

TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES OF AUGUST 7, 2007

A. CALL TO ORDER

Commissioners Present: Harris, Krebs, Sisich, Schinner
Commissioners Absent: Zwick, Overberger

B. OPEN TIME FOR PUBLIC EXPRESSION

Chair Krebs stated that the Hoy matter at 90 Melville Avenue has been continued to the meeting of August 20th.

Katherine Gant Bradley expressed concern about notice for these meetings.

CONSENT AGENDA

1. **Minutes- July 23, 2007 – CONTINUED TO AUGUST 20, 2007**
2. **V-0725 – JESSICA MARTINEZ, 8 ISLAND DRIVE, APN 006-201-48**, Setback Variance to construct a retaining wall up to 5'-6 1/2" in height within 1" of the west side property line and 5'-3" of the front property line, and to construct a deck of approximately 73 square feet on top of the retaining wall. (Code: Retaining wall: 8' and 20' respectively; Deck: 6' and 14' respectively), located within the R-1 zoning district. After-The-Fact
3. **U-0713 – MARC DIMALANTA FOR TEAPOD ORGANIC TEA BAR, 701 SAN ANSELMO AVENUE, APN 007-211-18**, Use permit for outdoor dining, located within C-2 zoning district.

Public Comments:

Katherine Gant Bradley expressed concern about the After-The-Fact Variances for 8 Island Drive.

Linda Burnett said she lives directly below 8 Island Drive where the deck is proposed to be facing the neighbors on Forest Avenue. She expressed concern about an ongoing parking problem at Island Drive and asked what the deck will be used for.

Commissioner Sisich wished to pull item 2 (8 Island Drive) from the Consent Agenda.

M/s Harris, Sisich and unanimously passed to approve item 3, the Teapod Organic Tea Bar.

REGULAR AGENDA

2. **V-0725 – JESSICA MARTINEZ, 8 ISLAND DRIVE, APN 006-201-48**, Setback Variance to construct a retaining wall up to 5'-6 1/2" in height within 1" of the west side property line and 5'-3" of the front property line, and to construct a deck of approximately 73 square feet on top of the retaining wall. (Code: Retaining wall: 8' and 20' respectively; Deck: 6' and 14' respectively), located within the R-1 zoning district. After-The-Fact.

Planning and Building Director Lisa Wight presented the staff report.

In response to Commissioner Sisich, Wight stated that there is not a penalty fee for after-the-fact applications, but both staff and the Commission should review it as if it is not there.

Chair Krebs added that two findings are required to make in order to approve the application and grant the variance, and that potential noise from a dog house on the deck is not one of the required findings for approval.

Katherine Gant Bradley expressed concern about the setbacks being granted in major areas and that it is After-The-Fact that a wall was put in. It is a granting of a special privilege.

M/s Sisich, Harris and unanimously passed (4-0) to move the staff report.

Audience was advised of the 10-day appeal period.

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4. DR-0726/U-0714 – CLAUDIA AND DAVID 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+ square foot 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).

Chair Krebs recused himself for this matter, stating that Commissioner Schinner would take over until the next matter is presented.

Planning Consultant Jan Vazquez presented the staff report.

In response to Commissioner Schinner, Planning and Building Director acknowledged that the Commission has the discretion to use parts (1) and (2) of the demolition use permit finding.

In response to Commissioner Harris, Planning Consultant Vazquez said that the applicant has not submitted any information about the house that exists there now, but staff did receive an email with a response from the Historical Commission. In response to his questions regarding the tree, Vazquez said that this deck design is being designed in a way that treats the tree as an aesthetic attribute of the construction so it would be in the applicant's best interest to do everything possible to save the tree.

Commissioner Sisich stated that part of the survival for the tree depends on the drip line of the tree. He expressed concern about potential light, air and privacy impacts from the second story and the storage shed. Wight advised that flatland design review is limited to second story construction. Sisich expressed concern that the arborist report seems to be off and he cannot figure out which trees are actually coming out. Wight noted that because it's a developed lot they can remove trees as long as they are not heritage and are less than 24 inches.

Ivan Lukrich, architect, presented the project, noting that the intent is to build around the tree, and with regard to this house being of historical significance, it has been added onto a couple of times on the side and on the back and there is no real significance to the house.

Harris expressed concern about the historic survey evaluation criteria and how they would rate whether or not a house has historic significance.

A property owner, Laurel Avenue, stated that the architect had said that there was no one of significance that lived in the house and in fact her great grandfather lived in that house, and she believes the house has historic value. It's been there for at least a hundred years and would like more information to find out who the architect was. She stated she didn't hear anything in the comments about how it impacts the back of the house where her privacy will be impeded upon with the windows and French doors. She explained that when you look out of the two bedrooms of her house, all that can be seen is the house because some trees have been removed already.

Tina Kroot, Crescent Road, said that Rex Thompson, an immediate neighbor at 48 Raymond, asked her to make a statement on his behalf. Rex is unhappy that the owners at 48 Raymond are proposing placing a large storage shed above the entrance to Rex's house. The height is inaccurately shown on the plan because the storage shed is placed down the slope is steeper than shown. The real height will be in the range of 18 – 20 feet which is the height of a two story building. The shed will impede what little light his property enjoys. In the proposed house there should be enough storage space so that the shed is not required. He spends most of his days in the bedroom facing this property. His house is on the north slope and is on the dark side. In a situation like this every bit of light helps. He is worried about the construction time being three years and that it will have an adverse effect on the neighbor's enjoyment of their property during that time. Rex's son, Scott, hopes that the Planning Commission will send this project back to the applicants to rethink the impact it will have on 40 Raymond Avenue. In particular, the second story should be reduced in size and the shed should be removed completely.

Andrea Crow, Crescent Road, said that she had sent a letter because after speaking to the owners and the architect she was getting different interpretations of what the building was going to look like. She is concerned that they are taking down 20 – 30 year old trees that run four stories high. She expressed concern about her privacy and her life. She added that the bay window that is going to be toward the front of the house, although set back about 20 feet, looks right on to her property. The reason she bought her house is because the neighborhood is beautiful and the privacy of each neighbor is well established as well as it is a historic neighborhood.

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Jeff Kroot, Crescent Road, commented that he got a call from Judy Coy, a member of the Historic Commission, and she said that the Historic Commission has not looked at this house as to whether or not it has historical merit. Her letter was sent to him and was never intended to be part of the staff report. She is opposed to the demolition of the house. He expressed concern about the proposed house and the impact that it would have on neighbors and the historic character of the neighborhood. He discussed the former owners, their careers, garden, and interior design and his concern that all that magic would be stripped from this home. He believes that the existing house is what the Planning Review is designed to protect. The second problem is the size of the proposed dwelling in comparison to the 4,681 square foot Robson House. He said the extra height on the garage and storage shed should be considered part of the second story design review. The proposed residence will have a negative impact on light and privacy of 217 Crescent Road and 411 Laurel as well as 40 Raymond. The proposed house will also be dangerously close to oak trees on site. The whole project needs to be rethought. The original 1907 house could be remodeled and added onto in such a way that the house could be lower and respect the privacy and light of immediate neighbors and be kept far enough away from the oak trees to ensure their health.

An audience member, 420 Laurel Avenue, stated although this proposed building does not directly affect her house, it affects the neighborhood and the integrity of the neighborhood. She said she is opposed.

Carlin Strand, Yolanda Drive, said she has lived in San Anselmo for 25 years and loves the neighborhood because of its historic ambience. She said that the neighbors need to be respected for their concerns for air and light. This huge structure negatively impacts the historical air and light of the neighborhood. She stated that the garage would be visible from Crescent and Raymond, where she runs every morning. It destroys the historical context of the neighborhood.

Floyd Ramos, Raymond Avenue, said that it's a beautiful neighborhood because of the trees. He stated that the neighborhood has lost 15 trees that were between 40 feet and 7 feet high for different reasons. He knows that owners have lost trees despite diligent efforts to keep them alive.

Kevin Davis, Laurel Avenue, expressed disappointment in the narrow range of things that the Commission can consider. He encouraged the applicants to downsize in the best interest of the neighborhood. He said it will certainly have an impact on the privacy of his property.

Eric White, Crescent Road, stated that it seems like a too big of a house for the neighborhood and encouraged the applicants to consider ways to trim it down. He urged the Planning Commission to consider keeping the scope of the neighborhood.

Greg Corst, Raymond Avenue, said that in the winter time there is not a lot of light with the sun coming up over the hill through the trees. One thing to consider on the trees is that they blow in the winter. If the house is built the way it is proposed, the branches will hit the top of the house. The front story poles that face down hill from him will hit the roof.

Helen Olive, Pine Street, said it looks like a three story building from the back and it changes the street up to the Robson House. It is too big for the lot and it doesn't fit in the neighborhood.

Katherine Gant Bradley reiterated the importance of the Town's discussion to take a full look of this in terms of the historic nature of the site and home. Trees are considered important for the integrity of the land. She expressed concern that sustainability and green issues are not mentioned and it is an entire new structure being proposed. In addition she expressed concern about the heritage trees and the shadow studies with light and the impact on neighbors. She went on to express concern about the higher windows being a privacy issue. She is concerned that the Town is not having more work study sessions ahead of time and that there is no model of all the dimensions of this house for people to visually look at. A tree protection plan needs to be incorporated into the drawings.

Scott Thompson said that the shed be included in the garage plan and that the height and nearness of the structure to his dad's living quarters not become an unpleasant integration of elements. He said his father has been stressed with the project due to the factors that have been involved already and under general construction expectations, noises being particularly an issue because of his amplification of his hearing aide. As a result his father is looking for options in getting away from and escaping the anxieties of the construction.

David Eiseman respected the neighbor's rights to say what has been said. He said he called the former owner and she said she was glad to hear that he was finally getting on with the project. She stated to him that she hoped that he will raise the house and build something that he and his family can enjoy for many years. He said that is what he wants to do, build a house for him and

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his four kids and he doesn't think this design will impede on the air, light and privacy. He said he has met with every neighbor who they have had a chance to, including Scott and Rex, the Davis' and Andrea. He said they are trying to work with the neighbors. He would like to move on and have the opportunity to build the house.

Sisich said this is probably one of the biggest houses the Commission has seen in six years that he has been here, but he is not necessarily opposed to a big house. He said that although the applicant has worked with the neighborhood, some things are not going to be reconcilable, but there is room to do a little more. He does have a problem with the storage unit and doesn't think it needs to be there.

Harris stated that this project is an example of the shortcomings of the zoning ordinance because this project does not seek any variances: it's within all the setback limits; it's within the lot coverage; there is no FAR requirement in the flatlands; and it appears as, but is not technically a three story because of the slope. The garage and storage shed are not subject to design review because they are one story structures. He added that he shares the view of many of the comments that were made tonight. He said that this is very difficult because he does have concerns about the size of the house but it is not technically a consideration. They could make this house even bigger and it would still be in what the code allows. He expressed concern about the number of trees coming down. He said he doesn't know why they are all coming down except for the ones that are where a proposed structure will be. He said he appreciated that the applicant was willing to plant some new landscaping which will help but not for many years. He suggested that the applicant plant a certain size of landscaping which would be more expensive. He said he was struck by the photo of 411 Laurel which is presented to be taken from the back door of the house and there are a lot of windows, many of which are second story windows, coming toward the house. He agreed with the neighbor's comments about the character of the neighborhood. This is a special neighborhood but it's within a flatland zoning that goes throughout the entire Town. This house is at the side yard setback lines and Commissioner Harris stated he would like to see that pulled in which would assist in light and privacy issues. He echoed Commissioner Sisich's comments as far as the height of the storage shed and the garage and he doesn't see the balance. The storage shed should be looked at again. He appreciated the applicant's willingness to move it further away from the setback line. He said that the issue of the historic significance of the structure is a difficult issue. He doesn't believe that this is the first structure of this vintage that has come before him as a Commissioner where the age and the historic significance was an issue. He said that no one has the answers to the questions regarding the historic significance and therefore it is unfair to impose the requirements on the applicant. For now, he stated, it is all speculation and he would like to see the issue looked into a bit more. There are many benefits for the applicants and the neighbors to giving this project and the community time. He would support a continuance to allow the issues of privacy and historic significance.

In regards to the privacy issue at 411 Laurel and 217 Crescent, Planning Consultant Vazquez clarified that whether or not the house is historic is an issue that rises through California Quality Act, a law related to environmental review. The first step is finding out if the home is a historic structure.

Commissioner Schinner said that there is no need to get to the design if the Commission is not content that the required findings are being made. The standards for the demolition incorporate some of the general plan elements. He said that the general plan should be looked at because that's the constitution of the Town, such as sustainability and character of the neighborhood which are embedded in the zoning ordinance. There is a criterion that the demolition will not be detrimental to property or improvements or to the general welfare of the Town. He stated that he cannot make the finding. He sees a potential impact on the integrity of the neighborhood and the charm of the neighborhood, as well as privacy and light issues. The mass of the project will have a detrimental impact on the neighborhood. The massive amount of resources and the footprint have an impact on the neighborhood and the Town. The neighborhood should be consistent with a look and feel that does not overshadow the neighbor's light and privacy. He suggested a continuance and to go back to whether the building should be demolished in the first place. On the historical side, he supported the suggestion that the applicant retain a historic architect to make findings as to whether it has historic impact or whether it is a historic structure under state law.

Commissioner Sisich suggested that the Commission decide that they could support a continuance and then decide on key points of what the Commission would like to see when it comes back. He suggested the applicant get a clear direction of what the Commission would like to see. He assumed that if the applicant was asked to do a historical review it's going to come back not being deemed historic. He again suggested that the Commission give direction about the design so that the applicant can use it concurrently.

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Commissioner Schinner stated that there are only three members on the Commission here tonight and one has dismissed himself. He said that they do try to give guidance to the applicant and that's why he was trying to focus on the first issue. If the three can agree, then the Commission can focus on the second issue which is design and then guidance can be given.

Commissioner Sisich would support a request to continue and request that they hire an architect to determine if there's any significance.

Commissioner Harris agreed with Sisich to give guidance on what other aspects of the project would raise concerns so that they can save time and not delay the process.

The applicant suggested that the Commission present something to them in writing.

Commissioner Schinner said if they agreed to continue the hearing and request a finding from the historic architect, it would go back to all the comments that have been made. As a precondition of approving the use he would like to see a redesign of the project.

Discussion ensued about the size and proportionality of the neighborhood. Planning Consultant Vazquez asked if the Commission agreed if the issues were: pull the house in from both sides of setback lines, reduce the height of the roof line to provide more light going to 40 Raymond, windows at the back in relation to Laurel Avenue property and possibly a condition of approval that would provide more landscaping between the two properties.

Commissioner Sisich commented to add to this is to pull it back on both side setbacks, to remove the storage shed, lower the garage height, and reduce the shadow effect on 40 Raymond. The architects need to figure out how to do that.

Commissioner Harris added to Sisich's comments. If the side yard setback is brought in there is nothing in the code that says you can't lengthen it to keep the square footage.

M/s Harris, Sisich, and unanimously passed to continue the project to the next meeting on August 20th with the comments made by the Planning Commission taken into account; and as a condition hiring an architectural historian to review the property.

5. **U-0715/DR-0727/V-0726 – PATRICK AND DENISE COURTNEY, 194 SCENIC AVENUE, APN 007-063-17** 1) Use Permit to demolish a 1,490 square foot single family dwelling; 2) Hillside Design Review to construct a 3,739+ square foot, two – story single family dwelling, a 499+ square foot garage, and 1,752+ square feet of decks and terraces; 3) 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: 20'); and 4) Heritage Tree removal permit to remove 5 heritage trees (one oak and four bays), located within the R-1 C zoning district above the 150 msl elevation (the third required on-site parking space is proposed to be accessed from the Foothill Road right of way; and an encroachment permit would be required from the Public Works Director to construct the driveway support walls and stairs proposed in the Scenic Avenue right of way).

Planning and Building Director announced that the Zoning Ordinance has been continued to September 11th.

Consultant Planner Jan Vazquez presented the staff report.

In response to Chair Krebs, Vazquez clarified that the different coloring in the photos is due to the fact that AutoCAD is limited in what it can do. Krebs asked about the 24 inch bay tree that didn't seem as bad from the arborist report.

In response to Commissioner Sisich, Vazquez said that the fire track and the fire hydrant are in the public right of way off the property. Sisich was unclear that was a condition of 186 Scenic and why the applicant was proposing to put it in. He asked what was going on inside the tower in which Vazquez stated it is an architectural feature. Vazquez said that the plans she originally started working with on this project put the garage two feet lower. The story poles and the height of the garage are shown.

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In response to Commissioner Harris, Vazquez said that the land that is located between the property line and Scenic Avenue is part of the public rights line and is not private property. The paved roadway is more narrow than the right of way area.

Rich Rachten, architect, said that, as a consultant because his architect is out of the country, he is doing what he can to follow the requirements and goals of the Town. He stated that it is kept at a small scale at one story and is somewhat below natural grade. He said they also wanted to use the living room space for some solar heating so it has large window areas on the south side and insulated slabs. It also has a terrace on the east side of the living room which has a trellis over it to help break down the scale also giving some shade in the afternoon. He stated that breaking up the scale of the building was also something they wanted to do. The building has many projections both vertically and horizontally. The south elevation steps down the hill when going from the garage down to a lower bedroom down to a lower terrace to a lower walkway. Rachten said that they also recommended that the project used more hip forms which are used as the height of the walls. It also exposes more of the rich, roof texture so that it can be seen from all sides and gives the impression that the building is stepping down. He recommends the darker colors so that it blends in more with the green backdrop of the trees. He said that they wanted to adhere to the fire department regulations using plaster walls, tile roofs and minimal overhangs. The project conforms to the height, setback, and floor area regulations except for a Variance to move the garage closer to the street that is being requested. If they maintained the 20 foot setback the roof of the garage would be up about 30 feet above grade. In general, he said that the project architect has done an excellent job with the floor plan, the form of the building and he would like to see this project move forward. The architect has satisfied the special needs of the client and has designed a building that is compatible with the site. Rachten went over some photos with the Commission.

In response to Commissioner Sisich, the architect said that the tree removal was going to be an issue and that is why he got the report. He went down to Scenic to show before and after the trees being removed, and from Scenic at the bottom there is only one small section of the roadway that the story poles can be seen. The photos demonstrate that the trees that block the view are not on the applicant's property but on backyard properties on Plumas Avenue. The discussion ensued about the trees that will be removed.

In response to Chair Krebs, Rachten said that they had a preliminary drainage plan done by Stupor Strough. Rabi Elias called with some concerns about the drainage plan and a new hundred year storm storage capacity. Rachten said he appealed to the Elias' financial sympathies and asked if that could be made a condition of approval. He stated that he he would comply if needed. In response to Krebs, Rachten stated that the color is going to be whatever the City tells him that it is going to be. The color can be different depending on which printer it is printed out on. He said that if he is going to go with the green shaded windows he would rather have a lighter stucco color and if he is going to go with darker windows, he'd rather go with darker stucco.

In response to Sisich, the architect said that the tower actually makes the building look smaller. Everything is spinning off of the tower and it is lower than it used to be. The practical aspect of the tower is that it holds the staircase. Rachten said that they elected to go with a house with a great room and a central staircase to minimize the amount of space needed for hallways. He went on to say the reason the tower goes up is to have the four lights bringing light into the center of the house. He said that the slope of the garage was two feet lower and was 16 degrees on the north side and 10 degrees on the south side which he thought was plenty flat to get a car in. The other alternative was to use the foothill entrance instead of the garage on Scenic and to have a circular rising driveway but the neighbors on Foothill were opposed to that. In response to Sisich, Rachten said that the range of height at the base of the stairs goes from 6 or 7 feet at the bottom of the stairs to just a couple of feet at the southwest corner of the building.

Bob Schnieder, 11 Plumas, said that he was sent a cross reference to the tree plan. He looked at the trees on site last weekend. He concluded that the arborist report showed that many of the trees that were mentioned in that report to be moved are in bad shape. He said his wife has had concerns about the trees. He somewhat agreed with the arborist report. However, what was presented earlier concerning construction is critical because there will be a lot of construction. He would recommend that a protection zone be made around the trees above the drip lines because any equipment compressing the soil around the roots of the trees will impact the trees. He said that he would like to see something more than just a fence around the tree trunk. They need to be protected so that the construction equipment stays off of the main roots. The structure could be moved closer to the stairs because adding the normal setback is not so important on that side. The part of the house that Schneider objects to is the tower because it is visible. If that was reduced that would be an added improvement. The total footprints are almost 6,000 square feet and that means there will be a tremendous amount of runoff. He said he and the rest of the neighbors on

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Plumas face that every year and it is not a good idea to put a storage tank. However, he believes that there is a way that they could excavate and have an underground storage leaving plenty of space to the south of the house to allow the runoff water to percolate that into soil. Adding a water management as part of the approval is important. Lastly, he said that widening the road for fire truck access would go all the way to the garage. He doesn't want to see any of the trees come down but the recommended trees are in pretty bad shape.

Jonathon Braun, 479 Scenic, pointed out that Scenic Avenue is extremely substandard. The hairpin turn is notorious for being very difficult to negotiate and there have been many accidents in that area. The widening that is going to occur for the fire pull out should help that situation and the condition of approval of 186 was to extend it further around the corner. He said he proposes and strongly urges that the fire turn out be extended an extra five feet. He expressed concerns about the configuration of the driveway. No where on the plans is there any detail of the guardrail on the driveway. Neighbors often pull off into the driveways to let other cars pass so any kind of a railing that extends and blocks that ability will get hit or pose an impediment to cars passing by. He addressed the issue of extensive grading. The mass of this project needs to be considered. He stated that more study and alternative proposal that lowers the building needs to be looked at. He would like to have the applicants consider pulling back the building to preserve the clump of bay trees. He would propose more planting closer to the building. He concurred with the staff report on the color which needs to be darkened. There needs to be a carry through of conditions, particularly the ones that relate to hours of construction. Because the garage is only one foot in the property line in one corner he believes it is imperative that a survey be required to confirm the location and foundation and the elevations.

Katherine Gant Bradley agreed with Jonathon but added an emphasis on the importance of a very clear construction detail.

Zach Hoffman, 461 Scenic, agreed with Jonathon and the questions he raised. His focus is coming more from a wildlife standpoint being that he is a Wildlife Biologist for Fish and Game. He questioned what is being done to the environment on a daily basis and a project like this is going to be very impacting on the hillside. He has lived on the hill for 27 and that has been a vacant lot and has been a refuge for many different species. He expressed concern about the removal of the heritage trees. He feels one or two may need to come down but the bulk of them do not need to come down. He would like to see a second opinion from an outside arborist. The grading and removal of such a quantity of dirt is also going to be impacting. Rodents, amphibians, salamanders and birds use the area as well as butterflies and native bees. He stated that there would also be an impact to a lot of the larger mammals. He sees deer raise fawns in that area and small carnivores such as foxes, raccoons, skunks, opossums will be impacted. What he would like to see is a reduction of the overall footprint of the house reducing the living quarters. In response to the fencing issue, the applicant said he has been in their house 18 years and they never put a fence up. Hoffman said that the size and the scale doesn't fit with the neighborhood. He doesn't agree with the tower and the size of the garage.

Katherine Gant Bradley expressed concern with the new building that she didn't hear anything about meeting any of the platinum standards.

Chair Krebs noted that there are a number of green building proposals that the Town is going to consider right now.

Pat Courtney, applicant, stated they started looking for property and about three and a half years ago when they started a family and they found this lot. Before purchasing it he went to City Hall and made sure it was a legitimate lot and learned about all the setbacks, height, FAR, stories and visuals. What he liked about this lot is that when driving around Town it cannot be seen. He liked the building that was on the lot. They told the architect to try to build something that looks like what is there. It is on a good spot on the lot and it can take advantage of the views. It is less visible than it would be from anywhere else on the lot to the most people. He stated that they are trying to duplicate what is already there and respect the style and the position of the building. He said they went with the great room because they like that style which also helps to keep the square footage down. The difference between what is proposed now and the submittal from a year ago is that the tower went up a full three stories so that a roof deck could be accessed. They also eliminated the garage from the plans. He said they made a good effort for the property or structure that respects the tradition of what was there before.

In response to Commissioner Sisich, Courtney said there is no internal access from the garage to the house. In addition Courtney said that there will be a garage door on the front of the garage on

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the Scenic side for cars but not pedestrians. The house can be entered on two different levels, the terrace level and the family room level.

In response to Commissioner Harris, Courtney said that they found the architect from Paris from a friend of a friend and he liked his ideas.

Commissioner Schinner stated that he likes the project and the structure. He tried to incorporate some of the comments from the public such as focusing on the trees. If some trees can be saved that means another arborist taking a second look at prioritizing which ones could be saved, he would recommend that.

Commissioner Harris said he finds it attractive. He went on Plumas and Scenic and the story poles are not invisible but he didn't find the visual impact to be too great. He was able to see the story poles from Plumas between the second or third house. He agreed with the comments that if there is a way to widen the road so that it goes in front of the driveway, there would be benefits to both the applicant and the community. He said he didn't realize there was a driveway on the lower portion until this evening. He urged the applicant to make that a permeable surface so that it drains and doesn't add any more impermeable storm water runoff than necessary. He said he is in favor of darker stucco. He appreciated the fact that the part that is being cut is being used on site but the goal is to minimize cut and fill. He stated that it is within the height limits and because the visibility of the site from off site he wasn't too troubled by the height. He would support for a continuance with respect to the drainage plan.

Commissioner Sisich said he likes the project and appreciates the applicants spending a lot of time thinking about it. He has issues with the tower, although he likes it. The trellis shown is light in color and he would make a condition that the trellis be either stained or painted a darker color. He stated that he supported some of Jonathon's comments such as making the fire turn out extend further out to the driveway and not having any curb or railing.

Commissioner Harris asked that the applicants paint a swatch of the color on the house so staff and others can get some impact on it. It's also a good way to see if the applicants like the color. He commented on the impact of the wildlife on this property and he is sympathetic to it but doesn't know what authority or power the Commission has to do something because it is private property with many houses around it. Discussion ensued about the wildlife issues.

Chair Krebs said that to sum it up the Commission generally supports the project with some modifications to it. He stated that they are all impressed by the design as well as the efforts that have been made to minimize the impact. At the same time there are certain things that can be improved upon it. He stated that one of those is to figure out ways to minimize any impact there might be on mitigation matters. He added that making the second parking area permeable would be helpful. He discussed the drainage issues and the color issues. He said that the construction management plan is not reviewed but submitted to staff. Krebs reiterated the concerns about the endangered species. If there is some evidence he would like it to be brought before staff. He stated that the tower and the height are acceptable. The visibility is minimized from the street.

M/s Krebs, Harris and unanimously passed to continue the project to August 20th with comments made by the Commissioners.

F. ITEMS FROM PLANNING COMMISSION

Commissioner Harris said that he received in the mail something about 1,400 square foot second story that looked like it was going to be administrative and asked why it was administrative. Planning and Building Director Wight said she doesn't remember it being that big. She will follow up with him tomorrow.

Wight confirmed the next two meetings will be August 20th and September 17th.

Discussion continued about the zoning ordinance.

G. ITEMS FROM STAFF

Planning and Building Director Wight confirmed that the next meeting will be in the Council Chambers.

TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES OF AUGUST 7, 2007

H. ADJOURNMENT

The meeting was adjourned to the next regular meeting on August 20, 2007.

Respectfully submitted by:

Megan Young