

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Hayes in the Town Hall Council Chamber on May 3, 1982, at 8:00 p.m. T. J. Robbins present.

1. ROLL CALL

Commissioners Present: Gaidano, Harle, Hayes, Peterson, Signorelli  
Commissioners Absent: McPeak

2. APPROVAL OF MINUTES - April 19, 1982

Commissioners Hayes requested that his name be added to those abstaining from approval of the April 5, 1982, minutes.

M/S Peterson, Signorelli, to approve the minutes of April 5, 1982, as amended.

Motion passed unanimously.

3. OLD BUSINESS

TC 5/12  
A. Z-187 - Kintetsu Enterprises of America, A/P 5-300-15, off of Woodside Drive, proposed rezoning from PPD R-1 (Preliminary Planned Development with a presumptive use of Single Family Residential) to SPD (Specific Planned Development) for nine single family dwellings.

Mr. Sohn of Yashima Construction present.

Mr. Robbins said staff recommends deleting Site No. 9 (referred to as No. 6 by applicant) as it is a slide suspect area; provide a turnaround at Site No. 7 (referred to as No. 5 by applicant), with only a driveway to Site No. 8 (referred to as No. 7 by applicant); stabilize the area at the east end of the property similar to that shown on Drawing A-2, "Improvement of Stability", to act as toe-of-slope buttress to the upper ravine area, and repair the two active slide areas; extend the culvert system to connect with the existing system on Carlson Avenue halfway between Rancho Drive and Butterfield Road, instead of connecting on Rancho Drive; verify with detailed soils and drainage studies the remaining individual eight building sites as being feasible at the use permit/design review phase of the SPD procedure; improve Idlewood Court, Cherne Lane and Carlson Avenue to Town standards. Mr. Robbins explained the reasons for staff's recommendations are that a density of one unit per 1.5 acres is reasonable; it conforms with the General Plan; development of Carlson Avenue and improvement of the access from Idlewood Court and Cherne Lane will not be substantially detrimental to the neighborhood; to minimize traffic impact, Carlson Avenue could be one way in and Idlewood one way out beyond the currently used portions of these streets; the proposed drainage improvements will eliminate one of the most serious drainage problems in Town on Rancho Drive; and the eight building sites proposed are to be substantiated as safe sites.

John McWhorter, 21 Carlson Court, is concerned about the road conditions, the slide areas, and that the area use to be a swamp.

Bill Werner, 27 Woodside Drive, suggested the people will not observe the one-way direction.

Mrs. Riddle, 19 Carlson Court, spoke for Mrs. Cody, 13 Carlson Avenue, stating that the entrance to Carlson from Butterfield Road is not wide enough for two cars to pass, and she is concerned about the proposed density.

Pat Stocking, 2 Rancho Drive, said a considerable amount of mud slid into his yard during the January storm and that the artificial fill area indicated on the drawing is a garbage dump. He referred to a staff letter to Mr. Sohn advising him to divert the water back into the drainage ditch, which Mr. Stocking said has not yet been done.

Jerry Mayer, 122 Oak Springs Drive, said he agrees that Site No. 9 (referred to as No. 6 on the drawing) should be deleted, as well as the northerly B unit (referred to as No. 9 on the

drawing) as there is an active landslide just below that area. He is also concerned about the three northerly A units (referred to as Nos. 3, 4 and 5 on the drawing) as the water will naturally funnel under those three sites.

Ed Croce, 11 Rancho Drive, Andrew Gambardella, 4 Rancho Drive, and Tony Gambardella, 4 Rancho Drive, expressed concern about the adequacy of a 24 inch pipe. Mr. Croce suggested the road be pitched back toward the bank and two foot curbs be constructed so that the water will be directed downhill rather than dump into the culvert and ultimately on Rancho Drive.

John Grey, representing his parents, said 80 trip-ends per day will have a negative impact on the existing roads and people.

Mr. Robbins stressed to the neighborhood that the proposed drainage system will alleviate 90 percent of the problems on Rancho Drive.

John Holm, 10 Idlewood Drive, said he agrees the northerly B unit should be questioned due to the slide area, and the westerly B unit is also in a precarious position.

The Commissioners agreed that with this project, density is not the determining factor, but rather safety is. Commissioners Harle and Hayes expressed concern about the three northerly A units. All the Commissioners were concerned about the northerly B unit. Commissioner Hayes is also concerned about the westerly B unit, and suggested the area where the three southerly A units are proposed is safer for development.

Larry Woods, Civil Engineer, answered questions from the Commission and audience. He stated that following the study made in the EIR, the 24" pipe should be adequate; however, pointing out that his firm has not yet done their own detailed analysis. He noted that the source of mud on Rancho Drive was not only from this property, but from the embankment to the east of this property as well. Regarding the concern that water will naturally go under the three proposed northerly A units, Mr. Woods said the inside edge of the road might be developed lower than the face of it, causing the water to go down the road.

Billy Lin, Soils Engineer, whose firm prepared the Soils Report in the EIR, pointed out there are correctable and incorrectable landslides. The area just north of the westerly B unit is in the area not recommended for development, where originally a site had been proposed. The site for the northerly B unit is recommended to be completely removed and compacted and the structure to have a deep foundation. The artificial fill area was poorly compacted, but can be corrected. The slides in the areas of the A units are mainly due to erosion and can be taken care of properly. Regarding the concern about the steep slope behind the three northerly A units these sites are not firm and recommendations will be made during the use permit stage. He feels the proposed project is reasonable.

M/S Peterson, Gaidano, to recommend to the Town Council approval of Z-187 for Kintetsu Enterprises of America, A/P 5-300-15, off of Woodside Drive, proposed rezoning from PPD R-1 (Preliminary Planned Development with a presumptive use of Single Family Residential) to SPD (Specific Planned Development) for eight single family dwellings subject to: 1. Planning staff's recommendation in their memo dated April 30th, inclusive of their recommendations; noting Site No. 9 should be Site No. 6, Site No. 7 should be Site No. 5, and Site No. 8 should be Site No. 7, to conform to the applicant's drawings as submitted; based on the grounds that the density conforms to the General Plan.

Motion carried: AYES: Harle, Gaidano, Peterson, Signorelli  
NOES: Hayes

M/S Signorelli, Peterson, that the previously accepted EIR by the Commission be accepted by the Town Council for the current proposal.

Motion passed unanimously.

It was announced that the rezoning application and the EIR will be heard by the Town Council on May 11.

- B. Z-210 - Jamsheed Jamsheed, off Theresa and Oak Springs Drives, A/P Nos. 5-011-40 and 5-011-60, review of mitigated Negative Declaration 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 - CONTINUED TO MAY 17, 1982.

#### 4. NEW BUSINESS

- A. U-573 - Randall E. Karkkanen, 75 Red Hill Avenue, A/P 6-214-03, use permit for live music.

Randall Karkkanen, applicant, not present. Item continued to May 17, 1982, with the understanding that if the applicant does not appear at that time, the application will be heard anyway.

- B. U-574 - Primos Pizza & Pasta, 330 San Anselmo Avenue, A/P 7-254-05, use permit for the on-sale of beer and wine.

V-1009 - Primos Pizza & Pasta, 330 San Anselmo Avenue, A/P 7-254-05, parking variance for eight parking spaces (no on-site parking available).

C-188 - Primos Pizza & Pasta, 330 San Anselmo Avenue, A/P 7-254-05, design review of exterior alterations.

Ivan Cowley, designer, and the owners of the business were present.

Mr. Cowley said there will be exterior and interior improvements to the building. The owner said hours will be 11:30 a.m. to 2:00 p.m. for lunch, and 5:00 p.m. to 10:00 p.m. for dinner during the week, and to 11:00 p.m. on the weekends.

M/S Harle, Gaidano, to approve U-574 for Primos Pizza & Pasta, 330 San Anselmo Avenue, A/P 7-254-05, for the on-sale of beer and wine, on the grounds that it will allow the enjoyment of substantial property rights, and will not be detrimental to the neighborhood.

Motion passed unanimously.

M/S Peterson, Signorelli, to approve V-1009 for Primos Pizza & Pasta, 330 San Anselmo Avenue, A/P 7-254-05, on the grounds that it will permit the enjoyment of substantial property rights; it will not be detrimental to the neighborhood; and that there is no on-site parking available.

Motion passed unanimously.

Mr. Cowley explained that there will be window and door changes with rod iron railings and awnings. The colors are to be off-white stucco with brown trim and tiles for the roof.

M/S Signorelli, Peterson, to approve C-188 for Primos Pizza & Pasta, 330 San Anselmo Avenue, A/P 7-254-05, design review of exterior alterations, as indicated by the samples presented and the colored drawing dated April 10, 1982.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- C. V-1010 - Paul Pieri, 1650 San Anselmo Avenue, A/P 5-191-28, a 1'6" rearyard variance to reconstruct a living area within 18'6" of the rear property line, and a 3'6" rearyard variance to construct a bay window within 16'6" of the rear property line.

Paul Pieri and Mike Heffernan, applicants, present.

Mr. Heffernan said the bay window will permit more sunlight to filter into the kitchen area. He distributed petitions of support signed by neighbors in the area.

M/S Peterson, Harle, to approve V-1010 for Paul Pieri, 1650 San Anselmo Avenue, A/P 5-191-28, a 1'6" rearyard variance to reconstruct a living area within 18'6" of the rear property line, and a 3'6" rearyard variance to construct a bay window within 16'6" of the rear property line, on the grounds that it will permit the substantial enjoyment of property rights; it will not be detrimental to the neighborhood; and is necessitated by the small size of the lot and placement of the structure on the property.

Motion passed unanimously.

Applicants were advised of the ten day appeal period.

5. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 11:25 p.m. to the special meeting on May 10, 1982.

*Lisa Burghin*

LISA BURGLIN  
PLANNING ASSISTANT