

**TOWN OF SAN ANSELMO PLANNING COMMISSION
FEBRUARY 4, 2002**

CALL TO ORDER

Commissioners present: Chair Johum, Commissioners' Fernandez, House, Harris, Sisich, Wittenkeller, and Zwick
Commissioners absent: None
Staff present: Interim Planning Director Wight, Planning Technician Chambers, and Sr. ASA O'Hehir

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 03/04/02**

PUBLIC HEARING ITEMS

CONSENT AGENDA

1. **MINUTES – January 28, 2002**

M/s House/Harris and passed (4-3 Abstain: Zwick/Fernandez and Sisal) to approve the minutes with minor amendments and modification to motion of 194 Floribel to include: "...any photovoltaic cells to be reviewed by the Planning Director".

REGULAR AGENDA

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

Ms. Wight presented the staff report, noting that staff failed to add the front yard setback to the notice and therefore no action can be taken tonight. She suggested the Commission review the project and give direction to the applicant and then continue the application to the meeting to February 19th meeting, where it can be placed on consent.

Jonathan Sonnet, applicant, said the interior configuration is inefficient now and that is the reason for the change. Any of the neighbors above them that can see the addition are in support of the project.

Commissioner Zwick said it is adding more size but it is unique and he can support the application.

Commissioners' Sisal and House stated they are in support of the project as proposed.

Commissioner Harris stated that he had two main concerns; the house is very large for its lot size and of greater concern is that this is the third variance since 1991. He felt that this was setting a precedent for piece meal variances. He would otherwise be in favor of the design as long as there was no opposition from neighbors.

Commissioner Wittenkeller commended the applicant for speaking with all the neighbors and considered the house well designed. As an aside, he considered piece meal improvements as common place in small towns such as San Anselmo.

Commissioner Fernandez stated he was inclined to be in favor of the project if there are no concerns from the neighbors.

Chair Jochum was in favor of the project.

M/s House/Wittenkeller and unanimously passed (7-0), to continue the application to the meeting of February 19 so staff can notice the front yard variance; the application to be placed on Consent for the meeting of February 19.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF FEBRUARY 4, 2002**

2. **V-0206/DR-0206 - Ken Meyer, 20 Elkhorn Way, APN 177-265-05, design review of a proposed 528 square foot garage, with a 264 square foot utility room below (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 that the garage setback has not been noticed and will have to be legally noticed. Therefore, this item will have to be continued to the meeting of February 19th. The applicant requested feedback from the Commission so he will have the opportunity to make any changes, if necessary, for the next meeting.

Commissioner Wittenkeller asked if there had been any concern by the Fire Department on the use of flammable T-111 plywood for the lower portion of the building. Ms. Wight responded that she would discuss this with the Fire Marshall, but thought that the change could not be enforced since the T-111 material is existing.

Commissioner Harris was concerned that the outdoor fireplace may cause safety issues because of the surrounding wooded area. Ms. Wight responded that she would also discuss his concerns with the Fire Marshall.

Larry Paul, architect representing the applicant, stated they want to get a better off street parking situation and it would create understory space. He did not consider a deed restriction fair since it would prevent the owner from making future changes.

Chair Jochum advised Mr. Paul that a deed restriction could be removed if a use permit was granted in the future.

The Mr. Paul responded to the concerns regarding the fireplace and T-111 material, stating that an outdoor fireplace has more code requirements than an outdoor barbecue and that the T-111 would not be a fire hazard because there is a tremendous amount of space between the house and the neighboring properties. He also felt the color would look monotonous if all the same siding were used.

With regard to the staff report, Mr. Paul clarified that the neighbor to the west is 72'away, not 36', and that the deck is 590 square feet, not 530 square feet. They would work with the neighbor with regard to placement and location of vegetation so it does not shade their garden. With regard to color, the owner prefers the lighter color and it would be in keeping with the neighborhood.

Ken Meyer, applicant, requested other options besides oleander for planting along the rear wall of the garage. Also, he currently does not have drip irrigation on the property and does not want it to be placed as a condition.

He also stated that the down hill neighbor at 62 Durham has requested two windows on the lower level to make it a little more house-like rather than an undercarriage of a house. At this point, he has not given much consideration as to the type of windows.

Commissioner Wittenkeller noted that there is a class action suit against hardi-shake and it is not manufactured now because the shake does not hold up.

In response to Commissioner Harris, Mr. Paul explained the fence might be stucco but could be lattice.

Bill Cordingley, 10 Elk Horn, appreciates the garage having a low profile and is not concerned with the proposed color. He is concerned that the structure would remove an on-street parking space. Also, Elk Horn is a fairly narrow street and there are numerous fences on the street and he is concerned that another fence would add to the cavern affect. He is not concerned with the shuddery but the fence, with trees, would really create a barrier. He would like the fence set back from the street and the trees placed on the street side rather than the house side.

In response to Commissioner Wittenkeller, Mr. Meyer stated that there is already a corridor affect and he had talked to most of the neighbors on the street regarding the fence; the objection by Mr. Cordingley is the first comment of this type.

Commissioner Wittenkeller said he would like to see some softening, particularly if wood will be used. He is somewhat concerned about the landscaping and is almost of the mind to get a landscape professional involved because the current landscaping would not be effective. New planting will have to be cared for but he does not feel strongly about the condition for drip irrigation if the owner will take care of it.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF FEBRUARY 4, 2002**

Commissioner Harris is concerned that the fence would create a fortress affect and would support windows on the down hill side. Being on a steep hill, it would seem to loom over the hillside when looking up from Durham. He would also support staff's recommendation of a darker color. With the exception of redwood trees on the bottom of the property line, the property is otherwise exposed and he would therefore recommend landscaping to soften the project.

Commissioner House stated she would like revised plans to indicate placement of the new windows. She is in favor of more landscaping to soften the down hill neighbor's view of the big understory. She would also like the color to blend in with the hillside. She was concerned that the fencing along the road would create a canyon affect and is she is not in favor of adding more. She suggested a deer fence in its place or fencing from the garage to the house, but not along the entire front of the house. She was also concerned about the removal of street parking and is in favor of a drip system.

Commissioner Sisich expressed his approval of the design and felt the style of the garage fits in well with the garage at 21 Elk Horn. He agreed with some of the concerns about the fence. On the parking issue, he believes there is a parking space off pavement before the garage but has been used as community parking.

Commissioner Zwick said that the massing needs to be changed on the underside and that he is not sure that the addition of two windows would be the entire solution. Also, T-111 is his least favorite material and he would have difficulty accepting approving the project with it. The house is not improved by the wing walls, and an improvement would be made by running the guard rail material around corner and running it back to the house.

Commissioner Zwick mentioned that homes in the Oakland hills have strict fire material regulations and that the use of fire resistant materials should be recommended for this project. Perhaps the Town Council should be asked to add such stipulations to the Building Code. With regard to fencing, the fence should be broken up rather than be one solid mass. He concurs with the general opinion that the house should be a darker color and suggests it blend in with the hillside. If the owner were prepared to break up the fence, he would be satisfied with the current parking issue. However, he felt that if the owner insists upon using T-111, perhaps they might provide an on-street parking space at the other end of the property, as a gesture of goodwill to the neighborhood.

Commissioner Fernandez agreed that the fencing should be broken up because he also acknowledges the canyon affect.

Commissioner Wittenkeller suggested that the front fence should be surveyed given that it is being constructed so close to the right-of-way, particularly as the street is so narrow.

Chair Jochum cannot vote in support of the project with T-111 material at the property line. He believes the fencing needs to be relieved, which would be a good gesture to the neighborhood. Furthermore, he would like the fence moved back at least 2' and softened by landscaping. He would like the house to be a darker color and wants to see any modifications to the down hillside.

Mr. Meyer confirmed his preference for a stucco fence and suggested putting the wall where the deck is currently placed. He further suggested that the fence be moved back 1' from the street and that trees be planted in front of the fence. He sat in the dining room of the owners of 62 Durham, which looks directly up at the house, and the owners want windows placed on the wall. They also have liquid ambers that block the garage several months of the year. Another neighbor was somewhat concerned that trees will shade their garden. He is not eliminating parking because the space is on his property. He would eventually plant trees in that location.

Commissioner Wittenkeller suggested the use of botanical names for plants on the plans, rather than their common names, which are interchangeable. He also suggested the sizes of plants be added.

M/s House/Zwick and unanimously passed (7-0) to continue the application to the meeting of 2/19/02.

GENERAL DISCUSSION

There was a discussion by the Commission about the Town's Second Unit Ordinance. The Commission was interested in having the Town update the number of second units within each neighborhood. Acknowledging that staff is already overburdened with daily work, the Commission felt that the review of the neighborhoods would be a perfect job for an outside consultant.

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

The 24 Oak Knoll appeal and the 90-day Ordinance will be heard on 2/12/02.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF FEBRUARY 4, 2002**

ADJOURNMENT TO THE REGULAR MEETING ON FEBRUARY 19, 2002.

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



**JOANNE O'HEHIR
SR. ASA**