

TOWN OF SAN ANSELMO PLANNING COMMISSION MEETING
Monday, September 21, 2015

COMMISSIONERS PRESENT: Judy House, Matt Brasler, David Swaim, Kim Pipkin, Daniel Krebs

COMMISSIONERS ABSENT: Pascal Sisich, Susan Cronk

1. CALL TO ORDER

2. OPEN TIME FOR PUBLIC EXPRESSION

Glen Wilson, Laurel Avenue, spoke about concerns at his property.

3. PLANNING DIRECTOR'S REPORT

Planning Director Elise Semonian introduced Megan Lockett to the Planning Commission. Semonian explained that Sarah Price would be preparing staff reports in the future.

Semonian explained topics staff is working on including: FAR exemptions, amendments to sign regulations in response to a recent Supreme Court case, Air BnB units, chickens, and an update of the fee schedule.

4. APPROVE MINUTES OF THE PLANNING COMMISSION MEETING AUGUST 31, 2015

Draft Minutes of August 31, 2015

M/s, Matt Brasler, Daniel Krebs, to approve the MINUTES OF THE PLANNING COMMISSION MEETING AUGUST 31, 2015

AYES: Judy House, Matt Brasler, Kim Pipkin, Daniel Krebs. NOES: None. ABSENT: Pascal Sisich, Susan Cronk. ABSTAIN: David Swaim.

5. PUBLIC HEARINGS

A. 790 SIR FRANCIS DRAKE, USE PERMIT

Owner: Gerry Hynes

Applicant: Jose Fernandez

Project Address: 790 Sir Francis Drake Boulevard

Assessor's Parcel No.: 006-091-68

Zoning: PPD/SPD, Preliminary/Specific Planned Development

District

General Plan: Limited Commercial

FIRM Flood Zone: Zone X (Outside Special Flood Hazard Area)

Request: Use Permit to use approximately 1,597 square feet of street level office space to provide administrative and sales support for the supply of technical textiles to the apparel industry. No manufacturing or distribution would occur at the site.

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Planning Director Semonian presented the staff report.

M/s, Daniel Krebs, Kim Pipkin, to approve 790 SIR FRANCIS DRAKE, USE PERMIT subject to the recommendations and conditions in the staff report.

AYES: Judy House, Matt Brasler, David Swaim, Kim Pipkin, Daniel Krebs. NOES: None. ABSENT: Pascal Sisich, Susan Cronk.

B. 35 WAVERLY, USE PERMIT, DESIGN REVIEW, AND GRADING PERMIT

Owner: Jason & Jennifer Morehouse Design Professional: Pacific Design Group
Project Address: 35 Waverly Road Assessor's Parcel No.: 007-264-01 Zoning/General Plan: R-1, Single Family Residential FIRM Flood Zone: Zone X (Minimal Flood Hazard Area) Request: Use permit, design review, and grading permit for the demolition and construction of a single family residence. The project includes demolition of the existing structure, grading of the site (125 cubic yards of off haul), construction of a new, 2 story, single family residence and new landscaping. Proposed materials include charcoal color standing seam metal roofing, white board and batten siding and trim, and charcoal color wood windows. New 6 foot tall, solid wood, fencing is proposed along Vineyard Avenue. The attached 2-car garage is accessed from Waverly Road.

Planning Director Semonian presented the staff report. Semonian explained the concerns of the adjacent property. In response to the concerns she recommended Planning Commission not take action on the fence.

Commissioner Krebs asked about the property line and setback concerns.

Commissioner Swaim asked about the addition to 25 Waverly and the variance granted in the 1990s.

Commissioner Brasler asked about the next steps in the process if the property line is deemed incorrect.

Ed Blankenship, architect, presented the project and responded to the neighbors' concerns.

Isabel King, Waverly, explained that the issues have been mitigated by the staff report and conditions and there had been positive communication between them and the applicant.

The commissioner discussed the project and the improvement it will bring to the surrounding neighborhood.

M/s, Matt Brasler, David Swaim, to approve 35 WAVERLY, USE PERMIT, DESIGN REVIEW, AND GRADING PERMIT subject to the recommendations and conditions in the staff report.

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AYES: Judy House, Matt Brasler, David Swaim, Kim Pipkin, Daniel Krebs. NOES: None. ABSENT: Pascal Sisich, Susan Cronk.

C. 148 KNOLL, DESIGN REVIEW

Owner: Richard Gilbert & Brian Shrock
Design Professional: Camiccia Construction
Project Address: 148 Knoll Road
Assessor's Parcel No.: 006-115-17
Zoning: R-1, Single Family Residential, Above 150 Mean Sea Level
General Plan: Single Family Conservation
FIRM Flood Zone: Zone X (Minimal Flood Hazard Area)
Request: Design review for a new single family residence with an attached 2-car garage on a vacant hillside parcel. The proposed materials include taupe color fiber-cement shingle siding, a black composition roof and painted white trim. The proposed residence conforms to current code requirements for setbacks, lot coverage, height, stories and parking. No use permits or variances are requested.

This Item Was Not Heard

D. 44 CROOKED, RECONSIDERATION OF CONDITION OF APPROVAL Owner: Dagan Heavrin Project Address: 44 Crooked Avenue Assessor's Parcel No.: 006-114-22 Zoning: R-1, Single Family Residential, Above 150 Mean Sea Level General Plan: Single Family Conservation FIRM Flood Zone: Zone X (Minimal Flood Hazard Area) Request: Planning Commission reconsideration of a condition of the May 4, 2015, approval of a use permit and design review for a new residence that required the trim color to be changed from off white/beige to a dark color.

Planning Director Semonian presented staff report.

Dagan Heavrin, 44 Crooked, spoke about the project.

The commissioners discussed the basis of keeping Hillside design in line with the surrounding area and the importance of muted trim on hillside lots. A majority of the commission did not feel that this lot qualified as a highly visible project. Commissioner House dissented with the majority opinion.

M/s, Matt Brasler, Kim Pipkin, to approve 44 CROOKED, RECONSIDERATION OF CONDITION OF APPROVAL subject to the recommendations and conditions in the staff report.

AYES: Matt Brasler, David Swaim, Kim Pipkin, Daniel Krebs. NOES: Judy House. ABSENT: Pascal Sisich, Susan Cronk

E. 85 RED HILL, DESIGN REVIEW, AMENDMENT TO USE PERMIT & PARKING VARIANCE

Owner/Applicant: Jea Kim, Kim's Martial Arts Institute

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Design Professional: Jeff Kroot
Project Address: 85 Red Hill Ave
Assessor's Parcel No.: 006-214-03
Zoning: C-3 General Commercial
General Plan: General Commercial
FIRM Flood Zone: Zone X (Minimal Flood Hazard Area)
Request: Design Review and amendment to Parking Variance and Use Permit for a 733 square foot second story classroom addition to an existing commercial building used for a martial arts studio. The project would reduce onsite parking from two spaces to one disabled parking space (10 standard spaces required for business/commercial spaces of this size). The proposed building height is 26 feet 6 inches, approximately 6 feet 6 inches taller than the existing second story.

Planning Director Semonian presented staff report.

Jeff Kroot, architect, presented the project. A number of people were present to support the project.

Commissioner House asked about the design of the south elevation and suggested articulation be added to break up the blank wall.

Commissioners Krebs, Swaim, and Brasler spoke about the parking issues.

Commissioner Pipkin spoke about the history of the business and the lot configuration

Commissioner House spoke about the outpouring of support from the adjacent business owners and surrounding community.

M/s, Kim Pipkin, Matt Brasler, to approve 85 RED HILL, DESIGN REVIEW, AMENDMENT TO USE PERMIT & PARKING VARIANCE subject to the recommendations and conditions in the staff report.

AYES: Judy House, Matt Brasler, David Swaim, Kim Pipkin, Daniel Krebs. NOES: None. ABSENT: Pascal Sisich, Susan Cronk.

6. ITEMS FROM PLANNING COMMISSION

Commissioner Brasler spoke about the planning director's report and questioned if the rules could be changed, since they were voted on.

Commissioner Pipkin reminded the Commission about Country Fair Day.

7. ADJOURN The next Planning Commission Meeting is scheduled for 7:00 P.M. October 5, 2015.

Respectfully submitted,
Sarah Price