

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MEETING MARCH 18, 2013**

COMMISSIONERS PRESENT: Chair Brasler, Vice Chair House, Commissioners Krebs, Overberger, Sisich, Swaim, Zwick

COMMISSIONERS ABSENT: None

CALL TO ORDER

Chair Brasler called the meeting to order at 7:00 p.m.

OPEN TIME FOR PUBLIC EXPRESSION

No one spoke.

PLANNING DIRECTOR'S REPORT

Interim Planning Director Diane Henderson noted the progress of the on-going park project at 535 San Anselmo Avenue and reminded the Commissioners that a recent article in the Marin IJ discussed the potential use of the McGarr House at 931 San Anselmo Avenue as a sober living house and possible site for the filming of a reality television series. The Town's code precludes filming of such a series as a strict filming ordinance is in effect. With regard to the sober living house, Henderson would not want to speculate on the rumored project in the absence of an application of any kind.

PUBLIC HEARING ITEMS

CONSENT AGENDA

Minutes of Planning Commission Meeting of March 4, 2013

M/s, Overberger/House to approve the minutes.

AYES: House, Krebs, Overberger, Swaim, Zwick

NOES: None

ABSTAIN: Brasler, Sisich

ABSENT: None

REGULAR AGENDA

DR-1301, Ford Greene, 711-715 Sir Francis Drake Boulevard, 006-083-08: Design review for a 53 square foot shed along the southern property line at 711-715 Sir Francis Drake Boulevard, APN: 006-083-08 (Staff person: Boyle). *This project is continued from the February 4, 2013 Planning Commission meeting.*

Senior Planner Phil Boyle presented the staff report.

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Krebs asked for the definition of a shed.

Boyle indicated that although the zoning ordinance does not contain a definition of a shed, Webster.com defines a shed as a slight or temporary structure built to shade or shelter something; a structure often open in the front.

Krebs asked for clarification as to why the structure as originally designed did not qualify as a shed.

Boyle indicated that the original structure did not meet the definition of a shed because of its dimensions. The new design features a conforming fence and a conforming shed.

Krebs asked why sheds are allowed on adjacent property lines.

Boyle observed that in the project site is zoned limited commercial were there are no setbacks for buildings.

Brasler asked if the structure as originally designed was considered more of a fence than a shed.

Boyle responded that the structure as originally proposed appeared to be a fence and not a shed; because it was considered a fence; it could not be greater than 6' of solid material and 2' of lattice in height.

Brasler observed that the currently proposed design includes a fence that complies with the rules for fences and a larger structure which is now a shed.

Boyle concurred.

As there were no further questions from the Commissioners, Brasler invited the applicant to speak.

Architect Fani Hansen clarified that the existing 14' fence is not in compliance and is proposed to be reduced to 6'. The remaining 12' long area will be used for a shed of 53 square feet. Hansen noted that in the C-L zone, buildings of any type may be 30' in height.

Hansen added that the existing door is an important emergency exit for 711 Sir Francis Drake and will be discussed with the Building Department during the next phase of the project during which a building permit will be sought. Hansen further noted that adjacent property owners would prefer the current fence to be allowed and that a letter of support for the current situation is in the property file.

Commissioner Zwick asked if the shed roof tilts back.

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Hansen explained that the reason the shed appears to tilt back is because of the way in which it was designed to direct water flow and to complement the existing barn. She noted the trim on the top of the structure that lines a gutter which takes rain water into the existing drainage system and away from the adjoining property.

Swaim asked if the original design was meant to be a living wall.

Hansen noted that the original design was not approved and it became too expensive to design a living wall.

Discussion ensued with regard to living walls, which are looked upon favorably but are not specifically addressed in the Planning code.

Krebs asked what color is planned for the proposed shed.

Hansen responded that the structure will match the existing dark brown fence as closely as possible and will not be very visible.

Brasler asked if any of the existing fence materials could be used in the proposed structure.

Hansen replied that the materials would not be reused; a more innovative design had been planned but was not approved.

As there were no further questions from the Commissioners, Brasler opened discussion to the public. As there were no comments from the public, Brasler closed the public discussion and returned the matter to the Commissioners.

Commissioner House supports the staff report.

Krebs reluctantly supports the staff report and understands the applicant's efforts to comply with regulations. He recognizes that in a C-L zone, a structure of 30' in height can be built next to a property line and that this structure complies with regulations. He had not anticipated this solution and wishes there had been more discussion of this potential result at the outset.

Commissioner Sisich supports the staff report.

Swaim supports the staff report.

Commissioner Overberger supports the staff report, noting that the proposed structure will be worse than the existing situation. She believes the code needs to be revised; sheds should be considered in FAR calculations because they are bulky, particularly when they are 30' in height.

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Zwick noted that in place of a 14' wall, there is now a 14' shed. He does not support the project.

Brasler supports the staff report, noting that the process has been a flawed one. He continues to believe the issue is more of a Building Department matter.

M/s, House/Sisich to move the staff report.

AYES: Brasler, Krebs, House, Sisich, Swaim,

NOES: Overberger, Zwick

ABSTAIN: None

ABSENT: None

Brasler reminded all of the ten day appeal period.

ITEMS FROM PLANNING COMMISSION

House asked if work has resumed at 790 Sir Francis Drake.

Henderson confirmed that Public Works Director Sean Condry has been overseeing work on the property.

Discussion ensued with regard to the property owner having secured funds to continue with his approved project.

House asked about the previously landscaped portion at the end of Andronico's property that faces the hub.

Henderson noted that Town Manager Debbie Stutsman had spoken with the owners about numerous complaints regarding the unattractiveness of the site. The owner responded that they would be making some changes. The Planning Department will follow up.

Discussion ensued with regard to the store owner's responsibility to maintain that particular section of property.

In response to Sisich's concern that the owner of 790 Sir Francis Drake may in some way modify the approved project, Henderson explained that Boyle inspects completed projects for compliance with the approved design before a certificate of occupancy is issued.

Overberger observed that there are two projects currently underway on Florence. One had been approved by the Planning Commission. Boyle will look into the second project.

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Swaim asked if there was any update with regard to consideration of a crosswalk at the park currently under construction at 535 San Anselmo Avenue.

Henderson replied that Condry has looked at moving the existing crosswalk. She or Boyle will speak with Condry about his assessment and report back to the Commissioners.

Discussion ensued with regard to the effects of moving the existing crosswalk, accommodating the traffic from the coffee shop across the street to the park, the ways in which all traffic elements (pedestrians, cyclists, drivers) can be slowed down,

ADJOURN TO THE MEETING OF APRIL 1, 2013

House adjourned the meeting at 7:35 p.m.

Respectfully submitted,
Nancy Harris