

TOWN OF SAN ANSELMO
MINUTES OF JUNE 1, 1998

The San Anselmo Planning Commission was convened at 7:30 p.m. in the Council by Chair Zwick.

A. CALL TO ORDER

Commissioners present: Chair Zwick, Commissioners Wittenkeller, Israel, Dowd, Cronk
Commissioners absent: Commissioner Harle, Commissioner House

B. OPEN TIME FOR PUBLIC EXPRESSION – No one spoke.

C. CONSENT AGENDA

1. MINUTES: May 18, 1998 M/s Israel/Wittenkeller & unanimously passed (5-0) to approve Consent Agenda.

D. PUBLIC HEARING

The Chair announced those items scheduled for continuance to June 15, 1998 and July 6th, 1998.

1. ER-9701 - Curtis Eisenberger, A/P Nos. 5-031-35, 5-081-07, and 5-081-19. Review of Negative Declaration regarding Environmental Impact. Environmental review of a proposal to subdivide a 21.66-acre parcel of land into four home sites on 5.95 acres and dedication of 15.71 acres for public open space. The project site is located at the end of the Traxler and Valley Roads and covers the steeply sloping hillsides on either side of the drainage course, on property located within the R-1-H Zoning District. (Staff person: Wight)

Lisa Wight presented the staff report noting that a soils report addendum by Herzog was received today. The 30-day review period has been extended to June 19, 1998; therefore, the Planning Commission cannot take action until the July 6, 1998 meeting at which time we will also consider the Precise Development Plan. Commissioner Israel asked how staff rates Lot #2A and #4. Ms. Wight stated that staff prefers Lot 2A over 1A since receiving Herzog's addendum.

Curtis Eisenberger, applicant, stated that his intent is to live there and when he first applied for project rather than taking a position to maximize the project he tried to make the subdivision as aesthetically pleasing and friendly to the environment and the Town as possible. He noted that the parcel comprises 21.66 acres and is zoned for 5 parcels of which he has proposed 4 parcels and dedication of 15.71 acres to open space. He will maximize the public accessibility to the open space area. The houses will be situated where trees will not be impacted. He has had extensive soils reports done to best provide stability of the homes and their location. He also considered the neighbors visual impact. Lot 1 exists in a clearing and can be seen from Camino De Herrera.

Lot #1 shows a large building envelope while the house itself will have a small footprint. The footprint is 1600 sq. ft., 2 stories, and is 40' x 40'. In prospective it is 1" square in a large building envelope. The house is relatively small in the building envelope and is not much different than houses in the neighborhood.

Lot #2 intersection of Traxler Road and Camino De Herrera . The proposed house will be situated on an outcropping away from trees and drainage courses. Option Lot #2A has a long driveway, the main drainage course has less than 6" of water during the rainy season.

Parcel #4 is also situated on an outcropping away from trees and drainage courses. An agreement has been made between Mr. Eisenberger and the Planning Department to accommodate existing trails. There are two steep major trails having the flattest part of the trail at the entrance. The trails will come out below the houses and into the valley.

Mr. Eisenberger tried to mitigate issues of visual impact, as houses are not large and do not cover the entire building envelope, to accommodate various environmental issues within the Bald Hill plan allowing houses to step down the hill, and mitigate the destruction of vegetation. Herzog has determined the soil is stable in the areas of the 4 building envelopes, which has been peer reviewed. The Herzog report states that there is minor debris flow and rear lot excavating will disturb the natural contour. Mr. Eisenberger will do whatever mitigation is required and has preserved the hiking trails and is dedicating a lot of land to public open space.

Beverly Jagow, 166 Camino De Herrera, resides across from Lot #4. She is concerned about the 13 foot retaining wall and increased slippage when excavating. Her house is slipping and there are cracks.

Jonathan Braun, 479 scenic, is confused and concerned with the revised mitigation measures. There were three areas discussed at the last meeting but not included in Exhibit A: 1) landscape planting, 2) proposal of bridge rather than a culvert and 3) the size of the houses. Mr. Braun is gratified with the mitigation of Section 5 of the Bald Hill Plan in regards to determining the height of homes and which option is most appropriate.

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Melissa Samet, 83 Valley Road, reviewed her written comments submitted today. She stated that the written comments in the mitigation section of the Negative Declaration cannot be based on measures that have not been formulated and the geologic design feature quotes this and reduction mitigation has not been formulated as examples. She notes that Lot #1A as a mitigated option is not included, is inadequate and conclusions are checked off on an environmental check list. The planners study failed to address wildlife issues and gave incomplete and faulty drainage information. An environmental impact report needs to be prepared. There are conflicts with wildlife species and geologic landslides.

Mary Curry, potential buyer of 91 Valley Road, read a fax from the current owners of 91 Valley Road which states, concern of the land and its enjoyment by hikers and wildlife, that the building envelope of Lot #1A is steep and would like to maintain the old oaks and prefers Lot #1. She is curious which building envelope options and specific sites will be used. She would like the building envelopes reduced now.

Perry Paradiso, 176 Camino De Herrera, made a general statement about the scale of the houses in relation to the model and that one square inch on the model may be misleading.

Ruth Hicks, 111 Camino De Herrera, stated that the report said there was no visual impact on Lot #2, however it will impact her view by 50%. The story pole is quite visible and reaches almost to the top of her window when looking out, her view will not be unobstructed.

Allison Pollack, 170 Camino De Herrera, stated that a home that is 4,000 sq. ft. is large and the garages and homes are visible from Sir Francis Drake Blvd and Camino De Herrera and are definitely visible.

Irmengard Wessels, 9 Traxler, is concerned with loose soil, rain runoff onto her property, a house being built on the hill and road/traffic for the turn around. The fence has fallen in recently. She questioned how stable the soil is since the soil has come into the fence. She wonders if Mr. Eisenberger will take care of the problem.

Charles Mastin, 5 Traxler, stated that the trails are much under estimated and there are three trails going across the first two ridges and connect in various areas.

Curtis Eisenberger asked to make a point regarding Lot #1A and #2A. He stated that Lot #1A was not his proposal and that he provided it as an option. The developer will help mitigate Lot #2A, it was provided as an option, but it has a mitigable problem. The 13' retaining wall has been eliminated. The visual impact from Lot #2 (see photos) shows the two story poles and location of entrance and house. He agrees there is some visual impact but that has been minimized by the setback of the road and the location of the garages below the crest of the hill. Regarding the letter requesting a full EIR, Mr. Eisenberger said that the technical data has already been provided. The footprint of the houses are between 1500 sq. ft. on one level or 1800 sq. ft. stepped down the hill. Overall the square footage of the home could be in the 4,000 sq. ft. range but in perspective the area of the footprint is small in relationship to the 21.66 acres.

Commissioner Israel asked staff for comments on issues from the letter of Michael Leperi.

Ann Chaney stated that Lot #1A is the least desirable from staff's standpoint. CEQA states that the EIR must constitute a significant environmental impact. CEQA (California Environmental Quality Act) gives us an appendix of significant effects, as a guide for communities to consider. In going through that appendix and preparing this document, the Planning Department staff does not see a significant impact that can not be mitigated.

Commissioner Israel said he agrees with the staffs position on Lot #1A and #2A and that there is no need for an EIR. He asked what the legal need for evidence of substantially less than "significant" impact is and whether or not that needs to be provided for legal reasons.

Commissioner Wittenkeller referred to the staff report, page 2, under Required Finding For Approval. Lisa Wight stated that she would add the word Significant to "adverse impact" (It should read "Determination that the project will not have a significant adverse impact on the environment due to the mitigation measures").

Lisa Newman, Planning Consultant, stated that the Bald Hill guidelines will cover screening to soften the natural setting and the structure (wall). Jonathan Braun would like trees planted at the time of final approval and the Commission can impose approval. She stated that planting now is not feasible because it is not known where the building will be yet. There are limitations on sizes of the homes both in the Zoning Ordinance and in the Bald Hill Plan. Ms. Newman stated that bridges rather than culverts are an option, although no support has been received from the Public Works Director and it does not seem to be a significant impact.

Commissioner Cronk asked about the maximum size of homes and significant visibility. Ann Chaney responded that it is a maximum and the provision in the General Plan states that, however, a maximum is not a given.

Commissioner Israel needs to know exactly where the footprint is and what the proposed drainage plan will be. The level of detail in previous submittals have been exact building location and drainage.

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Ann Chaney stated the applicant is proposing four houses with one building option. Information on fill and retaining wall will be available when the exact locations have been decided.

Commissioner Israel stated there should be no confusion on providing access to lots. Regarding the issue of garages, Lots #3 and #4, he would rather not have to grant a variance in the future. He does appreciate the feedback that has been given. The issue regarding the footprints on Lots #3 and #4 are visible and perhaps Lot #2 could be a preferred alternative as a stepped house. Lot #2 has a large building envelope and he would like to minimize the visual impact. A tall house would not address that. He does not agree with relocating a path along the fence of Lot #2. He does prefer to have wilderness around the path, bridges vs. culverts, and supports bridges over the ravine. He suggests it may be helpful visually in determining what the maximum height would be for a dwelling by projecting story poles on the corners of the building site. Appropriate comment is that when people buy a lot with a 4,000 sq. ft. maximum house then they build up to the maximum. Neighborhood character is a factor in the Bald Hill plan, a 5,000 sq. ft. home would not get approved and he does agree on a smaller building envelope. Early landscape is difficult given the current size of the building envelope. The building envelope represents the disturbable area in its natural state. He does not want to limit the application flexibility. Commissioner Israel supports Lots #1, 2, 3 & 4.

Commissioner Cronk supports Commissioner Israel on Lots #1, 2, 3 and 4.

Commissioner Wittenkeller is confused with mitigation and knows there will be significant environmental impacts. He doubts there will be new environmental issues found in an EIR, however, there may be. The information he received in this meeting will be used as a guideline. One lot is in the ridge zone and he doesn't think it can be mitigated. Aesthetic effect relative to the development, he believes, will be negative. He believes the Commission should entertain a 4,000 sq. ft. maximum. He stated that a planting schematic or written concept of planting would be helpful for mitigation. He concurs with Commissioner Israel on seeing more detail on site improvements.

Commissioner Dowd stated that hills in Marin County do slide. He is concerned about geologic hazards and Lots #3 and #4 given the neighbor stated her house has been jacked up and is slipping.

Chair Zwick asked about slippage.

Lisa Newman responded that Hertzog Geotechnical Consulting Engineers concludes lot locations within the building envelopes are the most stable where chosen. Salem-Howes conducted the peer review and felt more information on slumping was necessary. Additional work was done which included the Lot #2 investigation and Lot #3 and #4 slumping or creeping soils. Today's addendum provides future information on Lot #2.

Commissioner Zwick questioned why Lot #4 is proposed in ridge zone.

Lisa Newman stated that the soil is stable on the ridge and the building envelope has been located between trees. The General Plan gives flexibility by allowing development in the ridge zone, but it is subject to strict limitations. If there is no alternative due to soils or other problems, then development in the ridge zone is acceptable.

Chair Zwick suggests having only three lots. He concurs with Commissioner Israel on minimizing visual impact, utilizing bridges and planting now. Chair Zwick suggests the size limitation be smaller than the maximum 5,000 sq. ft., to lower peoples' home size expectations. He suggested starting with 2,500 sq. ft. with established bonuses. The reason for discouraging development in the ridge zone is an aesthetic issue. He added that the Planning Commission wants to see what the retaining wall and driveways will look like.

Commissioner Wittenkeller questioned if the density can be reduced.

Commissioner Israel's view on ridgelines is that he feels differently about this ridgeline because of the context of the houses already there. He would like to see more detail on the road and retaining walls and he supports the Negative Declaration approach.

Chair Zwick asked if houses were there before ridgelines were adopted. Staff stated that they were.

Commissioner Israel infers that the ridgeline is determined by elevation (math), not aesthetics.

Ms. Chaney said the Planning Commission will be asked to make a density determination once staff has more information. The environmental document is informational and is to be used as a guideline.

Commissioner Wittenkeller stated that if Lot #4 were eliminated, he could support the Negative Declaration.

Chair Zwick would need to look at Lot #4 and the retaining wall to see if Lot #4 can fit. Based on the information in front of him, he doesn't think Lot #4 will fit.

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Lisa Newman and Chair Zwick discussed the relocation of story poles. Commissioner Israel questioned if the building envelopes are the right size. Staff will evaluate a stepped home versus a tall home.

Chair Zwick questioned if the building envelope needed to be reduced. He might like to know if the home could be a 2,500 sq. ft. house and bonus square footage added if the applicant did certain things. He questioned the location of the road and width of the building. He prefers not to have a large building envelope. The story poles will help visualize the scale of the building volume and limits of the envelope for the proposed building.

Chair Zwick and Commissioner Wittenkeller are concerned about the large size of the home. Chair Zwick would be comfortable with a home smaller than the 4,000 sq. ft. maximum. Commissioner Israel stated that 4,000 may be reasonable because Lot #1 conceivably could have a larger house. He supports 4 units.

Commissioner Wittenkeller questions soils creep and is concerned that the neighbor at #9 Traxler did not get a visit from the soils engineer.

Ann Chaney will provide the commission with public open space and liability information.

Chair Zwick and Commissioner Israel are concerned about the down slope neighbor.

Lisa Newman will request a peer review by Salem Howes to mitigate onsite improvements.

M/s Israel/Dowd to continue the application to the meeting of July 20, 1998.

2. V-9819-Peter Thompson, 26 Vineyard Avenue, A/P 7-265-13, Variance request for the following: 1) extend a recently approved retaining wall within 0' of the front property and within 0' of the easterly side property line. Wall height up to 9'. Wall will dislocate existing garage space along Vineyard; 2) After-The-Fact request to amend a previously approved variance (applicant was granted variance to build a carport within 4' of the front property line in 4/94). Request is to allow a garage and exterior stairs within 3' of the front property line, on property located within the R-1 Zoning District. (Staff person: Griffin)

Mr. Griffin presented the staff report suggesting the applicant reduce the lot coverage to 39.2%.

Commissioner Cronk and Commissioner Dowd discussed the retaining wall with Mr. Griffin. Mr. Griffin stated the wall could be lower. If the new ordinance passes through the Town Council, a 4' high retaining wall would be allowed by right.

Commissioner Dowd questioned removing the staircase and other access in order to lower lot coverage. Mr. Griffin stated there is interior access and this access is used by visitors but it is not the main entrance. Thus, he believes that the entrance is not an issue.

Commissioner Cronk asked how permits were issued when the project was not in compliance. Mr. Griffin explained that there were no requested inspections once the building permits were obtained.

Glen Smith, neighbor, stated building was done without a permit for a garage. He is concerned about the solid wall and cannot drive up the road because they are working on it. He prefers the wall to be broken up.

Peter Thompson stated that the existing wall has a rock facade with cascading plants in tact to give it an aesthetic appearance.

Commissioner Wittenkeller and Commissioner Cronk support the staff report.

Commissioner Israel does not support the variance or After The Fact approval of the lot area.

Commissioner Dowd passes.

Chair Zwick supported the staff report.

M/s Dowd/Cronk, and passed (4-0-1 Dowd: abstain) to deny the application.

3. DR-9817 - George Lucas, 11 Coogan, A/P 6-127-07, Design Review of a new single family dwelling located within the R-1 Zoning District (Above 150' Mean Sea Level) (Staff person: Wight)

Lisa Wight presented the staff report.

Glen Jarvis, architect representing the applicant, was asked by his client how to fix up the cottage with an extension to the barbeque. He wanted to renovate the building, however, it was more expedient to build

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new. There is a 1,000 sq. ft. basement area which extends out and has a lawn on top of it as it is built into the hill. He has designed it to look like a one story house except from the canyon where three stories appear. However, it is not a public view. He considered a two story design but does not believe the house would set down low enough.

Kathy Renick, 1 Roger, supports the design. She appreciates the incorporation of the oak tree.

M/s Wittenkeller/Dowd, and passed (4-0-1 Israel: abstained due to a potential conflict of interest) to approve the application based on the conditions as set forth in the staff report with the following conditions:

Conditions of approval

1. Prior to building permit issuance, an Arborist shall address, in a written report, the measures to be taken to protect the 36" Oak and 30" Pine trees located near the parking pads, in terms of the parking pad surface and location, before, during, and after construction;
2. Removal and pruning of trees is prohibited except for reasons of disease, and the need to maintain fire and human safety.
3. Exterior lighting shall be designed to eliminate off-site spread of light through the use of hooded, low level light, low wattage light fixtures, which cast light in a downward direction. Such lighting should be permitted for safety and security purposes only and must be unobtrusive and maintain privacy.
4. The exterior materials shall be as follows:
Siding: Natural cedar shingles
Window and Door Trim: Opaque stain
Roof: Black composition shingles
Chimney and Base of Walls: River Rock
5. Should construction not begin within one year from the date of this approval, the approval shall be considered null and void. A one-time-only, one-year extension can be requested in writing to the Planning Director prior to the expiration date.
6. Prior to building permit issuance, a deed restriction listing the above Condition Nos. 1, 2, 3, and 4 shall be signed by the applicant, notarized, and recorded at the County.

Chair Zwick advised all parties of interest of the 10-day appeal period.

4. V-9821 - Daniel Hillman, 853 San Anselmo Avenue, A/P 7-162-06, Variance request to rebuild and enlarge an existing garage within 2' of the easterly side property line (8' minimum required) and within 3' of the rear property line (20' minimum required). Applicant plans to expand the width of the building from 14' to 18', on property located within the R-3 Zoning District. (Staff person: Wight)

Lisa Wight presented staff report.

Commissioner Cronk asked why a wider garage had not been requested?

Ms. Wight stated the applicant might not have known.

Commissioner Dowd asked why the difference between the 17' and 18' width. Ms. Wight responded that it is an 18' exterior width and an 18' interior width is the standard for a 2-car garage.

Daniel Hillman, applicant, although his property is zoned for three units he has made improvements to his single family house. He would also like to improve his garage with an extension. He would not be encroaching on his neighbor's house with the 100 square foot extension. He would like a two car garage.

Chair Zwick asked if tucking the garage into the rear corner near the property line would give him more room on the land. Mr. Hillman stated that it would.

Commissioner Israel asked if he can put in a "replacement in kind". Lisa Wight responded yes, with an Administrative Variance.

Chair Zwick added that it is hard to grant a variance for a rectangular lot.

Joan Trombley, 59 Grove Lane, would like to see an improved garage as long as he builds on his property without an encroachment.

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Commissioner Wittenkeller asked staff about the history of variances in the neighborhood. Ms. Chaney and Ms. Wight discussed variances and stated that there have been parking size variances in the past.

Commissioner Israel opposes a variance for a two car garage that still has a fence in front of it. The plans call for 9' plate height, he prefers an 8' plate with a shallower roof pitch that follows the neighborhood and house design. He would like this house to be granted the same rights as the other houses in the neighborhood.

Commissioner Israel would like that right continued as a number of property owners have enjoyed that right. He supports the 8' plate height and removal of the fence. Commissioner Cronk raised a concern that a future owner could develop at a higher density on this site. Chair Zwick and Commissioner Israel said they can restrict density with conditions of approval. Commissioner Cronk is concerned with aesthetics, encroaching and setback with relation to privacy. She prefers a lower height.

Commissioner Wittenkeller concurs with Commissioner Israel in that there are similar encroachments on garages in this neighborhood. They suggested a 7' wall height and a lower roof pitch. Commissioner Wittenkeller preferred the home rather than a three unit dwelling. Commissioner Dowd and Chair Zwick support the staff report.

Commissioners Israel and Cronk offered the applicants a continuance to allow time for staff to validate findings of other garages and variances granted in the neighborhood, and to see what plate height is best in regards to neighborhood impact.

M/s Israel/Dowd, and unanimously passed (5-0), to continue the application to the meeting of June 15, 1998.

5. V-9822/DR-9818 – Howard and Ellen Deixler, 55 Alder Avenue, A/P 7-042-09, 1) Design Review of the following items: a) to build a 1,677 square foot second story addition to an existing 1,614 square foot one-story house; b) build the addition within 6' of the easterly property line, extending upward the existing first story setback and 2) Variance to build a covered porch within 14' of the front property line (minimum 20' required), on property located within the R-1 Zoning District. (Staff person: Griffin)

Mr. Griffin presented the staff report. A suggested condition, which has been agreed upon by the applicant, is that the two lots should be merged and combined. It is possible that the existing porch would require an administrative variance or "placement in kind". Staff recommends approval of Design Review DR-9818 and denial of Variance V-9822.

The porch is setback 17' from the front property line and 20' is required. Staff supports the setback variance. Mr. Griffin stated that technically the applicant could develop both lots but that would be non-conforming.

Howard Deixler, applicant, stated the new location gives them more room for their children. He asked the architect to enhance the house aesthetically for light, air and privacy. He is gratified by the design, installation of landscaping and aggregate driveway. He believes the variance request is minor as the porch is too narrow to be useful. Enlarging it would give it a more useful and inviting look. The extension of the porch two feet would be conducive as a passageway while someone sits on the porch. The special circumstance involves the shape of the lot because of its angle.

Prudence Dreyfus, 65 Alder, have seen neighbors with plans to add additions. Using the story poles as a guide, her view would be obstructed from the kitchen and dining room. She expressed concern with the windows in the second story and views coming into her back deck.

Michael Chase, 51 Alder, stated that the features in the master bedroom have a raised sill above the staircase and that there are no special circumstances on this property to support a request of a variance for a porch. He is concerned about the closeness of his neighbor's house. There is only 6' between the Deixler's house and the property line. He would be impacted by light and air, view and property value.

Sarah Nome, 77 Alder Ave, is familiar with homes in the neighborhood. The neighborhood lost over 26 huge oak trees recently. She prefers that the addition not be 1,600 sq. ft. as she feels the home is already large. Her concerns are with the garbage outside, that a lid be put on profiting on homes unless there is a need to support the use of such a big house and that there are no proper parking accommodations on homes in the neighborhood.

Reese Smith, 9 Alder, stated there is a generation shift on Alder and Yolanda. It costs money to improve. He supports the applicant as it makes his home go up in value. He has not seen a petition.

Howard Deixler responded to the petition issue. He stated that there were 11 petitioners, 8 with 2nd stories. 32 neighbors said they were not called or would not approve. He did not contact 16 people that he does not know. He also sees neighbors' homes because they are close. He has made improvements on his house since he purchased it.

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Commissioner Wittenkeller is familiar with how the neighborhood is changing and believes the Yolanda/Alder area could benefit from an overlay zone and he would entertain it. He supports the staff recommendation. The consensus for overlay zoning for restrictions would be advantageous.

Gary Dowd hears concerns and issues that growth is going to happen as people desire larger homes now, more than in the past. He supports the porch variance and agrees it is a minor variance. He is sensitive to changes in Marin County.

David Israel does not see FAR being a problem in this case. Supports staff in combining the lots. He would not support this if it is not finely crafted. He supports Commissioner Wittenkeller on neighborhood collaborative restrictions. The Council would be pleased to hear issues. Regarding the visual intrusion to the adjacent neighbor, he would like to landscape screening on the east side.

Commissioner Cronk supports the porch idea. She loves the design but does not support the size of the addition.

Commissioner Israel stated that the height of this addition would be only 4' above the original height.

Chair Zwick states it is only 4' in one area. He supports the porch extension.

Commissioner Dowd stated it is the only logical place to put a porch.

M/s Dowd/Israel, and unanimously passed (5-0), to approve the application based on the conditions as set forth in the staff report with the additional condition: There will need to be a landscape buffer between 65 and 55 Alder Ave. The findings for the front porch are based on the de minimis nature of the front yard encroachment.

Conditions of Approval

1. That the request for Design Review (DR-9822) be granted to construct a second story addition in accordance with the plans date stamped April 9, 1998, received by the Town of San Anselmo Planning Department with the following revision(s).
 - a) Revise plans reducing the front porch and overhang to it's existing dimensions. Porch and overhang can be rebuilt within these dimensions.
2. Applicant shall demonstrate that APN'S 7-042-08 AND 7-042-09 have been merged and combined with the Marin County Recorder prior to issuance of building permits.
3. Applicant shall apply for and pay all appropriate fees for building permits, plan checks and inspections.
4. This permit and each condition contained herein shall be binding upon applicant and any transferor, or successor in interest.
5. If construction is not commenced within one year from the date of final action, the permit becomes null and void. However, this discretionary action may be renewed by the Planning Director for a maximum period of one (1) year provided the applicant places such a request in writing to the Planning Director showing good cause prior to the expiration of the discretionary action.
6. There will need to be a landscape buffer between 65 and 55 Alder Ave.

The findings for the front porch are based on the de minimis nature of the front yard encroachment.

Chair Zwick advised all parties of interest of the ten-day appeal period.

The meeting was adjourned at 11:40 to the next meeting of June 15, 1998.

E. CONTINUED ITEMS

1. LLA-9801/ER-9806/PDP-9801/DR-9812 - David Boesel, near 259 Redwood Road, A/P 7-097-02 and 05 and 7-141-04, 1) Environmental Review, Precise Development Plan, Lot Line Adjustment, and Design Review to construct two houses and extend a private driveway on 2.6 acres of land; and 2) Rezone A/P 7-097-04 (269 Redwood Road) from R-1 to R-1H and lot line adjustment request, on property located within the R-1 and R-1H Zoning District (Above 150' mean sea level) (Staff person: Chaney)
CONTINUED TO 6/15/98

2. PDP-9505/Parcel Split-9503/V-9549/DR-9525 - Carlos Castro, 444 Redwood Road, A/P 7-191-10, 1) Land Division, Precise Development Plan, Density Determination, and Design Review to split an existing property currently developed with a single family residence in order to construct a new house; 2) a Variance to construct a retaining wall a total of 60' long along the uphill side of Redwood Road (within 0'

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of the property line) in order to widen Redwood Road to 15' of paving for fire safety reasons; and 4) remove one heritage tree (30" bay) on property located within the R-1-H Zoning District (above 150' mean sea level) (Staff person: Chaney) CONTINUED TO 7/6/98

3. V-9818/DR-9815 - Ron and Terri Collindres, 14 Ramona Way, A/P 5-151-08, A parking variance to convert a two-car tandem garage and a one car tandem carport to living area; a parking variance for two car tandem parking to be within 4' of the west side property line (8' setback and two clear parking spaces required); design review to enclose the east side of the dwelling within 7' of the east side property line (8' required); and a front yard variance to construct a covered porch within 14' of the front property line on property located within the R-1 Zoning District. (Staff person: Wight) CONTINUED TO 6/15/98

4. DR-9814 Mark and Tia Watts, 500 Redwood Road, A/P 7-143-01, Design Review of a 977 square foot first story addition, and 822 square foot second story addition, and 723 square foot roof decks, on property located within the R-1 Zoning District. (Staff person: Wight) CONTINUED TO 6/15/98

5. V-9823 - Don and Pam Vita, 62 Madrone Avenue, A/P 6-052-20, setback variance to construct a two-car garage within 8" of the west side property line (8' minimum required) and within 1' of the rear property line (20' minimum required)(reconstruction of the garage with a possible expansion has already begun), on property located within the R-1 Zoning District. (Staff person: Griffin) CONTINUED TO 6/15/98

F. GENERAL DISCUSSION

G. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

H. ADJOURNMENT TO MONDAY, JUNE 15, 1998.

MARJORIE CUITTI