

**FINAL MINUTES
REGULAR PLANNING COMMISSION MEETING
JULY 24, 2007
CORTE MADERA TOWN HALL
CORTE MADERA**

PRESENT: Chair Joel Josehart
Commissioner Richard Esteb
Commissioner Peter M. Schwartz

ABSENT: Commissioner Bruce K. Mace
Commissioner Patrick Pagnillo

STAFF

PRESENT: Robert Pendoley, Planning Director/Assistant Town Manager
Dan Bell, Senior Planner
Joanne O'Hehir, Minute Recorder

1. OPENING

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call

All Commissioners were present with the exception of Commissioners Mace and Pagnillo.

2. PUBLIC COMMENT None.

3. CONSENT CALENDAR None.

4. CONTINUED HEARINGS None

5. NEW HEARINGS

- A. 148 CRESCENT ROAD, DESIGN REVIEW APPLICATION NO. 07-012, MARCELLE AND CHRIS PARRY (OWNERS).** – To allow construction of a detached two-car garage with room above. (Zoning: R-1 Medium-Density Residential District); Christmas Tree Hill Overlay District. (Planner: Dan Bell)

Planning Director Pendoley introduced the staff report, for which he used a slide presentation. He discussed the setbacks of the new structure, and noted that the project would fall a little below the draft FAR regulations.

Mr. Pendoley discussed the Christmas Tree Hill Guidelines, which are relevant to this project, and which are designed to minimize massing. The hip roof minimizes the roof form and the articulation of the design and excavation of the hillside will help to hide the building's mass. Furthermore, the roof of the unit will be similar to that of the main dwelling, and Mr. Pendoley noted that the color, texture and materials are consistent with the main house and the neighborhood. Overall, staff believes that the characteristics of the new building are consistent with the Christmas Tree Hill Design Guidelines.

Mr. Pendoley noted that staff recommends a construction management plan be drawn up addressing street blockage or closure. He suggested that delivery hours are limited to between 9am – 3pm, and discussed solutions to limit street blockage.

In response to Commissioner Esteb, Mr. Pendoley used a slide to indicate where there is access should the street become blocked, which he discussed in more detail.

In response to Chair Josehart, Mr. Pendoley said that a second unit might not be possible due to the necessity of adding a third parking space. This space would be hard to place on the property without creating tandem parking.

Marcelle Parry, applicant, discussed her project in more detail, noting that they have designed their project in accordance with the wishes of the Hill Dwellers Association. She discussed the materials, and noted that they are planting trees to minimize the visual impact.

Ms. Parry and Commissioner Esteb discussed the materials in more detail, and Commissioner Schwartz commented on the drawings where trees should have been included.

Jeff Buck, 154 Crescent Road, said that the applicants have addressed most of their concerns but that they wish for a "living wall" to be erected that would provide more privacy. Mr. Buck noted that his own home is close to the property line, although he acknowledged that the new building will maintain the 6' side yard setback. However, he is concerned that insufficient space exists between the two buildings for fire safety purposes.

Commissioner Schwartz and Mr. Buck discussed the wall further.

Mr. Pendoley confirmed that a 6' setback from the side property line is sufficient for fire safety purposes, and Chair Josehart noted that many homes exist that are non-conforming.

Chair Josehart concurs with the findings of the staff report and he commented on the need to clarify the “living wall”. Mr. Pendoley suggested that the applicants submit a plan with the species of plants and a letter of support from the neighbor.

In response to Commissioner Esteb, Mr. Pendoley said that the wall of shrubbery does not need to be made a condition of approval.

Commissioner Esteb said that the design is well thought out; the conditions of Christmas Tree Hill have been met and the applicants have kept their neighbors apprised. He is happy with the current plan, although he would like the new trees at the front of the deck to be added to the drawings. Commissioner Esteb said that the building has no windows on the neighbor’s side which might cause privacy issues and, thus, he does not believe the shrubbery wall should be made a condition of approval. The neighbors are free to plant their own foliage should they so wish.

Chair Josehart said that findings can be made to approve the project: The building is tucked into the hillside; impacts are minimized and there are no windows facing Mr. Buck’s property, which could result in privacy issues. Thus, he supports the project without the stipulation for the wall.

Discussion took place regarding an inconsistency with the drawings.

MOTION: Moved by Schwartz, second Esteb, and unanimously passed to approve Design Review Application No. 07-012, to allow construction of a detached two-car garage with room above at 148 Crescent Road with the added condition that all pages of the drawings are consistent with the details of the deck on sheet A1 of the plans.

6. ROUTINE AND OTHER MATTERS

A. Study Session to review proposed Power Point presentation to Town Council to discuss FAR implementation.

Planning Director Pendoley introduced the Study Session, which consisted of a Power Point presentation on FAR implementation that will be made to the Town Council.

General discussion took place at various points of the slide presentation about streamlining the wording and changing some of the graphics to enable the general public to gain a better understanding of the proposed new regulations.

Mr. Pendoley said that projects considered successful, and which are close to the FAR standards, should be included in the presentation. It was agreed that

certain projects would be removed from the slide presentation which were generally felt to contribute little to the discussions.

In response to Commissioner Schwartz, Mr. Pendoley said that the FAR regulations will enforce strict guidelines to prevent people asking for variances.

B. REPORTS AND ANNOUNCEMENTS

i. Commissioners

Commissioner Schwartz reported on the last Council Meeting he attended at which the Alto Tunnel was discussed. He noted that funds are being sought for non-recreational activity relating to the tunnel, whilst many of the public speakers addressed recreational activities.

ii. Director

Planning Director Pendoley reported that a draft of the General Plan should be received next week from the consultants. Amendments include initiatives the Town can adopt on climate change, such as green building.

C. MINUTES

i. Planning Commission minutes of June 12, 2007.

MOTION: Moved by Esteb, second Joel and passed, with Schwartz abstaining, to approve the minutes of June 12, 2007.

7. ADJOURNMENT

A motion was made, seconded and unanimously passed to adjourn the meeting at 8.35pm.