

**TOWN OF SAN ANSELMO PLANNING COMMISSION MEETING  
FEBRUARY 4, 2013**

**Commissioners Present:** Chair Brasler, Co-Chair House, Krebs, Overberger, Sisich, Swaim, Zwick

**Commissioners Absent:** None

**REGULAR AGENDA**

**DR-1302, Trenor Askew, 122 Sycamore Avenue, APN: 006-083-16:** Design review to construct a new 3,246 square foot two story house with a 503 square foot attached garage and a 587 square foot rear deck at 122 Sycamore Avenue. The project site is located in the R-2 zoning district (Staff person: Boyle).

Commissioner Krebs recused himself as his residence is within 500 feet of the project.

Boyle presented the staff report.

Commissioner Sisich asked if flood vents are being required so that water can enter and exit.

Condry advised that venting is required by FEMA.

Sisich asked if there are any additional flood-related requirements for new homes being built in a flood zone.

Condry added that it is a matter of meeting FEMA's requirements which have to do with the foundation and making sure that it is waterproofed and will not be washed away in a flood.

Brasler asked if it is known where the proposed structure lies in relation to a base flood elevation.

Condry explained that applicants may refer to the older flood maps, which do not have a base flood elevation, or they can design according to the preliminary, newer maps which do have a base flood elevation. The Public Works Department strongly recommends designing to the newer maps.

As there were no further questions of staff, Brasler invited the applicant to respond.

Architect Steve Murch representing Stewart Summers Architect and applicant Trenor Askew, shared a powerpoint presentation indicating that the home was designed in the context of the other homes in the neighborhood and with consideration of neighboring views. The property is adjacent to the creek and the final floor elevation is 2' above base flood elevation. The lot is narrow, so the site of the structure was pushed back to accommodate a driveway and to be in line with neighboring structures. Murch indicated

that shadow studies showed minimal shadows cast offsite and the project requires no grading. Murch introduced landscape architect Rod Scaccalosi.

Scaccalosi noted that the plans are for a fully planted lot, using low-water and some drought-resistant varieties. Trees will be planted for privacy and there will be more native plants in the rear creek area.

Commissioner Swaim asked if the planned trees, as they would look at maturity, were considered in the shadow studies.

Scaccalosi indicated that most of the trees along the property line are shorter. The large, tall oak tree is in the back of the property.

Commissioner Overberger asked that Murch consider the recent flood history of the neighborhood and the possibility of taking more precautions in terms of the structure's elevation or other flood mitigation measures.

Sisich asked if residents of neighboring properties had been contacted regarding the project.

Murch advised that the neighbors to the east had no concerns. The neighbor to the west was concerned about construction noise and light. The second story was stepped back in consideration of her concerns and he does not know of any outstanding concerns at this time.

As there were no further questions from the Commissioners, Brasler opened the discussion to the public.

There were no comments from the public and the discussion returned to the Commissioners.

Sisich believes the structure is bulky and feels that hips or dormers should be considered to provide more articulation.

Zwick likes the project and noted that the front entry holds a high standard which could be extended with more subdivisions in the windows, more trim, dormers, kick plates, or belly bands. He agrees with Sisich that the two long sides of the structure would be improved by more articulation. If the structure were softened by details such as these, he could fully support the project.

Overberger is in agreement with Sisich and Zwick. If a little more interesting detail were added to the structure, she would definitely support the project.

Commissioner House does not have any objections to the project. It is a long, narrow house on a long, narrow lot and although more articulation would be well-received, she is satisfied with the project as designed.

Swaim likes the project, noting that some effort has been put into the existing details and that consideration has been given to neighbors in terms of preserving light and views. The project is certainly an improvement over what was on the lot previously. He supports the project.

Brasler generally supports the project, noting that the shape of the lot is a limiting factor with respect to design. The project does not require any variances and is in compliance with planning code.

M/s, House/Swaim, to move the staff report.

AYES: Brasler, House, Swaim  
NOES: Overberger, Sisich, Zwick  
ABSTAIN: None  
ABSENT: Krebs

After the motion failed, discussion ensued regarding making a second motion. Brasler asked the project applicant to respond.

Murch indicated that the narrow lot is the largest factor in the project, adding that recessing each side of the second story by 3' increases the narrowing effect. Zwick's suggestions are appreciated and could be considered. Murch asked if the project could be placed on the consent agenda for a future meeting.

M/s, Sisich/House, to continue the project to the meeting of March 4, 2013.

AYES: Brasler, House, Overberger, Sisich, Swaim, Zwick  
NOES: None  
ABSTAIN: None  
ABSENT: Krebs

Krebs returned to the dais.