

**SAN ANSELMO PLANNING COMMISSIO  
MINUTES OF JUNE 5, 2000**

**CALL TO ORDER**

Commissioners Present: Chair Cronk, Commissioners House, Wittenkeller,  
Jochum, Couture and Zwick

Staff Present: Planning Director Feagans and Senior Planner Wight

**OPEN TIME FOR PUBLIC EXPRESSION**

No one spoke during this time.

**CONTINUED ITEMS**

1. **V-0007/DR-0008 – John Paletta, 90 Camino de Herrera, A/P 5-071-55, Design Review of a 3 story, 2,400 square foot single family dwelling; a height variance for the height to be 36.75 feet above average grade (Code maximum: 35'); and a setback variance for the dwelling to be within 0' of the front property line, on property located within the R-1 Zoning District (above 150' msl). (Staff person: Wight) **CONTINUED TO JUNE 19, 2000****
2. **PDP-0001/DR – 0011 – John Hynes, 3 The Alameda Knolls, A/P 5-320-04 – design review of a single family dwelling and amendment to the building envelope, on property located within the R-1H Zoning District. (Staff person: Wight) **CONTINUED TO JUNE 19, 2000****

**CONSENT AGENDA**

1. **Minutes – May 1, 2000 and May 15, 2000**
2. **V-0016B – Bruce Chayet, 45 Summit Road, A/P 7-031-09, a height variance to construct a garage over an existing parking deck up to 36.75 feet above average grade (Code maximum: 30'), on property located within the R-1 Zoning district (above 150' msl). (Staff person: Wight).**

M/s Wittenkeller/Zwick, and unanimously passed (6-0), to approve the Consent Agenda.

Chair Cronk advised all parties of interest of the ten-day appeal period to the Town Council.

**PUBLIC HEARING**

1. **ER-0001/DR-0014/U-0003/V-0013 - Svend Hansen, 7 and 9 Mariposa Avenue, and 131 and 151 San Anselmo Avenue, A/P 7-301-07, Environmental Review and Design Review of: a) a new commercial/residential, two-story building (1,980 square feet commercial and 4:2-bedroom apartments) facing Mariposa Avenue; and b) construction of a new commercial/residential two-story building (1,038 square feet commercial and 1:2-bedroom apartment) facing San Anselmo Avenue. No change to existing commercial/residential two-story building (2,180 square feet commercial and 2:2-bedroom apartment) facing San Anselmo Avenue. Removal of a 600 square foot commercial building facing Mariposa Avenue. Use Permit: for 5 new and 2 existing residential apartment units. Parking variance: for two spaces to be substandard in width at 8' (Code: 9') and two spaces to be in tandem, and one space, on property located within the C-2 Zoning District. (Staff person: Wight)**

Ms. Wight presented the staff report.

Tony Wright, architect representing the applicant, presented the project, explaining that the style is derived from other buildings on San Anselmo Avenue and Tunstead Avenue. Arched trellis to walkways are also similar to other walkways in Town. The recessed entries. They tried to clean up the rear of the building by enclosing the storage area and finish the carport and stairs.

Commissioner Wittenkeller stated that he liked the uses but his concern is the Mariposa Avenue façade. Putting the building on the street side and the living areas facing the blank wall in the rear makes him wonder that if the facades were flipped it would be much more attractive from the street view.

Mr. Wright responded that the purpose was to provide better daylight to the living areas and that is why the living areas were placed where they are.

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In response to a question by Commissioner House, Mr. Wright said the space between the carport and existing building is trapped open space, which is to be enclosed. The lower band wraps around the carport and the stairs are to be covered with a stucco wall. The metal screen on the carport will relate to the front trellis.

Commissioner Jochum stated that he liked the project and did not want to discourage the applicant. A lot of things have been thought through. He questioned the construction details of supports and concrete in the carport and the retaining wall along the carport. He questioned whether the gas meter is being replaced, as it does not show on the plans.

Mr. Wright responded that these concerns would be addressed at the building permit stage on the construction drawings.

Commissioner Jochum questioned the under grounding.

Chair Cronk questioned if the applicants were replacing the steel windows on the existing building.

Sven Hansen, applicant, stated that he wants his permit now to replace the windows.

Peter Behran, 151 San Anselmo Avenue, stated that he is a tenant in the building and the building is in dire need of new windows.

In response to questions by the Commission, Mr. Wright explained that they are intending to paint the existing brick gray and the pavement would be concrete. He also stated that the street trees would be similar with what is in the downtown area.

Commissioner Zwick stated that this is a great project and he wants the project built. However, he wanted to make some architectural comments about the project. He stated that this is a very important project in Town. The Town has certain requirements. He said he politely asked the applicant at the last meeting to show the other buildings adjacent to this project and also asked for a model. With regard to comments on the building, the Mariposa frontage doesn't have a base; the detailing on the windows is not as good as in the older buildings because the level of detail has not been applied. The south elevation has positive and negative elements. The bedrooms can be modified and allow breaks in the outside so the facade is not so relentless. He suggested that they restudy the lines of the existing and proposed buildings. The bands don't wrap well and the windows have just been turned on their side.

Commissioner House questioned whether the surface would be permeable. The proposed buildings are flat and do not have enough detail. The red color doesn't bother her; the orange is bright is bright. She is not sure how the carport would look when completed. She would like a color sample of the gray on the lower portion of the existing building. She noted that St. Sebastians and St. Rafaels have used nice colors on their stucco recently.

Commissioner Jochum stated that he liked the diagram of the project but it was still in the early stage of design and has not become architecture yet. He would like the buildings to be different from each other. When something is replaced to excess in a small town, it does not work. The Mariposa building is out of scale. He liked the idea of different colors on each of the buildings. The clerestory windows will not be seen from the street. The photographs of the windows on the existing buildings in town make the case that these windows are not as attractive. He has a problem with slider windows on a high profile building. He also wanted to see a 3D drawing or a model of the proposed project.

Commissioner Couture stated that this was a great project but it required more study. The existing building is bland. Her favorite part of the building is the steel windows. She does like the two colors as it breaks down the building. The bold colors need to be open to samples on site. There isn't enough articulation to the building on Mariposa. The Mariposa second floor windows need more articulation. She supports the living room up front. The carport would cost more money to fix up than it would be to tear down.

Commissioner Wittenkeller stated that the project was great and agreed that there is a need to replace the old windows in the existing building. He doesn't want to jeopardize a great project because of store windows. He would like to replace the windows in the existing building. The window color is standard. It would be beneficial if the landscaping plan was more detailed, which could be reviewed at the staff level. He is concerned about the gas fixtures and utility poles that could be in conflict with the current design.

Chair Cronk stated that the Commission is in support of this project but are disappointed that we did not see better response to the Commission's comments at the last meeting. The photographs of design references are not seen on the plans. She commented that the design should have consistency between all the buildings. She liked the idea of

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flipping the living space. She agrees with Commissioner Wittenkeller's comments to replace the windows on the existing building and she would like to see that go forward now.

M/S Wittenkeller, Couture, to approve the replacement of the windows as shown on the new façade. There would be 3 panes above and a slider below.

Commissioner House said she could support this motion.

Commissioner Couture stated that they don't have a clear understanding of what the windows would look like. He does agree it is important to separate the window replacement from the rest of the project.

Commissioner Zwick suggested they get windows to match what is there.

Mr. Wright said some of the windows would not work for current Code's access, to which Commissioner Zwick said they would be grandfathered. Commissioner Zwick suggested getting the best possible windows now. He then suggested letting the architect obtain windows that match, subject to staff approval.

The motion was amended with the intention of matching the look of the existing building.

The amended motion was passed unanimously.

2. **DR-0020 - TOWN OF SAN ANSELMO-CORPORATION YARD, 500 San Francisco Boulevard, A/P 177-204-01, Design Review request to reconstruct and rebuild the San Anselmo Corporation Yard facility. The existing barn building is 7,227 square feet. The two new buildings proposed are 4,200 square feet for the shop and storage facility; 1,200 square feet for the administrative building, for a total of 5,400 square feet. There will be no change in use from the existing facilities, on property located within the PF (Public Facilities) Zoning District. (Staff person: Feagans)**

Ms. Feagans presented the staff report.

Ron Kappe, architect representing the Town, reviewed the proposal and showed a computer simulation video program of an animated fly-over demonstrating the proposed buildings in their surroundings. There will be no increase or change in the existing use as a result of these new buildings.

Jerry Draper, 11 Sacramento, said aesthetically he likes the look of the plans, he doesn't like the steel building, and objects to the butler steel building. He questioned if the project had been submitted to the County Planning Department for review. He felt the project was driven by budget and questioned the non-town maintained street to the site.

Keith Angerman, Chief Building Official responded to Mr. Draper's comments

Commissioner Couture said he supported the building design, noting that the Corporation Yard is an industrial use and the materials are okay. The location of the building was not great but with landscaping and screening it was acceptable. He felt the chain link fencing was an injustice to the rest of the project and requested more information on the proposed lighting

Commissioner Wittenkeller felt landscaping effort for screening was very minimal and the Town should get a professional landscape architect to work with the Architect. He also felt that the fencing should be black vinyl clad fencing with vines in lieu of the standard chain link fencing.

Commissioner Zwick said he liked the barn residential feel of the building and that by breaking the functions into two masses was a good idea. He wanted to see more landscaping to screen the containers and permeable paving should be used for at least the parking areas if not the entire roadway.

Commissioner House wanted to underscore the need for permeable paving

Commissioner Jochum concurred with the need for more landscaping.

Chairman Cronk supported the comments already made

M/s Wittenkeller/House and unanimously passed (6-0) to approve the Design Review request and continue the rest of the project to the July 17 meeting for revisions to the landscaping and lighting plans.

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

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3. **U-0005/V-0018 – Henry Foulk, 30 Carlson Court, A/P 5-062-72** – use permit request and side yard setback variance to construct a two-car garage with a 775 square foot 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 person: Feagans)

Ms Feagans presented the staff report

Henry Fong Architect representing the owner, Chris Wong was available to answer questions.

Commissioner Jochum said he had no problem with the project as it is because it seems to fit the topography, and will not have a noticeable effect on anyone.

Commissioner Couture questioned if this was the only spot for this project, noting that by approving this variance it would be setting a dangerous precedent. He is okay with the design review but is concerned about the location.

Commissioner Wittenkeller said knows that second units are appropriate, but he can't support the variance for this project. He also questioned why there were not story poles up.

Chris Wong indicated the story poles were up for a time but he took them down since they were about to tip over and would not stay up on their own.

Commissioner Zwick said he felt that setback rules need to be applied. He was also opposed to the slider windows.

Chair Cronk did not feel she could support the variance as requested

M/s House/Zwick, and unanimously passed (6-0), to continue the application to the meeting of July 17, 2000.

**GENERAL DISCUSSION**

None.

**REPORT OF UPCOMING APPEALS TO TOWN COUNCIL**

No discussion.

**ADJOURNMENT TO MONDAY, June 19, 2000**

The meeting was adjourned 10:15 p.m..