

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF AUGUST 16, 1999**

The meeting was called to order by Vice Chair Cronk at 7:30 p.m. in the Council Chamber at 525 San Anselmo Avenue.

CALL TO ORDER

Commissioners present: Vice Chair Cronk, Commissioners Dowd, Wittenkeller and House

Staff present: Planning Director Feagans

OPEN TIME FOR PUBLIC EXPRESSION

No one spoke during this time.

CONSENT AGENDA

1. Minutes – August 2, 1999
2. DR-9925 – Mario Orihuela, 26 Sais Avenue, A/P 6-072-16, Design Review to construct a 1,240 square foot second story addition and 655.6 square foot addition to the first level of the existing house, on property located within the R-1 Zoning District. (Staff person: Feagans)
3. V-9929/DR-9935 – Butch and Wendy Cliff, 77 Kensington Road, A/P 7-262-02 Design Review to rebuild existing entry porch within 5' of the side yard property (8' setback required) and variance to construct new entry steps within 11'6" of the front property line (20' setback required), on property located within the R-1 Zoning District. (Staff person: Feagans)

At the request of Commissioner House, Item 2 for 26 Sais was removed from Consent and placed on the Public Hearing.

M/s Wittenkeller/Dowd, and unanimously passed (4-0), to approve the Consent Agenda.

PUBLIC HEARINGS

- 1A. DR-9925 – Mario Orihuela, 26 Sais Avenue, A/P 6-072-16, Design Review to construct a 1,240 square foot second story addition and 655.6 square foot addition to the first level of the existing house, on property located within the R-1 Zoning District. (Staff person: Feagans (Taken from Consent))

Ms. Feagans presented the staff report.

Commissioner House said she feels the modifications meet the intent more closely but the two architects who commented about the articulation in previous meetings were not present tonight to comment on the changes

Digne de Lenea, architect representing the applicant, stated they are addressing the comments of the Commission by adding a dormer, adding windows to the garage and articulating the windows that are currently there. He would be surprised if there were new concerns at this time.

Commissioner House wanted to know why there are no windows over the garage, to the right of the dormer. Mr. de Lenea explained that there is a structural wall and in that location and there is a small bedroom on the other side. That bedroom already has a large window that faces the side property.

Vice Chair Cronk said that it is aesthetically unpleasing not to have the similar window on each side of the dormer on the second floor. It could be a single window rather than a double window, but a window is necessary for balance.

Commissioner Dowd stated that many of the issues have been addressed. The additional window is a personal design issue and did not want to impose it on the applicant but if the applicant is willing to make that change, he could also support the additional window.

Commissioner Wittenkeller stated that the dormer in front added interest but he does not feel the additional window is necessary and would rather have the structural integrity instead. Also, because of the overhang, the area will be in shadow most of the time.

Commissioner House said the absence of the additional window on the second floor does bother her.

Commissioner Wittenkeller stated that he would have voted in favor of the project without the condition of the additional window because it is an eccentric change and not necessary.

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M/s Cronk/House, and passed (3-1 Noes: Wittenkeller), to approve the application based on the findings and conditions as set forth in the staff report; and subject to the added condition that a window of a similar style be added above the garage at the applicant's discretion on size.

Vice Chair Cronk advised all parties of interest of the ten day appeal period.

1. **DR-9931 – Natalie Wilson and Bill Whistler, 45 Tomahawk Drive, A/P 177-250-59**, Design Review to construct a 5' high open view fence at the boundary of the private backyard and visual open space. The fence will start approximately 42' behind the street at the north property line (next to 47 Tomahawk Drive) and run along the side property line for approximately 70' where it runs across the subject property (at the private backyard visual space boundary line) for approximately 124 feet where it will tie into the existing side property line fence of the neighboring lot (43 Tomahawk Drive); on property located within the R-1H Zoning District. (Staff person: Feagans)

Ms. Feagans presented the staff report.

Natalie Wilson, applicant, stated that they their request for a fence is because they want to have a dog and the fence is consistent with what their neighbors have. They have planted many trees on the open space the fence will not be visible because of the landscaping.

Commissioner Wittenkeller said it is appropriate to allow the fence, particularly because the landscaping would screen the fence. In the past there was a strong opposition with the open Space Committee and now there is no opposition from them or the public.

Commissioner House stated that she was not happy with the fences on the down hill side of the subdivision but if the fence is tucked behind the landscaping and will not be seen, she could support it.

Commissioner Dowd had nothing further to add.

Vice Chair Cronk said that she could also support the fence.

M/s Wittenkeller/House and unanimously passed (4-0), to approve the application based on the findings and conditions as set forth in the staff report.

2. **V-9926/DR-9933 – Nancy and Arnold Cichetti, 119 Laurel Avenue, A/P 7-114-20**, Design Review to construct a one car garage and second story artist's studio within 2' of the side property line (8' required) and within 19' of the front property line (20' required), on property located within the R-1 Zoning District. (Staff person: Feagans)

Ms. Feagans presented the staff report.

Ron Cichetti, applicant, said this is a physically challenged property. There was a garage on the lot several years ago, but much closer to the street. They are willing to work with the Commission in any way to approve their application. They have talked to many of the neighbors and they have gotten nothing but possible response.

In response to Commissioner House, Ms. Cichetti stated that although they do not have windows facing the north, they are proposing skylights.

Barbara Rooney, 118 Laurel Avenue, said she supports the project.

Commissioner Dowd said he is inclined to support staff recommendations.

Commissioner Wittenkeller stated that if the building were pushed back toward the street he would have problem with the application but he is able to support this current proposal.

M/s Dowd/Wittenkeller and unanimously passed (4-0), to approve the application based on findings and conditions as set forth in the staff report.

Vice Chair Cronk advised all parties of interest of the ten day appeal period.

CONTINUED ITEMS

1. **DR-9846/PDP-9809 – Chris Albrick, 394 Redwood Road, A/P 7-360-02, (Lot 2)** Precise Development Plan building envelope amendment and Design Review of a single family residential dwelling, on property located within the R-1-Zoning District (above 150' msl) (Staff person: Wight) **CONTINUED TO 9/7/99**
2. **DR-9847/PDP-9810 – Chris Albrick, 396 Redwood Road, A/P 7-360-03, (Lot 3)** Precise Development Plan building envelope amendment and Design Review of

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a single family residential dwelling, on property located within the R-1-H Zoning District (above 150' msl) (Staff person: Wight) **CONTINUED TO 9/7/99**

3. **DR-9922/V-9921 – Linda Butler and David Leitch, 101 Ridge Road, A/P 5-172-73**, 1) Design review of an 803 square foot upper floor addition, a 1,060 square foot middle floor addition, and a 788 square foot lower storage area; 2) parking variances for a) the two required parking spaces to be within 0' of the front property line and 5' of the East side property line (Code setbacks: 20' front; 8' sides); and b) the third parking space to be substandard in size (Code size: 9' by 19'); 3) front yard setback variances for a) replacement of the existing front dwelling wall within 17' of the front property line (Code setback: 20'); b) a new upper, uncovered deck within 5' of the front property line (Code setback: 14'); c) a new upper floor addition within 14.5' of the front property line (Code setback: 20'); and d) a bulkhead for the new parallel parking space within 4' of the front property line (Code setback: 20'); and 3) a height variance for the chimney to be 38' above grade (Code height: 35') on property located within the R-1 Zoning District (above 150' msl). (Staff: Wight) **CONTINUED TO 9/7/993.**

GENERAL DISCUSSION

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

- Charles Schwab was appealed to the Council. The applicant presented a nicer awning cover and not a shiny vinyl. Council supported illuminating the rim of the sign so the edge will light up. They will have to work with staff.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m. to the meeting of September 7, 1999.