

The regular meeting of the San Anselmo Planning Commission was called to order by Vice-Chairman Harle at 8:15 p.m. on April 16, 1979, in the auditorium of the Isabel Cook Community Center, 1000 Sir Francis Drake Blvd. Staff present: C. R. Leitzell, Director of Public Works/Planning, and T. J. Robbins, Assistant Director.

1. ROLL CALL

Commissioners Present: Buckle, Goltz, Harle, Ragan
Commissions Absent: Olive Ollinger

2. APPROVAL OF MINUTES - MARCH 19, 1979

Item 3A, motion, change ". . . street would generally apply . . ." to ". . . street would generally not apply . . ."

M/S Ragan, Goltz, to approve the minutes as amended.

Motion passed with four ayes; however, Commissioner Buckle pointed out that he was only present at the March 19, 1979, meeting through the Summit Road application.

3. OLD BUSINESS

A. V-819 - Ron Courtney, 54 Hillside Avenue, A/P 7-121-21, application for an eight foot frontyard variance to construct a second floor addition within 12 feet of the front property line - CONTINUED 04/23/79

B. V-820 - James Mistrion, 40 Floribel Avenue, A/P 7-081-58, application for a third story variance, and a sideyard variance for the third story addition - CONTINUED 04/23/79.

C. V-827 - William R. Stover, 80 Forest Avenue, A/P 7-013-13, application for a three foot frontyard variance to construct a window within 17 feet of the front property line; a one foot sideyard (west) variance and a five foot rearyard variance to construct a second story within seven feet of the side (west) property line and 15 feet of the rear property line, respectively; a six foot rearyard variance for rafter projection within 12 feet of the rear property line; and a seven foot height variance for a skylight and penthouse.

William Stover, applicant, present.

Mr. Stover said there are only two bedrooms in the present house and his family needs more room. Commissioner Ragan argued that he would not consider this to be a hardship. The other Commissioners felt there would definite hardships applying to the land and building.

M/S Goltz, Buckle, to approve V-827 for William R. Stover, 80 Forest Avenue, A/P 7-013-13, application for a three foot frontyard variance to construct a window within 17 feet of the front property line; a one foot sideyard (west) variance and a five foot rearyard variance to construct a second story within seven feet of the side (west) property line and 15 feet of the rear property line, respectively; a six foot rearyard variance for rafter projection within 12 feet of the rear property line; and a seven foot height variance for a skylight and penthouse on the basis that the condition of the land is such that it is steep, the lot is small and irregular shaped; that the granting of these variances are necessary for the applicant to exercise substantial property rights; and will not be detrimental to those residing in the neighborhood.

Motion passed unanimously.

Applicant was advised of the ten-day appeal period.

D. U-527 - Robert Feld, 401 The Alameda, A/P 5-041-33, application for a use permit for the home occupation of a jewelry business.

Robert Feld, applicant, present.

Mr. Robbins, referring to the parking plan, said there is sufficient parking on the lot.

Commissioner Buckle suggested that the operation be for wholesale use only, but the motion died for lack of interest.

Mr. Feld said he has one secretary and the office is in the building the second unit used to occupy. He said the jewelry is purchased in Mexico by himself and delivered to his clients by UPS or when

he makes sales calls.

M/S Ragan, Goltz, to approve U-527 for Robert Feld, 401 The Alameda, A/P 5-041-33, application for a use permit for the home occupation of a jewelry business, on the grounds that it will not have a detrimental effect on the neighborhood; and that it will give the applicant reasonable property rights; with the following stipulation:

1. that there will be no manufacturing of jewelry on the premises.

Motion passed unanimously.

Applicant was advised of the ten-day appeal period.

Mr. Robbins told the Commission that Ms. Cronquist, who had obtained a use permit for the second unit, has sold the property to Mr. Feld and, therefore, the second unit cannot be rented without a new use permit.

- E. V-821 - Vincent Drucker, 14 Entrata Avenue, A/P 6-241-54, application for a five foot sideyard variance for a bathroom to be constructed within three feet of the side property line; and a seven foot sideyard variance and a 14 foot frontyard variance to construct an arbor within one foot of the side property line and six feet of the front property line, respectively - CONTINUED 04/23/79.
- F. SS-209 - Mike Gompertz, 25 Rancho Drive, A/P 5-062-93, request for extension of final map submittal for four-lot split.

Mr. Robbins told the Commission that Mr. Gompertz was requesting an extension on account of timing between the weather and the off-site improvement sub-contractor scheduling. He said the Subdivision Map Act requires final map submittal within twelve months after the tentative map is approved; however, the Commission can grant an extension.

M/S Buckle, Ragan, to approve SS-209 for Mike Gompertz for a twelve month extension based on the letter submitted by the applicant to the Town dated February 22, 1979.

Motion passed unanimously.

- G. Z-171 - San Francisco Theological Seminary, 101 Ross Avenue, A/P Nos. 7-283-06 and 7-283-07, use permit and design review for Specific Plan Development.

Roger Hooper, architect, Dan Duer, Business Administrator for the Seminary, Sally Kneeland and Craig Hanchett, landscape architects, present.

Mr. Robbins said the use permit approval is the final action under the specific plan to tie everything together.

Commissioner Goltz expressed concern about the proposed backing out onto Ross Avenue from the parking lot. He said that he had asked the Seminary to study the possibility of providing a turn-around in the parking lot; however, the study has not been done. Commissioner Ragan felt a turn-around is not necessary as most cars presently back out onto Ross Avenue anyway. Commissioner Goltz said that is dangerous and should not be allowed in this case.

M/S Ragan, Buckle, to approve the use permit under Z-171 for the San Francisco Theological Seminary, 101 Ross Avenue, A/P 7-283-06 7-283-07, based on drawings received by the Town on March 15, 1979, of Sections and Exterior Elevations of Building Plans, on the basis that it will not be detrimental to those residing in the neighborhood; and that it will enable substantial property rights.

Motion carried: AYES: Buckle, Harle, Ragan
NOES: Goltz

M Goltz, to amend the use permit motion with the condition that two parking spaces off of Ross Avenue be provided with a hammer head back-out so that cars may enter Ross Avenue front first.

Motion failed for lack of a second.

Design Review --

Mr. Hooper showed the Commission samples of the roof tiles and siding for the buildings. The student housing will have a dark brown roof tile and plywood vertical siding (with a redwood stain) and the trim will be dark brown enamel (this will match the other existing buildings). The multi-purpose building will have a dark brown asphalt shingle roof, one-hour fire resistant, and white walls with dark brown trim.

Mr. Hanchett showed the Commission a landscape drawing indicating various trees and plantings proposed.

M/S Buckle, Ragan, to approve the design under Z-171 for the San Francisco Theological Seminary, 101 Ross Avenue, A/P 7-283-06 and 7-283-07, based on the plans submitted March 15, 1979.

Motion carried: AYES: Buckle, Harle, Ragan
NOES: Goltz

Applicant was advised of the ten-day appeal period.

- H. C-159 - Sprocket Systems, Incorporated, 321/323 San Anselmo Avenue, A/P 7-252-19, design review of an awning.

Deborah Brown, representing Sprocket Systems, Incorporated, present.

M/S Goltz, Ragan, to approve C-158 for Sprocket Systems, Incorporated, 321/323 San Anselmo Avenue, A/P 7-252-19, on the basis that the design of the awning is brown and beige; to be based on drawings received by the Town on March 15, 1979.

Motion passed unanimously.

Applicant was advised of the ten-day appeal period.

- I. Z-165 - E. Keith Franc, Summit Road, A/P Nos. 7-031-23 and 7-031-24, draft Environmental Impact Report.

E. Keith Franc, applicant, and Gary Oates, of Madrone Associates, present.

Mr. Oates told the Commission that the response (including those items requested at the March 19, 1979, meeting) turned in by Madrone is in rough form and will be cleaned up for the next meeting. The six points addressed in the response are: 1) correction of errors; 2) amplification of surface drainage; 3) more visual impact data; 4) traffic measurements; 5) noise impact; and 6) effect on ground water.

Mr. Oates then showed slides of the development area, indicating where the units and water tank would be and their degree of visibility from various points. He also showed some slides provided by Veronica Basker, which indicated and steep hillsides.

Many neighbors agreed that the EIR is still incomplete as it does not adequately address traffic, noise, drainage, visual impact, fire service, possible slides, cumulative effects, etc.

A few neighbors questioned staff's and Mr. Franc's intent in not having a review period of Madrone's response before this hearing. Mr. Leitzell said the first submittal of the draft EIR had a review period of 30 days (as required by law); however, the addendums are not required to be available for so many days before a hearing. However, it was agreed that the Town would have a review period for the next addendum to the draft EIR.

M/S Goltz, Buckle, to accept the additions and corrections to the DEIR submitted by Madrone Associates on the report dated April 13, 1979 for E. Keith Franc, Summit Road, A/P Nos. 7-031-23 and 7-031-24, and that we include these further comments received at this meeting:

1. Hydrology

- A. The springs along the hill will cause more problems than noted in the Report.

- B. There has been a history of slides and other problems on upper Scenic Avenue, namely street slippage, house slippage and wall failure, that has not been addressed by the hydrology report.
2. Noise
 - A. Vibrations from heavy trucks will cause a problem, which was not addressed in the Report;
 - B. Effect of the recreational area was not appraised in the noise section of the Report.
 3. Visual Impact
 - A. There is disagreement that there will be only minimal visual impact as stated in Report; there seems to be no possible mitigation;
 - B. That the view from Fairfax was not adequately covered;
 - C. Lighting will cause a visual impact on the community.
 4. Fire Service
 - A. Fire Department's requirements, as listed in the Report, appear inadequate;
 - B. The direction of the winds will tend to spread fires that may start on the ridges.
 5. Water
 - A. There was no mention of the number of units that a 50,000 gallon size water tank would allow.
 6. Traffic
 - A. The 2 and 3 "Tire Index" notation does not seem appropriate;
 - B. The "Tire" chart is not really applicable to the problem;
 - C. The nine percent and two percent figures for the "Humboldt route" and "Scenic route", respectively, are misleading (under the Traffic Count section);
 - D. The upper Scenic route has been ignored;
 - E. The mitigations as listed in the Report for traffic problems are not reasonable and no mitigations are possible;
 - F. Construction at the site will cause disruption of through traffic patterns, noise and smells from trucks;
 - G. The recreation center will create more than ten trip-ends as outlined in the Report.
 7. General Comments
 - A. The document seems to editorialize on some important questions;
 - B. The Report is not very well organized;
 - C. The project is in conflict with the General Plan.

All of these comments are to be included in the final EIR and brought back to the Planning Commission at their meeting of May 7, 1979, along with any comments already submitted (like Basker's letter). Any other comments based on the corrected DEIR by the public should be submitted in writing to the Planning Commission by May 3, 1979. At the May 7, 1979, meeting the Commission shall discuss these additional corrections and decide on certification of the Report. The final Report should be turned in to the Town by Madrone Associates by April 30, 1979, to allow adequate time for public review.

Motion passed unanimously.

Commissioner Goltz pointed out that the motion, as read, is a summary of the points brought up at this meeting and do not necessarily reflect his views.

- 1) M/S Goltz, Ragan, to direct staff to send out notice to all members of the Citizens' Committee For Zoning of Undeveloped Lands of the workshop meeting between themselves on April 23, 1979. The Committee is to select a Chairman. Staff is to see that all appropriate information is sent to the Committee prior to the meeting and ask other Towns for their ordinances relating to ridgetop and hillside zoning (to be forwarded later to the Committee). A special meeting between the Committee and Planning Commission will be on April 30, 1979.

Motion passed unanimously.

4. NEW BUSINESS

- A. Z-177 - Dan Goltz, A/P 177-160-01 (End of Holstein Road), application for the proposed rezoning from PPD R-1 B87 (Preliminary Plan Development with a presumptive use of Single Family Residential) to SPD R-1 B87 (Specific Plan Development, Single Family Residential) for two-lot development and review of Negative Declaration - CONTINUED 04/23/79.

Commissioner Ragan left the meeting and, therefore, there was not a quorum.

- B. Z-176 - Jeffrey Kroot, A/P 7-182-02 (across from 600 Redwood Road), application for the proposed rezoning from PPD R-1 B20 (Preliminary Plan Development with a presumptive use of Single Family Residential) to SPD R-1 (Specific Plan Development, Single Family Residential) for a three-lot development and review of Negative Declaration - CONTINUED 04/23/79.

5. DISCUSSION

Proposal by staff to review all minor commercial improvements, i.e., awnings, minor exterior changes.

6. DOWNTOWN REZONING WORKSHOP

Magnolia Avenue, Library Place, City Hall Avenue

7. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 12:05 a.m. to the special meeting of April 23, 1979.

Lisa Burglin

LISA BURGLIN
PLANNING SECRETARY