

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF JANUARY 28, 2002**

CALL TO ORDER

Commissioners present: Chair Jochum, Commissioners' House, Harris, Wittenkeller
Commissioner absent: 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 03/04/02**

PUBLIC HEARING ITEMS

CONSENT AGENDA

1. **MINUTES – January 7, 2002**
2. **V-0147 – Jerrold and Lori Bonnici, 5 Santa Cruz Avenue, APN 06-022-19**, a setback variance to add a 763 square foot, single story addition 5' from the south east side property line (Code: 8') and 5' from the south west (rear) property line (Code: 20') located within the R-1 Zoning District. (Staff person: Chambers)
3. **U-0202 – San Francisco Theological Seminary, 47 Seminary Drive, APN 007-292-03**, use permit amendment to Specific Plan Development (SPD) to convert unconditioned basement space to a family room in a single family dwelling, add a 27.5 square foot addition to the existing third floor, and minor exterior changes, located within the SPD Zoning District. (Staff person: Chambers)

M/s House/Wittenkeller 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.

M/s House/Wittenkeller and unanimously passed (4-0), to recommend approval to the Town Council for Consent Item No. 3.

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

REGULAR AGENDA

1. **DR-0147 – Richard and Alice Gade, 194 Floribel, APN 007-082-01**, Hillside design review of a proposed 1,010 square foot first story additions, and a 440 square foot garage with a 440 square foot second story above, located within the R-1 Zoning District (above 150' msl). (Staff person: Faw)

Commissioner Wittenkeller recused himself.

Mr. Faw presented the staff report, noting that staff can recommend approval. He also noted that a condition should be added to include a deed restriction about a second unit.

Commissioner House asked about the two trees in front of the old garage and back of the proposed new garage. Mr. Faw responded that an arborist report could be required as a condition of approval. He noted that applicants states they have one for the rear tree but he has not seen it yet.

Joy Gade, applicant, stated they require handicapped housing and want the additional space for their daughter to live with them and assist them. The next door neighbor is in support of the proposal, even after seeing the story poles.

Commissioner Harris asked about the location of the photovoltaic panels and skylights, and what the potential impacts would be on neighbors.

Mr. Fiore, architect, stated that they would be placed on the south facing roof and perhaps on the north. They would be flush to the roof and would not be visible, nor would the skylights.

Commissioner Harris stated that since the location of the photovoltaic panels are not on the plans now, he would like them reviewed by staff once they determine the exact location.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF JANUARY 28, 2002**

In response to Chair Jochum, Mr. Fiore stated that the underside of the deck can be screened by lattice or landscaping.

Commissioner House stated that she was in favor of the application with the additional conditions; that the driveway be of a permeable surface, a second unit deed restriction and, lattice or landscaping be placed on the underside of the deck, and that an arborist report be required for protection of the trees in the rear, subject to the Planning Director's approval.

Commissioner Harris stated the he would also require Planning Director review of the photovoltaic cells.

Chair Jochum stated that he would like the underside of the front deck screened with either landscaping or lattice.

M/s House/Harris/ and unanimously passed (3-0), to approve the application based on the findings and conditions as set forth in the staff report with amendments to the conditions as follows: the driveway be of a permeable surface, a second unit deed restriction is required for the addition, lattice or landscaping be placed on the underside of the deck, and that an arborist report be required for protection of the trees in the rear, and the placement of the photovoltaic cells subject to review by the Planning Director's approval.

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

Commissioner Wittenkeller returned to the dais.

2. **V-0103/DR-0103 – John and Sherry Boatwright, 1104 Sir Francis Drake Boulevard, APN 006-031-08, Flatland design review of a proposed 1,291 square foot second story addition and an 869 square foot first story addition; and a setback variance for a proposed attached garage (replacing an existing garage) and the second parking space to be within 0' of the west side property line (Code: 8 feet), located within the R-1 Zoning District. (Staff person: Faw)**

Mr. Faw presented the staff report.

John Boatwright, applicant, will make the garage a little smaller if the Commission requires it. When he bought the home he was told that they could have a swimming pool and that is the reason they cannot place the garage in the rear of the property. They have looked at several locations and they are basically replacing their garage.

Chair Jochum asked if they would consider reducing the size of the house by reconfiguring the stairs so the landing would move in and therefore the garage can be moved over farther away from the side property line.

Mrs. Boatwright responded that it would mean the portion of the house that would remain would have to be removed.

Walter Boatwright, father of the applicant, loves the community and wants to stay with his son from time to time, and wants the Commission to support the proposal.

Commissioner House said she has no concern with the garage in the location shown as long as there is no concern with the Fire Department. The turn around in front is important to her. She wants to see a permeable surface for the driveway. She would be concerned about a future proposal to place a 6' fence in front along Sir Francis Drake Boulevard because of the canyon affect.

Commissioner Harris stated that he would like to see some effort made to see if another location could be found for placement of the garage on the lot. The house pushes the envelope for the lot and for Sir Francis Drake and he would like to see an effort made to meet the side yard setback for the garage. There is a blank wall on the second story side and he would encourage the applicant to add an architectural feature or a window to break up the mass.

Mr. Boatwright stated that there is an existing chimney on the second story although it was left out of the drawings.

Commissioner Wittenkeller stated he is generally support of approving homes that are family friendly; he is concerned about this proposal however because the garage would be closer to the side yard setbacks than what currently exists and there is some flexibility. He could not approve the project as proposed but could approve it with 4' setback and may consider an 18" flexibility.

Chair Jochum said he likes to see existing floor plans in application submittals, noting that it appears the changes to the ground level are substantial. He thought it would be fairly easy to move the garage over somewhat. Placing the garage on the property line would place a burden on the neighbor for maintaining a clearance. He has no problem with the size of the house. He would like to see a setback of at least 18" , match the existing conditions or make it better.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF JANUARY 28, 2002**

Mrs. Boatwright stated that the adjacent property has a driveway along their property line and that the house in the rear is very close to the existing garage.

Commissioner House asked about the proposed colors. Mr. Boatwright stated they want tongue and groove and will paint it white with dark blue trim.

After hearing testimony from other Chair Jochum, Commissioner Wittenkeller said he would like to see a 2' side yard setback for maintenance between the properties.

Commissioner Harris said he felt a good faith effort should be made to meet a 4' sideyard setback and he would like to see the chimney drawn on the plans.

Chair Jochum said he would consider 18" setback and is also opposed to a future 6' tall fence.

Mr. Boatwright stated that they were not interested in a 6' high fence.

M/s Wittenkeller/House, and passed (3-1 Abstain: Harris), to approve the application based on the findings and conditions and amended conditions as follows: a 2' side yard setback is required for the garage and can be reviewed by the Planning Director; front fence height shall not exceed 4' above sidewalk grade; and a permeable surface shall be required for driveway.

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

3. **V-0104/DR-0104 – David Potts, 30 Tamalpais Avenue, APN 007-211-24, Flatland design review of a proposed 1,100 square foot second story addition within 6.5' of the west side property line (Code: 8'); a parking variance for a portion of a proposed garage to be 17.5' in width (Code: 18'); a setback variance for a proposed trellis 10.5' in height to be within 15' of the front property line and within 4' of the east side property line (Code: front: 20'/side: 8'); and a lot coverage variance to increase from 28.4% to 37.7% (Code: 35%), located within the R-1 Zoning District. (Staff person: Faw)**

Mr. Faw presented the staff report.

Commissioner Harris asked what, if anything, is required of the Commission for the hot tub. Mr. Faw responded that as part of the condition of approval, it should be moved to the 8' setback.

David Potts, applicant, stated that the hot tub would be removed. With regard to the trellis, it can be lowered. He will probably have to remove the palm tree because of the proposed garage.

Commissioner Harris would like to see the second story stepped back, noting that there are a number of two story houses that are very close to the street and it creates a cavern affect. There is another two story house on the street that has the second story setback.

Mr. Potts stated that the apartment building next door is right on the street; he could place a deck on the front if necessary; originally he proposed a trellis. The wall cantilevers out 18" from the front wall over the garage.

Commissioner House asked about the dead tree between the applicant's property and Tam House. Mr. Potts responded that he would remove any dead trees.

Commissioner Wittenkeller stated that the story poles were imposing, even in light of the building next door. The R-2 zoning provides the opportunity for transition from R-1; it could be done by moving the second story back and have a second story deck in the front. The small variance for the trellis does not bother him.

Chair Jochum said he has no problem with the garage variance or lot coverage variance. The trellises will also provide privacy for the tenants of the apartment building. With respect to stepping in the front, he typically likes stepping a second story back but in this case he did not think it would be as effective. It does not work with the garage sticking out. He likes the cantilevering of the garage, which provides a shadow. The massing transition from the apartment building on the right and houses on the left will be accomplished with the proposed design.

Commissioner Harris said he does not have much more to add. To his eye, stepping the second story back would soften the building. He would like to see the Palm tree remain but understands there will be more landscaping. He does like the trellis and it does soften from the apartment buildings and can support the trellis.

Commissioner House said she likes the trellis because it gives the visual cue to the front door and noted that the lot coverage is only 32 percent without trellises. The side of the house does step back so she is comfortable with the plan as presented and can support the staff report except for condition No 5. She was glad to see the hot tub is being removed. As an aside, perhaps the garage doors could be changed to be more interesting.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF JANUARY 28, 2002**

Mr. Potts said that he could put in roll up doors but they would have vertical siding and would look like carriage doors.

Commissioner Harris said the garage door modification would help ameliorate his concerns.

M/s House/Jochum, (2:2 Abstain: Wittenkeller/Harris) to approve the application based on the findings and conditions as set forth in the staff report and amended as follows: delete Condition #5; #6 to state that the hot tub is to be removed; and the new garage door to be similar to a carriage door and subject to Planning Director approval. Motion not carried.

Commissioner House to rescind motion so another vote can be taken.

M/s House/Jochum, and passed (3:1 Abstain: Harris) to approve the application based on the findings and conditions as set forth in the staff report and amended as follows: delete Condition #5; #6 to state that the hot tub is to be removed; and the new garage door to be similar to a carriage door and subject to Planning Director approval.

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

GENERAL DISCUSSION

Consideration of rescheduling of February 18 and March 4, 2002 regular Planning Commission meetings to special meetings.

By consensus, the February 18 meeting was rescheduled to February 19th and the March 4th meeting was rescheduled to March 5th.

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

- 24 Knoll Road to be heard at the next Town Council meeting.
- 90 Day Ordinance will be heard on February 12th also.
- 132 Humboldt was approved after minor modifications.
- 647 San Anselmo Avenue was approved by Council after the appeal was withdrawn.

ADJOURNMENT TO THE REGULAR MEETING ON FEBRUARY 4, 2002.

The meeting was adjourned at 8:55 p.m.


Barbara Chambers
Planning Technician