

TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES OF AUGUST 20, 2007

A. CALL TO ORDER

Commissioners present: Harris, Schinner, Krebs, Sisich, Zwick
Commissioners absent: Overberger

B. OPEN TIME FOR PUBLIC EXPRESSION

C. CONTINUED ITEMS

1. **Minutes of August 7, 2007 – CONTINUED TO 9/17/07**
2. **V-0727 – Susan Hoy, 90 Melville Avenue, APN 007-263-31**, Setback Variance to construct a 398+ square foot garage with a 398+ square foot studio on top of the garage within 15' of the rear property line (Code: 20'); and a Lot Coverage Variance to allow the proposed two story structure on property with an existing lot coverage of 39.8% (Code maximum: 35%), located in the R-1 zoning district. **CONTINUED TO 9/17/07**
3. **DR-0726/U-0714 - David and Claudia Eiseman, 48 Raymond Avenue, APN 007-171-28**, Use Permit to demolish a single family dwelling; Flatland Design review of a 1,877± square foot upper floor and that portion of a 2,758± square foot main floor considered a second story in conjunction with a two story, 5,537± single family dwelling, located within the R-1 zoning district (those portions of the main floor considered first story and the lower floor are not subject to Flatland Design Review) located in the R-1 zoning district. (staff person: consultant Vazquez) **CONTINUED TO 9/17/07**
4. **U-0715/DR-0727/V-0726 . - Patrick and Denise Courtney, 194 Scenic Avenue, APN 007-063-17**, Use Permit for the demolition of an existing 1,490 square foot single family dwelling; Hillside Design Review of a proposed 3,739 square foot, two-story single family dwelling, 499 square foot garage, with 1,752 square feet of decks and terraces; Setback Variance to construct a garage within 3'9" of the front property line and driveway support walls up to 7' in height within 1' of the front property line (Code setback: 20'); and Heritage Tree removal permits to remove 5 Heritage trees (one oak and four bays) located in the R-1 C zoning district .(staff person: consultant Vazquez) **CONTINUED TO 9/17/07**

D. PUBLIC HEARING ITEMS

CONSENT AGENDA

1. **Minutes – July 23, 2007**

M/s Harris, Sisich and unanimously passed to approve the July 23, 2007 with some changes.

REGULAR AGENDA

1. **V-0730/DR-0730 - Richard and Laurie Childers, 27 Millbrae Avenue, APN 006-124-09**, Setback Variances to construct: 1) a 459 square foot carport and enclosed storage within 0' of the front and southeast side property lines; 2) a 219 square foot addition to the dwelling within 3'8" of the northwest side property line (Code setbacks: 20' front and rear; 8' sides); and 3) a retaining wall up to 6'8" above grade within 12' of the rear property line and 0' of the side property line (Code: 20' front; 8' side); and Hillside Design Review of: 1) a 219 square foot lower level addition (considered second story), a 203 square foot lower level deck extension, a 188 square foot main level deck extension (considered third floor); and 2) for the dwelling to further exceed the maximum floor area (Code maximum 1,625 square feet; existing: 1,783 square

feet; proposed 2,002 square feet), on property located in the R-1 zoning district above 150 msl elevation.

Building and Planning Director Wight noted that as the applicant was unable to have story poles erected, the Planning Commission would only hear and discuss the retaining wall. Wight also noted that while there is no permit in the file, staff supports the request based on topography of the lot and the need to support an existing patio. Wight noted that the retaining wall would provide additional safety to the neighborhood by supporting the existing hillside.

In response to Chair Krebs' inquiry of why the retaining wall project is moving forward without the rest of the project, Wight noted that the design review on setback variances had been continued until September 17, 2007.

M/s Harris, Schinner and passed to move the staff report. (4 ayes)

Audience was advised of the 10-day appeal period to the Town Council.

5. U-0716 – Joel Warwick for Playdate Café, 101 San Anselmo Avenue, APN 007-301-20, Use Permit for a café/play area; Design Review and Sign Review of exterior alterations, including doors, exterior color change, and signage on property located in the C-3 zoning district. (staff person: Chambers)

Assistant Planner Chambers presented the staff report and noted that the Planning Commission needed to make a recommendation on whether the use was too intense for the size of the building. She also noted the size of the building was too large for proposed use, and also noted that as there is no kitchen there will be no cooking or grilling. Chambers also noted that as the building was previously used as a video store, staff feels the proposed use will not create more traffic and supports the application as proposed.

Commissioner Zwick noted that he is in favor of the project, and inquired about the parking requirement.

In response to Commissioner Zwick's inquiry, Chambers responded that while the building requires ten (10) parking spaces, there are currently thirteen (13) parking spaces available.

Commissioner Schinner requested that staff set parameters for Café's, to ensure all the different conditions that may apply are met. Chambers responded that the project is subject to building permit approval.

In response to Commissioner Sisich's inquiry about signage for the proposed project and if it will meet code requirements, Chambers noted that the applicant is proposing a minor change to the building signage and Wight added noted that the change could be approved administratively.

Chair Krebs noted that in the future there is consideration to make the area in question more commercial. Chambers stated that as the requested permit is a conditional use permit, it could be brought before the commission to make changes if the need arises.

M/s Schinner, Sisich, and passed, to move the staff report. (4 ayes)

Audience was advised of the 10-day appeal period to the Town Council.

6. V-0729/DR-0729 – Ron and Marianne Griffeth, 34 Foss Avenue, APN 007-232-55, Hillside Design Review and Setback Variance to construct a ±395 square foot garage in the location of the existing carport and to add a ± 360 square foot roof deck on top of the garage within 0' of the front property line, located in the R-1 zoning district, above 150' msl. (staff person: Chambers)

Assistant Planner Chambers presented the staff report and noted that the colors of the garage and the roof deck will match the house. Chambers also noted that the deck and

garage cannot be seen from across the valley and is in a neighborhood that does not have a design theme. Chambers reported that staff supports the project.

In response to Commissioner Schinner's inquiry of whether a variance would be required if a new carport were being constructed, Chambers stated no, as it is going from an open to closed structure, a variance is required.

In response to Chair Krebs inquiry of whether the existing structure counts toward FAR, Chambers responded no.

Commissioner Sisich noted that approval of the neighbors is not approval of the project and asked staff to reemphasize that to fact to applicants.

Ron and Marianne Griffeth, applicants, noted that it was just a matter of telling the neighbors what they were planning, but knew doing so wouldn't have any bearing on the decision.

M/s Harris, Schinner, and passed to move the staff report. (4 ayes)

Audience was advised of the 10-day appeal period to the Town Council.

E. ITEMS FROM PLANNING COMMISSION

Commissioner Sisich noted that it would be helpful to receive old/original plans for reference when reviewing a project that has gone through changes.

Chair Krebs suggested having applicants get changed drawings from the architect, but noted that it should not be a requirement.

Building and Planning Director Wight noted that she would talk to the Consultants of the projects, and if unable to receive changed drawings for the September 17, 2007 meeting, staff would walk the Commissioners through the changes.

Chair Harris reported that he interviewed with the Town Council on August 15, 2007 and the Council questioned whether he thought seven planning commissioner compared to five commissioners was a good thing. Chair Krebs noted that seven increased the likelihood of a quorum and five commissioners works well, but there are sometimes quorum issues.

F. ITEMS FROM STAFF

Building and Planning Director Wight noted that the Council has approved hiring a facilitator to run workshops on visioning and policy direction for San Anselmo Avenue between Ross and Bolinas Avenues.

Commissioner Sisich inquired if the town was paying for the consultant, Wight responded that the Town is paying for half and interested property owners are paying for the other half. Wight noted that the Facilitator will be working for the Town, such that all communication will be between the Town and the facilitator, and the billing will come to the Town

G. ADJOURNMENT

The meeting was adjourned at 7:48 to the next meeting of Monday, September 17, 2007

La Shaun Williams