

PLANNING COMMISSION MINUTES OF JANUARY 23, 1989

The regular meeting of the San Anselmo Planning Commission meeting was called to order at 8:00 p.m. on January 23, 1989 in the Council Chamber by Chairman Sias. Staff present: Lisa Wight, Planner.

A. ROLL CALL

Commissioners present: Julin, Harle, Kroot, Yarish, Hayes, Sias

B. CONTINUED PUBLIC HEARING

1. C-221 - M. S. Partnership, La Mancha Development Company, 805 Sir Francis Drake Boulevard, A/P 6-082-14, design review of a new commercial building in a C-3 District, and review of proposed mitigated Negative Declaration, there is no substantial evidence that the project will have a significant effect on the environment) - CONTINUED TO FEBRUARY 6, 1989.

C. PUBLIC HEARINGS

1. V-2266 - Cliff Johnson, Between Summit Road and Scenic Avenue, A/P Nos. 7-031-06 and 7-031-19, a 20 foot frontyard variance to construct a driveway approach ramp and parking deck within 0 feet of the front property line; a 14 foot frontyard variance to construct open stairs within 0 feet of the front property line; a 1 foot frontyard variance to construct a dwelling within 19 feet of the front property line; a 6.5 foot southeast sideyard variance to construct a dwelling within 1.5 feet of the southeast side property line; a 4.5 foot southeast sideyard variance to construct an open deck within 1.5 feet of the southeast side property line. - CONTINUED TO FEBRUARY 6, 1989.

2. V-2267 - Barry Samuels, 14 Foss Avenue, A/P 7-232-22, a 6 foot east sideyard variance to construct a covered porch within 2 feet of the east side property line.

The applicant was present.

Lisa Wight presented the staff report.

Mr. Ball, 137 Sunnyside, said his mother's vacant parcel is downhill and feels the porch enclosure would be too massive and appear looming. He said if the parcel is developed it would be difficult with the structure so close to his property line.

Mr. Samuels said these variances are in conjunction with some interior remodeling that is already taking place. His desire is to upgrade the house and enhance the neighborhood.

Commissioner Julin felt the enclosure would enhance the neighborhood and was in favor of the variance.

Commissioner Harle did not think the enclosure seemed massive.

Commissioner Yarish thought the design was pleasing but because of the concerns of the downhill neighbor, perhaps the applicant would consider removing the deck cover.

Commissioner Sias had no objection to the deck but the roof brings the addition to close to the neighbors property. He would also like to see north elevations.

Commissioner Julin suggested vegetation to cover the 4 x 4's.

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Commissioner Kroot could support the deck without the roof.

Mr. Ball said the deck was pleasing and would have no objections to the variance if the roof was reduced.

Mr. Samuels said the roof was proposed in keeping with the architecture of the house and they are proposing french doors from the bedroom to the deck but he was willing to slim down the roof if necessary. He added that there is a landscaping plan being proposed now.

Commissioner Yarish proposed a flat roof overhang for 1 to 2 feet and then cover with trellis for the rest.

M/S Hayes, Yarish, to continue V-2267 - Barry Samuels, 14 Foss Avenue, A/P 7-232-22, a 6 foot east sideyard variance to construct a covered porch within 2 feet of the east side property line to the meeting of February 6, 1989.

All ayes. Motion unanimously passed.

3. Z-173 - Tarrant Bell Construction, Willow Glen, Rivera Street, A/P 5-311-19, specific planned development use permit amendment for a single family dwelling.

Jim McDonald, Architect, present.

Lisa Wight presented the staff report.

Mr. McDonald said the original plan was to have the house in the middle of three oak trees. This proposal will allow the trees to remain and give more of a separation between the houses. The room sizes have increased although the lot coverage is only about 17.4%

Jon Greene, 1330 Sir Francis Drake, #13, said the decks are at a higher level than his and will take away his privacy. He wondered if they could be lowered, or level with his deck. Also, he did not want the deck to go too far over the creek to inhibit access.

Stan Kiloski, 20 Rivera, objects to the placement of the garage as there is a sharp drop into the creek at the proposed location at the rear of the garage and could be a hazard. The size of the house will be the focal point of the street because of the size. He would prefer that the house would be kept in the original state.

Ed Majestic, 30 Rivera, was concerned that the edge of the proposed garage is in the bed of the creek and access to the creek may be difficult during storms.

Commissioner Yarish asked if there was a change in elevation? Mr. McDonald said it was originally 2 to 3 feet higher than what is now proposed. This plan also provides two additional off street parking. The placement of the deck facing unit 12 and 13 was part of the approval of the master plan.

David Marco, 15 Rivera, said the proposed deck is more pleasing to him however he did not feel the driveway was safer.

Chris Goedewaagen, 20 Rivera, said she bought her house in this area to have the open space and this house is imposing. She would prefer to have the original design.

Carolyn Aver, 1330 Sir Francis Drake #12, thought the house very imposing and the placement of the deck would infringe on her privacy.

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Stan Kiloski, 20 Rivera, thought the road was rather narrow and wondered if there was sufficient egress.

Mr. McDonald felt the egress was sufficient. He would be willing to shift the building 4 to 5 feet easterly if the Commission wanted to satisfy the neighbors.

David Marco, 15 Rivera, asked if the curb could be widened on the west side of the driveway.

Commissioner Hayes thought it would be a good idea to widen the driveway although he was not sure a unsafe condition currently existed. He also thought it would be beneficial to save the trees so he was in favor of this proposal.

Commissioner Harle concurred with Commissioner Hayes.

Commissioner Yarish felt the decks were as low and compact as possible and saving three trees could be a mitigation.

Commissioner Kroot thought the visibility was better in both directions with this driveway location. He thought a slight lowering of the decks would be beneficial to #12 and #13 and it would be a good idea to widen the curb of the west side of the driveway.

Commissioner Julin preferred the new design.

Chairman Sias felt this proposal provides greater spacing between houses and saves three trees. He would like to see the structure lowered as much as possible and wondered if there could be vegetation planted to cover the cement columns. The driveway curb should be widened and suggested a guard rail be put into the creek to protect the children.

M/S Yarish, Harle, to approve Z-173 - Tarrant Bell Construction, Willow Glen, Rivera Street, A/P 5-311-19, specific planned development use permit amendment for a single family dwelling for the following reasons: 1. The use permit amendment will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the Town; and 2. The granting of the use permit amendment is necessary for the preservation and enjoyment of substantial property rights of the petitioner; specifically the revised plan has a lower profile, a safer driveway location and that saving of the three trees is an adequate mitigation for any visual problems that the new design may cause. The three existing oak trees will remain and the driveway location works better with the new plan and is safer and greater site lines for backing out to Rivera. Conditions for approval are that the applicant widen Rivera Street at the corner approximately 5 feet; the footprint of the house be moved 4 to 5 feet to the east to provide a better layout for the driveway; the floor elevation of the garage and house be lowered by 1 to 2 feet; landscaping should be fast growing-climbing foliage to screen the piers across the creek; the applicant must comply with the recommendations of the Traffic Safety Committee regarding the possibility of a safety barrier along Rivera Street above the creek. This is in reference to drawings dated 11/23/88.

M/S Kroot, Hayes, to amend by deleting reference to a safety barrier as it is excessive for a street with so little traffic and that by shifting the house back to the east 4 to 5 feet will afford the applicant the chance to do some design on the driveway that will eliminate any safety problems.

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Chairman Sias said that because of the shifting of the house and the widening of the road, perhaps make the guard rail unnecessary.

All ayes to amendment.

All ayes to the main motion with the amendment . Motion unanimously passed. Audience advised of the ten day appeal period.

D. APPROVAL OF MINUTES - January 9, 1989

M/S Kroot, Yarish, to approve minutes of January 9, 1989 with the following corrections: page 2, third paragraph change "sings" to "signs"; page 2, paragraph 6, change "agreeable" to "acceptable"; page 3, paragraph 2, added "..was interesting but was not appropriate in that most visible location in San Anselmo although the original facade was calmer and was in fact better than this one. The architect went in exactly the wrong direction, did not lower the facade and did not produce a cross section of the building". Delete "building" and add "..height of the facade.."; page 3, paragraph 4, change "quite" to "quiet"; delete "..calls attention to the details." and insert "..was too cacophonous; page 4 paragraph 9, add "..and we should not tie the Town Code to it." Add "The UBC uses the word story to describe height above grade regardless of wether or not there is a floor involved".

Ayes: Julin, Harle, Kroot, Yarish, Sias
Abstain: Hayes

E. ADJOURNMENT

The regular meeting of the Planning Commission was adjourned at 10:00 p.m. to the next meeting on February 6, 1989.

BARBARA CHAMBERS
ADMINISTRATIVE

SECRETARY/TECHNICIAN