Construction Management Plan from the applicant

ADJOURNMENT

The meeting was adjourned at 9:15 p.m. to the meeting of March 15, 1999.

BARBARA CHAMBERS