

The special meeting of the San Anselmo Planning Commission was called to order on May 11, 1981, at 8:00 p.m. by Chairman Ollinger in the Town Hall Council Chamber, 525 San Anselmo Avenue. T. J. Robbins present.

1. ROLL CALL

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

Commissioners Absent: Hayes

2. Z-193 - Kenneth Norberg, 1330 Sir Francis Drake Boulevard, A/P 5-224-17, proposed rezoning from PPD R-1/R-3 (Preliminary Planned Development with a presumptive use of Single Family Residential and Multi-Family Residential) to SPD (Specific Planned Development) for 18 townhouse units (one of which to be a moderate-income and one to be a handicapped unit) and three single family dwellings.

Kenneth Norberg, applicant, and Jim McDonald, architect, present.

Mr. McDonald explained the revised plan to the audience, adding that he had met with both Robert Neaylon and Edward Majesky and discussed the revisions prior to this meeting.

Mr. Robbins pointed out that the applicant has proposed a separate access off of Sir Francis Drake Boulevard for pool maintenance equipment. He also indicated the total area proposed for the single family dwellings is over 22,500 square feet and the average width is adequate.

Mr. Neaylon, 18 Beverly Way, felt the density proposed for the Sir Francis Drake Boulevard side is out of proportion with the proposed density on the Rivera side. He is also concerned that the units may be constructed of redwood siding, which looks bad once it has been wet and although the architect has opened up the structure mass in front of his house, he will still see units further down in the development.

Gail Partee, 45 Cordone Drive, suggested the project be reduced by 50 percent in density.

Joyce DeMartini, 5 Brookside Drive, suggested the development be confined to the Sir Francis Drake Boulevard side. She said Rivera Street is not Town-maintained and two cars cannot presently pass. Mrs. DeMartini said the proposed bus stop turnout is a big joke as only eight people use that stop. Staff advised that Rivera Street is Town-maintained.

Ron DeMartini, 5 Brookside Drive, said the proposed emergency gate on Beverly Way will become unlocked and used as access. Mr. McDonald pointed out that the proposed plan indicates that entrance only leads into the center of the project where there is no permanent parking available.

A gentleman in the audience questioned who will improve Rivera Street; Mr. Robbins explained the developer is normally held responsible for improvements to his street frontage.

A gentleman from 19 Brookside Drive said this project will resemble projects in the San Rafael Canal area; the difference, he said, is that the canal area is swamp land and San Anselmo is not a low cost area.

Commissioner Signorelli pointed out to the audience that at the last meeting they indicated preference to single family dwellings on the Rivera side and townhouses on the Sir Francis Drake Boulevard side, which is what Mr. McDonald is now proposing; that the developer of one project cannot be held responsible for mitigating the traffic situation on Sir Francis Drake Boulevard; and that every time a high rise commercial building is constructed in San Francisco, there are many new employees seeking housing in the north which effects San Anselmo's housing and traffic problems.

Commissioner Harle said 16 units would be a fair density for this property based on the predominant character of the neighborhood.

Commissioners McPeak and Peterson stated the density is in conformance with the General Plan, with Commissioner Peterson

suggesting that not to have the emergency gate would be foolhardy; that the general desire of the neighbors to keep the development away from them and entirely on the Sir Francis Drake Boulevard side is not a rational plan; and that this location is the best for handicapped and moderate-income units and cannot think of a more appropriate area, again, pointing out that the developer has volunteered to construct such units.

Commissioner Ragan reiterated that the traffic problem on Sir Francis Drake Boulevard cannot be eliminated. He said the bus stop will be used by people living at the project; the emergency gate on Laurel Avenue has never been left unlocked so there is no reason why the gate on Beverly Way would be a problem; Rivera Street is not impassable; and suggested the neighbors form an informal assessment district to upgrade Rivera Street.

Commissioner Ollinger said the neighborhood is one of small homes and the best mitigations are providing the bus turn out lane and a lower density than that currently proposed.

M/S Peterson, McPeak, to recommend to the Town Council that 1330 Sir Francis Drake Boulevard, A/P 5-224-17, be rezoned from PPD R-1/R-3 (Preliminary Planned Development with a presumptive use of Single Family Residential and Multi-Family Residential) to SPD (Specific Planned Development) for 16 townhouses, one handicapped townhouse unit, one moderate-income townhouse unit, and three single family dwellings per the plan submitted by Mr. Norberg and his architects, Wagstaff and McDonald, on May 8, 1981; on the basis that it is consistent with the Planning Area Map and Land Use Section of the General Plan, and is consistent with PPD R-1/R-3 zoning that has been placed on the property.

Motion failed: AYES: McPeak, Peterson, Signorelli  
NOES: Harle, Ollinger, Ragan

Commissioner Ollinger said the cluster development is good planning and Mr. McDonald is attempting to be architecturally sensitive to the area rather than proposing a solid mass of R-3 type housing on Sir Francis Drake Boulevard. At the same time, however, he feels this plan is reaching into the R-1 area.

Mr. McDonald noted that his proposed development is below the maximum height and lot coverage requirements of R-1 zoning. He said his revised plan took into account all the concerns raised by the Commission at their last hearing on this project, and has not heard factual criticism to this plan other than that it involves creeping into the R-1 area. He added that if he is required to reduce the density, understandably the first units to go would be the moderate-income and handicapped units. Commissioner McPeak agreed.

Commissioner Signorelli said he feels this is an excellent project and pointed out that recently 18 units were approved at Isabel Cook on one-half an acre of land without an Environmental Impact Report.

### 3. ADJOURNMENT

The special meeting of the San Anselmo Planning Commission was adjourned at 10:16 p.m. to the regular meeting on May 18, 1981.

*Lisa Burghlin*

LISA BURGLIN  
PLANNING ASSISTANT