

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES FOR JANUARY 21, 1997**

The special meeting of the San Anselmo Planning Commission was convened at 7:30 p.m. by Chair Israel. Staff present was Planning Director Ann Chaney, and Assistant Planner Chip Griffin.

CALL TO ORDER

Commissioners present: Harle, Sargent, Wittenkeller, Duys, Israel
Commissioners absent: Mihaly, Cronk

OPEN TIME FOR PUBLIC DISCUSSION

CONSENT AGENDA

1. MINUTES: December 16, 1996 and January 6, 1997
2. Lenny Lerner, Attention to Detail, 1535 Sir Francis Drake Boulevard, A/P 5-153-01, status report on uses on property located within the C-1 Zoning District.
3. SR-9701 - Wells Fargo Bank at Andronico's Market, 100 Center Boulevard, A/P 6-101-04, size variance to permit a 17.75 square foot sign (Maximum sign area already exceeded by Andronico's signage) on property located within the C-3 zoning district.
4. PDP-9701/DR-9702, Stuart Jacobson and Andrea Sandvig, 500 Oak Avenue, A/P 7-191-07, Precise Development Plan and Design Review to construct a 684 square foot second floor addition with a small first floor addition. The addition is primarily to add a second floor master bedroom and bath to an existing single story house; however an additional 475 square feet of clearstory (area open to room below) will add wall and roof area but not floor area, and therefore, was not calculated into the total square footage, on property located within the R-1-H zoning district.

M/s Harle/Wittenkeller, and passed, to approve Consent Item C.1 - Minutes.

Ayes: Wittenkeller, Harle, Duys, Sargent, Israel
Absent: Mihaly, Cronk

M/s Harle/Duys, and passed, to continue Consent Item C2 to the meeting of 2/3/97.

Ayes: Wittenkeller, Harle, Duys, Sargent, Israel
Absent: Mihaly, Cronk

M/s Harle/Wittenkeller, and passed, to remove Consent Items C3 and C4 from Consent and open them for discussion.

Ayes: Wittenkeller, Harle, Duys, Sargent, Israel
Absent: Mihaly, Cronk

CONTINUED ITEMS

1. Environmental Review/GPA-9601/Z-9601/U-9608 Russ Johnson, 12 Loma Roblés and 750 Sir Francis Drake Boulevard, A/P 6-091-41, 770 and 760 Sir Francis Drake Boulevard, A/P 6-091-38, 754 Sir Francis Drake Boulevard, A/P 6-091-39, and 700 Sir Francis Drake Boulevard, A/P 6-091-40: environmental review; General Plan amendment to amend the land use designation from Limited Commercial to General Commercial; Zoning Ordinance amendment to amend the zoning from C-L (Limited Commercial) to C-3 (General Commercial) or to revise the list of allowed uses (Table 3A) in the C-L zone to permit a mini-mart food store. This request is being initiated by the Chevron Service Station owner in order to permit a mini-mart at that service station. CONTINUED TO 2/3/97

PUBLIC HEARINGS

3. SR-9701 - Wells Fargo Bank at Andronico's Market, 100 Center Boulevard, A/P 6-101-04, size variance to permit a 17.75 square foot sign (Maximum sign area already exceeded by Andronico's signage) on property located within the C-3 zoning district. (Taken from Consent)

Chair Israel asked if a parking analysis was done with regard to the number of spaces required to support the market, and is there any change in parking requirements due to the ATM banking facility. He was also concerned about the circulation in the lot that is already stressed. Also, a sign variance was previously granted for the market and now they are asking for an additional amount for the ATM facility. There is pressure to require the adjacent parcel to be purchased and used for parking and wondered what bearing it may have on the proposal.

Ms. Chaney stated that some of the parking spaces were reconfigured and is in compliance with the parking standards for the market. Because parking is based on square footage, the parking requirements would not technically change. Another argument could be made that the ATM is a secondary use to the market. No studies have been made that determine people just go to the market to use the ATM.

Chair Israel wanted to know what the impact this facility would have on the Wells Fargo Bank on Tunstead, noting that he would not want to lose that Bank.

Commissioner Sargent stated that if the ATM only serves those people who use the market, no special signage should be necessary outside the market.

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Because the applicant was not present to respond to the Commission, the application was continued.

M/s Duys/Harle, and passed, to continued this application to 2/3/97.

Ayes: Wittenkeller, Harle, Duys, Sargent, Israel
Absent; Mihaly, Cronk

4. PDP-9701/DR-9702, Stuart Jacobson and Andrea Sandvig, 500 Oak Avenue, A/P 7-191-07, Precise Development Plan and Design Review to construct a 684 square foot second floor addition with a small first floor addition. The addition is primarily to add a second floor master bedroom and bath to an existing single story house; however an additional 475 square feet of clearstory (area open to room below) will add wall and roof area but not floor area, and therefore, was not calculated into the total square footage, on property located within the R-1-H zoning district. (Taken from Consent)

Ms. Chaney stated that the Commission should be aware that there is a policy in the Bald Hill Plan that encourages property owners to pay a proportionate share of cost for the roadway improvements on Oak Avenue. That condition was placed on this application staff wanted the Commissions comments.

Commissioner Wittenkeller wondered if there was a pro rata amount that could be applied to this application, noting that he was in favor of applying it to expansions.

Commissioner Harle stated that he was not sure the Commission can require an amount without getting direction from the Town Council.

Ms. Chaney suggested that she bring this to the Council for direction, and if they concur, it can be made a condition of the building permit issuance for this project.

Stuart Jacobson stated that he was part of the Bald Hill Committee and stated that the intent was to impose a fee when traffic will be increased due to a project.

Commissioner Duys stated that it seemed fair to impose a charge for adding a bedroom but would like to clarify the language, both for this application, as well as for future applications and suggested getting guidance from the Council.

Commissioner Sargent agreed that it would be fair to have owners that live on Oak Avenue and add additional living space, to take part in the pro rata share.

Chair Israel would like to make sure the Council is in agreement and then assess a calculate based on the percentage of living area, noting that the generation of a new room could add additional traffic. He suggested that Staff prepare a recommendation to the Town Council for a fee share.

M/s Wittenkeller/Duys, and passed, to approve the application with the condition that Staff prepare a recommendation to the Town Council for a fee share; should such policy be adopted, a condition should be placed on this application that the fee should be imposed prior to issuance of the building permit.

Ayes: Harle, Sargent, Wittenkeller, Harle, Israel
Absent: Cronk, Mihaly.

The audience was advised of the ten day appeal period.

1. V-9644 - Kevin McGee, 5 Jordan Avenue, A/P 6-166-04, Variance to reduce the parking space length within a garage from 19' (required) to 16'6" to accommodate a new interior addition, on property located within the R-1 Zoning District.

Ms. Chaney presented the staff report, noting that the applicant is proposing an alternative plan with reduced parking. Staff is still unable to support the compact parking space.

John Hood, Architect representing the applicant, said his parcel is one of the smallest lots in the neighborhood. Their research with car dealers in Marin County indicate that approximately 75% of cars are under 16.6' in length. They have designed a space that will fit a decent size car and feel they are making a compromise.

Ms. Chaney clarified for the Commission that there are other lots in the immediate neighborhood that share the same lot size.

Commissioner Harle stated that although he was sympathetic to the needs of the applicant, he was unable to make the findings for approval.

Commissioner Duys said she was also sympathetic but did not find the small lot size as a special circumstance to grant approval of reduced parking.

Commissioner Sargent felt the request was reasonable because many jurisdictions are allowing compact parking. There has to be a way to accommodate the needs of families who want to add-on and therefore will support the application.

Commissioner Wittenkeller thought the request was a reasonable approach with one full size space, and one compact space. The trend in automobiles is not to get larger and this will accommodate the use of the property.

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Chair Israel stated that although the request might be reasonable he is opposed to it. The house is already over the allowable lot coverage and car sizes are going back up again. People tend to use their garages for storage and he visualizes this car will not be in the garage. If the Town wants to adjust the ordinance he would be happy to discuss it; but given the fact that the ordinance is in place, he cannot approve this. If a situation occurs that the garage door will have to be left open, it will leave a car in the driveway.

M/s Sargent/Wittenkeller, and passed, to approve the application on the grounds that special circumstances are that a standard lot would require standard size parking but a substandard lot would look out of scale with standard parking spaces because the 40'x40' garage would look out of scale fronting this substandard lot; and that this lot can accommodate a compact car, and that there is no increase to the footprint of the house.

Ayes: Wittenkeller, Harle, Sargent
Noes: Duys, Israel
Absent: Mihaly, Cronk

The audience was advised of the ten day appeal period.

2. V-9703 - Mr. & Mrs. Charles Monte, 35 Suffield Avenue, A/P 5-129-10, Variance to construct a 277 square foot addition to the master bedroom within 11' from the front property line (20' required). A Variance to increase coverage on subject property to 37% (35% is maximum allowable), on property located within the R-1 Zoning District.

Mr. Griffin presented the staff report and stated that bay windows are counted in floor area if they have a floor.

Jim McDonald, Architect representing the applicant, stated that they have explored many alternatives and ruled out a second story because of their age as well as the negative impact on the neighbors. The proposal is to add one bathroom and increase the closet but will still have only two bedrooms. There is a driveway that is shared with the westerly neighbor. Many neighbors do not support a second story and this proposal will have no negative impact on the neighborhood. If the bay windows are removed and a second story proposed, they would be very close to the 35% coverage. He felt, based on all the alternatives, the current proposal was very reasonable.

Margaret Honey, 106 Hawthorne, and the owner of 30 Suffield, stated that they were opposed to the second story because it would obstruct her view.

Ron Hink 45 Suffield, stated he was in support of the project as proposed.

Commissioner Duys stated that she liked the way the addition was handled, and given the neighborhood, a one story addition would be much more beneficial. She also liked the way the garage is tucked to the side of the house and the addition is aesthetically pleasing. However, she would have problems making the findings for the excessive lot coverage.

Commissioner Sargent agreed with the neighbors that a second story would be a detriment and suggested a continuance for redesign to set the addition back and get back into the approved 35% lot coverage.

Commissioner Wittenkeller agreed that the second story would have a serious impact on the neighbors. The project was architecturally pleasing and does not have as much of a concern with the lot coverage if the design is good; particularly because it is not much over the allowable 35%.

Commissioner Harle supported Commissioner Sargent's comments.

In response to Chair Israel, Mr. McDonald stated that he cannot remember if the bay windows were counted in the calculations because the measurements were done a while ago.

Chair Israel felt that the design was beautiful; the character of the street has been maintained and it is sensitive to the site and the neighbors, but he concurred with the staff recommendation because of the lot coverage overage. If the revised calculations still show an overage of lot coverage, he would like a reduction to meet the lot coverage requirements.

A straw pole was taken on the front yard setback:

Commissioner Wittenkeller thought it was acceptable.
Commissioner Harle thought it was acceptable if someone could make the findings
Commissioner Duys thought it was acceptable but was unable to make finding number one, and did not feel the applicant's finding was acceptable.
Commissioner Sargent abstained.
Chair Israel would be able to support a front yard variance if it was 20' back from the curb and would allow the intrusion of a bay window.

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M/s Wittenkeller/Harle, to continue, for potential redesign and recalculation of lot coverage.
Continued to 2/3/97.

Ayes: Wittenkeller, Duys, Harle, Sargent, Israel
Absent: Mihaly, Cronk

3. **V-9704 - Cathleen Dorinson, 295 Butterfield Road, A/P 5-055-02.**
Variance to reconstruct an existing 108 square foot room within 3.5' from the northerly side property line (8' required). Remodel includes modification (raising) to roof line matching the original house on property located within the R-1 Zoning District.

Mr. Griffin presented the staff report.

Commissioner Wittenkeller stated he would like documentation from a professional if the 15' is integral to making it water tight, otherwise he would not be able to support the height.

Commissioner Duys asked about the skylight, noting that it is on the plans but not on the elevations. If it is being proposed it will increase the roof height.

Cathleen Dorinson, applicant, explained her proposal and advised the Commission that she was not adverse to going with Staff's recommendation for a roof height of 13'. The adjacent neighbor is in support of the project and there are many trees blocking the addition.

The consensus of the Commission was to approve the application with a height maximum of 13', with staff to review the final plan, making sure that the new roof integrates with the rest of the roof.

M/s Sargent/Wittenkeller, and passed, to approve the height variance to 13' with the architectural to be reviewed by staff; and that Condition 1 and 2 be left up to staffs' discretion. The roof should integrate with the rest of the roof.

Ayes: Wittenkeller, Duys, Harle, Sargent, Israel
Absent: Mihaly, Cronk

GENERAL DISCUSSION

Election of Chair and Vice Chair of Planning Commission for 1997

M/s Israel/Duys, and passed, to continue until 2/3/97, so that all the members of the Commission are present.

The Commission directed Staff to include the following discussion items on the future joint Planning Commission and Town Council meeting:

- Does the Town want to consider reducing the parking standards.
- Intrusions into the setbacks: Would it be better to grant approvals, rather than going up to a second story; if so, what would be the mechanism.

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

ADJOURNMENT TO FEBRUARY 3, 1997.

The Planning Commission was adjourned at 10:15 p.m. to the next meeting on February 3, 1997.

BARBARA CHAMBERS