

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF JULY 21, 2003**

The meeting was convened by Chair Harris at 7:00 p.m. in the Council Chamber, 525 San Anselmo Avenue.

CALL TO ORDER

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

Commissioners' absent: None

OPEN TIME FOR PUBLIC EXPRESSION

None

CONTINUED PUBLIC HEARINGS

None

**PUBLIC HEARING ITEMS
CONSENT AGENDA**

1. **MINUTES – July 7, 2003**
2. **UP-0312/V-0336 – Hamilton A. Rowen III, 56 San Rafael Avenue, APN 007-161-13**, a use permit and variance to reconstruct more than 50 percent of the dwelling in the exact dimensions approved by the Planning Commission in 2002: 1) Lot coverage variance for the coverage to be 39.6% (Code: 35%); 2) Parking variance for the existing parking to remain, which is one space in the garage and one in tandem, located within 0' of the rear and west side property lines; 3) Setback variance for the garage structure to remain (no new construction) within 0' of the rear and west side property lines; 4) Setback variance for the dwelling to be reconstructed within 9'-8" of the rear property line and within 3'-4" of the east side property line, located within the R-1 Zoning District. (Staff person: Wight)

M/s House/Jochum, and unanimously passed (5-2 Abstain: Wittenkeller, Fernandez), to approve Consent Agenda 1: Minutes.

Regarding Item 2, Chair Harris questioned the town's policy on being able to reconstruct more than 50%. Chair Bell responded that staff is in the process of updating the Ordinance with respect to this.

M/s Wittenkeller/Fernandez, and unanimously passed (7-0) to approve Consent Agenda Item 2: 56 San Rafael Avenue.

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

REGULAR AGENDA

3. **UP-0313/DR-0327 - Jeff McPhail and Janet Jennings, 50 Austin Avenue, APN 007-263-12**, use permit to demolish more than 50% of the existing dwelling and flatland design review to consider upper level additions of approximately 860 square feet in conjunction with a first floor addition of approximately 285 square feet, located within the R-1 Zoning District. (Staff person: Bell)

Planning Director Bell presented the staff report, noting that staff can support the project. He also stated that it was brought to his attention by a neighbor that there is an old storm drain easement at the rear of the property that is used by children as a pathway to school. He wanted to add another condition that a construction management plan be reviewed and approved by the Building Department. Such items in the plan should address a construction fence and location of a debris box.

Lorie Johnson, 15 Vine, said she is the person concerned about the pathway and supports staff's recommendation. She would also like the debris box placed in the location of the garage that would be demolished.

Jeff McPhail, applicant, said he is agreeable to the construction management plan, noting that a debris box will not be necessary as debris will be hauled away by truck. He said the uphill neighbor is concerned about windows that look into their windows. He would be okay with making those windows translucent. With regard to the walkway, it is the furthest place from the construction but it will be kept clear.

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In response to Chair Harris's question about the expansiveness of the wall, particularly on the second story, Mr. McPhail said there are not a lot of windows because of the privacy issue with his neighbors.

Commissioner Zwick said the height of the front porch and roof can be tied together with a trellis. Mr. McPhail said he would rather not add more to the project unless it is necessary. He noted that there is really not a huge expansive wall because the fence partially hides this side.

Commissioner Wittenkeller said it is classic San Anselmo and a lovely addition to the town.

Chair Harris said he feels there is a large expansive wall but will go along with it if it appeases the neighbors. Staff did not make a recommendation for opaque or translucent on the lower half of the upper windows and asked for staff's opinion as to whether it should be a condition of approval.

Mr. Bell said the second story windows are not large enough to be considered a view window.

M/s Zwick/Fernandez, and unanimously passed (7-0) to approve the staff report with amendment that a construction management plan shall be submitted to the Building Department prior to issuance of a demolition permit; said plan shall address location of debris box and construction fencing.

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

4. DR-0235 – A.K. Strotz for Walgreens, 820 Sir Francis Drake Boulevard, APN 006-061-13, design review of proposed exterior color scheme, located within the C-3 Zoning District. (Staff person: Wight)

Planning Director Bell presented the staff report, noting that the darker color represents the columns and the wall is lighter.

Gus Strotz, architect representing the applicant, explained that the darker color is for the tower and the columns; the lighter is for the panel between the columns. The grey tile is the base under the windows and the rest of the building and the tile goes up to about 30". The colors are not overpowering and they want to keep the building as light as possible.

Commissioner Wittenkeller said he thought they could do a lot more to make the building fit San Anselmo's character by staying with the same basic colors, but darker. The walls will appear white and will be very reflective on three of the walls.

Commissioner House said she likes the stores that have a definite color and more presence. The lighter color is too light and white; the grey tile did not relate to anything. She likes the green. The darker beige is her favorite color of the colors shown but would like to see something more interesting.

Commissioner Jochum said he likes the darker color but would want a shade darker for the darker color. He does not like the grey; it is too cool. He is not a fan of commercial tile because it looks like a 50's style. He would like more effort made in the color choice. He would consider a good ceramic tile without a high gloss.

Commissioner Zwick questioned the location of the mechanical equipment. He stated that the equipment would be very prominent. With regard to the color, the building closest to corporate headquarters in Chicago is the best. He was opposed to ceramic tile and the colors are too light and bright. The color samples should be at the front of the building rather than the rear, so they could get a better sense of what they would look like. All the proposed colors are wrong. The prominence of the mechanical boxes on the roof are not shielded and not very thoughtful and should be moved to the back and painted. The colors should be much darker, closer to the colors used on the Walgreens in Tam junction.

Mr. Strotz stated that he was not sure the mechanical equipment had been discussed.

Commissioner Jochum said he remembers asking about the parapet and his recollection was that it would be shielded from view.

Commissioner Sisich said he does not like the heating and air conditioning equipment. He does not like the colors either and would like to see them darker.

Commissioner Fernandez said he likes the color scheme and that the combination blends well.

Chair Harris stated the colors should be darker, perhaps bring back a choice of colors. He suggested they paint the swatches on the wall closest to Jack 'n the Box. He would like a color that does not bounce off walls. He does not like the grey and does not think it ties into the project.

Commissioner House asked if they could provide a sample on the building wall of the red that will be the wall sign.

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Mr. Strotz suggested a darker beige and green instead of grey. These colors seem to be the corporate colors.

Commissioner Zwick stated that there seem to be many different colors in many different locations.

Commissioner Jochum said he would not want to ire on the side of being too dark.

Commissioner Wittenkeller said the Commission has agonized over the architecture and the wrong color could ruin the project. This building has a lot to say about San Anselmo.

Commissioner House asked what was proposed in the window of the tower. Mr. Strotz responded that the inside will be the mortar and pestle, with florescent light in the window, which may or may not be lit.

Mr. Strotz is hoping to resolve this quickly because Walgreen's would like to open by August 21st.

Mr. Bell said that the mechanical equipment must be approved by Planning and they do not appear to be on the approved plans.

M/s House/Wittenkeller and unanimously passed (7-0), to continue the item to the meeting of August 4, 2003.

GENERAL DISCUSSION

Commissioners' Jochum and Zwick will be absent August 4th; Chair Harris will be absent August 18th.

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

790 Sir Francis Drake was denied by the Council based on General Plan inconsistencies. The majority of the Council felt it should go back to the Planning Commission with any new proposal.

ADJOURNMENT TO THE MEETING ON MONDAY AUGUST 4, 2003

The meeting was adjourned at 8:03 p.m.

**BARBARA CHAMBERS
ASSISTANT PLANNER**