

TOWN OF SAN ANSELMO PLANNING COMMISSION
MINUTES, DECEMBER 17, 2007

A. CALL TO ORDER

Commissioners present: Krebs, Harris, Overberger, Sisich, Zwick
Commissioners absent: Schinner

B. OPEN TIME FOR PUBLIC EXPRESSION

C. CONTINUED ITEMS

1. **V-0727 – Susan Hoy, 90 Melville avenue, APN 007-263-31**, Setback and parking Variance to construct a 398± square foot garage with a 398± square foot studio on top of the garage within 4' of the north side yard property line and 9'-6" of the rear property line (Code: 8' and 20'); and a Lot Coverage Variance to allow the proposed two story structure on property with an existing lot coverage of 39.8% (Code maximum: 35%), located in the R-1 zoning district. (staff person: Chambers) **CONTINUED TO 1/7/08**

2. **DR-0741 – Sean Condry, 15 Fernwood Drive, APN 007-131-36**, Design Review Amendment to the previously approved 2,348± square foot dwelling and 745± Square foot decking to add a 1,135± square foot additional floor area in a new lower floor, bringing the total floor area to 3,378± square feet and add a 745± square foot lower deck bringing the total deck area to 1,490± square feet, and other design modifications, located within the R-1 zoning district (above 150' msl). **CONTINUED TO 1/7/08**

D. PUBLIC HEARING ITEMS

CONSENT AGENDA

1. **Minutes – November 5 and 19 and December 3, 2007**

M/s Zwick/Sisich to approve the November 5 and 19 and December 3 minutes as submitted.

2. **V-0737 – Doug and Jill McIntosh, 15 Valley Road, APN 005-121-03**, Setback Variance to demolish the existing garage and reconstruct a new ±400 square foot 2 car garage within 5' of the side property line (Code: 8'), located within the R-1 zoning district. (staff person: Chambers)

3. **U-0722/DR-0742 – Joseph Maquire and John Kieran Hynes, 148 Oak Knoll Avenue, APN 005-153-42**, Use Permit/Design Review to amend the exterior trim color from dark green to taupe, located within the SPD zoning district. (staff person: Wight)

M/s Zwick/Sisich and passed (5-0) to move the staff report.

REGULAR AGENDA

4. **U-0721/DR-0740 – Kenneth Holder for Epstein Properties LLC, 129 Madrone Avenue, APN 007-161-31**, Use Permit to demolish a single family dwelling; 2) Flatland Design Review of a 1,394± square foot second story in conjunction with the construction of a new 3,078± square foot single family dwelling and 518± square foot garage on property located in the R-1 zoning district. (staff person: Consultant Vazquez)

Consultant Jan Vazquez presented the staff report.

Commissioner Zwick inquired if story poles had been erected, and Vazquez noted that they had been erected, but that there were concerns about the weekend storm and the wind potentially blowing them down so they were removed.

Chair Krebs asked for the definition of a wing wall, and Vazquez responded that it is a free standing wall that runs along the edge of the deck, and would be on the sidewall facing 119 Madrone.

In response to Krebs' inquiry about condition of approval 1C, Vazquez noted that the Building and Planning Director Lisa Wight would review the proposal.

TOWN OF SAN ANSELMO PLANNING COMMISSION
MINUTES, DECEMBER 17, 2007

Commissioner Sisich asked if the Town was doing anything special to ensure there is no chance of property flooding and Wight responded that the property is located in Flood Zone B and that Public Works Director Rabi Elias reviewed the application.

Applicant Ralph Epstein said he felt that the submitted plan was appropriate for the neighborhood. Applicant noted that he had a survey done to understand the building envelope and requested that the architect design a house that was undersized for the lot, and he met with neighbors to the North and South to discuss the project. Applicant also said that he intends to bury the electrical lines going to his property, and that he has spoken with PG&E to ensure that electricity to 135 Madrone is not interrupted during construction. Applicant also stated that he would like the Commission to consider allowing him to create the wing wall for the deck and a trellis that lets in light, but blocks any view from the home on the North side.

Cathy Day, Madrone Avenue, feels the house is too big for the little block and that her property is closest to the project at 8.5 feet from the northern property line. Day stated that the balcony would look down on her master bedroom and bathroom as well as her daughter's bedroom. Day stated that she is concerned that the project as proposed would block her views. Day also stated that she doesn't think the wing wall will look good or be appropriate and that she prefers the second story balcony removed. Day noted that she is concerned about the project being approved and the size of the windows changing once the work has begun.

Scott Hamilton, Grove Lane, thinks the design is attractive but large and feels that the deck will allow the applicants to see what others are doing in their backyards. Hamilton said he feels the project will have a pretty major impact on privacy.

Kathryn Gant Bradley, Durham Road, stated that she was concerned about the size of the house and stated that the property is on the Urban Wildland Interface Map, which creates a question of what can be planted for screening. Bradley also stated that she is concerned that she never does see true models of projects and that other towns have very specific landscape plans. Bradley also wondered if there was some effort of green building efforts.

Applicant noted that it was not unreasonable to build an outdoor deck and that he would be more than happy to abide by whatever provisions asked by the Commission and that he plans to respect the privacy of all neighbors. Applicant also noted that he would like to have some flexibility regarding the wing wall so that it is attractive.

Krebs asked if any other alternatives for screening had been considered, and Applicant noted that he could look at other alternatives.

Architect Kenneth Holder, stated he was concerned about a solid wall and suggested an offset lattice wall that cannot be seen through. Holder also stated that there was an effort made to pull back the office and deck approximately 28-30 feet from the rear yard property line.

Zwick asked if landscape plans were required and Wight noted they were not required in the flatlands.

In response to Zwick's inquiry about the Urban Wildland Interface Code, Wight noted that the property is not located in the UWI mapped area. Wight further noted that when in the UWI Area, the Fire Department would review material and the issue would be handled at the building permit stage and would be signed off by the Fire Department, rather than at the Commission level because exterior materials are not considered in flatland design review.

Sisich stated that it is a big house, which maximizes the lot and the glazing recommendations are good, but it is in character with the neighborhood. Sisich noted that he has a problem with the upstairs deck as it does impact both neighbors.

Commissioner Overberger stated that she thinks the second story is large in such a dense neighborhood. Overberger also stated that while she thinks the deck is nice, it is very intrusive and she would be happier with a slightly smaller second story and no deck.

Zwick stated that the house is very nice, the second story is stepped back, likes the materials that are shown, but is concerned about approving it without knowing what siding will be required by the Fire Department. Zwick also stated that he doesn't like the

TOWN OF SAN ANSELMO PLANNING COMMISSION
MINUTES, DECEMBER 17, 2007

deck, as it is a privacy issue. Finally, Zwick stated that he would be much happier with a smaller house and no deck.

Commissioner Harris stated that he agrees with the comments made by all the Commissioners and although he visited the site, he did not have the benefit of the story poles.

Krebs stated that he echoed the comments of the Commission and that while the deck is a nice feature, it does impact privacy. Krebs also said that it is a very nice house with good features in the design and would be a nice house without the deck. Krebs stated that he would like to mitigate the privacy issues.

Sisich asked if removing the deck and changing the doors to windows could be approved administratively and Wight responded yes.

The Commission offered the applicant the option to redesign the deck and have it administratively approved or come back before the Commission for review.

Applicant stated that he feels the second story is well designed and losing the deck is a major problem and suggested making the deck a sleeping porch with walls and screens instead of glass. Applicant stated that if that idea were unacceptable, then he would like the Commission to reject the application so that he could appeal to the Town Council.

M/s Overberger/Zwick and passed (5-0) to reject the staff report.

Applicant was advised of the 10-day appeal period to the Town Council.

Harris asked Applicant if he was sure of his decision and noted that the deck could just as easily be a room, and also noted that there is a greater potential for privacy loss with the deck.

Sisich noted that he would not support a sleeping porch.

Zwick echoed Sisich and stated that he does not think appearing twice before the Planning Commission is unusual for a new house, and that he does not want to approve a project without seeing it. Zwick stated that he would not approve the project without Planning Commission review, as it will be a different house with more volume.

Overberger agreed with Zwick.

The applicant requested a continuance. Sisich withdrew the previous motion to reject the staff report.

M/s Zwick/Sisich and passed (5-0) to continue the application to the meeting of January 7, in order for the applicant to make the changes suggested by the Commission.

5. **DR-0439 – Hal Walker, 754 Sir Francis Drake Boulevard, APN 006-091-39.** Commercial Design Review of a change to the exterior materials and colors (wood siding to be replaced with stucco; brown stain to be replaced with brown and orange colors) and a change to the sign program, located within the C-L zoning district. (staff person: Wight)

Building and Planning Director Lisa Wight presented the staff report.

One of the applicants, Marty Monfredini, stated that he wanted to spiff up the place and chose stucco for waterproofing. He said he wants standardization with signs, and not canvas signs, and wants to improve the landscaping.

In response to Commissioner Harris' inquiry of whether the submitted sample was actually the color to be used, Applicant stated that he was unable to find the exact shade of yellow that he wanted, and that he would like to tone down the chosen shade of yellow, but his plans were to have it be an integral color in the stucco, rather than applied paint.

Kathryn Gant Bradley, Durham Road, stated that she was glad the Applicant was rethinking the color.

Wight noted that she supported the color because there is no current design theme and she was able to make the required findings.

TOWN OF SAN ANSELMO PLANNING COMMISSION
MINUTES, DECEMBER 17, 2007

Harris encouraged the Applicant to come back before the Commission with signage that doesn't require variances. Harris also noted that as the location is an extremely visible site in town, he hopes that end result would be tasteful and appropriate.

Commissioner Zwick stated that it is hard to support variances for signage.

Wight asked if the Commission would consider the ability to grant a variance on the freestanding sign to include the three offices.

Harris noted that if done with the appropriate size and does not pose a traffic hazard, he could support a freestanding sign.

Zwick noted that it would be difficult to approve a variance for a freestanding sign, to which Krebs agreed.

Sisich said he likes the existing Hub Center sign and it is important for the tenants to have.

Zwick suggested the applicant meet with the tenants and prepare a sign package.

M/s Overberger/Zwick and passed (5-0) to continue the application to the January 7, 2008 meeting.

E. WORKSHOP

Discussion of Residential Hours of Construction: Continued to the January 7, 2008 meeting.

F. APPOINTMENT

Appointment of Chairperson and Vice Chairperson for 2008.

M/s Krebs/Harris and passed to appoint Michael Schinner as Chairperson and Carla Overberger as Vice Chairperson for 2008.

G. ITEMS FROM PLANNING COMMISSION

H. ITEMS FROM STAFF

Wight reported that the Town Council did not take any action on FAR at their December 11th meeting, and that the Council is interested in having a workshop, which has not yet been scheduled.

Wight also reported that there would be a Visioning Report presented to the Council in January.

Wight reported that the Fire Department brought forth a map of the Urban Wildlife Zone to the Town Council.

It was discussed and agreed that staff would consider cancelling the January 7th regular meeting and replacing it with a special meeting on January 14th.

I. ADJOURNMENT TO MEETING OF MONDAY, JANUARY 7, 2008.

The meeting was adjourned at 9:00 pm to the next meeting of Monday, January 7, 2008, noting the possibility of that being replaced with a January 14, 2008 meeting.

Respectfully submitted,

La Shaun Williams