

The regular meeting of the San Anselmo Planning Commission was called to order by Vice-Chairman Ollinger on July 21, 1980, at 8:00 p.m. in the Town Hall Council Chamber. George Davison and T. J. Robbins present.

1. ROLL CALL

Commissioners Present: Hayes, McPeak, Ollinger, Peterson
Ragan, Signorelli
Commissioners Absent: Harle

2. APPROVAL OF MINUTES

June 16, 1980

M/S Signorelli, to approve the minutes of June 16, 1980, as written.

Motion carried; Commissioner Ragan abstained.

July 7, 1980

Item 4E, add the vote for the motion: "Motion passed unanimously."

M/S Ragan, Signorelli, to approve the minutes of July 7, 1980, as amended.

Motion carried; Commissioner McPeak abstained.

3. DISCUSSION ITEM

Proposed Revisions to "Sphere of Influence" Boundary, Sorich Park Area

Mr. Davison said that San Rafael proposes to move two small areas from their sphere of influence into San Anselmo's sphere of influence. Referring to a map of the parcels, the Cedars Development Foundation property (shown as 'L' on the map) naturally slopes towards San Anselmo. The parcel at the northerly end of the Mt. Tamalpais Cemetary is visible from San Anselmo, it drains towards San Anselmo, and access, if the parcel is developed, would be from San Anselmo. Mr. Davison added that the property between Sorich Park and the Town limits at San Francisco Boulevard may be annexed in the future.

Jerome Draper, Los Angeles Boulevard, said he would like to examine this proposal and then comment on it. Gay Kagy, 280 Redwood Road, said that before the property is annexed, she would like to see the estimated costs that would be placed on the Town as our budget is limited.

M/S McPeak, Ragan, to recommend to the Town Council to adopt a resolution declaring the Town's intent to adopt the sphere of influence boundary as outlined in Attachment 'A.'

Motion passed unanimously.

4. OLD BUSINESS

A. V-890 - Katharine, Salim and Adam Yanow, 34 Sais Avenue, A/P 6-072-18, a 7'9" sideyard variance and a 19'8" rearyard variance to repair and partially rebuild an existing cottage within three inches of the side property line and four inches of the rear property line; and a 5'8" rearyard variance and a 7'9" sideyard variance to construct a 2'6" addition on front of the rebuilt cottage.

Adam Yanow, applicant, present.

Mr. Yanow said he does not plan to build the originally proposed addition, but would like to rebuild the cottage and extend it 30 inches to make it more liveable.

Shirley Coleman, 37 Calumet Avenue, was concerned that a fire wall be constructed since this building is so close to the property line. Mr. Robbins said that if a building is within three feet of the property line a one-hour fire wall is required.

Frances Gulick, 42 Sais Avenue, submitted a letter to the Commission. She said there had been a rumor that the owners plan to rent the cottage. Ms. Gulick stated that a lot of

traffic is generated by these people and parking has been a problem. She also has great reservations about the construction of bedrooms without bathing facilities as this creates a slum area.

Mr. Yanow said the cottage has been used off and on for the last five years as sleeping quarters for members of his family and friends. He said there will not be an increase in traffic, as the cottage will be used by his family presently living in the main house. He also pointed out that the reconstruction of the cottage will be a benefit to the neighbors aesthetically and fire safety. Mr. Yanow said the hardship is that the house is not big enough to accommodate his family and an addition elsewhere on the lot would not be economically feasible.

Commissioners Ragan and Ollinger stated that they could not find a hardship for this variance.

M/S Ragan, Signorelli, to deny V-890 for Katharine, Salim and Adam Yanow, 34 Sais Avenue, A/P 6-072-18, a 7'9" sideyard variance and a 19'8" rearyard variance to repair and partially rebuild an existing cottage within three inches of the side property line and four inches of the rear property line; and a 5'8" rearyard variance and a 7'9" sideyard variance to construct a 2'6" addition on front of the rebuilt cottage, on the grounds that it does not comply with the hardship provisions of the Municipal Code.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- B. V-892 - James Coy, 25 Canyon Road, A/P 7-064-14, a height variance of six feet to construct a house - WITHDRAWN.
- C. C-161/SR-323 - William Hendrickson, 638-730 San Anselmo Avenue, A/P 6-102-21, continued design and sign review and variances for sizes and numbers of signs.

William Hendrickson, applicant, present.

Mr. Hendrickson pointed out that this is a continuation of the partially approved design review for the upgrading of the buildings. He is applying for a 37.33 square foot sign on the arbor between the two buildings for a directory of the shops, and arbor signs, 16.33 square feet each, for The Flower Shop, Sweet Sensations, Simone's and The Factory Store. Sweet Sensations's sign, which is presently on San Anselmo Avenue, will be moved to Center Boulevard. The colors of the arbor signs will match the paint on the buildings.

M/S Hayes, Ragan, to approve C-161/SR-323 for William Hendrickson, 638-730 San Anselmo Avenue, A/P 6-102-21, design and sign review and variances for the sizes and numbers of signs as shown on the drawings presented to the Planning Commission and reviewed at this meeting, on the grounds that it is necessary for substantial property rights; and that it will not be detrimental to those living or working in the neighborhood.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

5. NEW BUSINESS

- A. Z-192 - Astra Enterprises, Incorporated, A/P Nos. 177-250-30 and 177-220-50, at the end of Tomahawk Drive, determination of the scope of the environmental review for the proposed rezoning from PPD R-1 (Preliminary Plan Development with a presumptive use of single family residential) to SPD (Specific Plan Development) for 25 single family dwellings.

Siegfried Pfendt, applicant, present.

Mr. Pfendt told the Commission he has met with the surrounding neighbors of the project area and wants to cooperate with them so that the development will be beautiful.

In addition to those items that staff checked as possibly being significantly affected by the proposed project, the audience suggested the following be added:

William Tabb, 26 Indian Rock Court, suggested a barrier be constructed at the end of the proposed development, i.e., a cul de sac, so that there will be no further development. He also expressed concern over access to open space, potential noise from the increased traffic and fire protection.

Anthony McKinsy, 19 Indian Rock Road, was concerned about traffic on Broadmoor Avenue.

Jerry Mayer, 122 Oak Springs Drive, said he is flabbergasted that Item 14, Public Services, was not checked by staff.

Carolyn Turner, 152 Los Angeles Boulevard, said there will be a significant impact on plant life, animal life, energy and water pressure to fight fires.

Jonathon Braun, 479 Scenic Avenue, was concerned that each house will have different plans submitted at different times. Mr. Robbins assured him that once the specific plan and design is approved, any changes in the design will require a public hearing.

Mr. Braun suggested that the subdivision of the lots and the design of the houses should be discussed at the same time so as to avoid the problem of a house not fitting a particular lot it was intended to be on.

Jerome Draper, Los Angeles Boulevard, suggested that Item 1D be checked 'yes' because the ridge tops are the Town's main geological features. Mr. Robbins said this could be addressed in Item 8; however, it will be added to the checklist. Commissioner Ollinger pointed out that Item 1D generally refers to a significant rock outcrop, etc. Mr. Draper also feels Items 2 A and B should be addressed as this project will result in 250 vehicular trips per day; Items 4, 5, 6, 9, 13 and 14 should be checked 'yes.' He suggested that Item 21C be checked yes; however, Mr. Robbins noted that these concerns will come under Item 8 and a traffic survey will be required.

Mike Dexter, 76 Indian Rock Road, referring to Item 11, asked what the criteria is to determine whether population will be affected. Mr. Robbins said there would not be a significant effect since this would involve only 25 dwellings versus the 5,000 Town wide.

Ann Williams, 231 Sir Francis Drake Boulevard, asked whether a resolution has been introduced by the Council to hold up approval of applications such as this one until the density ordinance is adopted; Commissioner Ollinger answered there is no such resolution.

Mr. Robbins read the items on the checklist that now have a 'yes' or 'maybe' answer:

Items 1 A, B, C, D - Maybe
 Item 1 E - Yes
 Item 1 G - Maybe
 Items 2 A, B - Maybe
 Item 3 B - Yes
 Item 3 F - Maybe
 Items 4 A, B - Maybe
 Items 5 A, B, C, D - Maybe
 Item 6 A - Maybe
 Item 7 - Maybe
 Item 8 - Maybe

Item 9 A - Maybe
 Items 13 A, D, F - Maybe
 Item 14 A - Yes
 Items 14 B, C, D, E, F - Maybe
 Item 15 A - Yes
 Item 16 C - Yes
 Items 16 D, E - Maybe
 Item 18 - Maybe
 Item 19 - Maybe
 Items 21 A, D - Maybe

M/S Ragan, Hayes, in regard to Z-192 for Astra Enterprises, Incorporated, A/P Nos. 177-250-30 and 177-220-50, at the end of Tomahawk Drive, determination of the scope of the environmental review for the proposed rezoning from PPD R-1 (Preliminary Plan Development with a presumptive use of single family residential) to SPD (Specific Plan Development) for 25 single family dwellings, to accept the initial environmental review as amended by the Planning Commission on July 21, 1980.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- B. Z-193 - Kenneth Norberg, 1330 Sir Francis Drake Boulevard, A/P 5-224-17, determination of the scope of the environmental review for the proposed rezoning from PPD R-1/R-3 (Preliminary Plan Development with a presumptive use of single family residential/multi-family residential) to SPD (Specific Plan Development) for 23 townhouses.

Kenneth Norberg, applicant, Warren Perry, attorney, and Jim MacDonald, architect, were present.

Mr. Robbins said that staff is recommending a mitigated Negative Declaration on the basis that staff sees the environmental concerns as engineering items that are objective rather than subjective. Soils, drainage, traffic and fire studies would be required to determine the objective engineering and safety requirements.

Mr. MacDonald said that Mr. Norberg has an option to buy the property from Marius Cordone. They propose 23 townhouses, one of which to be a handicapped unit and two to be moderate income units. He said there have been eleven individual traffic studies on this project to date. There will be 53 parking spaces and ingress/egress will be off of Sir Francis Drake Boulevard. There will be an emergency exit off of Rivera Street and one off Beverly Way. They plan to have a turn-out lane for the busses so that traffic will not be stagnated. Mr. MacDonald said the flow of water will not be changed. They do not anticipate removing any trees, but they will have a tree expert come in to advise them if any trees should be removed due to disease, etc. They propose 11.5 units per acre.

Dolly Andersen, 21 Mountain View Avenue, said the traffic is impossible already and people leave Sir Francis Drake Boulevard and drive up Mountain View Avenue to Brookside Drive to Sleepy Hollow so they can avoid the signals. She feels this project will degrade the neighborhood and she objects to the size of the townhouses.

A petition signed by people in 53 houses in the area was submitted to the Commission objecting to the project and an EIR is necessary as it will show that this density will result in a burden to this area due to the additional traffic, energy requirements, emergency use, noise level and the affect on wildlife.

Steve McClure, 12 Beverly Way, questioned what will constitute an emergency use of the exits on Rivera Street and Beverly Way.

Mrs. Analla, 1344 Sir Francis Drake Boulevard, suggested that the traffic study be done between 6:00 a.m. and 9:00 a.m. and 3:00 p.m. and 7:00 p.m. M. G. Sheldon, 41 Brookside Drive, agreed with Mrs. Analla and referring to the drawing, said there are never only three cars on Sir Francis Drake Boulevard.

Rod DeMartini, 5 Brookside Drive, said that Items 6B and Item 14 should be checked 'yes.'

Joe Coffrini, 9 Mountain View Avenue, said he is concerned about drainage, traffic, parking and the proposed density.

Joyce DeMartini, 5 Brookside Drive, said Items 2 A, B, C should be addressed as the car fumes sit in the valley; there are too many units proposed in this small area; 3 C and F should be checked 'maybe'; Items 5, 7, 8 and 15 should be checked 'yes'; and Item 17 should be 'yes' as mental health will be affected.

Ann Williams, 231 Los Angeles Boulevard, said Item 14 should be checked 'yes', specifically recreation as the new property owners will use the recreation facilities at Drake High School; regarding land coverage the EIR should state whether this is surface coverage or structure coverage when determining the percentage; she would also like to have comments from Golden Gate Transit regarding the proposed indented space for the busses in front of the project; and she is concerned that eventually the entire Sir Francis Drake Boulevard may be made into four lanes of traffic.

Gay Kagy, 280 Redwood Road, said she objects to the mitigated Negative Declaration. There will be fiscal impacts, i.e., a signal; and Item 1F should be 'maybe.'

Jerome Draper, Los Angeles Boulevard, said an EIR is necessary.

Mr. Robbins said that if a mitigated Negative Declaration is done then the Town Administrator will do a fiscal impact study at the applicant's cost; if an EIR is required, then a consultant will do the study.

Commissioner Peterson said he felt Mr. Robbins had done an excellent job preparing the environmental review checklist and would like to see Item 13B added.

Commissioner Signorelli said he would like to see the approach be that the environmental concerns are objective rather than subjective. Commissioner Hayes agreed.

Commissioner Ollinger said there should be a focused EIR prepared on this project.

Mr. Robbins read the items on the checklist that now have a 'yes' or 'maybe' answer:

- | | |
|----------------------------|-----------------------------------|
| Items 1 A, B, E - Maybe | Items 13 A, B, C, D, F - Maybe |
| Items 2 A, B, C - Maybe | Items 14 A, B, C, D, E, F - Maybe |
| Items 3 A, B, C, F - Maybe | Item 15 A - Maybe |
| Items 5 A, D - Maybe | Item 16 E - Maybe |
| Items 6 A, B - Maybe | Item 18 - Maybe |
| Item 7 - Maybe | Item 19 - Maybe |
| Item 8 - Maybe | Item 21 D - Maybe |

M/S Ragan, Hayes, in regard to Z-193 for Kenneth Norberg, 1330 Sir Francis Drake Boulevard, A/P 5-224-17, determination of the scope of the environmental review for the proposed rezoning from PPD R-1/R-3 (Preliminary Plan Development with a presumptive use of single family residential/multi-family residential) to SPD (Specific Plan Development) for 23 townhouses, that an EIR be prepared as specified by the Planning Commission in the modified checklist.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

Mr. MacDonald said he agrees soils, drainage, traffic and fire studies are necessary, but to do a study on some of these items on the checklist will be very costly and seems a little unfair to the applicant.

- C. V-895 - Hung Kuo Chi, 80 Forest Avenue, A/P 7-013-11, a 20 foot frontyard variance to construct a deck within zero feet of the front property line.

Bill Stover, representative, present.

Mr. Stover showed some photographs of the property to the Commission.

M/S Hayes, McPeak, to approve V-895 for Hung Kuo Chi, 80 Forest Avenue, A/P 7-013-11, a 20 foot frontyard variance to construct a deck within zero feet of the front property line, on the grounds that it is necessary for the enjoyment of substantial property rights; it will not be detrimental to persons living in the neighborhood; and is necessitated by the steepness of the lot and the nearness of the house to the front uphill slope.

Motion passed unanimously.

Mr. Stover was advised of the ten day appeal period.

- D. EU-11 - Paul and Deborah Raynaud, 28 El Cerrito Avenue, A/P 5-242-11, a use permit for a second unit to remain upon change of ownership.

Deborah Raynaud, applicant, present.

M/S Ragan, Hayes, to approve EU-11 for Paul and Deborah Raynaud, 28 El Cerrito Avenue, A/P 5-242-11, a use permit for a second unit to remain upon change of ownership, on the basis that it is in the best interests of the neighborhood; and that it will enable the applicant to enjoy substantial property rights; with the provision that the parking arrangement as agreed upon by the previous owner remain in effect.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- E. SS-237 - Dino DeFilippi, 32 and 36 Foothill Road, A/P Nos. 7-033-07 and 7-033-08, a lot line adjustment.

Dino DeFilippi, applicant, and Bill Bevin, architect, present.

M/S Peterson, Signorelli, to approve SS-237 for Dino DeFilippi, 32 and 36 Foothill Road, A/P Nos. 7-033-07 and 7-033-08, a lot line adjustment, on the grounds that it is necessary for the full enjoyment of substantial property rights; based on the tentative map submitted to the Planning Commission dated July 21, 1980.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

6. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 11:40 p.m. to the next regular meeting on August 4, 1980.

Lisa Burghin

LISA BURGLIN
PLANNING ASSISTANT