

The special meeting of the San Anselmo Planning Commission was called to order on July 27, 1981, at 8:00 p.m. by Chairman Ollinger in the Town Hall Council Chamber. T. J. Robbins present.

1. ROLL CALL

Commissioners Present: Harle, Ollinger, Peterson, Signorelli

Commissioners Absent: Hayes, McPeak, Ragan

2. APPROVAL OF MINUTES - July 20, 1981 - Continued 08/03/81.

3. OLD BUSINESS

- A. Z-204 - Jerry Dal Bozzo, between Valley Road and Camino de Herrera, A/P Nos. 5-031-35, 5-081-19 and 5-081-07, review of environmental information (as requested by the Planning Commission on June 1, 1981) and 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 dwellings.

Jerry Dal Bozzo, applicant, and Joe Grippi, surveyor, present.

Don Herzog, Geotechnical Engineer, discussed his firm's Geotechnical Investigation Report stating in summary that well-engineered houses could be built on the site. He also presented his findings on Grippi's rezoning map, titled Plate 1.

John Betonte, Civil Engineer with Copple Foreaker Associates summarized the firm's drainage and water supply analysis, recommending that a 30 inch diameter reinforced concrete pipe will handle the runoff from the watershed and could divert runoff from the 24 inch culvert that presently passes by the houses on Valley Road.

Kerstan Williams, Botanist, presented his study of the impacts on Tiburon Tarweed and Plump-Seeded Madia by this development recommending relocation of units where they overlap major concentrations of these plants; routine inspection and coordination with the designers and builders of the units by a knowledgeable botanist; and expansion of the plant sites by seed collection and introduction of these species on other potential local sites and reintroduction in the project vicinity after construction is completed; and dedication of areas of major concentrations of these species to private open space. Mr. Williams pointed out the areas of concentration on a marked up rezoning map by Grippi.

Mr. Zaharoff, 1 Traxler Road, is concerned about the soils stability as one only has to look at the mutilated hill (from the soils study) to judge the capabilities of this development.

Maria Zaharoff, 1 Traxler Road, questioned the dates Mr. Williams was at the site, suggesting that in the recent past the plants most likely have died out with the seeds blowing away in the wind. Mr. Williams said he had been to the site different times in the last month, pointing out that the specimens would not have died away and that he was looking for plants rather than seeds. Ms. Zaharoff said it is imperative that there be no construction in the area of these plant species. She feels the reseeding recommendation is questionable as ultimately the weeds would take over.

Ms. Zaharoff stated this project is not in conformance with the General Plan or slope policy, to which Commissioner Ollinger pointed out that under the slope policy the applicant could request a much higher density than proposed. Ms. Zaharoff then passed out photographs of the road cut made by the bulldozer, stating that a hand digger was used and, therefore, the severe cuts were not necessary.

Andy Klapack, 27 Camino de Herrera, reiterated his concerns about the drainage problems in the area.

Richard Metz, 160 Camino de Herrera, suggested the soils, drainage and botanical studies might be more objective if done.

by a consultant not hired by the applicant.

Charles Mastin, 5 Traxler Road, discussed the soils and rock in the area, saying he hoped there would be a more detailed soils study.

Adelaide Mastin, 5 Traxler Road, agreed with Ms. Zaharoff that the bulldozed roads were not necessary.

Commissioner Signorelli noted that the graded roadways across the hillside were necessary for the equipment and operator moving to each location during the soils test.

John Mooney, 155 Camino de Herrera, Virginia Metz, 160 Camino de Herrera, Maude Roche, 164 Camino de Herrera, Colonel Smith, 170 Camino de Herrera, and Gary Goodman, 83 Valley Road, complained about the low water pressure in the area. Ms. Metz noted that it takes 45 minutes for her clothes washer and dishwasher to fill up.

Rick Sheviakov, 30 Oakwood Avenue, questioned how a 30 inch pipe will feed into a 24 inch pipe; how many more houses will be constructed on the hill and add to the traffic problems; why the Fire Department only requires a 30 foot brush clearance from structures when he clears 80 feet as it is necessary; and why the Fire Department will require the roads be wider than Camino de Herrera presently is. Mr. Betonte noted the amount of water will not change; it will simply be diverted.

Dick Street from the Oak Springs area said this project will result in the terrain being changed and then there will be a change in the water runoff. He also said Bennit Road and Camino de Herrera are basically one-way roads. Colonel Smith said it is difficult to get through the area between 7:30 a.m. and 10:00 a.m. and 2:00 p.m. and 6:00 p.m.

Commissioner Peterson said the mitigations suggested by the consultants should suffice, adding that six units on this property is not overly dense. He referred the neighbors to the Marin Municipal Water District to discuss the water pressure problem.

Commissioner Harle feels this development is a light use of the land and during the use permit stage particular attention should be given to the suggested mitigations.

Commissioner Ollinger noted attention should be given to fire protection in regard to the endangered plant species. He suggested that if it is found a unit cannot be constructed in the proposed site due to geological conditions, then it should not be placed elsewhere on the property. He is also concerned about access to the two houses to the southwest of the property as it would be over a swale.

Commissioner Signorelli asked what the virtues were to saving the Tiburon Tarweed as he has been told it grows elsewhere besides Marin County. Mr. Williams said botanists are interested in the genetics of plants and don't want to see any become extinct.

Commissioner Signorelli said he is concerned about the water pressure problem in the area and cannot support the sixth unit as the access has not yet been identified.

M/S Peterson, Harle, to certify the Negative Declaration as prepared by staff and supported by various studies received tonight: 1. Fire Department's requirements; 2. The Copple Foreaker Associates' Hydrology Report; 3. Donald Herzog and Associates, Incorporated's Geotechnical Report; and 4. a Study of Flora and Endangered Species by Kerstan Williams; and further require as a condition of this certification a full and complete written communication from the Marin Municipal Water District prior to use permit approval.

Motion passed unanimously.

M/S Peterson, Signorelli, to recommend to the Town Council approval of Z-204 for Jerry Dal Bozzo, between Valley Road and Camino de Herrera, A/P Nos. 5-031-35, 5-081-19 and 5-081-07, rezoning from PPD R-1 (Preliminary Planned Development with a presumptive use of Single Family Residential) to SPD (Specific Planned Development) for five single family dwellings as shown on the map received by the Town of San Anselmo on July 23, 1981, excluding Lot 5, which is the most northerly one on the map, with the following conditions:

1. that the mitigation measures recommended by Kerstan Williams in his report on the study of impacts on the Tiburon Tarweed and Plump-seeded Madia all be implemented;
2. the water pressure problems be resolved to the satisfaction of the Planning Commission before the use permit stage;
3. the five units recommended approved are with the understanding that the building envelopes will have to be adjusted recognizing the constraints of the water pressure and elevation of the building sites relative to the water tank; siting of the properties due to the plant areas as identified by Kerstan Williams; with the further constraint of the steepness of the slope;
4. the drainage problems at the lower elevation area of the property be resolved through cooperation with the Town, applicant and neighbors, if need be, so as to alleviate any problem of above grade flooding.

Motion passed unanimously.

It was announced that this item will be heard by the Town Council on September 8, 1981, with notification to be sent to the neighbors prior to the meeting.

- B. SR-326 - North Bay Photo Lab, 580 Red Hill Avenue, A/P 6-091-61, sign variances: to allow a third sign and 30.76 square feet of extra sign (two signs permitted with a maximum square footage of 56.25).

Tom Rygh, applicant, present.

M/S Peterson, Signorelli, to approve SR-326 for North Bay Photo Lab, 580 Red Hill Avenue, A/P 6-091-61, sign variances: to allow a third sign and 30.76 square feet of extra sign on the side facing eastbound traffic, on the grounds that it is necessary for the substantial enjoyment of property rights; it will not be detrimental to the neighborhood; the property is located on a four-lane roadway with a woody median strip and this sign will permit exposure to eastbound traffic; and the previous owner of the property had permission for signs on three sides of the building so this is a continuance of a variance.

Motion passed unanimously.

4. NEW BUSINESS

- A. Z-208 - Richard Ryerson, 510 Center Boulevard, A-P 7-015-08, amendment to Specific Planned Development for a professional office building.

Richard Ryerson, applicant, and James McDonald, architect, present.

Mr. McDonald noted this plan proposes an additional 800 square feet of building and an increase in the number of parking spaces.

The Commissioners felt the proposed parking is an improvement over the original plan.

M/S Signorelli, Peterson, to recommend to the Town Council to approve the proposed amendment to the Specific Planned Development, Z-208 for Richard Ryerson, 510 Center Boulevard, for a professional office building, on the grounds that it is in conformance with the General Plan.

Motion passed unanimously.

- B. V-966 - Henry Pardi, 54 Sir Francis Drake Boulevard, A/P 6-191-21, a five foot frontyard, four foot sideyard and two foot rearyard variances to construct additions within 15 feet of the front property line, four feet of the side property line and 18 feet of the rear property line.

Henry Pardi, applicant, present.

Mr. Robbins mentioned there are two neighbors not present this evening who are only concerned that existing trees are not cut down.

M/S Peterson, Harle, to approve V-966 for Henry Pardi, 54 Sir Francis Drake Boulevard, A/P 6-191-21, a five foot frontyard, four foot sideyard and two foot rearyard variances to construct additions within 15 feet of the front property line, four feet of the side property line and 18 feet of the rear property line; on the grounds that it will permit substantial enjoyment of property rights; it will not be detrimental to the neighborhood; and is necessitated by the configuration and shallow depth of the lot and placement of the existing structures on the lot; as shown on the plan dated June 19, 1981, with the understanding that the applicant will preserve all those trees on the back of the creek, removing only those necessary to build the additions.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

5. DOWNTOWN REZONING WORKSHOP

Mariposa and Ross Avenues

The Commission agreed to advertise for possible rezoning the following addresses:

Address

<u>Ross Avenue</u>	<u>Present Zoning</u>	<u>Proposed Zoning</u>
24	R-3	R-2 or P
36	C-2	R-3
40	C-2	R-3
57	C-2	R-3
76	R-2	R-3
110	R-1	R-2
<u>Mariposa Avenue</u>		
26	C-2	R-3
28	C-2	R-3
42	R-1	R-2
50	R-1	R-2
54	R-1	R-2
60	R-2	R-3

It was announced the proposed rezonings will be heard by the Planning Commission on September 21, 1981.

6. ADJOURNMENT

The special meeting of the San Anselmo Planning Commission was adjourned at 11:53 p.m. to the next regular meeting on August 3, 1981.

Lisa Burglin

LISA BURGLIN
PLANNING ASSISTANT