

## SAN ANSELMO PLANNING COMMISSION MEETING OF AUGUST 4, 2014

**COMMISSIONERS PRESENT:** Co-Chair House, Commissioners Cronk, Pipkin, Sisich and Swaim

**COMMISSIONERS ABSENT:** Chair Brasler, Commissioner Krebs

### CALL TO ORDER

Co- Chair House called the meeting to order at 7:03 p.m.

### OPEN TIME FOR PUBLIC EXPRESSION

No one spoke.

### PLANNING DIRECTOR'S REPORT

Interim Planning Director Diane Henderson announced that this will be Senior Planner Phil Boyle's last Planning Commission meeting; he has accepted a position as Senior Planner with the Town of Corte Madera.

Senior Engineer Dan Blomquist was introduced.

The Town Council approved 456 Laurel and granted an appeal, overturning the action of the Planning Commission at 130 Crescent.

### PUBLIC HEARING ITEMS

#### CONSENT AGENDA

##### Minutes of Planning Commission Meeting June 16, 2014

M/s, Sisich/Cronk, to approve the minutes of June 16, 2014.

AYES: Cronk, House, Pipkin, Sisich, Swaim  
NOES: None  
ABSENT: Brasler, Krebs  
ABSTAIN: None

#### REGULAR AGENDA

**UP-1402, DR-1403, Suellen and Mario Lamorte, 47 Tamalpais Avenue, 007-212-12:** Use permit to demolish the existing single-family residence and flatland design review for a new 2,080 square foot, two-story, single-family residence and a 280 square foot garage at 47 Tamalpais Avenue. The project site is located in the R-1 Zoning District (Staff person: Boyle).

Senior Planner Boyle presented the staff report.

Swaim inquired about the flood certificate; Blomquist responded.

Sisich asked if the second unit was deed restricted with regard to how much rent could be charged. Boyle responded that the Town's Second Unit Ordinance was amended to eliminate rent restrictions for second units. Henderson explained that most second units, by virtue of their small size, tend to reflect lower rents than other rentals.

Jeff Kroot, Architect, and Suellen Lamorte, owner, spoke in favor of the project.

Open Public Hearing.

Eileen Burke, owner of 48 Tamalpais and 50 Tamalpais spoke in favor of the project.

Tina Kroot, 222 Crescent, indicated that her mother owned 43 Tamalpais and they intend to keep the property in the family. She spoke in favor of the project.

Close Public Hearing.

Sisich likes the design. He is a bit concerned about the brightness of the white paint.

Cronk likes the proposal, particularly the varying roof plan. She believes that it has been thoughtfully designed.

Swaim believes that it is a functional yet aesthetically pleasing design.

M/s, Sisich/Swaim, to make the findings and approve the project subject to the conditions in the staff report.

AYES: Cronk, House, Pipkin, Sisich, Swaim

NOES: None

ABSENT: Brasler, Krebs

ABSTAIN: None

**DR-1402, Jim Catlin, 35 Pasadena Avenue, 005-202-50:** Grading permit to fill an existing swimming pool, re-grade an existing driveway, construct new retaining walls, construct a new in-ground swimming pool and install landscaping at 35 Pasadena Avenue. The project includes excavation of approximately 337 cubic yards of dirt, stone and asphalt material, approximately 247 cubic yards of fill, and the off-site disposal of approximately 90 cubic yards. The project site is located in the R-1 zoning district. (Staff person: Blomquist).

Senior Planner Boyle presented the staff report.

Jim Catlin, Landscape Architect, spoke in favor of the project.

Pipkin inquired about the trees proposed to be removed. Catlin responded that they are Monterey pines that are infested.

Swaim asked if the off-haul could be placed on-site. Catlin responded that due to the sloping nature of the site, retaining walls would be necessary.

Open Public Hearing.

Steve Lamb, 8 Laurel Avenue, asked about Condition 9 and how determinations regarding sidewalks are made; a sidewalk at this location would require a retaining wall. Blomquist responded that Public Works Director Condry would evaluate the need for a sidewalk at the building permit stage.

Close Public Hearing.

House asked if a bond is required for the road. Boyle responded that Public Works Director Condry makes those decisions at the building permit stage.

Swaim indicated that he doesn't like to see off-haul, but he understands that distributing the material on-site would require retaining walls.

M/s, Swaim/Cronk, to make the findings and approve the project subject to the conditions in the staff report.

AYES: Cronk, House, Pipkin, Sisich, Swaim

NOES: None

ABSENT: Brasler, Krebs

ABSTAIN: None

#### **ITEMS FROM PLANNING COMMISSION**

Commissioners expressed thanks to Senior Planner Boyle for his service to the Town, always friendly and accommodating, and wished him well in his new position in Corte Madera.

Boyle provided an update regarding the status of 790 Sir Francis Drake Boulevard.

Blomquist explained the LED street light replacement currently underway, Bolinas medians and Safe Routes to Schools.

#### **ADJOURN TO THE MEETING OF AUGUST 18, 2014**

Co-Chair House adjourned the meeting at 7:50 p.m.

Respectfully submitted,  
Diane Henderson