

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF MARCH 6, 2000**

CALL TO ORDER

Commissioners Present: Chair Cronk, Commissioners' House, Jochum and Zwick
Commissioner Absent: Commissioner Wittenkeller

Staff Present: Planning Director Feagans, Senior Planner Wight

OPEN TIME FOR PUBLIC EXPRESSION

Commissioner Zwick advised staff that the contractors who are doing the work in the downtown area are allowing dirt to wash into the storm drains. Ms. Feagans said she would let the Public Works Director know about the problem.

CONTINUED ITEMS

1. **V-0004 – Lowrie Mott and Mark Reisner, 154 Pine Street, A/P 7-251-30, a setback variance to construct a first story addition within 3.5' of the west side property line (an 80 square foot second story addition will conform to the minimum setback requirements), on property located within the R-1 Zoning District. (Staff person: Wight) CONTINUED TO 3/20/0**

CONSENT AGENDA

1. **Minutes – February 28, 2000**
2. **V-0005 – Wayne Stout, 71 Fernwood Drive, A/P 7-131-40, parking variance for the two required parking spaces to be within 0' of the front property line; and 0' of the side property line and for the third parking space to be located off site on the neighboring parcel (AP 7-131-26), on property located within the R-1 Zoning District (Above 150 msl). (Staff person: Feagans)**

M/s Zwick/House, and unanimously passed (4-0), to approve the Consent Agenda based on the findings and conditions as set forth in the Staff Report.

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

PUBLIC HEARING

1. **V-9938/DR-9947 – William Johnson, 148 Oak Avenue, A/P 7-273-30 and 31, Design Review of a new single family dwelling; Height Variance for the garage, chimney, covered stair, and covered parking deck to be up to 39' above average grade (Code maximum: 35'); and Setback Variance requests: 1) for a driveway approach ramp and partially covered stairs to extend over the front property line (necessitating an encroachment permit from the Town Engineer) (Code: 20'); 2) for the garage and a trellis-covered parking deck to be within 0' of the front property line (Code: 20'); 3) for a covered entry deck to be within 8.5' of the front property line (Code: 20'); and 4) for main level living area to be within 5' of the front property line (Code: 20'), located within the R-1 Zoning District (Above 150' msl) (Staff person: Wight)**

Ms. Wight provided a brief overview of the project.

Bill Johnson, applicant, said this is a new house on a 10,000 square foot lot. Two lots are being merged. The house is 2,875 square feet and they are providing 5 off-street parking spaces. In reviewing the project, some of the criticism is that the house is not stepped down the hill and the house is too tall. It is difficult to situate the house without coming out with a one-story house. The garage structure is farther up from the house, which reduces the width of the project. The house is stepped down 12' from the garage. The house has been articulated without stretching it down the hill and there will be about 45 feet of greenbelt below the house. The dormers have been removed. Lowering the garage would require the roof to be flat. Driving by the house the only structure that will be seen is the garage. Therefore putting a flat roof on the garage would not be aesthetically pleasing. The drainage has been taken care of and the runoff will go into the storm drain on Vine Avenue, and has been approved by the Town Engineer. There is a lot of vegetation that will screen the downslope neighbors and he is adding an oak tree. They have redesigned the decks to preserve the oaks. The shade study was done in January and the study indicates that the downhill neighbor will not be impacted but it will block the back of the property line for a few months of the year. He noted that the FAR is 29.5 but the lot coverage is only 25%.

Donna Ford, 11 Vine Avenue, wanted clarification on the dormer. She was under the impression that they were removed and that the roof would not have windows in it and yet the plans still indicate the windows would remain. She would like the windows and dormers removed so it would not be so imposing. This property is a very imposing house to all the other properties on Vine Avenue.

Mr. Johnson responded that the dormer that is left acts as a skylight and will allow light to come in. Also, it is over the breakfast bay and looking up, all you will see is the deck.

SAN ANSELMO PLANNING COMMISSION
MINUTES OF MARCH 6, 2000

Commissioner Zwick said that the house would have an impact from various places on various lots. In this case the house is 3,375 square feet, with the exception of 500 square feet for a garage. He thought it would be easier to fit on the site if it were smaller. However, the applicant was not willing to do this because it is a spec house. Tucking the bedroom under the garage does hide some of the mass. He wanted the applicant to explore cutting more into the hill and look at a different configuration on the hillside. The applicant was not cooperative. He does agree with the garage height because it looks better. If this house was built on a site that was flat and screened by trees, then going to the maximums – it might be acceptable. However, on a steep slope and the impact to the neighbors, it is difficult to support.

Commissioner House said she stood down the street and looked up at it; the top of the story pole appears very high. She tried to visualize the surface and she felt it would be looming. She can support the garage and the idea of tucking the room under the garage but she just can't beyond how tall it is. For those reasons she cannot support the project.

Commissioner Jochum said the design overall is fine and they are using quality materials. He had no problem with that. He has no problem with the size of the house it is just the mass that it produces and the relationship to the houses below. His first impression is to bring the house down into the hill, which does add significant cost. He would like to see the house tucked as much as possible. With regard to the applicant's comment that the house is a Craftsman style house, because of the slope of the roofs the house is really contemporary and not a Craftsman style house. He could see lowering the pitch and bringing the plate down to 8'. It is a quirk of the Zoning Ordinance but the perception from below the house is very massive. He could support the project if it came down in height. The garage structure does not appear to be a problem and he can support the garage roof because he does not want to see a flat roof. The main bulk of the house causes the problem. In summary, he does not support the project at this point and would want the house to come down significantly, 6' to 7'; 2' to 3' would not be enough.

Chair Cronk said she couldn't argue with the points made from the other Commissioners about the height, bulk and mass issues..

Mr. Johnson asked for a vote by the Commission.

Ms. Wight stated that if the project is denied and the denial upheld by the Council, the applicant would not be able to reapply for the next six months unless the project is substantially different.

Based on Ms. Wight's comments, Mr. Johnson stated that he would prefer a continuance to the next meeting.

M/s House/Zwick, and unanimously passed (4-0), to continue the project to 3/20/00.

2. **DR-9922/V-9921 – Linda Butler, 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 37' above grade (Code height: 35') on property located within the R-1 Zoning District (above 150' msl). (Staff person: Wight)**

Ms. Wight presented the staff report.

David Leach, co-applicant, stated that the chimney is scaled off and if they moved the fireplace it would fall below the height limit. The height limit of the structure is really of medium height – by moving the fireplace up the hill it may not exceed the height limit or they can eliminate the fireplace all together. The oak tree that needs to be trimmed is over the kitchen area. The kitchen roofline is lowered to go under the tree. No branch over 2 inches would be removed. They are also moving a caisson retaining wall and it will be drilled and will not disturb the tree. There is another tree that is currently rubbing on the house and it will be removed. The addition is to the rear of the house. Regarding the visual impact from the street – the carport takes up half of the house. Most of the addition is below street level and below the carport. Perhaps only 8' would be seen above the street level. The only other visual impact from the house will be seen from the neighbors but it is not visible from across the valley. Regarding the square footage of the house – it is a steep lot and the understory is counted even though it will only be used for storage. Regarding the setback variance – the house is existing and they are only continuing the wall up; the only extension is the entry and stairwell. Regarding the parking variance – currently there is a bulkhead and it will be moved a few feet to meet the third parking space requirement.

Commissioner House asked about the siding. Mr. Leach explained that the proposed siding would be T-1-11 that can be natural or stained. He noted that the types of siding are limited these days but it could be hardy planked or cedar siding.

Commissioner Zwick stated that the project looks like it might be a tear down. The house is boxy and does not step down the hill. The fenestration seems like the engineer will have issues with it because there is no

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF MARCH 6, 2000**

room to place shear walls. Overall, it could be seen if the tree cover does change. He has a hard time with the design as well as the material selection. He is looking for a house that has more articulation.

Commissioner House said that the house did fit in with other homes in the neighborhood, although she is not very pleased with the other homes in the neighborhood. At the same time she can understand why they want to expand the 600 square foot house. Even with the addition, it is still a relatively small house. She was pleased that they were able to find the third parking space.

Commissioner Zwick did not feel the tree would survive where the caisson retaining wall and bulkhead were to be built because of the damage to the roots.

Commissioner Jochum asked if this project has been reviewed in detail by a structural engineer. He was struck by the elevations and cannot imagine there is enough area for shear walls.

Mr. Leach responded that the engineer has reviewed the site for foundations only.

Commissioner Jochum went on to say that appears the fireplace could be moved to comply with the height limit in the living room. He noted that the T-1-11 is not the best material because it will have a lot of flashing. There are other products on the market such as clear lam that are not pricey. The staining and the rest of the colors he has no problem with. The boxy design can be quite interesting but there is not a lot to enjoy looking at this design. With regard to the oak trees, he concurs that the oak tree by the kitchen will not be saved.

Chair Cronk stated that she appreciates the efforts made in reducing the square footage and finding the third parking space. From a design review standpoint she has trouble with the flat roof and the type of materials used. She suggested the applicant provide an arborist report indicating the oak tree will be protected and saved and that would gain some support. The site is significantly covered by vegetation with the exception of one side that is visible. She was not too concerned about the height variance.

Mr. Leach stated that they are required to have the third parking space for the Planning Department and a fence for the parking deck. The fence will keep the house private and not seen. The neighbors do not object to their project and the back of the house is not visible from anywhere.

Chair Cronk commented that it would be helpful to provide an elevation that includes the fence and how it screens the house.

Commissioner House said that there are a lot of trees but it is also true that there are many diseases that can impact the live of a tree. She therefore is looking at the project as if the trees might not be there. Since this is new construction, it might as well be attractive and interesting.

Commissioner Jochum said he just wants to set a threshold for design. He would like to see different line weights and planes closer to see bold line weights. He also would like to see the windows and doors organized and really show how it will look from the outside from the street level.

Ms. Wight advised the Commission that the applicants have already granted a 90-day extension and staff would need another continuance from the applicant. Ms. Butler stated that she would support another continuance.

M/s Zwick/House, and unanimously passed (4-0), to continue the application to the meeting of 4/3/00

3. U-0001 – Spotless Cleaners, 32 Red Hill, A/P 6-201-56, Use Permit to allow a drive through service for a dry cleaning business, on property located within the C-3 Zoning District. (Staff person: Feagans)

Ms. Feagans presented the staff report.

Harold Dang, applicant, wants the drive through for the convenience of the customers and also for those people who are allergic to the chemicals. There are two areas where they can enter. The approximate turnaround time is 4-5 minutes delay. The platform can be relocated to the rear of the building with the antennas. There is no intention for a new planter box but if they do have planters, it will have a drip irrigation system. They currently have 2-3 people during busy times and would like to hire an additional person.

In response to Commissioner Jochum, Mr. Dang stated that the planters along the rear of the building have already been removed.

M/s House/Zwick, and unanimously passed (4-0), to approve the application based on the findings and conditions as set forth in the staff report; and with the additional condition that irrigation be required in any new planter boxes that will be built next to the street.

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

4. PDP-9314 – Gerry Hynes, 1 The Alameda Knolls, A/P 5-320-01, amendment to Precise Development Plan to expand the building envelope to accommodate a spa, and in-ground

SAN ANSELMO PLANNING COMMISSION
MINUTES OF MARCH 6, 2000

swimming pool and landscaping, on property located within the R-1-H Zoning District. (Staff person: Wight)

Ms. Wight presented the staff report. She noted that the only objection was from a neighbor on The Alameda who was wanted assurance that the wall would be screened with landscaping. She noted that the wall was previously approved and will be screened.

Jerry Hines, applicant, said it was his original intention to include the pool with the house but it was omitted. There is a landscape plan on file with the Town.

The consensus of the Commission was that they could support staff's recommendation of approval.

M/s Zwick/Jochum, and unanimously passed (4-0), to approve the application based on the findings and conditions as set forth in the staff report.

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

5. **DR-0007 Sal Lucania, 100 Florence Avenue, A/P 7-011-27**, Design Review of an 856 square foot second story addition. The proposed addition meets all setbacks, on property located within the R-1 Zoning District. (Staff person: Feagans)

Ms. Feagans presented the staff report.

Fred Divine, architect representing the applicant, said they did design this because of the applicant's desire to do this quickly because the owner wanted to move in. They wanted it to meet all the codes and they thought the design review would go through on an administrative design review. They have approvals from most of the neighbors around the house but did not get any responses from anyone on Pastori. They did invite the neighbor over and they are willing to put in landscaping. The neighbor located at 5 Pastori is not open to that and had other ideas. There are two bedrooms above the garage; the front one gets the views of the hills and the back one views the back of the lot. There is heavy tree cover as well as bamboo but there is one area that you can see through. The distance between the applicant's house and the property at 5 Pastori is almost 60' to 70'. He presented a section that indicates the distance between the properties. He explained that they are proposing the higher plants but 14' high plants will provide adequate screening. This seems to be a reasonable mitigation. He agreed that there are a lot of windows but the landscaping will provide adequate screening. They are also offering to tint the windows. The clerestory glass doesn't work or and turning the window won't work because of the circulation.

In response to Commissioner House, Mr. Divine stated that they plan putting in a 580 square foot stone patio which is less than 15 %, and the rest will be landscaped. They do not have a complete landscape plan yet.

Bill Kluff, attorney for the property owner of 5 Pastori, said they talked with the arborist and the trees will eliminate Mr. Anderson's issues. With the additional landscaping, there is no need to frost the windows.

In response to Commissioner House, Ms. Feagans said staff did not think story poles would be necessary because it was not as much a height issue as a privacy issue.

In response to Commissioner House, Mr. Divine stated the new windows would be made of wood and would be true divided windows.

Commissioner Zwick said there is a basement and asked if the area was counted in the square footage. Ms. Feagans responded that because the property is located in the flat lands, the square footage is not calculated, only the lot coverage. Zwick suggested that they might be something to watch in the future.

Commissioner House said that there are letters of support from the neighbors. Although she is in agreement that the intersection of Florence is difficult, it is not because of this application. Beyond that, the frosted glass in the bathroom is a good idea but not required if the trees are put in. She wants attention paid at the staff level to look at the permeable surface. Although the design is different, she is in favor of it.

Commissioner Jochum had no problem with the application. There is only so much that can be done to mitigate privacy issues from the second story and a reasonable attempt has been made.

Commissioner Zwick stated that it is difficult to understand the impact of a project without having story poles erected. It does not look like this is a tear down but he is not certain based on the drawings. The temptation is to have the basement area to fill in even though it is not counted. Why are the quoins only on the second level?

Mr. Divine responded that the quoins were something that fit into the top floor and should be on both ends.

Chair Cronk said that the screening clearly mitigates the privacy issues.

M/s Zwick/House, and unanimously passed (4-0), to approve the application based on the findings and conditions as set forth in the staff report with the deletion of Condition No. 2. And add the additional condition that the owner shall plant 4-24" box trees at a height of 14' and shall be maintained in good condition, for a minimum of one year from the date of installation.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF MARCH 6, 2000**

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

6. **V-0006 – Yellow Emperor Natural Healing Center, 247 Sir Francis Drake Boulevard, A/P 6-102-31,1**) a 28 square foot painted sign on the building wall facing Sir Francis Drake Boulevard; and 2) a 14 square foot sign on the building wall located along the alley/bridge, bringing the total number of signs on the building to 4 and the total square footage to 60 square feet (Code maximum: 2 signs not to exceed 36 square feet) on property located within the C-2 Zoning District. (Staff person: Wight)

Ms. Wight presented the staff report.

The applicant was not present.

Commissioner Zwick stated that if they want the proposed colors, the sign would have to be smaller.

Commissioner House said she could not support the two proposed colors but she might be able to support the yellow. She could support the lettering that is already up on the Sir Francis Drake sign.

Commissioner Jochum said that he couldn't support the colors although he does not have a problem with the sign. He thought that if the sign were moved up it might not be seen, especially from San Anselmo Avenue as you enter the alley. The intent is just to announce that the building is there but not to be used by the general public.

Chair Cronk said she did not mind the colors but felt they might be hard to read.

M/s House/Jochum, and unanimously passed (4-0), to approve the application based on the findings and conditions as set forth in the staff report and with staff to review revised colors with the applicant.

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

7. **PDP-9903 Amendment/V-0007 – Scott Sanders, 80 South Oak Avenue, A/P 7-241-70**, amendment to Precise Development Plan to expand the building envelope and a setback variance to locate the three water tanks within 5' of the west side property line (Code minimum setback: 20'), on property located within the R-1-H Zoning District. (Staff person: Wight)

Ms. Wight presented the staff report.

Scott Sanders, applicant, stated the purpose of the tanks is to provide fire protection for his house and the two down hill lots (four houses). The total capacity of the tanks is 45 thousand gallons. The Fire Department does not want to drive past the houses to access the tanks for fire protection. That is why the tank is being moved. The tank is totally screened by trees. Mr. Deigman can see the story poles, however the tank will be green. The other consideration is that it will require 1/3 less excavation than the originally proposed site for the tank. He presented a letter from Salem Howes that indicates the amount of grading. There are no oaks that will be affected by the relocation of the tank. The proposed tank location would not be visible but the original tank site would have the top of the tank be visible.

Jonathan Braun, 479 Scenic Avenue, said there is not enough information on the site plan to gage the plan; no materials and no color samples. There will also be a lot of plumbing connected to the tanks and none are identified on the site plan. There should be an erosion control plan. Also, what about pumps? There will have to be one or two at least and there is a noise level associated with the pumps. There is also the question of how they can be built. He cannot believe the tanks would be hand carried in because of the steepness of the slope. He was not sure how it could be done without damage to the area. What about access for maintenance? There must be a maintenance agreement and how will access take place? How can the findings be met when there is an already approved location for the tanks? He does not think there is an over riding need to create the additional disturbance to the environment.

John Deigman, 60 South Oak Avenue, stated that Mr. Sanders invited him to the property last week and they walked the property. He presented photographs that indicated his site, the cave and the story poles. The site is very close to his property and any noise would be very disturbing. It is also dangerous because of the caves and the instability of the land. He would suggest the tanks be left where they have already been approved.

Therese Tamley, 951 South Oak, said it is not worthy of a variance and there is no hardship to warrant one. The location proposed creates more disturbances on the site. She urged the Commission to stay with the approved site, which has far less of an impact to the site.

Chris Smith, resident, said there is only one area on the site that they can build. Driving along the road the tanks will be visible from South Oak. It is a gravity fed system and when they are filled up there will not be a noise issue. There are other properties on Oak that have water tanks. He supports the new location.

Mr. Sanders said the tanks would only be connected to the hydrant. In all likely hood the line to feed the tank will be run in the same trench to the hydrant. As far as pump noise, all houses on the uphill side of the street have a pump; this noise would be only if there were evaporation in the tank. The cross-country lines would drop directly to the street and would be reviewed and approved by the Ross Valley Fire Service.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF MARCH 6, 2000**

They will need a minimum of 50' for the pressure for the greatest pressure. He is looking at total amount of earth and disruption to the site as significantly less. With regard to construction of the tanks, they can access the area on foot and will carry the tank in on sections and then assemble it.

In response to Commissioner Jochum, Ms Wight stated that the original location for the tank has been approved by the Fire Department and she was not aware there was a concern by the Fire Department about the pressure.

Commissioner House said she would like to hear from the Fire Department. Assuming they validate everything, she would like to see some camouflage colors used to hide the tanks. She thought Mr. Braun's comments were good but the applicant responded well enough that the new tank location appears to be a better spot. The soils engineer stated that the site is very stable and a good location.

Commissioner Zwick said he would not have approved the house in this location so he is somewhat biased about discussing the location of the tanks. He would not approve this suggestion for the location and does not like all the pipes on the site. He believes in keeping things simple.

Commissioner Jochum said he has not been to the site and does not know the past history of the project but he would like to hear from the Fire Department because the applicant feels this change is driven by the Fire Department.

Chair Cronk concurred, she also wanted to see what the Fire Department has to say prior to making a decision.

Mr. Braun asked for a construction-staging plan. He noted that there is water coming out of the hill now and if they dig a 6" water line, it will act as a conduit and it will need to be engineered carefully.

Mr. Deigman commented that the cave was bigger originally but some of it has caved in. He would like to see a soils report of that particular area. He also wanted to know where all the water that comes out of the caves go?

M/s Zwick/House and unanimously passed (4-0), to continue the project tot he meeting of April 3, 2000, to allow the applicant to provide the following: a Construction Management Plan; a complete map, that includes vegetation plan and topography. The plan shall include the path that will be used to access the site; and an erosion control plan; and a report from the Fire Department. Also, stake the area so the Commission will not have difficulty finding the building site.

GENERAL DISCUSSION

None at this time.

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

None at this time.

ADJOURNMENT TO MONDAY, March 20, 2000

The meeting was adjourned at 10:45 p.m.

BARBARA CHAMBERS