

The special meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on October 14, 1987, by chairman Hayes, in the Town Hall Council Chamber. Staff present: John Roberto, Planning Consultant.

A. ROLL CALL

Commissioners Present: Sias, Harle, Yarish, Julin, Hayes
Commissioners Absent: Zaharoff, Manning

B. APPROVAL OF MINUTES - September 28, 1987

M/S Julin, Harle, to approve minutes of September 28, 1987 with the following corrections: page 3, 4th paragraph, change "6 and 12" to "6 in 12"; change "4 and 12" to "4 in 12".

Motion passed unanimously.

C. PUBLIC HEARINGS

AR-6 - Quarry Mountain, Incorporated, End of Tomohawk Drive, A/P Nos. 177-220-50, 177-250-40 and 177-250-41, architectural review of seven single family homes: Units 3, 6, 7, 8, 9, 10 and 12, and review of draft Resolution of Approval.

John Roberto presented the staff report dated October 9, 1987, stating that the Planning Commission at its' last meeting approved the design of the homes on lots 4 and 5; and continued the public hearing of the design for the homes proposed on lots 9, 10 and 12. The applicant has submitted new designs for the homes previously approved on lots 3, 6, 7 and 8. Each of the homes, on these four lots, has been redesigned to fit entirely within the approved building envelope. The redesigned homes are very similar to those previously approved by the Planning Commission. Staff has given public notice of the redesign of the homes on lots 3, 6, 7 and 8. Included in this staff report is a draft resolution which allows the Commission to approve the design of one or more homes in the subdivision provided that all construction is within the building envelope.

Lot 3

Mr. Roberto stated that portions of the deck were outside the building envelope and these have now been removed.

Larry Stack, 10 Alice Way, said that staff reports keep referring to low visual impact and it does not seem reasonable that a 3 car garage and a house over 3,000 square feet would be low visual impact.

Mr. Elliott said the house was 3,871 square feet.

Commissioner Yarish thought that lot 3 was a very nicely designed building and it was very sheltered from the community. Commissioner Sias had asked for a tree in the northeast corner of the property and did not see it on these current plans. Commissioners Harle and Julin felt the plans are acceptable. Chairman Hayes was opposed to a 3 car garage and felt the building will be too high on the ridge.

M/S Sias, Harle a Resolution conditionally approving the design review of the home on lot No. 3 of the Quarry Mountain Subdivision as subject to language and conditions in Exhibit "A" and "B" of the staff report dated October 9, 1987 to the San Anselmo Planning Commission from John Roberto, Planning Consultant as presented at the meeting of October 14, 1987, with the additional condition that a tree be added to landscaping at the northeast corner of the property to diminish the mass and large appearance of structure. This is in reference to plans received by the Town on October 2, 1987.

AYES: Sias, Yarish, Harle, Julin

NOES: Hayes

Motion carried. Applicant advised of 10 day appeal period.

Lot 6

Mr. Elliott stated he has eliminated the decks and added a bay window to the familyroom.

Jonathan Braun, 479 Scenic, said the plans specified stucco and thought the Commission should address that.

Larry Stack, 10 Alice Way, wanted clarification of minor v.s. major modifications as stated in Exhibit "B". Mr. Roberto said that the rule of thumb for minor modifications is a foot to foot and a half.

Commissioner Sias had no problem with the design and could support the application. To which Commissioners Harle and Julin agreed. Commissioner Yarish had some problem with the garage but thought the impact is entirely within the neighborhood. Chairman Hayes felt that the garage is up against the house so he did not object to the 3 car garage. He felt there needed to be more screening to protect the southeast corner. Commissioner Yarish said he recently visited the area and the east side of the street was well screened. Chairman Hayes withdrew his comment about screening.

Jonathan Braun, 479 Scenic, indicated that homes on Scenic will look down on these houses.

M/S Yarish, Julin a Resolution conditionally approving the design review of the home on lot No. 6 of the Quarry Mountain Subdivision in accordance with the language and conditions in Exhibit "A" and "B" of the staff report dated October 9, 1987 to the San Anselmo Planning Commission from John Roberto, Planning Consultant as presented at the meeting of October 9, 1987, with an additional condition in Exhibit "B" that external siding be changed from stucco to resawn cedar horizontal siding as referenced to plans received by the Town on October 2, 1987.

Motion passed unanimously. Applicant advised of 10 day appeal period.

Lot 7

Mr. Elliott said the decks have been removed and the 3 car garage has been shifted into the building. The house is 3,050 square feet.

Jonathan Braun, 479 Scenic said there is a serious infringement of the view cone and would rather see the building go outside the building envelope.

Commissioners Harle and Julin approve the application.

Commissioner Yarish is concerned about how close to the edge of the shoulder of the hill the house will be built. This will have an impact on homes on Butterfield Road and Sir Francis Drake. He thought that the unit would be a better design as originally submitted outside the building envelope. Mr. Roberto explained that the applicant is not proposing to build outside the envelope and the Planning Commission has to review the application as it has been submitted. He said that in the interest of design however, any Planning Commissioner can appeal to the Town Council. Mr. Elliott said they have agreed to build within the envelope because that is what the public wants. He would however, have no objection to having the Commission make a decision approving within the envelope and appealing to Council to allow him to build outside the envelope.

Commissioner Sias would like to see extensive landscaping done to approve now because the house is very visible but would like

to see the house pushed back outside the envelope. Chairman Hayes agreed that this was one of the units that would be better built outside the envelope but the Planning Commission is required to act on the application before them. He was not sure that the house would be buildable if the applicant were asked to build on the mesa but still within the envelope.

After much discussion, Mr. Roberto said that he thought the Planning Commission was heading in the direction of approving this application with amendments and then in a separate motion recommending the Town Council consider approving this unit outside the envelope.

Mr. Roberto recommended that the wording read as follows for the motion: To amend finding No. 2, Section B of Exhibit A to read as follows: 2A. Given the location and size of the building envelope approved for lot No. 7 the architectural design submitted by the applicant presents a low visual profile in appearance from off site view points. However the visual massing of the building could be further reduced if the home could be relocated eastward outside the approved building envelope. The Commission doesn't have legal authority to require the relocation of the building outside the approved building envelope. 2B. Its further found given the size and location of the building envelope for lot No. 7 that reducing the size of the home proposed by the applicant will not effectively reduce the visual profile.

M/S Yarish, Harle, a resolution conditionally approving the design review of the home on Lot No. 7 of the Quarry Mountain subdivision according to the language in Exhibit "A" and "B" with the exception to A2 to incorporate the language that Mr. Roberto recommended. In addition that 10 additional shrubs in the west elevation should be included in condition 4 in Exhibit "B" as stated in the Staff Report dated October 9, 1987, to the San Anselmo Planning Commission, from John Roberto, Planning Consultant and referenced by drawings received by the Town dated October 2, 1987.

M/S Sias, Harle amend motion to add 3 trees along western side of property along the existing trees shown on the plans dated October 2, 1987.

Motion passed unanimously. Applicant advised of the 10 day appeal period.

Mr. Roberto further recommended wording as follows: Given the motion of approval for Lot No. 7 the Commission wishes to refer the building design to the Town Council for consideration of a structure which would be a building of similar design to be located eastward outside of the building envelope. If the Town Council finds merit with the Planning Commission recommendation the Town Council should amend condition A1 of Resolution 2060.

M/S Yarish, Harle, a resolution referring this building on Lot No. 7 of Quarry Mountain Subdivision to Town Council pursuant to the language of John Roberto.

Motion passed unanimously. Applicant advised of 10 day appeal period.

Lot 8

Mr. Roberto said the applicant has eliminated the deck and nook outside the envelope. Mr. Elliott said the house is 2,860 square feet and it has been squared up a little by moving it closer to the street.

Jonathan Braun, 479 Scenic, thought this design is similar to lot No. 7 and would be better moving the house back on the lot.

Commissioner Harle said the lot is fine. To which Commissioner Julin agreed. Commissioner Yarish would like to see 7 to 8 shrubs added to the west elevation. To which Commissioner Sias agreed. Chairman Hayes concurred.

M/S Sias, Julin to approve the design review on Lot No. 8 of Quarry Mountain subdivision with reference to language and conditions in Exhibit "A" and "B" of the Staff Report from John Roberto, Planning Consultant, to the Planning Commission, dated October 9, 1987; with the additional condition that at least 8 shrubs be added to the western side of the property to screen. This is in reference to plans dated October 2, 1987.

Motion passed unanimously. Applicant advised of 10 day appeal period.

Lot 9

Mr. Roberto said portions of decks were protruding beyond the rear and side building envelope and portions of the garage were out side the envelope.

Mr. Elliott said the garage was rotated and the house was turned about 90 degrees. The decks were eliminated and have added on grade patios.

Jonathan Braun thought the elevation was different than originally submitted. Mr. Elliott said there was additional grading done which had been approved by the Town Engineer.

Mr. Stack asked about the square footage. Mr. Elliott replied 3,071 square feet with a 3 car garage.

Commissioner Yarish thought that this lot might be better outside the building envelope. Mr. Morrisette, Architect, did not agree, stating that if the house is pushed back it will not be reduced. Mr. Elliott said there are several shrubs in front of the house to screen.

Commissioner Sias found it difficult to be convinced that this house can not be pulled back and still have a sizeable house within the building envelope. Commissioner Hayes would like to see the garage attached to the house and had the same concerns about the 3 car garage as previously mentioned although he was not so concerned about moving the house back.

M/S Harle, Julin, a resolution conditionally approving the design review of the home on lot No. 9 of the Quarry Mountain Subdivision and including the wording in Exhibit "A" and "B" in the Staff Report dated October 9, 1987 from John Roberto, Planning Consultant, to the Planning Commission and in according to the drawings received and dated September 28, 1987.

AYES: Yarish, Julin, Harle
NOES: Sias, Hayes

Motion carried. Applicant advised of the 10 day appeal period.

M/S Sias, Harle move to continue AR-6 - Quarry Mountain, Incorporated, lots 10 and 12 to the regular meeting of October 19, 1987.

Motion passed unanimously.

Mr. Elliott told the Commission that each lot that has been approved by the Planning Commission has been appealed to the Town Council but the parties have waited until the very last minute to appeal. In doing this, there has been considerable delay so there will be an appeal by a friend of Mr. Elliotts to expedite the hearing to the Town Council.

D. DISCUSSION ITEM

Discussion of Resolution 85-1 pertaining to AR-6 for Quarry Mountain, Incorporated, End of Tomohawk Drive, A/P Nos. 177-220-50, 177-250-40 and 177-250-41.

Mr. Roberto said that the proposed amendments to Resolution 85-1 was sent to the Town Council for consideration of building the houses outside the envelope. Now that all homes fall within the envelope, perhaps the Commission should reconsider the motion.

Chairman Hayes moved to withdraw proposed amendments to Resolution 85-1 pertaining to construction outside the building envelope with general concensus from the Commission.

E. ADJOURNMENT

The special meeting of the San Anselmo Planning Commission was adjourned at 11:45 p.m. to the next regular meeting on October 19, 1987.

Barbara Chambers
Planning Secretary/Technician