

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MEETING MONDAY, March 16, 2015**

COMMISSIONERS PRESENT: Chair House, Commissioners Cronk, Krebs, Pipkin, Sisich

COMMISSIONERS ABSENT: Co-Chair Swaim, Commissioner Brasler

CALL TO ORDER

Chair House 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 announced that the next meeting of the Planning Commission is scheduled for Tuesday, March 31.

Town Manager Debbie Stutsman has hired Elise Semonian as Planning Director. Elise currently works in Ross and will begin working in San Anselmo on April 13.

CONSENT AGENDA

UP-1405, DR-1404, GP-1404, Michael Weiss, 476-482 Laurel Avenue, APN 007-131-10 and 007-131-46: Use permit to demolish the existing single family residence, hillside design review for a new 3,414 square foot, three story, single family residence and a grading permit to excavate 440 cubic yards, fill 103 cubic yards and off-haul 337 cubic yards at 476 Laurel Avenue. The proposed new house will be sited entirely on the lot at 476 Laurel Avenue (APN 007-131-46). The lot at 482 Laurel Avenue (APN 007-131-10) is proposed as a separate lot with pool and garden. During construction the applicant proposes to use temporary water tanks as needed to satisfy the fire safety requirements. The project site is located in the R-1 Zoning District and within the Bald Hill Area Plan. (Staff person: Jonckheer) (TO BE CONTINUED)

Minutes of the Planning Commission Meeting of March 2, 2015

M/s, Krebs/Sisich, to approve the minutes of March 2 and the continuance of the Laurel project to March 31.

AYES: House, Krebs, Pipkin, Sisich

NOES: None

ABSTAIN: Cronk

ABSENT: Brasler, Swaim

PUBLIC HEARINGS

TOWN OF SAN ANSELMO
PLANNING COMMISSION MEETING MONDAY, March 16, 2015

DR-1503, VAR-1503, VAR-1504, VAR-1505, VAR-1506, FAR-1501, Carol and Sheldon Matthys, 26 Broadmoor Avenue, APN-005-184-13: Flatland design review, side yard setbacks, front yard setback and lot coverage variances and a maximum adjusted floor area exception to add approximately 320 square feet of single story additions at the front and rear of the property. New second story dormer windows are also proposed. Rear additions are proposed along the same plane as the existing building walls within 4 feet 2 inches of the north side property line and 5 feet 10 inches of the south side property line (where the Code requires 8 feet). The project adds 37 square feet of bedroom space at the front of the house and replaces the existing covered entry porch along the existing building plane within (at minimum) 12 feet 2 ½ inches of the front property line (where the Code requires 20 feet). Proposed lot coverage is 39.75% where 35% is allowed (existing lot coverage is 37.3%). A maximum adjusted floor area exception is sought to add 40.6 square feet of adjusted floor area over the 2,100 square footage maximum allowable by Code. Maximum adjusted floor area may be exceeded on a lot by up to 325 square feet (in this case 2,140 square feet) subject to Planning Commission approval. The project site is located in the R-1 Zoning District. (Staff person: Jonckheer)

Senior Planner Elizabeth Jonckheer presented the staff report.

Commissioner Sisich asked for clarification of the maximum adjusted floor area exception allowing up to 325 square feet and the circumstances the exception was designed to address.

Henderson described the exception as a flat bonus for homes built prior to 1991.

Sisich asked for clarification as to the Planning Code's position on continuing a non-conformance; his understanding was that any new addition was required to meet prescribed setbacks as opposed to following the non-conforming lines.

Henderson responded that if a non-conformity exists and a proposed addition is also non-conforming, a variance is required; this applicant is requesting Planning Commission approval of such a variance. Although the list of applications appears lengthy, the applicant is requesting very minor changes to a small house on a small lot. The design maintains the charm of the home while making it livable by current standards.

Commissioner Krebs recalled that approval of the 325 square feet exception was dependent on the Planning Commission's discretion and that a number of findings were to be met. He was curious about the project review having been moved from the consent agenda to the regular agenda.

Henderson confirmed that either the Planning Commission or members of the public were entitled to remove the project from the consent agenda for discussion.

Commissioner Cronk asked for clarification of the new dormers proposed for the second floor. She asked if there were any issues related to views.

Krebs asked if small lot size was considered a special circumstance.

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MEETING MONDAY, March 16, 2015**

Henderson confirmed that in San Anselmo as well as in other nearby jurisdictions small lots that would not be buildable under current rules and that have existing homes on them are often found to meet the criteria for special circumstances.

Peter Brockman, Brockman Design Studio, described the plan for a dormer on the front that is nestled back about 12 feet from the entry and placed between two gable ends; it is replacing an existing dormer and presents no view or privacy issues. The second dormer is planned for the side yard in an existing attic space and looks over the adjacent neighbor's solar panels. The dormer is nestled and won't cast any shadow on the neighbor's lot.

Krebs asked if the neighbors had any objects to the plans.

Brockman responded that the neighbors had no objects and were supportive of the proposed improvements.

Krebs noted that he was an advocate of the 2009 Floor Area Ratio (FAR) ordinance and related changes to the Planning Code. He believes the 325 square feet exception is granted in relatively few cases and would not like to see it granted more often than necessary. He appreciates the limited scope of the additions proposed in this project and believes the findings for that particular variance have been met. Neighboring homes have modest front and side yard setbacks and the design is in keeping with the neighborhood without imposing any burdens on neighbors.

M/s, Krebs/Cronk, to approve the staff report.

AYES: House, Krebs, Pipkin, Sisich

NOES: None

ABSTAIN: Cronk

ABSENT: Brasler, Swaim

House reminded all of the ten-day appeal period.

ITEMS FROM PLANNING COMMISSION

House asked if there was any discussion in Planning circles with regard to moving away from dark to lighter roofs in consideration of climate change concerns.

Henderson has not heard any discussion with regard to that particular manner of addressing climate change concerns. She noted that the Bald Hill Plan stipulates darker roofs. A recent proposal for the area includes a light roof. Perhaps the Commission may want to reconsider the language of the Plan.

Henderson added that livestreaming of the Planning Commission meetings has been delayed until the new team in the Planning Department is on board.

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MEETING MONDAY, March 16, 2015**

ADJOURN TO THE MEETING OF TUESDAY, MARCH 31, 2015

House adjourned the meeting at 7:30 p.m.

Respectfully, submitted,
Nancy Harris