

**FINAL MINUTES
REGULAR PLANNING COMMISSION MEETING
APRIL 22, 2008
CORTE MADERA TOWN HALL**

COMMISSIONERS

PRESENT:

Commissioner Peter M. Schwartz
Commissioner Sloan Bailey
Commissioner Richard Esteb
Commissioner Patrick Pagnillo
Bob Pendoley, Planning Director/Assistant Town Manager

STAFF

PRESENT:

Dan Bell, Senior Planner
Nancy Salcedo, Minute Recorder

1. OPENING

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

All the Commissioners were present with the exception of Chair Bruce K. Mace.

2. PUBLIC COMMENT

Pat Ravasio, 427 Oakdale Avenue, suggested that an upcoming project (Nordstrom expansion), may hold an opportunity to have a pedestrian overpass constructed in the easement along Highway 101 to link The Village Shopping Center with the Corte Madera Town Center if the city were asked what they wanted in exchange for development rights.

3. CONSENT CALENDAR None

4. CONTINUED HEARINGS

- A. **35 PALM AVENUE, DESIGN REVIEW APPLICATION NO. 08-002, STEVEN SHAW (OWNER), WALTER & WAGER ARCHITECTS (ARCHITECT)-** To allow demolition of an existing one-story single family residence and new construction of a two-story single –family residence. (Zoning: R-1, Medium-Density Residential District) (Planner: Dan Bell)

Senior Planner Bell introduced the staff report for which he used a slide presentation. He noted that revised plans reveal a lower floor increased and upper floor reduced, with the net square footage the same as the previous submittal. Second story setbacks from the right side property line have been increased too.

He said that the Commission should review the plans and determine if adequate changes have been made to approve the project, noting that a resolution has been provided should they wish to approve the project.

Applicant Pat Ravasio who is working in partnership with Steven Shaw, reviewed the revised design. She stated that they have been working with neighbor at 33 Palm Ave. She explained that extra square footage has been moved downstairs so they could step back the upstairs, and that the roofline had been articulated. She said they have since walked the property with the neighbor and that they seemed happy. Ron Wager, project architect, added that the redesign moved the building 16 inches, increasing the setbacks at the lower and upper levels along the north property line; moved the laundry room door that had been opposite the neighbor's kitchen window to the garage; and replaced the dining area rectangular corner with a bay window type.

Pat Ravasio added that the lot backs up to a bicycle and pedestrian public pathway, and that they have allowed a back corner of their property to remain as access to the pathway.

Commissioner Esteb asked about lowering plate height for second floor as suggested. Mr. Wager said he didn't have the luxury of room. He felt there would be a series of dormers, with no relative gain.

Doug Moore, Neighbor, 33 Palm Ave, stated that the Ravasios did visit, and that their effort is appreciated.

Commissioner Esteb said that the applicants appear to have compiled with the direction given at the last meeting, and that the redesign is a vast improvement. Neighbors don't want to lose bungalow feeling. This fits well. It's a wonderful project.

Commissioner Bailey said he appreciates effort made to neighbors.

Commissioner Pagnillo said that the redesign was an improvement over the previous design, but that other recently approved designs in the area, such as 25 Palm Ave have a second floor more significantly set back than this, and that the upper floor is too big, still.

Commissioner Schwartz said that the architect has taken direction and come back with very workable design. He agreed lowering plate heights would not add a good product because the scale is not right.

Commissioner Esteb said he felt that the current design has a .75 ratio of upper floor to lower floor, which is in the acceptable range.

Commissioner Pagnillo said that his concern was a visual issue, and asked for clarification of trees on drawings. He noted the view from Palm Ave had a mature tree stuck in front of the house, but that he would like to see it how it will look when built (assuming no trees). Pat Ravasio clarified that the trees are existing. Mr. Pendoley clarified that drawings meet the needs because they show the proposal both with and without trees.

Commissioner Schwartz discussed solar and site studies with and without foliage available at Pacific Energy Center heliodor at 851 Howard Street in San Francisco, available free of charge.

MOTION: Moved by Esteb, second Bailey, and passed, with Pagnillo against to approve 35 Palm Avenue, Design Review Application No. 08-002- To allow demolition of an existing one-story single family residence and construction of a new two-story residence.

Planning Director Pendoley read the appeal rights.

5. NEW PUBLIC HEARINGS

A. 18 GRANADA DRIVE, DESIGN REVIEW APPLICATION NO. 08-007, FRED AND MARIA CASISSA (OWNERS), CHALFANT GUNTHER DESIGN (DESIGNER.) To allow construction of a second-story addition to an existing two-story single-family home. (Zoning: R-1., Medium-density residential district) (Planner: Dan Bell). The owners of this property have requested that this item be continued to the May 13, 2008 hearing.

B. 248 GRANADA DRIVE, DESIGN REVIEW APPLICATION NO. 08-005 AND VARIANCE 08-002, ADAM AND BONNIE NEVITT (OWNERS), IVAN M LUKRICH (ARCHITECT) -To allow construction of first, second and third story additions to an existing, two-story single family home. A Variance is requested to locate the third on-site parking space partially within the 20' Front Yard Setback. (Zoning: R-1, Medium-Density Residential District) (Planner Dan Bell). The owners of this property have requested that this item be continued to the May 13, 2008 hearing.

Motion: Moved by Esteb, second Bailey and passed unanimously to continue both new hearings to the May 13, 2008 hearing.

6. ROUTINE AND OTHERS MATTERS

A. Preliminary Hearing Schedule for the Draft General Plan

Planning Director Pendoley said that he will propose a schedule at the next meeting.

B. Discussion of the Agenda for a Joint Meeting with the Town Council.

Planning Director Pendoley asked commission for items they wished discuss with council, and suggested a design workshop in August.

C. REPORTS AND ANNOUNCEMENTS

Commissioner Bailey went to a Town Council meeting and heard a presentation on Community Choice Aggregation.

D. MINUTES

i. Planning Commission Minutes of April 8, 2008

The minutes of April 8, 2008 were motioned, seconded and approved

7. ADJOURNMENT

The meeting was adjourned at 9pm.