

The regular meeting of the San Anselmo Planning Commission was called to order on October 19, 1981, at 8:00 p.m. by Vice Chairman Hayes in the Town Hall Council Chamber. T. J. Robbins present.

1. ROLL CALL

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

2. APPROVAL OF MINUTES - October 5, 1981

Item 5, Commissioner Peterson requested that it be put in the minutes that he asked for the Town Attorney's opinion of the required time frame for the Housing Element review.

M/S McPeak, Peterson, to approve the minutes of October 5, 1981, as amended.

Motion carried; Commissioner Ragan abstained.

3. NEW BUSINESS

A. Z-210 - Jamsheed Jamsheed, Off Theresa and Oak Springs Drives, A/P Nos. 5-011-40 and 5-011-60, proposed rezoning from PPD R-1 (Preliminary Planned Development with a presumptive use of Single Family Residential) to SPD (Specific Planned Development) for six single family residences, and the initial environmental review.

Chris Craiker, Architect, and Jamsheed Jamsheed, applicant, present.

Mr. Craiker referred to color renderings which indicated the maximum number of units to be six per the Density Ordinance and the proposed land transfer between the applicant and Town. Mr. Craiker said 69 percent of the land is to be dedicated for open space.

Bob Gualoff, 216 Oak Springs Drive, asked for an explanation of the location of the six sites.

Curtiss Kim, 220 Oak Springs Drive, questioned whether it will be possible to construct in the proposed open space area; Mr. Craiker explained that there could be two sites in that area; however, it is being recommended for open space for no development.

Jerry Mayer, 122 Oak Springs Drive, said there have been slides in the area and, therefore, an extensive and detailed soils report is necessary; the condition of Oak Springs Drive is poor and he expressed concern about the possible damage caused by the construction equipment; the traffic is at a saturation point on Sir Francis Drake Boulevard; the applicant's land proposed for transfer with the Town's land is unbuildable and he warned the Commission to be very careful; and he questioned whether the applicant plans to sell off the unimproved lots.

Nancy Thurmond, 238 Oak Springs Drive, said a lot of fill had been placed on this property and only compacted with one run-over. She is concerned about the potential water runoff and the poor water pressure that already exists. Referring to the Environmental Checklist, she suggested Items 1a and b, 3b and c, 14a, 4, 5, and 6 be checked 'yes.'

Jonathon Braun, 479 Scenic Avenue, suggested the applicant show the areas from which this development will be visible and it then may become evident there are alternative sites.

Commissioner Ragan stated this land is very unstable and it is inconceivable to him that there could be six houses on that land, suggesting the only stable lot would be the one off of Theresa Drive.

Commissioner McPeak complemented staff in putting forth mitigations at this point and suggested the soils report indicate alternative construction sites.

Commissioner Peterson said there should be a detailed soils and drainage study.

Commissioner Signorelli suggested the possibility that this development may help the drainage problems. He said he does not recommend the property transfer, to which Commissioner Hayes agreed.

M/S Peterson, McPeak, to refer Z-210 for Jamsheed Jamsheed back for completion of the reports as shown on pages 4 and 5 of the Environmental Checklist; and investigation of any alternative building sites if the soils/geological consultant does testing only on those sites the applicant has identified and the Commission determines those sites are unsatisfactory; further move that all of these reports are to be bound together by staff.

Motion carried: AYES: Hayes, McPeak, Peterson, Signorelli.  
NOES: Ragan

It was announced there will be renotification by mail of the meeting date.

- B. Z-198 - Jerry Dal Bozzo, A/P Nos. 7-131-15, 7-142-01 and 7-182-03, located between Laurel Avenue and Redwood Road, an amendment to a previously approved Specific Planned Development to construct four single family dwellings.

Jerry Dal Bozzo, applicant, and Jim McDonald, architect, present.

Mr. McDonald submitted colored renderings of the proposed project, noting the changes are that access to all four houses will be off of Redwood Road and the location of the houses have been shifted slightly on the sites. He pointed out that the vacant land will be private open space. Mr. McDonald said he attempted to contact the "spokesman" of the neighborhood three times; however, his telephone calls were not returned.

Leonard Olson, 480 Redwood Road, questioned the proposed sewage and drainage systems, to which Mr. McDonald explained.

M/S Peterson, Ragan, to recommend to the Town Council approval of Z-198 for Jerry Dal Bozzo, A/P Nos. 7-131-15, 7-142-01 and 7-182-03, located between Laurel Avenue and Redwood Road, an amendment to a previously approved Specific Planned Development to construct four single family dwellings, with private open space restrictions to any future subdivisions of the property, on the basis that it is consistent with the General Plan. The mitigated Negative Declaration previously accepted by the Planning Commission and Town Council will suffice. This recommendation is based on the drawing received by the Town on October 8, 1981.

Motion passed unanimously.

It was announced that this application will be heard by the Town Council on October 27, 1981.

- C. V-985 - Michael Krasny, 133 Humboldt Avenue, A/P 7-033-06, frontyard parking variance.

Mr. Krasny said the variance will not affect the present situation as they park two cars in the driveway and there is room for one more in front. He said his lot is steep and there is little room to construct elsewhere on the site.

Mr. Robbins-referred to the staff memo, which states that the enclosing of the carport will reduce off-street parking and the request is not justified as there is room to construct elsewhere on the lot.

M/S Peterson, Ragan, to approve V-985 for Michael Krasny, 133 Humboldt Avenue, A/P 7-033-06, a frontyard parking variance, on the grounds that it will not be a detriment to the neighborhood; it is necessary for the enjoyment of substantial property rights; it is necessitated by the steepness of the lot and the placement of structures on the lot; and the unusual circumstances which preclude alternatives to providing replacement parking for the applicant.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

4. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 11:41 p.m. to the next regular meeting on November 2, 1981.

*Lisa Burglin*

LISA BURGLIN  
PLANNING ASSISTANT