

**SAN ANSELMO PLANNING COMMISSION  
MINUTES OF AUGUST 21, 2000**

**CALL TO ORDER**

Commissioners present: Vice-Chair House, Commissioners' Wittenkeller, Couture, Jochum and Zwick

Commissioners absent: Chair Cronk

Staff present: Planning Director Feagans and Senior Planner Wight

**OPEN TIME FOR PUBLIC EXPRESSION**

- Commissioner Jochum: inquired as to when Pacific Bell would be starting installation of the DSL equipment on Butterfield Road in Sleepy Hollow. Public Works Director Echols explained that the installation would start in the near future.

**CONTINUED ITEMS**

1. **DR-0022/U-0006 – Alaris Group, 1509 Sir Francis Drake Boulevard, A/P 5-153-03, Use permit to install three wireless panel antennas to be mounted and concealed within a false chimney with a maximum width of 2'-6" and maximum height of 28'-11" above grade. The equipment will be housed inside the main building. The project site is within the R-2 Zoning District. (Staff: Feagans) **CONTINUED TO 9/5/00****
2. **ER-0003/PS-0001/V/PDP-0001/DR-0029 - Tommy Kennedy, Between 41 and 43 Tomahawk Drive, A/P 177-250-31, environmental review (Negative Declaration), parcel split (with a street frontage exception as access will be over an easement), precise development plan, and design review of a single family dwelling, on property located within the R-1 (above 150 msl) zoning district. (Staff: Wight) **CONTINUED TO 9/5/00****
3. **U-0005/V-0018/DR-0022 – Henry Foulk, 30 Carlson Court, A/P 5-062-72 – Design Review and Use Permit request, and side yard setback variance to construct a two-car garage with a second unit above. The structure is proposed to be within 4' of the rear property line (20' required) and 6' of the side property line (8' required) in the R-1 Zoning District. (Staff: Feagans) **CONTINUED TO 10/2/00****

**CONSENT AGENDA**

1. **Minutes – June 5<sup>th</sup>, July 17<sup>th</sup> and August 7, 2000**
2. **V-0024/DR-0027 - Svend Hansen, 7 and 9 Mariposa Avenue, and 131 and 151 San Anselmo Avenue, AP 7-301-07, removal of an existing carport, which accommodates four tandem, on-site parking spaces, and deletion of two previously approved uncovered parking spaces, and replacement with four to five on-site parking spaces, necessitating a parking variance (22 proposed, and 25 required by Code). (Staff: Wight)**
3. **DR-0024 – Steve and Kimberly Smith, 115 Ridge Road, A/P 005-172-82 – Design Review to construct a 3-level addition with 335 square feet on the lower level, 399 square feet on the middle level and 156 square feet on the top level for a total addition size of 890 square feet to an existing 1,300 square feet. The project also includes two decks 4'x17' in size and 1 deck 9'x9' in size in the R-1 Zoning District (above the 150' msl elevation) (Staff: Feagans)**
4. **V-0023/DR-0025 - Micheline Rourke and Jeff Traynor, 60 Crest Road, A/P 6-221-23, design review and setback variance to construct a 458 square foot roof and partial walls over an existing car deck within 1' of the front property line and a 275 square foot uncovered deck, within the R-1 Zoning District (above 150 msl). (Staff: Feagans)**
5. **U-0007/DR-0026 - Jeremy Norman, 343 San Anselmo Avenue, A/P 7-252-16, design review of a 528 square foot addition and exterior alterations, and a use permit for change of occupancy, on property located within the C-2 Zoning District. (Staff: Wight)**

Commissioner Zwick asked to remove Item 5: 343 San Anselmo Avenue, from Consent and place it on the Public Hearing to allow for discussion.

M/s Zwick/Jochum, and unanimously passed (5-0), to approve the Consent Agenda with the exception of Item 5. Vice-Chair House advised all parties of interest of the ten-day appeal period.

**PUBLIC HEARING**

5. **U-0007/DR-0026 - Jeremy Norman, 343 San Anselmo Avenue, A/P 7-252-16, design review of a 528 square foot addition and exterior alterations, and a use**

SAN ANSELMO PLANNING COMMISSION  
MINUTES OF AUGUST 21, 2000

permit for change of occupancy, on property located within the C-2 Zoning District. (Staff: Wight)  
(Taken from Consent)

Ms. Wight presented the Staff Report.

In response to Commissioner Zwick, Building Official Angerman explained that the applicant is raising the floor because it is in a floor zone and a FEMA requirement. Mitigation measures to meet the requirements are to raise the floor above flood level or an alternative method is to use material that would be flood proofing. They could use a platform lift also.

Jeremy Norman, applicant, stated that he is in the book business and water is the enemy of books. He was required by his lender to get an elevation certificate when he purchased the building and thus the reason for raising the floor. The building has a ceiling height of 8 ½' even with the floor being raised. They do not see a large number of customers although he would be open to the public. He wants to make the building frontage friendly. There would be an elevator both at the front and rear of the building to meet ADA requirements. He is proposing to use steel on the floor. The current work that is being done in the building is to repair the termite damage. It also has a fire advantage if it has steel studs.

Commissioner Couture asked the applicant if he would be willing to move the raised floor back 12 feet rather than the five feet that is proposed? Mr. Norman responded that he would be willing to work with the Commission.

Commissioner Zwick stated that although it would be his preference to use the flood control gates, if they are going to use a steel floor, it could be removed for a future tenant if necessary. The detailing of the front is his main concern. He would like to see more work on the awnings and on the façade.

Commissioner Jochum agreed with Commissioner Zwick.

Commissioner Couture said he was uncomfortable with the 26" sill height and agreed that there should be a little more attention to detail on the building facade.

Vice-Chair House said she would like to see panes at the top and is not sure she is wild about the proposed colors.

M/s Zwick/Couture, and unanimously passed (5-0), to continue the application to the meeting of September 5, 2000.

1. **V-0007/DR-0008 – John Paletta, 90 Camino de Herrera, A/P 5-071-55, Design Review of a 3 story, 2,896 square foot single family dwelling; and a setback variance for the garage to be within 0' of the front property line, on property located within the R-1 Zoning District (above 150' msl). (Staff person: Wight)**

Ms. Wight presented the Staff Report.

In response to Commissioner Wittenkeller, Public Works Director Echols stated that often when there are drainage problems there is the concept if water is diverted in a different direction it could eliminate potential problems. However, redirecting site runoff down Camino De Herrera toward Traxler is taking it out of its pre-existing 'natural' drainage course and may pose future liability issues. He is very encouraged that there is a cooperative downslope neighbor that is allowing a drainage pipe to route drainage in a controlled manner down to Rosemont. The applicant will be enhancing the stability of the site by the drilled piers and the foundation wall subdrains that will collect sub-surface water and channeling it into a closed pipe. He would be reviewing the detailed plan during the building permit process. Issues such as outlet details, energy dissipation, pressure relief valves and separate pipes for subdrain water and roof downspout water will be evaluated at that time.

Roberta Hare, 56 Rosemont, still questions the feasibility in a zone 4 area. The current easement, if used, would involve jeopardizing the heritage oaks. She has accepted moving the easement further down on her property.

Ed Shires, 56 Rosemont, agree with the changes, however, if there is any kind of a pressure relief system, it would make things worse, not better.

Commissioner Zwick said he commends the applicant and the Town in responding to, and working out the concerns of the neighbors and the Commission.

Commissioner Jochum concurred that he is glad things have been worked out.

Commissioner Wittenkeller said the hard work has paid off and now he feels much more comfortable approving the project.

**SAN ANSELMO PLANNING COMMISSION  
MINUTES OF AUGUST 21, 2000**

Commissioner Couture stated that he was also glad to see the changes made and the problems worked out by the applicant and the neighbors.

M/s Zwick/Jochum, and unanimously passed (5-0), to approve Resolution 0001 based on the findings and conditions as set forth in the staff report.

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

2. **ER-0002/V-0019/DR-0021 – Ned MacDonald, 14 and 20 Greenfield Avenue, A/P 6-251-07 and 08, environmental review, demolition of an existing building at 14 Greenfield Avenue, construction of a new office building, with potential to be used for retail, install new site utilities, install landscaping, install paving as required for parking, construct new sidewalk/curb. 330 Sir Francis Drake Boulevard, (Tam Building), A/P 6-251-04 and 06: construct raised parking deck and ramp. Application includes a proposal to transfer title of the two public easements, one on Greenfield Avenue, and one on Smith Lane. The existing Tam Building is 9,500 square feet and the building floor area of the new building will be 18,430 square feet, necessitating a total of 62 on-site parking spaces. Planning applications include design review and parking variance for the number of on-site parking spaces to be substandard by up to 5, on property located within the C-3 (General Commercial) Zoning District. (Staff: Wight)**

Ms. Wight presented the staff report. She noted that because the parking plan has changed, staff would have to re-notice for the parking variance and the Commission would not be able to take action on the project tonight.

Steve Murch, architect representing the applicant, said the problems were the parking deck and they have moved the parking so that it touches the main building and now becomes a part of the main building. It will also allow them to retain the planter, which would screen the parking deck. This also moves the parking deck away from the neighbors. They did lose one space in the reconfiguration. That is why they brought the deck area over so they could get two more parking spaces. There is a fair amount of spacing with the neighbors' driveway and they are proposing to add screening to soften the impact. They also want to make Smith Lane safer. At the last meeting the Commission wanted to see the area closed off and a curb added. They did not do that because of the loss of parking spaces. They need to maintain Smith Lane as a back up area. They have reconfigured the driveway so it has a slight curve and allows cars to negotiate better. They are adding planter boxes, which would create screening for the rear elevation. With regard to the front elevation – they have dropped the windowsills to 24" and they have brought the base of the building up a little bit to compensate for the lower windows. They propose to tool the stucco to make it look like large blocks. Because of the size of the storefront and the windows, they used the smaller awnings. They changed the front elevation to widen and recess the front door and enlarge the window and awning over the front door. They added the neighboring structures on the plans. He noted that the owner at 13 Smith Lane is the most affected. They have revised the colors to provide more contrast than previously. All the elements, combined with the dark windows, fit well with the detail of the building. They have provided a landscaping and lighting plan, and he noted that all the lighting would be down lights so there is a glow but they would not shine into the neighboring properties. They could also place the lighting on a timer. The garbage is picked up early Thursday morning and he has tried to contact the garbage company to relocate the dumpsters in remote locations.

Commissioner Jochum stated that the dimension on the plans indicate handicapped spaces of 5' but the requirement for a van handicapped space needs 8' and therefore, the parking would not be adequate.

In response to Commissioner Jochum, Mr. MacDonald stated that he would not want to eliminate the two spaces. It would be a disappointment to everyone if it were crowded. He does not want to move the second story parking deck closer to the building because it would make it too dark. That area is pretty unattractive now and would be a step in the wrong direction.

Commissioner Jochum asked how the upper parking deck planned on being operated. Mr. Much responded that they are planning to lease it out to the tenants of the Tamalpais building and they would access it by a card key system.

Mohamad AlJundi, 13 Smith Lane, said he appreciates the changes but still feels the project is too big for the lot and presents a problem for him because his bedroom is at the same level as the garage. It is impossible for him to get his mail during the day because of the cars that are parked partially on the town right-of-way on Smith Lane. There is also a concern about the number of commercial vehicles that would need to access the site because it would make it more difficult for him to access his house. He would like the applicant to build a berm, which would prohibit vehicles from parking partially on the right-of-way.

**SAN ANSELMO PLANNING COMMISSION  
MINUTES OF AUGUST 21, 2000**

Roger Bettini, 18 Bank Street, said he was opposed to the second story parking deck. The increased traffic would create additional traffic safety problems on an already problematic alley.

Ned MacDonald, owner, said there is a parking stall adjacent to the Sprint outbuilding. If someone parks there it does create a problem with the flow of Smith Lane. He would do whatever is necessary to not allow people to park there, however, he only owns half of it; the other half is town right-of-way. A stop sign placed where people would turn left from Smithy Lane to Bank Street would be appropriate because of the blind intersection.

Commissioner Zwick felt a stop sign was a brilliant idea. He also was pleased to see what the architect has done, particularly along the street façade. He would like to see a sampling of the proposed colors on the building to review for final approval. He does still have a problem with the backside of the building. Even with the diagonal parking, it appears that Smith Lane is a parking ramp for the project. He wanted the applicant to look at where the right-of-way and pavement ends and look at the possibility of landscaping. Diagonal parking bothers him. He would propose they look at losing a parking space and look at tandem parking spaces. He support moving the two parking spaces to the other side of the Tamalpais building.

Commissioner Jochum said the building façade has drastically improved and the building would be an asset to the Town. He would like to see the color samples on the building but he likes them so far. He has never liked the bay of parking and he would like to see a harder edge. He felt that angular parking on Smith Lane would be more of a safety hazard than not. He would like to see the parking all internalized on the site. He tends to agree with the applicant's comments about the parking deck. If we agree the parking deck is not a negative, the little tail of the two spaces does nothing to worsen the impact.

Commissioner Wittenkeller stated that the peppermint tree being proposed would freeze at 25 to 27 degrees and therefore the species should be changed. Clearly the parking problem at the Sprint building is solvable. He agrees that there is no parking and the Town should look at solutions to help the congestion. He said that the project as approached on Greenfield facing the project is a no mans land and now is the Town's best opportunity to address it. The area he wants addressed is from the face of the building to the retaining wall on the other side. He would like to see the applicant come up with a design that is in keeping with the streetscape improvements in San Anselmo Avenue. The improvements could be justified because of the public easement that will go private with this development. The design may require the loss of one on street parking spaces but the Town could gain six trees.

Ned Macdonald stated that he has no objection with studying Commissioner Wittenkeller's proposal but it might be a potential problem for his future tenants if any of the trees would obscure their signage or their business.

Commissioner Couture concurred with Commissioner Wittenkeller's proposal for landscaping. The parking deck is a negative to the project. He felt that pulling the parking away from 13 Smith Lane would be an attribute to Smith Lane and he would like to see parking internalized. With regard to the lighting - exterior mounted lights over the entrance should be tucked underneath the down lights. The pole mounted light should be removed and any lighting that is needed should be low voltage. He liked the proposed colors but would like to see a large color sample painted on the building to be sure. The architecture is done very well and has brought the building up another notch.

Chair House stated that if the one way signage on Bank Street is missing, it should be added. She would encourage the striping so people cannot park partially in the right-of-way. She wants a stop sign on the curve and would like the Town to take a strong look at that whatever else could be done with regard to traffic safety. With regard to the light post in back - she wants to keep unwanted lights out of the neighbor's windows but also wants lighting for safety. She wondered if it could it be similar to the ones that will be used on San Anselmo Avenue. She agrees with the concept of placing a sample of the proposed colors on the building prior to taking final action on them. She wants all the parking being accessed from the inside rather than having angled parking. She does not feel a need to flip the parking deck to make it closer to Tamalpais building. It is not unusual to have a mixed use in the commercial area and asked about the feasibility of putting in four apartments, two at each end of the buildings.

Commissioner Couture stated that the light post would be a problem for the residents of 13 Smith Lane because it would shine into the second floor bedroom. He would prefer to see down lights.

Commissioner Zwick commented that there are types of lighting that could be ballard style that face downward.

Commissioner Jochum stated that introducing housing to commercial can be a good idea but the Town should draft a policy position on this issue if indeed we want to encourage mixed use. If the applicant were required to change now it would mean architecturally

**SAN ANSELMO PLANNING COMMISSION  
MINUTES OF AUGUST 21, 2000**

they would have to rework the entire design. That would be very unfair to impose at this late date.

Commissioner Couture agreed with Commissioner Jochum, noting that if the Town was interested in that approach it should have been done formally to the applicant prior to start of the design.

M/s Wittenkeller/Couture, and unanimously passed (5-0), to continue the application to the meeting of September 5, 2000, for the applicant to explore: a design for the streetscape as a trade off for the right-of-way exchange; tree replacement; the parking restriction at the residence's driveway at 13 Smith Lane; have a landscape architect review the landscaping at the rear as well as the front of the building; discuss with the Town about adding the stop sign; look at the possibility of tandem spaces to improve ingress and egress into the site; and, address lighting concerns.

There was consensus by the Commission on the four-(4) spaces along Smith Lane, that they would not like angled parking on Smith Lane, and that the final colors shall be placed on the building for Commission approval.

3. **DR-0020 TOWN OF SAN ANSELMO-CORPORATION YARD, 500 San Francisco Boulevard, A/P 177-204-01, Review of the landscape plan, proposed lighting plan, and siding color for the Corporation Yard facility, on property located within the PF (Public Facilities) Zoning District. (Staff: Feagans)**

Ms. Feagans presented the Staff Report.

Mr. Angerman explained that meetings were held with the neighbors on the south and west and they asked for vines on the fence. The vines have been integrated into the plans. Meetings were also held with the Open Space Committee. The Parks Department is also comfortable with the selection of landscaping. The lighting in the parking area to the west is on motion detectors to provide a safe access for the employees. The building has switch lighting around the doors. The work area also has switch lighting. The Police Department has reviewed the lighting plan and is happy with the lighting for security.

Gian Do, Kappe Architects, explained that the landscape plan includes oaks and buckeye. The maple trees on the southwest corner create a foliage screen. The honeysuckle and potato vine would be along the fence. She presented the color palette, noting that there are a limited amount of colors to choose from because it is a metal building. They looked at more than one manufacturer and they all have similar colors. If they were to go with a darker color, it would be the dark gray that was initially used for the roof color and then place a darker color on the roof. Her preference is to stay with the original color.

Mr. Angerman said that some comments from the public are that they would prefer darker colors on the building. He noted that when this was discussed at a council meeting, Councilmember Kroot stated he also preferred a darker color. He preferred they stick with standard colors for maintenance and repair.

Commissioner Wittenkeller asked what the cost of custom colors would be. He could go with the dark gray in the verticals but would like to see alternatives.

Commissioner Jochum asked if there was a premium standard color? Ms. Do said she would have to research that.

Jonathan Braun, 479 Scenic Avenue, representing the Open Space Committee, said they were brought into the discussion of the landscaping in conjunction with the Sorich Park Master Plan. He explained that Sorich Park is subject to a harsh environment. One of the constraints they considered was the fantastic view and they did not want to block the view of Mt. Tam and Bald Hill. This is why they chose the varieties that are on the plan. They are satisfied with the outcome. With regard to the color – he prefers the darker tone and would prefer a composition roof of a darker color.

Jerry Draper, San Francisco Boulevard, stated that it matters to him what happens at the Corporation yard even though he lives in the unincorporated part of San Anselmo because he lives next to the yard. He would agree that there should be a softer color palette for the building. He would like a charcoal color composition shingle roof and would go along with a darker siding. He is most affected by the mass of the roof. He was told that \$12,000 would be the cost for a shingle building. He keeps bees and the buckeyes are toxic to bees. He would be looking at the maple trees and because they are deciduous, he would prefer an evergreen tree that would screen the main building. He is not sure how successful the bougainvillea would be. Regarding the lighting, the current corporation yard is flooded with lighting and he supports the motion sensor lighting that is being proposed.

John Ordway, 500 San Francisco Boulevard, likes the way the building is coming along. The biggest affect on the building would be the roof. He would support the idea of a composition roof.

**SAN ANSELMO PLANNING COMMISSION  
MINUTES OF AUGUST 21, 2000**

Commissioner Wittenkeller said the plant selection is generally good. He noted that the potato vine is poisonous and maybe there should be a substitute selected. When the planting goes in, he would like to see it over planted to get more bulk. The metal roof would be highly reflective, even if it were flat black. He would like the shingle roof and would like to see the dark roof with gray if it is cost prohibited but would prefer to see custom colors.

Commissioner Couture said the landscaping and lighting plan are fine but a deciduous tree seems funny as a screen tree. He liked the colors as previously proposed. Regarding making the colors darker, a dark building would stick out more than a light building. He believes there is a wider selection of standing colors and it might be worth exploring to make the community happy. He does not like the chain link fence with the wood slats.

Commissioner Jochum asked what the additional cost would be for a shingled roof. Mr. Angerman stated the estimated additional cost above the cost of the metal roof varied between \$12,000 to \$20,000. Council supported the metal roof but asked the Commission to revisit the color schemes.

Commissioner Jochum said he likes the shingle roof but it sounds like the Commission was asked to only consider the colors, not the change of roof material from metal to shingle. He would like to see darker colors and would like to see research done on other standard colors. He is fine with the landscaping and lighting.

Commissioner Zwick said he does not think the composition shingle roof would change the appearance much. Darker masses do recede and he would like the architect to look at alternative standard colors. Otherwise, he would be willing to support what was previously approved. He would like to see two tones of darker tones than what was approved. He would agree that they over plant, and that there be a drip irrigated system installed.

Chair House had nothing further to add.

M/s Couture/Jochum, and unanimously passed (5-0), to approve the lighting and landscaping plan based on the findings as set forth in the Staff Report; and amended to include the condition that the plants be caged and drip irrigation be required.

M/s Couture/Jochum, and unanimously passed (5-0), to continue the design review for exterior colors to the meeting of September 5, 2000.

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

4. **DR-0028 – Frank Gobar, 120 Ross Valley, A/P 6-212-26, Design Review to add a 2,262 square foot two-story addition to an existing 1,197 square single story house, on property located within the R-1 Zoning District. (above 150 msl) (Staff: Feagans)**

Ms. Feagans presented the Staff Report.

Frank Gobar, applicant, said he spoke with several of his neighbors about the proposed project. The addition is in front so they would be able to step the house down the slope. He is willing to make a modification on the north side to raise the sill height of the awning windows at the request of the neighbor at 116 Ross Valley. He is proposing double pane skylights, one or two would be operable and the skylights would probably be tinted. The windows would be double hung but single pane. He is fairly confident about the property lines based on the information he found in the Town files. He has had sewer lines traced with sounding devices to locate the exact location of the easement.

Commissioner Wittenkeller said the FAR is 38% for this lot but it was noticed for it. Ms. Feagans responded that there is a footnote in the Zoning Code that states a person can exceed the allowed lot coverage by up to 500 square feet if they have not expanded since the Zoning Ordinance was updated in 1991. This property falls within that category.

Christopher Kaiser, 191 Spring Grove Avenue, said he met with the applicant and saw the drawings and is impressed that his privacy is not encroached up. He liked the siding.

Commissioner Jochum stated that he would like to see the skylights tinted because at night they become beacons for uphill residents. It should have at least a gray tint of 15 to 18 percent. He supports keeping the trees. The house would be well screened and the neighbors support the project. He strongly suggested that the applicant get professional help with the plans.

Commissioner Wittenkeller said he has no major problem with the project.

**SAN ANSELMO PLANNING COMMISSION  
MINUTES OF AUGUST 21, 2000**

Commissioner Couture said he has problems with the drawings and the story poles do not tell the story. It is a big addition but from 116 and 128 Ross Valley this would look like a tall structure. The story poles do not show the front height or rear south corner. The vertical is 24', which is a substantial wall. There is not a whole lot of information about the windows and the drawings do the building an injustice.

Commissioner Wittenkeller would like to see the story poles.

Commissioner Zwick said the building is over the FAR. If it is at the maximum or greater, there must be some compelling reason to approve it. He wanted to warn the applicant that he should seek the advice of an architect. The drawings are not clear and some elements are askew. He has to be able to read the drawings to adequately evaluate the project. He noted that the proportions of the windows are not clearly defined. He also wanted to see the building simplified. The building is large. The trellis will not do what they want it to do in elevation; it is not deep enough.

M/s Couture/Zwick, and unanimously passed (5-0), to continue the project to the meeting of 9/18/00 to allow the applicant to place story poles at all four corners and the ridge and to make any other changes based on the Commission comments.

**F. GENERAL DISCUSSION**

Commissioner House wanted to remind Staff that prior to the final sign off of the building permit, the oleanders along Sir Francis Drake at Safeway are to all be the same color. That change has not taken place yet.

Commissioner House asked if there was a building permit for 79 Suffield and if so, what was the scope of the project. She noted that the house is down to the studs.

**G. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL**

None discussed at this time.

**H. ADJOURNMENT TO TUESDAY, SEPTEMBER 5, 2000**

The meeting was adjourned at 10:45 p.m.