

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF MARCH 20, 2000**

CALL TO ORDER

Commissioners' Present: Chair Cronk, Commissioners' Zwick, House and Jochum
Commissioner Absent: Wittenkeller

Staff Present: Planning Director Feagans and Senior Planner Wight

OPEN TIME FOR PUBLIC EXPRESSION

No one spoke during this time.

CONTINUED ITEMS

1. Minutes – March 6, 2000
2. **DR-9922/V-9921 – Linda Butler, 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 37' above grade (Code height: 35') on property located within the R-1 Zoning District (above 150' msl). (Staff person: Wight) **CONTINUED TO 4/3/00**

WITHDRAWN

1. **PDP-9903 Amendment/V-0007 – Scott Sanders, 80 South Oak Avenue, A/P 7-241-70**, amendment to Precise Development Plan to expand the building envelope and a setback variance to locate the three water tanks within 5' of the west side property line (Code minimum setback: 20'), on property located within the R-1-H Zoning District. (Staff person: Wight)

PUBLIC HEARING

1. **V-9938/DR-9947 – William Johnson, 148 Oak Avenue, A/P 7-273-30 and 31**, Design Review of a new single family dwelling; Height Variance for the garage, chimney, covered stair, and covered parking deck to be up to 39' above average grade (Code maximum: 35'); and Setback Variance requests: 1) for a driveway approach ramp and partially covered stairs to extend over the front property line (necessitating an encroachment permit from the Town Engineer) (Code: 20'); 2) for the garage and a trellis-covered parking deck to be within 0' of the front property line (Code: 20'); 3) for a covered entry deck to be within 8.5' of the front property line (Code: 20'); and 4) for main level living area to be within 5' of the front property line (Code: 20'), located within the R-1 Zoning District (Above 150' msl) (Staff person: Wight)

Ms. Wight presented the staff report.

Bill Johnson, applicant, said he was requested by the Commission to lower the height and push the house farther into the hill. His architect felt that the 9' plate height was very important with a 4:12 roof pitch. The Commission wanted the house lowered 6' to 7'. There is a 7-foot cut at the bedroom for the crawl space. The living room has also been lowered by 2 ½' since the last meeting. He put in two skylights in the kitchen/family room area and has removed the dormer windows. He does not believe that the size of the house is out of scale with other houses in the neighborhood. The change in roof pitch will be similar with the pitch of the garage roof.

Commissioner Jochum asked what the elevation was at the lower floor where grade hits the building:

Mr. Johnson responded that finished grade at the bedroom is 452.5' elevation. He also stated that the story poles do not indicate the current reduction in height. He noted that he does not want to reduce the 9' plate height because it is fairly standard with today's construction and provides more light and air.

Donna Horn, 11 Vine Avenue, stated that she was happy to see the skylights in place of the dormer windows. She thought the consensus of the Commission at the last meeting was to reduce the overall height as well as size but that does not appear to have happened.

Mr. Johnson said the garage is set apart from the house and they are two separate elements, which breaks up the mass. There is also a lot of vegetation to screen the house.

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Commissioner House said she appreciates the changes that have been made. On the other hand, the house still feels very tall looking up from Vine Avenue. It is a nicely designed structure but it is just so tall. She has no issues with the garage.

Commissioner Jochum said he does not feel the size of the house is too large or too wide but was disappointed in the lack of an attempt to reduce the height and sink the house into the hill to mitigate the height and mass of the structure from below. It is hard to tell just what the current changes will have on the lot below but his feeling is that it will be negligible because the ridgeline will probably not be seen from the house below. At the last meeting he asked for the height of the building to be reduced by 6' to 7' and that has not changed. Therefore, he cannot support the project.

Commissioner Zwick said that he understands the floor plan is very important because this is a spec house. Unfortunately, they are sold by the square foot. There are many issues with this house and while the square footage is not at the limit, the mass and bulk of this house on a visible and steep lot is too intrusive. The site drives the house to be responsive in terms of size to the site. Working within the terrain is very important. He is behind the height variance for the garage. The house has been decorated quite well but he is still concerned about the mass and bulk of the house looking up from below on Vine. The Commission asked the applicant to make size adjustments and the applicant decided not to reduce the house size.

Chair Cronk said she is in support of the applicant and wanted to thank the applicant for the adjustments that have been made since the first hearing on this matter. She felt the adjustments do make a significant difference. She also supports the articulation of the house and garage.

M/s House/Zwick, and carried (3-1 Cronk to approve), to deny the application based on the grounds that: "the building is still too tall as viewed from below. Through the Commission's efforts with the applicant, he has reduced the ridge height, but not the plate height, and the size of the dwelling has not changed.

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

2. **V-0004 - Lawrie Mott and Marc Reisner, 154 Pine Street, A/P 7-251-30**, a setback variance to construct a first story addition within 3.5' of the west side property line (an 80 square foot second story addition will conform to the minimum setback requirements), on property located within the R-1 Zoning District. (Staff person: Wight)

Ms. Wight presented the staff report, noting that in addition to the conditions of approval included in the staff report, another condition should be added that states: "The entire length of the driveway shall have an all-weather permeable surface".

Lawrie Mott, applicant, stated that she had no objection to the added condition for an all-weather permeable surface for the driveway. She also provided a letter from her adjacent neighbors at 158 Pine Street, who are in support of her project.

Commissioners' Jochum and Zwick stated that they could support the project.

Commissioner House stated that this is a de minimus request, although it almost brings them up to the lot coverage. The addition would not be visible from the street.

Chair Cronk concurred with the comments of her colleagues.

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

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

3. **V-0007/DR-0008 - Stephen Lachey, 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)

At the request of the applicant, the application has been continued to the meeting of 4/3/00

4. **V-0008/DR-0009 - Bill and Gail Permar, 113 Madrone Avenue, A/P 7-161-02**, 1) A rear yard setback variance to build within 16' of the rear property line (Code: 20'); 2) a height variance to allow the house and chimney to exceed the height limit (Code: 30'); house - 31'6", chimney - 33'3" variance to allow 3 stories (Code maximum: 2); and 4) Design Review to add a 1,064 square foot second story and a 500 square foot third story/attic space, on property located within the R-3 Zoning District. (Staff person: Feagans)

At the request of the applicant the application has been continued to the meeting of 4/3/00.

GENERAL DISCUSSION

- Commissioner House advised staff that there is a bird's nest in one of the trees located at 90 Camino de Herrera and that anyone visiting the site should take caution.

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- Commissioner House advised staff that she would like to see a shadow study for 113 Madrone.
- Commissioner Zwick stated that the antenna for the cell site located at 32 Red Hill was placed on the building, not on the flagpole where it was approved.
- Chair Cronk will be absent for the meeting of 4/3/00.
- Commissioner Jochum will be absent for the meeting of 4/17/00.

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

No appeals at this time.

ADJOURNMENT TO MONDAY, April 3, 2000

The meeting was adjourned at 8:15 p.m.

BARBARA CHAMBERS