

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF APRIL 16, 2001**

CALL TO ORDER

Commissioners Present: Chair House, Vice Chair Jochum, Commissioners Harris, Morita, Wittenkeller and Zwick (Jochum arrived after Consent Agenda; Zwick left after Item 3)

Commissioners Absent: None

Staff Present: Planning Director Feagans, Senior Planner Wight, Planning Technician Chambers

OPEN TIME FOR PUBLIC EXPRESSION

No one spoke during this time.

CONTINUED ITEMS

1. **U-0104/V0109/DR-0111 - Fred and Elaine LeDrew, 45 Suffield Avenue, APN 5-121-11, use permit for a second living unit; design review of a 461 square foot second story addition (second unit); setback variance for uncovered stairs to be within 4' of the west side property line; parking variance for the third required parking space to be within 0' of the front and west side property lines, on property located within the R-1 Zoning District. (Staff person: Wight) **CONTINUED TO MAY 7, 2001****
2. **Z-0002/ER-0002/DR-0049/UP-0012 - Pacific Bell for San Francisco Theological Seminary, 2 Kensington Road, AP 7-292-002, amendment to the Master Plan, environmental review, design review, and a use permit to allow the installation of six panel antennas within the bell tower of Geneva Hall at the San Francisco Theological Seminary, on property located within the SPD (Specific Plan Development). (Staff person: Feagans) **CONTINUED FOR 90 DAYS (will be re-noticed)****
3. **Town of San Anselmo, Ross Valley Fire Department, Station No. 20, 150 Butterfield Road, 5-111-68, public review and comment of a proposed 1,843 square foot accessory building to be used for training purposes. This building is proposed to be located within 20' of the rear property line and within 8' of the south side property line, with a roof peak at 20.5' above grade (Code setbacks: 20' from the rear property line and 8' from the interior side property line; Code height maximum: 30'), located within the PF (Public Facility) Zoning District. (Staff person: Wight) **CONTINUED TO MAY 7, 2001****
4. **U-0106/V-0114 - Marc and Lucy Schneidman, 281-A Crescent Road, A/P 7-222-61, use permit for an existing accessory structure to be converted to a separate second living unit; a parking variance (in conjunction with the second unit) for the existing parking to be within 15' of the front property line and within 6' of the rear property line (Code setbacks: 20'); setback variances for: 1) an existing accessory structure (to be converted to a second unit) to remain within 18.5' of the front property line and within 7.5' of the rear property line (Code setbacks: 20'); 2) a trellis, retaining wall, and barbecue/counter area to be within 11' of the front property line (Code setback: 20'); and 3) for two drystack retaining walls to be within 0' of the east side property line, on property located within the R-1 zoning district. (Staff person: Wight) **CONTINUED TO MAY 7, 2001****

CONSENT AGENDA

1. **Minutes** – April 6, 2001
2. **V-0113 - Shlomo Erlich, 19 Rutherford, APN 5-127-15, a 5'4" side yard variance to enlarge an existing bathroom by 36 square feet (Code: 8'), and a lot coverage variance to add the bath extension and replace decking at the rear of the house which would decrease the lot coverage from 38% to 37%, located within the R-1 Zoning District. (Staff person: Chambers).**

M/s Wittenkeller/Harris, and unanimously passed (6-0), to approve Consent Agenda based on the findings and conditions as set forth in the staff report.

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

PUBLIC HEARING

1. **DR-0117/V-0112 – Michael and Cindy Goefft, 51 Austin Avenue, APN 7-266-13, Setback Variance: A 72 square foot main level addition (which is technically considered a first story) to the dwelling within 3'3" of the rear property line (Code setback: 20'); Flatland Setback Design Review: 1) A 55 square foot garage extension (to the rear of the garage) within 6'2" of the**

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west side property line; 2) 23 square foot first story and 23 square foot second story additions within 5'6" of the east side property line (Code setback: 8'); and 3) A 724 square foot third story addition within 5' of the east side property line (Code setback: 8'); Flatland Story Design Review: 1) 23 square foot second story and 724 square foot third story additions to the dwelling, located within the R-1 Zoning District. **REVISED PROJECT** (Staff person: Wight

Ms. Wight presented the staff report.

Cindy Goeff, applicant, stated they have not changed the design but are withdrawing the request for the addition above the garage. There was a question as to whether or not the deck needed a variance and staff has determined that it does not. They are now down to asking for one variance and design review. She provided a model of the existing house for the Commission and described the interior layout of the project. She stated that they cannot excavate under the house and have no access to light in any other location and drainage is an issue in the basement area. They are asking for a 3½' rear yard variance to use the room functionally. They considered concealing the heat pump to muffle some of the noise. She presented an aerial photograph as well as a color rendering. They are proposing to keep the house in brown shingle.

Colleen Mahoney, architect representing the applicants, stated that the ceilings in the existing house are flat. That afforded them the opportunity to create a second floor while it did not add too much mass. They set the addition in from the side yard setback because they did not want to create a mass to the neighbors. It is also set back to conform to the Zoning Ordinance. They created a few dormers, which complimented the gabled roof. There is a significant elevation to the rear. They wanted to create a sense of formal entry. The model was created to further explain what they are trying to do.

George Covell, 48 Vineyard, stated that he is concerned about not having construction vehicles use Vineyard as their access route to the project.

Allison Allen, 73 Austin Avenue, stated that the variance should be granted based on the changes they have made.

Andrew Clare, 55 Austin Avenue, stated he could support the project based on the changes made.

Ms. Mahoney stated that they may need to have minor access to pump concrete from Vineyard because it would present an enormous construction problem if access was from Austin. Therefore, they would like to be allowed access to Vineyard for the unique construction only.

Ms. Wight stated that she would continue to support the condition that no construction vehicles be allowed to use Vineyard Avenue but if the Building Official felt there were special circumstances, he could make a decision to grant an exception.

Commissioner Wittenkeller stated that he is very impressed by the model and that it demonstrates the full intent of the project. He is glad they are not pursuing the garage second story. He was also glad to see they now have the neighbor's support. It is still a large project but it is reduced from the previous meeting.

Commissioner Zwick stated that he is impressed with the additional work the applicant and architect have done. This project went from four variances down to one variance. The style of the house has detailing and is sensitive. The struggle he has is they are at 35 percent lot coverage. He is concerned about future neighbors doing the same. He wants assurance that this is the only way to add additional space. This is 50 percent FAR but is done extremely competently.

Chair House stated that the addition in the back is a de minimus request. If anything were going to bother her it would be the total height but it does not appear they can do it any other way.

Commissioner Harris commended the architect and applicant. The project is in keeping with the neighborhood and is within the current code requirements with regard to size. The changes make sense from a livability aspect. If there are no complaints from the neighbors, particularly the owner of 49 Austin, then he could support the project. He was a little on the fence with the variance request but ultimately he can support it but he is uncomfortable with the potential precedent. He was also in favor of the addition being pushed back from the front of the first story. Given the neighbors support and the findings by the staff, he would vote approval of the project.

Commissioner Morita said she could support the staff recommendations and noted that the applicants are taking a beautiful historic building and keeping with that style. Also, their need for making the house bigger are well thought out. She is pleased the applicants have worked with her neighbors.

Commissioner Jochum stated that this house, given almost any perimeter, if just a little over the edge in the wrong direction, could cause many problems with regard to the size of the house and the size of the lot. However, the fact that it is set well back from the road and has quite an

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existing vegetation cover are favorable to the project. Despite the fact that it is close to Vineyard, Vineyard is a hodgepodge of masses and with various setbacks and designs. He does not have a problem with the variance to the rear of the property. He felt the house had character and he can approve it based on the reasons stated.

Commissioner Wittenkeller stated that he did not see the need to pump concrete from Vineyard because it was only 50' to 75' at the most.

Chair House suggested approving the staff report and if there are problems during construction, the applicant could get in touch with the Building Official, who can grant an exception if there are special circumstances for a limited time.

M/s Wittenkeller/Morita, and unanimously passed (6-0), to approve the application based on the findings and conditions as set forth in the staff report; and with amendment to Condition 4. To add: "Should it be determined that the improvements can't be made without access via Vineyard, then the final decision will be made by the Building Official".

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

2. DR-0116 – Wayne and Joan Stout, 63 Fernwood Drive, APN 7-131-26, Design Review to construct a new 3,429 square foot house and a 528 square foot garage, located within the R-1 Zoning District (above the 150' msl) (Staff person: Feagans)

Ms. Wight presented the staff report. She noted that the Town Arborist visited the site today and provided documentation of his findings. She also added that this applicant would need to participate in the Redwood Road/Bald Hill improvements.

Chair House asked about the road improvement on Redwood Road as stated in the staff report. Ms. Feagans responded that it was in the staff report by mistake because no improvements are required.

Commissioner Wittenkeller asked about the 2:1 tree replacement because there may not be enough room on the site. If that is the case, could an in-lieu fee occur so trees could be planted elsewhere in the town.

Ms. Feagans responded that there is a new Tree Ordinance that is in the process of being adopted by the Town Council. She believes it specifies that it would be a \$200 per tree replacement.

Commissioner Harris stated that the geotechnical peer reviewer has made some suggests for the applicant's geotechnical engineer and he would like that included as a condition of approval.

Commissioner Morita asked if there could be a condition that requires an inventory be taken of the existing trees that will remain on site prior to the start of construction. She would also like there to be an independent arborist hired to make sure the tree protection measures had been followed after the project has been completed.

Wayne Stout, applicant, stated that the site has a lot of natural trees on it and he would be happy to contribute money for trees elsewhere in town. He really feels the location of the house is in the right place and that it fits in with the whole geometry of Fernwood Drive. None of the houses on Fernwood are built right on the street. His house will only be 24' high and he has pushed the house down the hill to keep the height to a minimum. They would also encroach upon the 24-inch heritage oak if the house were moved. He was glad to see the town arborist's report because many of the dead trees are within the footprint of the house. The ridge elevation is 220'. The only place he could get the line of sight of the project from across the valley was at Drake High School. Since it is so low on the hillside, it is not very visible. There is a lot of vegetation on the downhill side. He has tried to use natural exterior colors to further minimize the impact of the house on the hill. The landscape plan has been revised and he has moved the path to provide an 8' circumference clearance for the tree. Plants have been moved from under the oak and they have added more landscaping elsewhere on the site. He has also added trees to screen the broad surface as suggested by Chair House. He will not use any pesticides on the site and will eradicate the scotch broom by hand. It was shocking that his arborist indicated 75-90 percent of the trees would be removed. He was glad to hear that the town arborist does not agree with that. Many of the madrones and oaks on the down hillside are healthy trees, which will help screen the house. The good trees will be thinned to encourage healthy growth. He will make sure that the heritage oaks will be protected during construction.

Commissioner Harris stated that the town arborist does not mention the oaks at all. Mr. Stout responded that 75 percent of the black oaks are probably dead at the top of the site.

Commissioner Morita asked who would decide what trees would be removed. Mr. Stout responded that there would be no trees removed that are on the plan. If in the future they recommend thinning, he would take that into account.

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Commissioner Wittenkeller stated he went to the site again today and looked at the trees and the existing conditions. He tends to think that pushing the house back as shown on the plan is acceptable to him. There is actually one valley oak that he is sorry to see go but recognizes the building would have to be moved substantially. He is satisfied that the landscape plan recognizes the preservation of the oaks and that there would be no plant materials by the oaks. The porous materials, as well as moving the walkway, will give the oak a better chance. He is satisfied it will eventually fit in.

Commissioner Jochum stated that he supported the house last time, it is nicely designed and he appreciates the amount of work that has gone into the siting of the house. Given Commissioner Wittenkeller's comments on landscape, he can continue to support the project again.

Commissioner Zwick had nothing to add.

Commissioner Morita stated that at the last meeting Commissioner Zwick asked if the building could be moved slightly to save some of the larger trees. She stated that she traced the existing house footprint and by moving the footprint counter clock wise to the west, but within the setbacks, the applicant could save the large tree at the back deck and the oak tree at the garage line. Mr. Stout stated that it would put him right on the edge of the bank and he also wanted to save the 65" madrone. The 53" oak may not survive construction and is in direct competition with a valley oak.

Commissioner Morita stated she concurs with Commissioner Wittenkeller's comments on the landscaping. The tree protection plan looks good but she would like to make sure that the arborist that would be on site during construction and doing the follow-up evaluation will not be from the same company as the tree cutter.

Commissioner Harris wanted to see the geotechnical peer reviewer's comments added as well as the last two points on the town arborist report added as conditions. Although not a condition, he would like to see a window placed at the back part of the garage to break up the mass.

Chair House had nothing to add.

M/s Harris/Jochum, and unanimously passed (6-0), to approve the application based on the findings and conditions as set forth in the staff report; and amended to include the following conditions: 1. Photographs of pre-existing conditions of the site and vegetation shall be included in the building permit file to verify approved tree removal. 2. Construction shall comply with all conditions and recommendations of the Salem Howes Report dated December 8, 1999 and associated peer review comments. 3. Tree removal shall not be conducted by project arborist (add to condition 13). 4. In-lieu fees may be used to satisfy the tree mitigation requirements. 5. Include last two points made in the report by the Town of San Anselmo Arborist.

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

3. UP-0105/DR-0118 – Mark Bergquist for CSK Auto, Inc. (Kragen Auto Parts), 820 Sir Francis Drake Boulevard, APN 6-061-13, use permit, design review and sign review for a new auto parts store to locate in the existing 9,210 square foot commercial space, located within the C-3 Zoning District. (Staff person: Feagans)

Ms. Feagans presented the staff report and handed out several letters that had been received after completion of the staff report. The letters are from citizens objecting the project.

Tim Wold, applicant representing Kraegan, stated that they have two stores that are in San Rafael and neither of them have good parking, which is one of the reasons this site is desirable. He noted that if they are close to their projections, this store will do much less volume than either store in San Rafael. They are closing the store located on 4th Street in San Rafael. He stated that the stores are really a product of their environment. Because the San Anselmo location is a neighborhood store, they do not envision the same problems as the San Rafael store. The parking tire stops have been added and will be a great improvement. There was a concern about the tree not being a good specimen; they have three alternative proposals and are open to suggestion. Another good suggestion was to add trellises and vines. They want a substantial trellis system that will give more texture to the building. The entrance and exit signs have been removed from their plan and they have redone the fixture plan. They will not have any fixtures covering the windows or shelving against the windows. The signage will be lit at dusk and be turned off at 9:00 p.m. Their signage is smaller than what is allowed. The store has great visibility and they do not need to maximize visibility. The Commission endorsed the beige color scheme and they agree with that. The proposed shingles also fit in well with the surrounding area. They will place trash receptacles in the parking lot. He also presented an aerial of the site, as requested by the Commission.

With regard to the trucks, Mr. Wold stated that there would be one truck, once a week, between 7:00 p.m. and 9:00 p.m. They will be able to bring the truck directly into the site and will not use any other private property. He noted that Safeway trucks come out to a non-controlled street several times a week. Regarding the stipulation for an oil filtration system – he does not think it is appropriate. They propose to clean the parking lot on a quarterly basis. They have done this at

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other locations and will use a steam system that will not go into the storm drain. They are not a repair facility and do not promote repairs, in fact they prohibit repairs. He wanted to correct a statement made in the staff report that states they are an auto repair shop – they are not. They are proposing substantial improvements to the building. To do that and then be required to come back in six months for a review seems unfair. He would like clarification on the intent of Condition 4. The improvements they are proposing would be a substantial improvement to Sir Francis Drake Boulevard. They could not live with the six-month condition. Regarding the traffic study for the site, there are 21 peak hour trips. This information was obtained from other sites that are similar to this site. He noted that Blockbuster had 109 peak hour trips. Regarding Condition 4 and the concern about increased traffic on Bella Vista – he cannot imagine doing the maneuver onto Bella Vista.

Chair House asked about the sign. Mr. Wold stated it would be internally illuminated and have individual letters.

Commissioner Harris asked which day of the week was peak business day for the business and asked about the proposed exterior lighting.

Mr. Weld responded that Saturday is the busiest. With regard to lighting, they would be using the same lighting that is currently at the San Rafael location. If they need more lighting they would use a wall light. They would defer to staff to what is appropriate. It is usually 10' high and can have different kinds of shielding.

Commissioner Harris asked if the applicant would be willing to carry the trellis to the edge of the building. Mr. Wold responded that it would be appropriate to add another panel or two but would not have much more impact as you move further to the rear of the building.

Commissioner Harris asked the applicant if there has been a determination on the cost of a filtration system. Mr. Wold responded that they have not talked with the Public Works department to determine exactly what they want but he has heard the cost is from \$50,000 to \$100,000. This would be a costly endeavor to add to the project.

Commissioner Jochum asked if there was any plan to do any repair to the mechanical equipment. Mr. Wold stated that it all needs to be removed from the building and new equipment added. They will add a vertical band to the top of the mansard roof, which would raise the top and screen the new equipment.

Commissioner Jochum asked about the proposal for stone veneer. Mr. Wold stated it would be a faux stone. They have not picked an exact product yet.

Commissioner Jochum asked if all the signs would be externally lit. Mr. Wold responded that the signage they are proposing will have more texture and depth.

Commissioner Morita asked about the oil recycling at the Kraegan sites. Mr. Wold responded that they offer it as a service. Oil can be brought in an enclosed container and placed in another container. There is a commercial service that takes the oil and commercially recycles it. It is a double wall tank and very safe and addresses all the environmental concerns. It is located in the rear portion of the store.

Commissioner Morita asked about the interior lights. Mr. Wold explained that the bulk of the lighting would be turned off at night.

Commissioner Morita asked about proposed signage in the window. Mr. Weld stated that they would adhere to the Town of San Anselmo sign ordinance.

Commissioner Morita commented that the 3rd Street store in San Rafael is a real mess. Mr. Weld responded that people are a product of their environment. It has to do with the patrons that frequent the store and the people that live in the neighborhood. The San Rafael store also has too much traffic with only six parking spaces. The core of the San Rafael shoppers will stay in San Rafael.

Joe Bynan, Kragen, stated the average transaction is \$14 per person and they have taken in \$2m in the San Rafael store. The San Rafael store is at the highest volume per square footage of any of their stores, and it also does a lot of commercial business. He wanted to move the commercial business from San Rafael to this store but the commercial vendors do not want to drive the extra distance. There are three different ways to get into the San Anselmo store. They think the customers will come from Sir Francis Drake corridor. He is in the process of attempting to relocate the 3rd Street store to Francisco Boulevard. Their research people have been told that there is \$1.2M out of the San Anselmo base. He will commit to sending someone out in the parking lot to pick up the oil cans every day if necessary.

Commissioner Wittenkeller inquired why they suggested a vine that needed a trellis rather than a vine that would climb the wall. Mr. Wold stated that they are open-minded and whatever is appropriate is fine with them. Commissioner Wittenkeller responded that Boston ivy is what is used at Insalata, or a creeping fig would also work.

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Jerry Erhini, 26 Bella Vista, stated that there is no mention about the no left-hand turn sign on Bella Vista. He does not know how the trucks would turn around and go back to San Rafael. He fears this is a very serious problem. Once the store is established it would be difficult to shut them down. Therefore, the decision should be made now. The patrons of auto stores are different from patrons of a parts store. He presented several photographs that were taken from their San Rafael store parking lot that indicates the oil leakage problem.

Victor Turkin, 901 Sir Francis Drake, has seen the problems from Jack n the Box and Safeway trucks. Bella Vista is deteriorating and he wondered if the town would fix the street. He believes traffic will increase on Bella Vista. He wanted to know how many truck trips there would be per week and what would happen with the oil cans when the drum is filled. He wants to see the 6-month review.

Whitney, 69 Bella Vista, stated that he has been to the parking lot of the Sonoma and San Rafael stores, both have lots of litter in the parking lot. He does not want this type of business in the community.

Vicky Peterson, 65 Bella Vista, stated that they want to do a lot of business and she does not want to have an auto part store next to her. It is inappropriate for the location.

Lynn Dun, 836 Sir Francis Drake Boulevard, presented a picture of the Kraegan Auto store in San Rafael that indicates there are large oil slicks in the parking lot, noting that the oil probably drains into the storm drain. She wants to see the filtration system used. Also, old car battery removal has not been discussed. Also, there were three cars being worked on in the San Rafael location. She was concerned about this type of business devaluing her property.

Dean Holter, 34 Bella Vista, said his main concern is the traffic on Bella Vista. Any traffic increase is an invitation for trouble. He does not understand why the company feels they do not need to be made responsible, rather than blaming it on the environment.

Commissioner Zwick stated that it sounded that with the right kind of fixing up of the building the project could be approved. However, he went past the 2nd Avenue store. If they can't maintain the San Rafael store it would be difficult for him to think they could maintain this store. It is their store, it is not a product of the environment.

Commissioner Jochum stated that he would like the mechanical equipment screened. He would like to see a mechanical plan to see that it is organized architecturally. He needs more information about the oil filtration system. If it was \$50-\$100k it would be onerous to impose. He understands that the neighborhood would like to think that they don't want to have something like this use in this site but there are two very substantial auto repair businesses in this area now. He would think some resources would be put in to the San Rafael store given that it is a top seller.

Commissioner Wittenkeller stated that the applicant has done a lot to respond to the Commission. There are many people from the neighborhood who oppose this project but he is not sure the use can be as controlled as the Commission and the public would like.

Commissioner Harris stated that the proposed site is very visible and a high profile location and what goes in there should be sensitive. The proposal is significantly beneficial to the current building. There is a certain patina about an auto part store but there is undoubtedly a need or Kraegan would not want to open the store. He is not sure what use would be better in this building that would not use Bella Vista. He supports tolerance and diversity and values integral to the Town's character and to that extent supports Kraegan's project. He would propose conditions of approval with real teeth in them to be crafted with the applicant so the applicant can live with them in a way that justifies the investment they are proposing but that can satisfy the legitimate concerns by the public. More information is needed in terms of traffic flow on Bella Vista, maintenance of the parking lot, and what they will be needed to maintain the parking lot by means of steaming cleaning. The Commission also needs more information on what kinds of filtration systems are available. He would like the Public Works Department to periodically monitor the parking lot, and if they determine it is not being maintained properly, the applicant would be required to put in an oil filtration system or lose the use permit. He would be a lot more comfortable with that, especially with the potential 5 figure cost.

Chair House concurs with what she has heard. The owners of the building have a right to have a tenant and what ever goes there will increase traffic to some extent. An auto part store appears to fit the needs of the community. However, it is up to Kraegan to meet the town's needs. She advised them to look at the Insalata Restaurant building as an example. The Commission wants the building to be an attractive building. More work needs to be done to keep the parking lot clean and not have repairs done in the lot. Maybe hire someone to monitor the parking lot. She wants more information on the oil filtration system. Regarding a faux stone veneer – she wants to see a color board and wants to know the type of stone for the building. She is not sure she likes the beige and would like something more colorful. A suggestion to keeping the lot clean might be to steam clean more frequently than once a quarter. She understands Kraegan does not want it reviewed after six months, but she does not want to agree to the project and then not have the conditions monitored.

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Commissioner Morita said if this were approved she would want to require an oil water separator and have some solid way to know it is being maintained. The nature of the business is a business that deals with hazardous substances. She does not want what is happening in San Rafael to happen in San Anselmo.

Commissioner Jochum said he does not discount that traffic goes on Bella Vista but it has never occurred to him to use Bella Vista.

Commissioner Wittenkeller suggested the Town implement an ordinance that establishes an appropriate fine if there are violations to conditions

M/s Harris/Wittenkeller, and unanimously passed (6-0), to continue the application to the meeting of May 7, 2001.

Commissioner Zwick excused himself from the rest of the meeting.

- 4. DR-0119 – Abigail and Rick Borden, 85 Austin Avenue, APN 7-266-18, Design Review to construct a new 3,240 square foot two story house on a 7,623 square foot lot, located within the R-1 Zoning District. (Staff person: Feagans)**

Ms. Feagans presented the staff report. She has received late mail from the owner of 73 Austin, who is in support of the project, and 74 Austin, who is opposed to the project because it is too big and too close to the street.

Tyler Weld, architect representing the applicant, stated they have provided a landscape plan using native plants, roses etc. The intent is to use the site and use less cut and fill. It will be very sensitive to its surroundings. There will be no construction vehicles on Vineyard and they will maintain a tidy yard and fence. She noted that there was a previous approval on this lot for a new house that was larger and had more hardscape.

Pam Richards, 36 Vineyard, said she could support the project as proposed.

Laura Reinertsen, 21 Waverly Road, stated that this proposal is much improved from the previously approved home.

Michael Leary, 51 Chipman Place, is concerned about the construction of such a very large home on a lot of that size. It is out of character with the neighborhood.

Abigail Borden, applicant, stated that they are below the allowed square footage and they are asking for no variances. This is not a large home for the lot. This is much more of a beautiful design than the house that was previously approved.

Commissioner Jochum stated that he like the house and it is in keeping with the neighborhood. Not too large for the neighborhood. Although he has not viewed the applicant's house from Chipman, this house steps up the hill and presents a small street frontage. It is unfortunate that there will be a perspective from some direction that shows the house in its full extreme stretched out configuration. He does however, feel the design has been handled well and is in keeping with the neighborhood.

Commissioner Wittenkeller felt that this project will be a nice addition. With the landscaping and a little bit of time will feel comfortable on the site.

Commissioner Harris stated that he is not sure what is proposed for the south elevation. Ms. Weld responded that there is acacia growth an evergreen ash, flowering crabapple, plus ivy. There is also a magnolia framing the house as well as shrubs.

Commissioner Harris stated that the house is in character with the neighborhood. The applicant is not asking for variances and he can support the project.

Commissioner Morita stated that she liked the low gate and hedge and added that it will be an inviting house.

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

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

- 5. DR-0107 – John Vantress, 72 Nokomis, APN 6-073-08, Flatland Design Review to add a 831.5 square foot second story addition and to add a 140 square foot front porch within 6' of the side property line, located within the R-1 Zoning District. (Staff person: Feagans)**

Ms. Feagans presented the staff report.

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Paul Hartman, architect representing the applicant, stated that the existing footprint on the lower level remains unchanged. He noted they are adding the porches to reduce the mass.

Commissioner Harris stated that it was a nice design and nice project.

Commissioner Wittenkeller stated that the house would look good when completed.

Commissioner Jochum stated that this design was what the Commission was looking for in the beginning.

Commissioner Morita said she could support the project.

M/s Wittenkeller/Harris and unanimously passed (5-0), to approve the application based on the findings and conditions as set forth in the staff report.

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

GENERAL DISCUSSION

None

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

None

ADJOURNMENT TO MONDAY, MAY 7, 2001

The meeting was adjourned at 10:50 p.m.

BARBARA CHAMBERS