

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF DECEMBER 17, 2001**

CALL TO ORDER

Commissioners Present: Vice Chair Jochum, Commissioners' Harris, Morita, and Wittenkeller
Commissioners' Absent: Chair House, Commissioner Zwick
Staff Present: Acting Planning Director Wight, Planning Technician Chambers, and Planning Consultant Faw

OPEN TIME FOR PUBLIC EXPRESSION

None

CONTINUED PUBLIC HEARINGS

1. **U-0113 -Sprint PCS, 820 Sir Francis Drake Boulevard, APN 006-061-13, use permit to install three antennas on the building with equipment, located on property located within the C-3 Zoning District. (Staff person: Wight) **CONTINUED TO JANUARY 7, 2002****
2. **DR-0147 – Richard and Alice Gade, 194 Floribel, APN 007-082-01, a design review for 3 additions to the first floor totaling 358 square feet; a lower floor addition of 451 square feet, increase the ceiling height to 8 feet in the existing lower floor area of 296 square feet, and to construct a new 420 square foot detached garage. Total living area would be 2,499 square feet, total adjusted floor area would be 2,679 square feet, located within the R-1 Zoning District (above 150' msl). (Staff person: Faw) **CONTINUED TO 1/7/02****

PUBLIC HEARING ITEMS

CONSENT AGENDA

1. **MINUTES – December 3, 2001 – CONTINUED TO 1/7/02**

REGULAR AGENDA

1. **SR-0101 – Bob Chapman and Jon Marchant, 780 Sir Francis Drake Boulevard, APN 6-091-41, sign review of a freestanding sign to be erected on subject property or Town property at the intersection of Loma Robles Drive and Sir Francis Drake Boulevard, located within the C-1 Zoning District. (Staff person: Wight)**

Ms. Wight presented the staff report.

Bob Chapman, applicant, stated that they are adding wood sheeting around the metal post; They have included the low voltage wattage; and the location is more aesthetically pleasing.

Commissioner Harris said that there is a request for a fourth color to be added for the shingles and wondered if the shingles could match one of the other three colors.

Patrick Haven, 36 Luna Lane, is still concerned about the visibility problem as he drives down Luna Lane and enters Sir Francis Drake due to the placement and size of the sign and post. The veterinary clinic (previous tenant) had two signs in a different location and he wondered why those signs have been abandoned. He also thought the proposed sign would confuse people and they will go up Luna Lane looking for the Realty Company instead of the driveway.

Commissioner Wittenkeller said the Public Works Director and Police Chief have reviewed this and made a decision based on their experience. This location can be changed if it is a problem in the future but he can support it now. Regarding the lighting - because the height of the sign has gone up a bit, he wants to make sure the light source has been shielded.

Commissioner Harris agreed with Commissioner Wittenkeller that it has been reviewed by the Public Works Director and Police Chief, specifically in terms of safety and this solution seems like a win-win situation for the applicant and the Town. If the shingles could be the same color as the posts he would like the applicant to strive for that. Any specific safety concerns should be brought to the attention of the Public Works Director.

Commissioner Morita stated that she could get a clear view down Sir Francis Drake as she drove down Luna Lane, even with the posts. She also felt that this is a good solution.

Vice Chair Jochum said the signage is good, preferable to the previous location. His first thought was that since the sign is higher, the light source is shielded; and he would like a baffle on the sign. He wondered if they had discussed the possibility of switching the driveway circulation to be better able to view the sign.

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Jon Marchant, applicant, stated that the turn would be too sharp and difficult to make.

M/s Wittenkeller/Harris, and unanimously passed (4-0), to approve the application based on the findings and conditions as set forth in the staff report; and amended to include the conditions that lights be baffled and the light source be shielded;

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

2. **V-0144/DR 0143– Eric and Kelley Warner, 120 Woodland Avenue, A/P 7-221-12, flatland design review to reconstruct more than 50% of the existing 1,596 square foot dwelling and expand with a 349 square foot first story addition and a 319 square foot second story addition within 6'4" of the west side property line; and a setback variance for the existing garage to remain within 3.5' of the east side property line and within 4.5' of the rear property line (Code: 20' setback when 50% of the existing dwelling is replaced) located within the R-1 Zoning District (Staff person: Faw)**

Mr. Faw presented the staff report.

Brock Wagstaff, architect representing the applicants, explained the proposal and was available to answer questions from the Commission.

Commissioner Morita asked if the height of the addition is higher than the neighbor's house. Mr. Wagstaff stated that they are the same and they have done everything possible to preserve privacy. They do have one window they want to add that is not on the plan, which would be in second level bedroom.

Eric Warner, applicant, stated that the house was built in 1906 and they have done a lot of deferred maintenance. They want to stay in San Anselmo so the request before the Commission is their proposal. They do have letters of support from all the immediate neighbors, including the neighbors at 118 Woodland.

In response to Commissioner Wittenkeller, Mr. Wagstaff responded that they have reduced the height to 26.2', as requested by the neighbors.

Commissioner Harris stated that since the height was an issue it should have a condition of a maximum height of 26'2". He also felt that it was a nice addition and supports the staff report. Mr. Faw noted that the height restriction is already noted as a condition of approval.

Commissioner Wittenkeller stated that he supports staff report with the 26'2" height limit.

Commissioner Morita stated that she felt it was a nice addition architecturally, however she is concerned about the FAR being substantially higher than any of the other homes in the vicinity, and would like it scaled down some so as to stay more in keeping with the scale of the other houses in the neighborhood. She would not want to see the whole neighborhood change its character with all of the houses following this trend of increasing the FAR to nearly 40%. This design takes some of the bulk off the street nicely but she would like it scaled back a bit more so it was not over 35% - 39% FAR lot coverage to meet criteria No. 4.

Vice Chair Jochum said he likes the house as designed; it is an improvement over the previous design. The conversion of these houses is very much in keeping with the space it encloses; with the school across the street; it is almost an urban design scene. There is enough detaining in the design with gables etc to break up the mass and it fits well in the neighborhood.

M/s Wittenkeller/Harris, and approved (3-1 No: Morita) to approve the application based on the findings and conditions as set forth in the staff report.

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

3. **V-0147 – Jerrold and Lori Bonnici, 5 Santa Cruz Avenue, APN 06-022-19, a setback variance to add a 763 square foot, single story addition 5' from the south east side property line (Code: 8') and 5' from the south west (rear) property line (Code: 20') located within the R-1 Zoning District. (Staff person: Chambers)**

Planner Chambers presented the staff report, noting that the neighbors are in support of the project "as proposed." She pointed out that an after-the-fact administrative variance is necessary for the lattice extension to the property line fence.

Jerrold Bonnici, applicant, noted that his family needs a larger home, the creek location limits the location of the addition, and to construct elsewhere on the lot could have an adverse visual impact on the neighbors. The proposed skylights are actually windows near the roofline. In response to Commissioner Jochum's questions, the applicant acknowledged the skylights are not drawn as he envisions them to be built. He also acknowledged the materials are not known at this time.

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Planner Wight noted that this project does not include design review, and the materials and skylights are not part of this variance review.

It was agreed that the application should be continued pending an accurate determination of the scope of the project by the applicant.

Commissioner Morita said she may be willing to approve the variance, but cannot say definitely yes or no. She suggested story poles to give a sense where the skylights will be, to which Planner Wight said a variance is not required for the skylights.

Commissioner Harris said he is in support of the variance request, but wants to know about the materials and would like some landscaping.

Commissioner Wittenkeller said because the neighbors have okayed these plans, he wants the plans to be clearer, and story poles may help.

Commissioner Jochum said he can support the variance with additional information and does not feel story poles are necessary for a one-story addition.

Commissioner Wittenkeller acknowledged that the fence is partially on the neighbor's property, to which the applicant said the neighbor is aware of that situation.

M/S Wittenkeller/Morita, and unanimously passed (4-0) to continue this project to the meeting of January 28, 2002, for the applicant to indicate the materials and skylight location.

GENERAL DISCUSSION

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

Appeals to the Town Council are: 24 Knoll Road, 647 San Anselmo Avenue, 132 Humboldt, and 330 Sir Francis Drake Boulevard.

ADJOURNMENT TO REGULAR MEETING ON MONDAY, JANUARY 7, 2002.

The meeting was adjourned at 8:30 p.m.


BARBARA CHAMBERS