

**SAN ANSELMO PLANNING COMMISSION
MINUTES FEBRUARY 19, 2002**

CALL TO ORDER

Commissioners present: Chair Jochum, Commissioners' Fernandez, House, Sisich
Commissioners absent: Harris, Wittenkeller, Zwick

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 03/05/02**
2. **V-0209 – Mary Law, 85 Oak Knoll Avenue, APN 007-014-01**, variance to demolish and rebuild a 220 square foot garage that is 10'-2" in height and within 6" from the east side property line, located on property within the R-1 Zoning District. (Staff person: Chambers) **CONTINUED TO 3/5/02**
3. Workshops: 1) Possible Amendment to the Zoning Ordinance: To permit accessory residential garage structures on undeveloped, contiguous legal lots of record within the residential districts; 2) Possible rezoning: between 21 and 245 San Anselmo Avenue from C-3 to C-2 **CONTINUED TO 3/5/02**

PUBLIC HEARING ITEMS

CONSENT AGENDA

1. **MINUTES – February 4, 2002**
2. **V-0205/DR-0205 - Jonathon and Devony Sonett, 80 Melville Avenue, APN 007-263-15**, setback variances and design review of a proposed 685 square foot third story addition within 3.5' of the south side property line and within 10' of the front property line (Code setback: 8'), on property located in the R-1 Zoning District. (Staff person: Wight)

M/s House/Sisich and unanimously passed (4-0) to approve Consent Items 1 and 2 based on the findings and conditions as set forth in the staff report.

Chair Jochum advised all parties of interest of the 10 day appeal period to the Town Council.

REGULAR AGENDA

1. **V-0206/DR-0206 - Ken Meyer, 20 Elkhorn Way, APN 177-265-05**, design review of a proposed 528 square foot garage with a 528 square foot addition below and a 264 square foot utility room on the lower floor (located west of the former car deck), a 513 square foot uncovered deck (located in the area of the former car deck), a 96 square foot lower, uncovered deck (in conjunction with the removal of a 64 square foot deck), a setback variance for a new approach ramp to the garage to be within 0' of the front property line (Code: 20'), and a height variance for a fence on the new approach ramp to be up to 21' above grade, (Code: 6') on property located in the R-1 Zoning District (above 150' msl). (Staff person: Wight)

Ms. Wight presented the staff report, noting the change in the set back of the fence to 6 ft.

Larry Paul, Architect, representing the owner, said that the redwood cap on the stucco wall was erroneous but that the planes had been broken up and the landscape varied. The neighbors do not object to the wing walls, which provide privacy, and two windows have been added to the garage, as requested by a neighbor and the Commission. The material for the garage has also been changed, which will help to break up the massing. Trees have not been shown on the bottom south side as the type and size have not been agreed with the downslope neighbor. Mr. Paul further stated that the neighbors feel an automatic irrigation system is not necessary, since the owner should do a good job of maintaining the landscape. For this reason, automatic irrigation has only been provided at the fence line on the front of the property.

Commissioner House asked Mr. Paul to confirm that the purpose of the fence was to provide privacy. Mr. Paul explained that the house was close to the road and the fence would prevent people looking in at the property.

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Commissioner House noted that some of the recommendations made by the Commission at the last meeting had been addressed but that the changes hadn't gone far enough. The back of the garage remains imposing, despite the windows and foliage, which may die off. She is also concerned that the neighbors with a view of the downhill side at the back will see the 'stick' structures holding up the decks and suggested that landscaping could address this issue, which could be decided between the neighbors, the property owner, and Planning Director.

Commissioner Sisich said he was able to support the project if the neighbors did not object.

Commissioner Fernandez asked about the feasibility of moving the entry door to the middle of the fence. Mr. Paul explained that a bridge would be needed and that the current route from the garage to the house could be visually improved with foliage and plants.

Chair Jochum felt that certain aspects of the project remained undesirable, regardless of neighborhood support. The fence remains unattractive and fortress-like; despite the change in setback, and the two story Hardi-plank garage is also an unattractive design. Chair Jochum felt that recommendations he had already made have not been addressed.

Ken Meyer, owner, said that the neighbors below his property on Durham support his design. A new neighbor has asked that 4 trees be planted at the back of the property, which the owner has complied with on the plans. Furthermore, the owner and neighbor have agreed to choose plants for the back of the garage after the addition has been built.

Chair Jochum confirmed he did not object to the design of the back of the house, since there were no objections from the neighbors, but that his concern lay with the front of the property.

Mr. Meyer explained that he is looking for a solution to a line of juniper trees that may not live very long, which is why he would like to build a fence. In addition, he has created 2 on-street parking space and he plans to plant vines to grow over the fence.

Commissioner Sisich thought the planting would soften the fence, which will look much better than the current site plan. He is in favor of the fence as long as the neighbors do not object and the owner plants foliage to grow over it.

Commissioner House is concerned that a canyon effect would be created in the town if other houses were able to build such fences at the front of properties, although she is in favor of fencing at the back of properties for privacy.

Commissioner Fernandez stated that an attractive home should not be hidden behind a wall from public view.

Based on Commission discussion, Chair Jochum suggested that the Commission continue the wall and rear elevation to the next meeting. Meanwhile, the applicant might be guided by the Commission's comments.

In response to Mr. Paul, Chair Jochum suggested that a wall of landscaping on the road edge would be more acceptable than a stucco wall, or else a lower wall with a break. For privacy, he supported Commissioner House's suggestion of curtains. He does, however, support the design of the back wall enclosing the deck.

Commissioner House stated that she supports a small picket but that would not be an appropriate style for this house; Another type that gives a welcoming feeling could be supported.

M/s Fernandez/House and unanimously passed (4-0) to accept the recommendations by staff with the exception of the fence and rear elevation of the garage. Conditions of approval will be added to include 2 or 3 fast growing trees and 3 - 4 shrubs to be planted below the new garage addition, subject to staff approval. M/s Fernandez/House and unanimously passed (4-0) to continue the fence and design of the rear elevation to the meeting of 3/5/02.

2. U-0203 - Wayne Hoffman and Cynthia Rangaves, 1332 San Anselmo Avenue, APN 7-051-31, use permit for a private yoga

Ms. Wight presented the staff report, noting that the Building Department requires an all weather driveway, which Planning also supports as a condition. She noted that one letter of opposition has been received over the increase in traffic caused by the business but all other letters are supportive.

Cynthia Rangaves, applicant, explained her intention to hold morning and evening yoga classes and a class every Saturday morning. Noise and traffic would not be an issue because each class will hold a maximum of 6 students and she intends attracting neighbors and people in the local community who would walk to her classes.

In response to Chair Jochum, the applicant's husband, Wayne Hoffman, explained that the previous owner had been doing work on the property without permits when they bought the property in 1998. They have since put in a temporary plywood floor, which does not meet code

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requirements, but their main concern is with the parking issue. He believes that the number of parking spaces required is less than the number stipulated by the Planning Department. Furthermore, he does not see why an all weather surface is necessary.

Cass Sanchez, 38 Scenic, spoke in favor of the use.

Rick Williams, 1447 San Anselmo Avenue, is in support of the yoga classes, which would be drawing from the local environment. He does not see this as a parking issue or noise issue.

Ms. Wight read the conditions that are required by the Building Department. After reviewing Town Codes, Ms. Wight concurred that 5 parking spaces would be necessary. One of those five must meet the Code setbacks. Furthermore, the owners may apply for a parking variance to the cars to be parked on the side property line. She also raised the issue of access should the back lot ever be sold. It would then require its own access to the street, and parking and a variance would be required to access the back lot over the front lot or to gain access from Center Blvd.

Commissioner House supported the proposed use with a wording change to Condition No. 3 that states: "staff and all clients that drive to the school shall park on site"; add Saturday morning classes to the condition; and add the requirement of the permeable parking surface.

Commissioner Sisical stated that he likes this proposal, notwithstanding the one letter of protest, the applicants have done a great job talking to the neighborhood. This is the kind of use that has an urban feel and this would be a great school. He felt that students should access the site from San Anselmo Avenue rather than Center Boulevard for safety reasons.

In response to Commissioner sisical, Mr. Hoffman stated that they have no objection to that with the exception of the contiguous neighbor.

M/s House/Jochum and passed (4-0) to approve staff report based on the findings and conditions and amendments as follows: Condition 3 shall be amended as follows: "... staff and all clients that drive to the class shall park on site". The hours of operation shall not extend between 9am - 8pm, Monday through Friday, and 9am -12pm Saturday; the driveway will have an all-weather permeable surface, to be approved by the Building Official; with the exception of neighbors of contiguous properties, all access shall be via San Anselmo Avenue."

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

GENERAL DISCUSSION

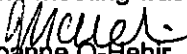
Ms. Wight reported that the Council voted 2:2 on the 24 Knoll Road project, so it was continued until all 5 members are present. She further reported that a new Planning Director should be joining the Town of San Anselmo in March.

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

None

ADJOURNMENT TO THE SPECIAL MEETING ON TUESDAY, MARCH 5, 2002.

The meeting was adjourned at 8.45pm.


Joanne O'Hehir
Senior ASA