

**SAN ANSELMO PLANNING COMMISSION  
MINUTES OF APRIL 15, 2002**

**CALL TO ORDER**

**Commissioners Present:** Chair Jochum, Vice Chair Harris, Commissioners' House, Sisich, Wittenkeller and Zwick

**Commissioner Absent:** Fernandez

**Staff Present:** Planning Director Bell, Senior Planner Wight and Planning Technician Chambers

**OPEN TIME FOR PUBLIC EXPRESSION**

None

**CONTINUED PUBLIC HEARINGS**

1. **U-0113 - Sprint PCS, 820 Sir Francis Drake Boulevard, APN 006-061-13**, use permit to install three antennas on the building with equipment, located on property located within the C-3 Zoning District. (Staff person: Wight) **CONTINUED TO 05/06/02**

**PUBLIC HEARING ITEMS**

**CONSENT AGENDA**

1. **MINUTES – April 1, 2002**
2. **V-0216 – Stefan Rollins, 132 Suffield Avenue, APN 005-121-10**, a variance to add a 158 square foot single story addition within 19' of the rear property line (Code: 20') and to allow 36% lot coverage (Code: 35% maximum), on property located within the R-1 Zoning District. (Staff person: Chambers)
3. **V-0217 – Randall and Carolyn Truelove, 15 Miwok Drive, APN-177-265-10**, variance to add a 282 square foot single story addition within 9'-10" of the rear property line (Code: 20'), located within the R-1 Zoning District (Above 150' msl). (Staff person: Chambers)

M/s House/Zwick and passed (5-1 Abstain: Harris), to approve Minutes of April 1, 2002.

M/s House/Zwick and unanimously passed (6-0) to approve Consent Items V-0216 – 132 Suffield Avenue and V-0217 – 15 Miwok Drive, based on the findings and conditions as set forth in the staff report.

Chair Jochum advised all parties of interest of the ten-day appeal period to the Town Council.

**REGULAR AGENDA**

1. **PDP-0201/DR-0209 - Jon Pearlstone, 51 South Oak Avenue, APNs-007-241-73, 007-241-74 and 007-241-76 (formerly APN 007-241-51)**, precise development plan and design review of a proposed 3,500 square foot single family dwelling with potential living area of approximately 500 square feet, and a 493 square foot garage, on property located within the R-1 H Zoning District. (Staff person: Wight).

Senior Planner Wight presented the staff report.

Wayne (last name unknown), stated that he has just purchased the property and supports the conditions in the staff report.

Jon Pearlstone, 10 Oak Avenue, provided an overview of how the house and garage location evolved. He noted that the resolution states the house comes down 1'-8" and they have agreed to that.

Ms. Wight stated that Condition 1 should be amended to add: "... the height to be reduced 1'-8" as indicated in the analysis dated April 10, '02.

In response to Commissioner Harris, Mr. Pearlstone stated that there have been soils problems in the area between 47 and 49 South Oak as well. The proposed location has been reviewed by his Geotechnical Engineer and peer reviewed by the Town appointed Geotechnical Engineer.

John Deignan, 60 South Oak Avenue, is concerned about the removal of trees and the car and maintenance of the fragile road. He is also concerned about the close proximity of driveways between 80 and 51 South Oak due to the narrow road.

**SAN ANSELMO PLANNING COMMISSION  
MINUTES OF APRIL 15, 2002**

Mr. Pearlstone said he has been talking with builders to discuss staging plans and ways to protect the roadway. He is sensitive to the neighborhood and will be respectful of the traffic and needs of the neighbors.

Judy Gibson, 47 South Oak, is also very concerned about the road. She agrees with the staff recommendations with the exception of a few small modifications. She requests the three-year time limit be changed to 5 years and the unhealthy trees should be replaced at the same size. She wants to see the screening process as soon as possible and wants the town to require trees that are fast growing, such as redwood trees and would like them planted along the northern side of the boundary, which would screen. Finally, request any new trees that are planted are done by a qualified person and under supervision of the town arborist.

Commissioner House said she was satisfied with the project, noting that this project is required to widen the roadbed, which will be a benefit to the neighbors. She would not like to see any fence between the road and the house taller than three feet.

Commissioner Wittenkeller stated that if there is not a requirement for a drip irrigation system he would like to make it a condition, especially based on the requirement to have the owner maintain trees for three to five years. Ms. Wight stated that they could add the word "drip" to condition No. 10.

Commissioner Wittenkeller said he would approve the five-year requirement. He would also like the applicant to provide a tree protection plan prior to start of the project. Ms. Wight stated that it could be added to Condition No. 7.

Commissioner Zwick stated that there may only be one place to put the house but he is just not convinced of this. He understands that the soils engineer said not to put it in the soft area; the Fire Department has other restrictions; however, the design doesn't do much to diminish it's massing. Also if approved tonight the Commission would miss the opportunity to improve the design.

Commissioner Pascal said he likes the idea of lowering the house 1'-8" and that the applicant has done what was asked of him. He is more concerned about the house at 49 with regard to impacts to the area. This house before the Commission will not dramatically impact the owners at 60 or 47 South Oak and will not be very visible. He noted that he cannot see the 80 South Oak house now that it has been painted. He would consider the five years plan for the trees but would not feel there is a need for a tree protection plan.

Commissioner Harris said the biggest concern is the visual impact on the community at large and, balance that with the owners right to build. The design is not his first choice; it is wider than he would like; and larger than he would like. Because of the potential for visual impact he would require a stringent landscape plan and wants to wait and see the colors on the building before he makes a final design on color. He supports five years, rather than three, and supports the tree protection plan. Trees should be placed on eastern and northern sides of the property. He supports the building being lowered 1'-8" and the reduction of roughly 200 square feet. He will accept the Geotechnical experts but would have liked to see it lowered even further.

Chair Jochum said he understands Commissioner Zwick's comments regarding the design, but feels he would be able to support the project, even though it isn't his preference for design. He concurs with the conditions for a tree protection plan, drip irrigation, and with five-year tree plan. As an architect he would not have approached the project the way it was approached, however, as a commissioner, he can support it.

Commissioner Wittenkeller said he would be more concerned if it were on Sir Francis Drake Boulevard, but this is well screen and not visible, and with muted colors, therefore he can support the project.

Commissioner Zwick noted that the colors look muted but new cedar will not be muted. It would be wise to tell the applicant that the cedar should be stained to make it darker.

Commissioner House asked about having the neighbors at 47, 49 and 60 discuss the type of trees necessary for screening on the north side of the house.

M/s House/Wittenkeller, and passed (5-1 Noes: Zwick), to approve Resolution 0201 based on the findings and conditions as set forth in the staff report; modified as follows: 1) the house shall be lowered 1'-8" lower as shown on the analysis from the applicant presented at the meeting; 2) a tree maintenance agreement whereby the owner agrees to maintain the trees in a healthy condition for not less than five years; 3) drip irrigation shall be installed; the three neighboring proprietaries to be contact and advise that they can comment on the landscape plan; and, 4) any fencing needs to be 70% open and not exceed 6' in height.

**SAN ANSELMO PLANNING COMMISSION  
MINUTES OF APRIL 15, 2002**

2. **U-0205 – Java Rama Café, 546 San Anselmo Avenue, APN 006-102-31**, use permit to allow the sale of on-site beer and wine, located within the C-2 Zoning District. (Staff person: Wight)

There being no one from the audience to speak for or against the project, the Commission waived the reading of the staff report.

M/s House/Wittenkeller and unanimously passed (6-0) to approve the application.

Chair Jochum advised all parties of interest of the ten-day appeal period to the Town Council.

**E. WORKSHOP**

1. **Possible amendment to the Zoning Ordinance to require a Conditional Use Permit for the demolition of commercial, professional, and residential structures.**

Commissioner Harris wondered what affect this would have on the design review findings. Would they also need to be changed to include historical and cultural?

Mr. Bell said we should change the design review findings if we are going to review historical and cultural. He noted that the wording comes from the Ross Ordinance to protect potential buildings from being destroyed for speculation. He noted that he still thinks the current findings on design review can be stretched. However, flatland design review only discusses light; air and privacy.

Ms. Wight stated that the design review for demolition is a different kind of design review and has its own findings.

Mr. Bell said that he would take another look at it, noting that this is a workshop and it will eventually

**GENERAL DISCUSSION**

Commissioner Wittenkeller said that he would like to see a similar ordinance for those property owners who remove affordable house for the mixed use buildings because it reduces the low income housing stock.

The Commission discussed flatland design review

Commissioner Wittenkeller said that it is the character of the town that is reflected in the different types of building; some large, and some small, which gives us a relaxed character.

Commissioner Zwick said he would like to see Far in the flatland but the Council does not hear from its constituents that they want FAR.

Commissioner House asked about the white trim on 2 Tomahawk Lane. Ms. Wight stated that the owner wants to paint the trim white because he thinks the color would look fine once the trees are planted. She has been scheduled to do a final planning inspection on the house within the week and will talk to the owner about the trim.

**REPORT OF UPCOMING APPEALS TO TOWN COUNCIL**

None

**ADJOURNMENT TO THE REGULAR MEETING ON MONDAY, MAY 5, 2002.**

The meeting was adjourned at 8:45 p.m.

**BARBARA CHAMBERS**