

**DRAFT
TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES OF MAY 17, 2010**

Commissioners Present: Brown, Krebs, Overberger, Schinner, Sisich
Commissioners Absent: Harris, Zwick

CALL TO ORDER

Commissioner Brown called the meeting to order at 7:03 pm.

OPEN TIME FOR PUBLIC EXPRESSION

No one spoke.

PLANNING AND BUILDING DIRECTOR REPORT

Interim Planning Director Diane Henderson provided an update regarding the appeal for 360 Redwood Road heard by the Town Council on May 11, 2010.

Commissioner Overberger asked if the Town Attorney was present at the May 11th meeting.

Henderson affirmed that Attorney Rob Epstein was present.

Commissioner Krebs asked if there was any public opposition to the appeal.

Henderson confirmed that no one spoke during the public hearing.

PUBLIC HEARING ITEMS

CONSENT AGENDA

1. **Minutes of Planning Commission Meeting April 5, 2010**
2. **Minutes of Planning Commission Meeting May 3, 2010**

M/s, Schinner/Overberger, to approve the minutes of April 5, 2010 and May 3, 2010. All ayes.

REGULAR AGENDA

3. **UP-1008 / DR-1007-Shannon McDougal (AT&T), 1509 Sir Francis Drake Boulevard, APN 005-153-03, Use Permit and Design Review to install six AT&T equipment cabinets at the rear of the parcel and install three 4 foot 4 inch panel antennas within a faux chimney designed to match the existing chimneys on the church roof located in the R-2 Zoning District. (Staff person: Boyle)**

Senior Planner Phil Boyle presented the staff report.

Commissioner Schinner noted that the noise levels cited in the report do not exceed the maximum noted in the Town's ordinance, but he could not determine whether or not the ordinance discusses a maximum constant noise level.

Boyle replied that the Municipal Code states that if a constant hum is present, the decibel level needs to be reduced by five decibels.

Schinner noted that the proposed transmission device meets the noise level limits and is about the same as the existing Sprint equipment in this regard, but he could not tell if the combined levels exceed the maximum.

Brown opened the public hearing.

AT&T Representative Shannon McDougal introduced Principal Consultant Eric Yee of Charles M. Salter & Associates.

Schinner asked if in conjunction with the existing equipment, the audible noise levels would exceed the Town's limits.

Yee responded that with the proposed insulated shed, the combined levels meet Town requirements.

Schinner asked how the measurements of electromagnetic field (EMF) radiation exposure compared on the ground vs. the rooftop.

EBI Consultant Kevin McManus responded that in looking at the on-site measurements and predicting modeling at various sites on the ground and on the roof as well, the cumulative effect of all antennas indicated a maximum level of approximately 5% of the FCC's limit.

Brown asked if the modeling reflects the potential of all antennas in operation at one time.

McManus confirmed that a total of 21 antennas were modeled and that the monitoring reflects that of the existing antennas combined with the proposed AT&T antennas.

Schinner asked if any community members had commented on recent antenna projects.

Boyle responded that in his experience, there had not been any comments or complaints.

Henderson noted that no one attended the neighborhood meeting held in conjunction with the project.

Barbara Thornton of Scenic Avenue noted that cumulative EMF could be dangerous for workers, that noise standards should be cumulative for the property, and that the shed should be built to meet noise standards.

McManus noted that setbacks from the antennas as well as signage are in place for worker protection.

The public hearing was closed.

Overberger observed that going forward, it may be a good idea to ask the carriers of the existing antennas to upgrade their enclosures for noise control and for the neighbors' sense of well-being.

Krebs asked if there is a limit on the number of carriers allowed on the site.

Boyle confirmed that there is no limit on the number of carriers and that all must meet safety and noise standards.

Brown asked if conditions can be put in place to make certain that the final project is reviewed and that reports are given once the site is in operation.

Town Attorney Riley Hurd confirmed that the Town can require reports as needed.

MacDougal stated that AT&T has no problem with reviewing the final project at completion and will make sure the report is updated every two years.

After considerable discussion regarding future cumulative studies and who bears the cost and responsibility of the studies, a motion was made.

M/s, Krebs/Schinner, to approve the staff report with the additional conditions (1) for a study to be provided within six months of installation confirming cumulative EMF readings and noise levels and (2) for follow-up studies every two years thereafter. All ayes.

Brown reminded all present of the ten day appeal period.

ITEMS FROM PLANNING COMMISSION

Krebs asked about the status of the proposed Green Building Ordinance.

Boyle reported that the proposed ordinance would be on the Town Council's agenda for the June 2, 2010 meeting.

ADJOURN TO THE MEETING OF June 7, 2010

The meeting was adjourned at 7:45 p.m.