

**FINAL MINUTES  
REGULAR PLANNING COMMISSION MEETING  
MARCH 9, 2010  
CORTE MADERA TOWN HALL  
CORTE MADERA**

**COMMISSIONERS**

**PRESENT:** Chairman Bruce Mace  
Commissioner Richard Esteb  
Commissioner Patrick Pagnillo  
Commissioner Sloan Bailey

**STAFF  
PRESENT:** Dan Bell, Interim Planning Director  
Nancy Salcedo, Minute Recorder

**1. OPENING**

**A. Call to Order**

**B. Pledge of Allegiance**

**C. Roll Call**

All Commissioners were present with the exception of Vice Chairman Schwartz.

**2. PUBLIC COMMENT:** None

**3. CONSENT CALENDAR:**

**A.** None

**4. CONTINUED HEARINGS:**

**A. 504-506 TAMALPAIS DRIVE, DESIGN REVIEW APPLICATION NO. 10-001, BANK OF MARIN (OWNER), DANIEL MACDONALD, AIA (ARCHITECT)-Review of revised Landscape Plan.**

Commissioner Bailey recused himself as he lives within 300' of the project.

Chairman Mace noted that the Commission retained a quorum.

Interim Planning Director Bell reviewed that at the last meeting, the applicant had requested Design Review, Conditional Use Permit and Sign Permit review as required to modify 3 existing commercial spaces. At that time, the applicant identified proposed

improvements and the development of street-side landscaping. The building and signage improvements were approved by the Commission at the February 23, 2010 meeting, while additional revisions to the Landscape Plan were requested. The resulting proposed Landscape Plan was delivered to staff and the Commission at the meeting, and will be explained by the applicant. This version delivered tonight by the architect is slightly different than version included the packet.

Chairman Mace asked for the applicant's presentation.

Dan Macdonald presented the enhanced Landscape Plan resulting from Commissioner's comments expressed at the previous meeting, and those resulting from a meeting with Mr. Harlock. He summarized they had intended to make a more casual plan and added Japanese maples in front.

Commissioner Esteb asked about consideration for skateboarders along the front curb as pointed out by Commissioner Schwartz at the previous meeting.

Mr. Macdonald explained that it is only 6" curb at street side, and therefore not desirable to skateboarders.

Bill Reinhardt, Landscape Architect with Carlisle Masey, explained that the Landscape Plan had been simplified with plantings chosen for texture and color arranged in patterns and masses to compliment the area. The Japanese maple trees are great pedestrian-scale trees selected for the plaza, complimented by vines against the building. The landscape will be irrigated with an efficient subterranean drip system. After the water use calculations just barely exceeded allowable water, the Landscape Plan was revised with more durable, less thirsty plant material.

Michael Harlock of 533 Redwood Avenue said he appreciated the applicant's response to concerns. The plan evokes a more relaxed feeling. If he were going to suggest anything it might be a Japanese maple and shade structure to answer the break in the building. He suggested less landscaping and a pergola in this area. He said he is working on the building to the left, and anticipates this being a congregation space, which would be complimented by a bench with a shade structure. He said the plan had been designed to respond to the articulation on the building, and that he appreciated the architect working with the community.

Pat Ravasio of 427 Oakdale Avenue said she had been working on the building to the left that will be the neighbor to this building. She said this proposal is better than what was proposed previously and applauded how quickly the Landscape Plan came back for the Commission's review. She asked what changes had been made at the street, and

suggested that the plan is missing something by the ATM. She said she loves the green at the parking lot.

Hearing nothing else from the audience, Chairman Mace brought discussion back to the Commission.

Commissioner Pagnillo asked how far out the planter extends.

The applicant explained that this is an existing planter, which comes out to the property line.

Chairman Mace said the revised Landscape Plan has addressed a lot of the Commission's directive from last meeting. He said he appreciated the architect's effort of the meeting with Mr. Harlock.

Commissioner Esteb said he liked Mr. Harlock's suggestion of an arbor, though requiring this is not part of Commission's directive. He said the revised plan is a great response to the Commission's concerns.

Commissioner Pagnillo said he felt the plan is fine as drawn.

Chairman Mace said it would be up to the applicant to act on suggestions of adding a pergola.

**MOTION:** Moved by Commissioner Esteb, seconded Commissioner Pagnillo by to approve the revised Landscape Plan for Design Review Application No. 10-001 at 504-506 Tamalpais Drive.

Ayes: Mace, Pagnillo and Esteb

Noes:

Abstain: Bailey

Absent: Schwartz

Interim Planning Director Bell read the appeal rites

## 5. NEW HEARINGS

- A. 2 WESTARD DRIVE, DESIGN REVIEW APPLICATION NO. 09-008, MURRAY & ANGIE ORRICK (OWNERS), DORMAN ASSOCIATES (ARCHITECT)**- To allow one and two-story additions to an existing two-story single family home. (Zoning: R-1 Medium-Density Residential District) (Planner: Dan Bell.)

Interim Planning Director Bell presented the staff report for which he used a slide presentation. He explained that this item was before the Commission on September 22, 2009, and that at that time the Commission made recommendations for improvements. He presented an aerial image of the property, noting that this is a highly visible corner. The previous design for the second story addition was somewhat bulky. The Commission suggested more articulation of the façade and rooflines. He showed an image comparing the September 2009 design with the March 2010 design, noting increased articulation over garage, and that the roofline has been lowered. The current design is more interesting with greater second story set backs. The overall size of the new second story addition has been reduced to 770 sq. ft. He presented a perspective drawing of proposed additions and a slide showing the story poles. He said most impacted is the property immediately next door, and noted concern that the addition not impose an impact to that neighbor's views and privacy. He showed images of views from that home, noting that the roofline is no taller than the existing, and is setback. He noted the blockage of views, adding that the more dramatic views toward San Quentin would not be impacted. Staff has in such situations in the past asked the applicant to provide frosted glass, raise the sill or have adequate window coverings.

In conclusion, staff feels the proposal is an improvement over the original design. Should the Commission wish to approve the design as revised, a resolution with findings and conditions is attached.

Chairman Mace asked for a presentation from the applicant.

Applicant Chris Dorman explained that he was not the original architect, but had worked with applicant to address Commission's comments. He said they addressed bulk by stepping the building back, reduced square footage, took out one of the bedrooms, and articulated the second story. They chose to stick with the gabled roof popped out on all 3 sides, and incorporated brackets to add interest, and utilize existing materials and board and batten siding. The windows facing the street above garage have a sill height of approximately 4'-6".

Commissioner Bailey asked if the neighbor was agreeable with revised design.

Phil Economon the next-door neighbor at 6 Westward Drive said that he is okay with proposed design. He noted that from the window facing his house the applicant gains no view except that of his house. He asked about the height of the that sill.

Mr. Dorman said the sill height could be raised to 5' as necessary.

Commissioner Bailey acknowledged the applicant's compliance with the Commissioners' comments.

Commissioner Pagnillo noted that, while he had missed the first hearing, his reaction was that, for this large lot, expansion would ideally happen the other direction, and not on top of garage.

Commissioner Esteb explained that the original proposal showed expansion going this direction but more so, and that per the Commission's comments, they have since pushed it back. He said he had concerns about brackets not being consistently placed, noting there were none at the new porch or on the left side at the top view. He noted that for board and batten siding, this style is inconsistent.

Mr. Dorman acknowledged that there are no brackets on the left, and, though to be consistent there probably should be, the left side is not seen from the street. He said the brackets are not included on stucco portions of the exterior. The idea of brackets is to bring the eye down. He said he had struggled with garage door's design, and the brackets eliminated appearance of mass on the garage. The trellis is used in lieu of brackets on other side to mask the issue that the door is offset from the roofline.

Commissioner Esteb said regarding the two windows over the garage looking at the neighbor, there is no need to change the sill height.

Chairman Mace said he appreciated that the revision is a big improvement. He said little work remains but that the trellis and ledge remain a concern.

**MOTION:** Moved by Commissioner Bailey, seconded by Commissioner Esteb to approve Design Review Application No. 09-008 to allow one and two-story additions to an existing two-story single family home at 2 Westward Drive.

Ayes: Mace, Pagnillo, Esteb and Bailey

Noes:

Abstain:

Absent: Schwartz

## **6. ROUTINE AND OTHER MATTERS**

### **A. REPORTS AND ANNOUNCEMENTS**

**i. Commissioners:** Commissioner Bailey attended the Town Council meeting.

**ii. Interim Planning Director:**

**B. MINUTES:** Planning Commission Meeting Minutes of February 23, 2010.

**MOTION:** Moved by Commissioner Esteb, seconded Commissioner Pagnillo by to approve the Planning Commission Meeting Minutes of February 23, 2010.

Ayes: Commissioners Mace, Pagnillo and Esteb

Noes:

Abstain: Bailey

Absent: Schwartz

**7. ADJOURNMENT:** The meeting was adjourned at 8:15 pm. The next Planning Commission Regular Meeting is to be March 23, 2010 at 7:30 p.m. in the Corte Madera Council Chambers, 300 Tamalpais Drive.