

**SAN ANSELMO PLANNING COMMISSION
MINUTES FOR FEBRUARY 5, 2001**

CALL TO ORDER

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

Staff Present: Planning Director Feagans and Senior Planner Wight

OPEN TIME FOR PUBLIC EXPRESSION

CONTINUED ITEMS

1. **DR-0035 – Laura Merrill, 285 Redwood Road, APN 7-097-06, design review to construct a new 3,613 square foot house and 500 square foot garage, located within the R-1 Zoning District (Above 150' msl). (Staff person: Feagans) **CONTINUED TO 2/20/01****

CONSENT AGENDA

1. **Minutes – December 18, 2000, and January 22, 2001**
2. **DR-0109, Jaime Dillon, 30 Santa Barbara, APN 5-204-22, Design Review to add a 2 story 1,640 square foot addition to an existing 719 square foot house. Addition will maintain 5' side yard setback of existing structure. located within the R-1 Zoning District. (Staff person: Feagans)**
3. **V-0044 – Charles and Pat Mohun, 46 Broadmoor Avenue, APN 5-185-13, side yard variance to add 162 square feet to the living room within 4' of the side property line (Code: 8' required) and a parking variance for one compact space 9'x17' long (Code: Required 9'x19'). The proposal is to enclose the existing front porch, located within the R-1 Zoning District. (Staff person: Feagans)**
4. **DR-0108/U-0102 - DDL Group, LLC, 750 Sir Francis Drake Boulevard, APN 6-091-40, use permit and design review to construct an addition and operate a combined use of gasoline sales and a convenience market, located within the C-L Zoning District (Limited Commercial) (originally granted in 1997, but approval expired). (Staff person: Wight)**

Ms. Feagans stated that Item 2 has been continued to the meeting of February 20th so the applicant can comply with a request by a neighbor to include a fence that would require an administrative variance.

Commissioner Couture asked that Items 3 and 4 be removed for discussion.

M/s Zwick/Couture, and unanimously passed (5-0), to approve Items 1.

PUBLIC HEARING

- A. **V-0044 – Charles and Pat Mohun, 46 Broadmoor Avenue, APN 5-185-13, side yard variance to add 162 square feet to the living room within 4' of the side property line (Code: 8' required) and a parking variance for one compact space 9'x17' long (Code: Required 9'x19'). The proposal is to enclose the existing front porch, located within the R-1 Zoning District. (Staff person: Feagans) Taken from Consent.**

Commissioner Couture waived the reading of the staff report but asked for clarification about the bay window encroachment into the front yard setback. He also commented that the building will be a large and unarticulated block and he would not approve it as designed.

Ms. Feagans explained that if the bay window does not project more than 3' from the house it could encroach into the front yard setbacks. She also acknowledged Commissioner Couture's concern about the design but noted that it is not one of the required findings in the flatlands.

There was no one in the audience to object to the application.

M/s Zwick/Wittenkeller, and passed (4-1 Noes: Couture), 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.

- B. **DR-0108/U-0102 - DDL Group, LLC, 750 Sir Francis Drake Boulevard, APN 6-091-40, use permit and design review to construct an addition and operate a combined use of gasoline sales and a convenience market, located within the C-L Zoning District (Limited Commercial) (originally granted in 1997, but approval expired). (Staff person: Wight)**

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Commissioner Couture questioned the light grey color that was been proposed for the building but after reviewing the color sample was satisfied.

M/S Wittenkeller/Couture, 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.

1. **DR-0104 – Kevin and Jennifer Gammon, 181 Morningside Drive, APN 5-141-04,** flatland setback design review and a setback variance to construct a trellis over an upper deck within 5' of the east side property line and within 18' of the front property line; and flatland setback design review to construct a 390 square foot second story addition within 5.5' of the west side property line, located within the R-1 Zoning District. (Staff person: Wight)

Ms. Wight presented the staff report, noting that the applicants have agreed to move the washer/dryer from the side wall of the garage to the rear of the garage, which would then have adequate parking.

No one in the audience spoke for or against the project.

Commissioner Couture said he could not support the variance request, feeling that the trellis can be conformed to meet the 8' setback. With regard to the addition, he said the dwelling is too large for the site, as it is basically a 5-bedroom house on a 5,000 square foot lot. This is particularly concerning because the addition is only 5' from the side property line.

Commissioner Zwick said the mass of the building is far from the street and the trellis is open, and although he is concerned it is only 5' from the side property line, it is unlike the Broadmoor house. He can support the project.

M/S Wittenkeller/Jochum, and passed (4-1 Noes: Couture) to approve the application based on the findings and conditions as set forth in the staff report; and amended to add the condition that the washer/dryer will be relocated to the rear of the garage to allow for adequate parking spaces.

The audience was advised of the 10-day appeal period.

2. **DR-0105 – Diana Mease, 28 Floribel Avenue, APN 7-091-07, -** hillside design review and setback variances to construct a 513 square foot living addition within 2' of the rear and east side property lines (Code: 8' side yard required and 20' rear yard required); and a parking variance to permit two on-site parking spaces (Code: 3 required), located within the R-1 Zoning District (above 150 msl). (Staff person: Wight)

Commissioner Couture recused himself because he lives in the neighborhood.

Ms. Wight presented the staff report.

Diana Mease, applicant, 28 Floribel Avenue, said they hope to enlarge their small house. She noted that the neighbors are in support of the project.

Bill Craig, Architect, said this is a small house and a small addition. Providing greater setbacks would reduce the rooms too much. The entire lot is not in the hillside area, so it seems reasonable to grant the parking variance.

In response to Commissioner Zwick, Ms. Wight explained the location of where the 150 msl line begins.

Commissioner Zwick expressed concern about the loss of the bay tree.

Commissioner Wittenkeller questioned the proposed material of the retaining walls. Mr. Craig said they would be rock and no higher than 4' above grade. The spaces will slope up 2.5', which is a 10 percent slope.

Commissioner Wittenkeller said this might have been a summer home for two people but now expectations for permanent housing increases. He is able to support this project because it is an appropriate improvement.

Commissioner Zwick said he likes the addition better than the existing house. He suggested providing a second curb cut to move the second space to the other side of the lot, which would save the tree. When he inquired about a variance possibility, staff advised only one driveway is permitted per the Public Works Code and the Commission cannot grant variances from the Public Works code.

Commissioner Zwick then proposed just one parking space in order to avoid the bay tree.

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Commissioner Jochum said the addition would provide more privacy between the two properties. He does not see any intrinsic value in saving the bay tree.

Commissioner House said this is a dead-end street and supports the proposed parking area and addition. In response to Commissioner Zwick's question, Commissioner Wittenkeller said on the north facing slope, it might be welcome to have a little more light in there rather than a heavy canopy of bays.

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

Ms. Wight noted that some type of all-weather surface approved by the Town Engineer (and not dirt or gravel) would be required. The applicant and architect nodded their understanding.

The audience was advised of the ten-day appeal period.

Commissioner Couture returned to the dais.

3. **V-0105/DR-0107 -- John Vantress, 72 Nokomis, APN 6-073-08, Design Review to raise the existing house and add a 1,100 square foot addition underneath. Side yard setback variance to construct a 1-car garage within 2 feet of the side property line; and a front yard variance setback to allow the second parking space to be within 11 feet of the front property line (Code: 20' required), located within the R-1 Zoning District. (Staff person: Feagans)**

Ms. Feagans presented the staff report, and noted the neighboring pine tree is to be removed, as it is unhealthy.

Commissioner Couture inquired about story poles. It was acknowledged that they were not erected.

Commissioner Jochum said that because the drawings do not include a section, he does not understand the purpose of raising the dwelling. He feels this design will be monolithic on this site and stated that bungalows are really the types of houses that are surrounding the neighborhood. If the neighborhood starts to go in this direction, it would be fine but with this being the first house, it would be out of character. He would like to see a section of the building.

Commissioner Couture stated that based on his measurements this has 3 ½' to 4' from grade up to floor level and then about 10' floor to floor. As designed, this house will probably be larger than any other house on the street on a flat lot. The story poles would give an accurate accounting of what the height would look like. He cannot approve the mass of the house as designed.

Ms. Feagans noted that a portion of the rear of the property is in the 500-year flood zone.

Commissioner Jochum asked the applicant to provide an aerial, a site plan with neighboring homes, and story poles.

Peter Galli, applicant, asked for some direction, to which Commissioner Jochum said the Commission is not attempting to design their house. They are implying that there are ways to help break down the mass. Both the east and west elevations are severe walls in a one-story bungalow neighborhood. This could be alleviated with roofs, bays, etc. In addition, Commissioner Jochum said he is not opposed to the size, but to get approval on a house this big, it has to be handled carefully.

Commissioner Couture stated that he was also concerned about the mass of the house.

Commissioner Zwick said there are precedents for two-story homes in the neighborhood and there are precedents for two-story bungalow homes. The Commission wants the applicant to imitate that style. If this can be done without lowering the first floor, then propose it; however, he feels it is doubtful. He suggested lowering the first floor to give some wiggle room to pull the rest of it off. Shingles, nice trim, and brackets alone would help if the design were not modified.

The applicant indicated that he understood their comments.

M/S Zwick/Couture, and unanimously passed (5-0) to continue the application to February 20, 2001, with the request for a new design and story poles.

5. **DR-0110/V-0106 - Keith Platte and Leslie Grizzel, 44 Bennitt Avenue, APN - 5-092-20, Design Review to add a 1,104 square foot addition to an existing 1,541 square foot house. Variance to have two tandem parking spaces within 0' of the front property line (1 space will encroach by 4' into the public right-of-way) (Code: required 3 spaces). (Staff person: Feagans)**

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Ms. Feagans presented the staff report. She noted that she has been working with the applicant to come up with a plan staff could support, and they are not quite there yet. The biggest problem is the existing parking situation and inability to accommodate additional parking.

In response to Commissioner Couture, Ms. Feagans said that the parking would have to be brought up to Code with an addition that could be used as a bedroom. He noted that even though they are taking the wall out between two bedrooms, and thereby not adding another bedroom with this addition, it would be easy to put that wall back at some time in the future.

David Tucker, Architect, presented the project. Mr. Tucker noted that the neighbors are in support of the project, but would object to a large retaining wall to provide additional on-site parking. The rock retaining wall was just recently completed and they would prefer not to remove it to accommodate a wider driveway.

Mr. Tucker said it just came to his attention that the property line may in actuality be closer to the road pavement than drawn on the original plans, which would work in their favor.

Commissioner Couture said he supports the addition; however, he would like story poles erected. Regarding the parking, Commissioner Couture said he would view the "combined bedroom" as two bedrooms, and street parking is limited. He feels, however, that requiring a third parking space could do more harm than good in terms of screening. He could support a parking variance if they are moved up further on the lot.

Chair House suggested a parking space along the street, to which Ms. Feagans explained they did review that idea, but noted the entire space would be in the right-of-way. Ms. House noted street parking is difficult.

Commissioner Zwick said he also is generally in favor of the project; however, he is concerned about the "combined bedroom" and the deficient parking. He suggested that story poles be erected, the applicants meet with a surveyor to confirm the property line location, and provide a third parking space on site.

Commissioner Wittenkeller questioned whether the applicant would consider another space at the road grade with a rock wall to match the existing.

Ms. Feagans noted that the past practice is to allow no more than 50 percent of the parking space on the right-of-way, and that the parking space would be available to the neighborhood.

Mr. Platte said his disabled neighbor uses that space for his car to exit his driveway, so having a parking space there would be detrimental to him. His bumper cuts a little groove in the hillside as it is now.

M/s Zwick/Couture, and unanimously passed (5-0) to continue this application to February 20, 2001, to allow the applicant time to erect story poles, meet with a surveyor to confirm the property line location, and consider providing a third on-site parking space.

GENERAL DISCUSSION

Commissioner Zwick noted that the City of Berkeley is adopting a restrictive ordinance on cell towers. He advised that he has a videotape provided by Councilmember Chignell.

It was acknowledged that between 7 and 7:30 p.m. on February 20th, the Commission would discuss the design guidelines.

Commissioner Jochum questioned the status of the Town Council's review of the Butterfield Road/SF Drake Boulevard project, to which Ms. Feagans believes it is ready to go to the Town Council.

Ms. Feagans noted the Bike Plan is moving ahead and will be before the Commission soon.

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

Ms. Feagans noted that the Hillman project has been appealed.

ADJOURNMENT

The meeting was adjourned at 8:25 p.m. to the next special meeting on February 20, 2001.

BARBARA CHAMBERS