

The special meeting of the San Anselmo Planning Commission was called to order by Chairman John Sharp in the Council Chamber on November 25, 1985 at 8:00 p.m. John Kottage of staff present.

1. ROLL CALL;

Commissioners present: Harle, Hayes, Heubach, Sharp

Commissioners absent: Kroot, McPeak

Vacancy: One position not filled.

2. PUBLIC HEARING

A. S-98 Old Quarry Subdivision - Slide Mountain Corporation
12 lot subdivision

John Roberto, Consultant, stated the applicants had submitted proposed revisions to the tentative map. The extension of Tomahawk had been pulled back. Some of the lot sizes were reduced; Lots A and B were relocated to the west of the proposed driveway. The length of the driveway was shortened. the gate was relocated. A vehicle barrier was added. It is the intent to use the driveway for 2 homes. There is now a large area of contiguous open space. The tank has been relocated. The pump is going to be put underground. Surface storm water will be collected and go into a storm drain system.

Mr. Roberto said a letter from the Geological Technical Consultant had been read to him over the phone. After hearing the report, Mr. Robert said the dwelling on lot 1 may have to be placed on piers; another option other than gabions might be less disturbing to the soil. These items are open to discussion.

Mr. Roberto said he had prepared a Resolution with two exhibits, the one to be used will depend on Planning Commission Action.

Applicant Calvin Gunn said at this time he would like to ask Doug. Elliott to speak to the Commission.

Mr. Elliott introduced his partner, Bruce Berman, and said they had purchased the property from Mr. Gunn after the last meeting. The new plans were theirs. He indicated the watershed line and explained the relocation of the lots and the drainage problems.

Mr. Elliott said he was concerned with views of the buildings and his proposed changes will reduce the visual impact. He is using more of a clustered approach. He indicated on the map the area he intended to dedicate to Marin Municipal Water District. He said he had consulted with Fran Brigman of the Marin Open Space District about dedication of an easement to the open space district.

Mr. Elliott said further, the water tank would be excavated in a different fashion, going in from the side and having a "bowl" effect. It would not be visible to any dwellings. The pump would be buried to eliminate any possible noise. Pull-outs along the road are proposed for access for the firefighting equipment. He said he was going to do a master plan for the entire project, and that would include a landscape plan for the entire project. All concerns will be addressed during development of the master plan.

Mr. Irving Schwartz, Engineer, was introduced. He questioned the requirement in Exhibit "B", Section E. 1, which refers to requirements of the Ross Valley Fire Department as set forth in Exhibit D. He wanted to know if this was the requirements at the end of the letter from RVFS dated 8-13-85. It apparently was. He expressed concern over the requirement that the water supply requirements must be completed within 30 days after approval of the parcel split or land division. He said he did not understand nor know how it could be complied with. He felt the requirement should be prior to framing of new residential structures. He also questioned condition 4 which required the access roadway to be completed prior to the start of new construction. He felt there could be a better way to satisfy the requirement; he thought the time limit could be prior to occupancy.

Public Works Director Kottage suggested leaving the final two inch asphalt until construction is completed, but perhaps the developer could be required to provide an all weather surface prior to that time.

Barrett Denton, 53 Miwok Drive, had several concerns:

1. The greenbelt area: He did not wish to see the woods fenced or access to it denied.
2. The present fire road: He did not wish to see it bulldozed over, nor a paved road to go to the open space.
3. The earthslide and a drainage problem onto his property.
4. The noise from an underground pump. He would not want to hear any noise at all.
6. The Traffic: It is all going down Miwok to San Francisco Boulevard now. The streets are very narrow.

Al Barsochini said he was speaking for himself and 24 homeowners in the area. He asked if this map was going against policy set by Town Council and questioned the backyard privacy of two existing homes. He said Lot K had visual prominence. He thought it would be a "sore thumb". He felt homeowners should be assured a reasonable expectation of privacy.

Larry Stack of 10 Alice Way said he had personally met with Fire Marshall Mollenkopf and Assistant Chief Schmidt of the Police Department. They both felt there should be a public street to Lots 1 and 2. Both had reiterated their concerns to him. He said the Council, in previous meetings, had been extremely emphatic that there should be no more than 12 units and there should be no building on hillsides; that any development be off ridgetops and off hillsides. He said he did not feel Lot 1 and 2 fulfill this requirements and 11 & 12 were maybes.

He further stated he is concerned with traffic, visual impact, the north parcel, the public roads. He said 4 to 6 homes on the flat area should be allowed and nothing else considered.

Jonathan Braun, 479 Scenic Avenue said he felt the area of the footprint of the house on site #1 was too large. He thought it should be narrowed and move easterly. He thought the underground water tank should be required. He said the Elliott presentation was quite a step forward. He was happy to see a master plan would be proposed rather than to have the lots developed piecemeal.

The owner of 53 Indian Rock Road said lot 12 was directly above her property. She said she wanted that lot somewhere else. She is concerned over drainage. She said there is a tremendous washing away of soil. She had heard nothing that would mitigate the problem.

Gary Young said he was going to buy 49 Indian Rock Court. He was concerned with soils stabilization; he felt a significant step forward had been made since the last meeting. He said horses grazing eroded the soil and suggest the Council pass an ordinance covering the grazing of horses.

Barry Spitz, 155 Los Angeles Boulevard said he hoped for a more creative approach. He said this was the last open space in San Anselmo. He said the money from the Buck Foundation has now come through and hoped it could be used to purchase this open space.

Carolyn Turner said she lives across the street from Mr. Spitz. She is concerned over the visual impact from the downtown area. She said she thought the area was designated as open space in the General Plan. She asked if it would not be pertinent to investigate the Buck Foundation to purchase this property as open space.

Mr. Elliott responded by saying there would be access to the woods. They had moved the gateway and made a public road out of a private road. He said water would be controlled with a V ditch and there would still be a pedestrian path if possible. He said Mr. Kappula's privacy will be protected through landscaping. In response to Mr. Barsochini and Mr. Stack's mention of the ridges, he said they have created what they feel the most suitable locations for the building sites and have considered horses and open space also. He said he thought the Town should control horses by ordinance. He said they have provided open space and would be happy to dedicate it and would be willing to talk to anyone about it.

Mr. Roberto said the site drainage is being considered, runoff will be reduced and existing conditions improved. He said the underground water pump should eliminate any noise. He thought a smaller footprint on Lot 1 might be considered. The Fire Department had said a 14 foot wide driveway would be adequate. The proposed new site for lot 12 would be up to the Commission. The soils report, if implemented, will insure stabilization of the site.

Mr. Roberto asked what would happen to the lot proposed to be dedicated to MMWD if MMWD refused the offer. It is recommended that it then become a portion of another lot, because he felt for maintenance purposes it should be in private ownership.

Mr. Stack questioned if the public streets could be seen from the Valley. He said this would be ideal for open space funding. He asked if anyone had contacted the Marin County Open Space District.

Chairman Sharp asked the audience if anyone knew if anyone had contacted the Marin County Open Space District.

Mr. Barsochini said they had been contacted; however, they wished to maintain a low political profile.

Mr. Roberto said the Open Space District had a set of priorities. He said their goal is to purchase open space throughout the County and one of the things they look for is a real effort. The word participatory in their goals means a dollar effort from the residents of the area.

Mr. Gunn from the audience said sometime ago he had approached the Open Space District and made them a proposal.

He said he offered the 50% participation.

Town Administrator Mike Garvey said he had spoken to the Open Space District and they had stipulated that a 50% matching funds would have to be raised by Community Groups--not the Town. They could use seven times as much as the grant. They envision that the money available will be used for 2 years on already approved priorities.

Commissioner Harle said he was in support of the previous application, and this seems to go far to improve the previous consideration.

Commissioner Hayes said he felt this a substantial improvement over the previous plan. He said he had previously had some concern over lots A & B, but now both had been moved. He felt this plan had gone a long way to satisfy some of the former complaints. He asked if there was a reason for the size of the footprint on Parcel 1.

Mr. Elliott said this was a 10 acre parcel and he felt with the flexibility of a larger footprint they could create a little more privacy and they wished to have an option of placing the dwelling in a sensitive way.

Commissioner Hayes said in general the new plan does address many concerns expressed before. It is frustrating not to be able to put the question of Open Space Purchase to the voters. He felt it is probably time to move this item along to the Council for their opinions.

Commissioner Heubach agreed with Commissioner Hayes and said Lot 1 was his main concern. He said he did not know what the Council's concerns were.

Town Attorney Roth said what the Council had said before were merely guidelines and what the Commission should be concerned with is ordinance.

Commissioner Heubach said he favored soundproofing the pump. He is concerned over the woods area. He would not like to see an intrusion on this forest. He said he found the proposal very acceptable except for the footprint of the building for lot 1.

Commissioner Sharp said he did not support the application. He did not believe the EIR adequately covered this application. It stated there would be no significant impact on traffic and there would be no visual impact, and he felt both these statements were untrue. He said he felt 12 units is much too dense. He said he knew Mr. Elliott is very sensitive to the concerns of the neighbors, and he felt they should work with the developer. With regard to the public or private street being 14 feet or wider, he was inclined to think more paved area is bad. He said the master plan is a great approach.

Commissioner Hayes wished to underscore the master plan idea.

He said the application would be having Architectural Review and there was a need for an integral concept in mind.

M/S Heubach, Harle to recommend approval to the Town Council as specified in the Exhibits as provided by Consultant, alternate with N on it subject to the conditions as specified in the exhibits attached and a provided by the Consultant. Propose that the resolutions be amended;

Page 4. A 1, after the words "Tentative Map, add prepared by Schwartz-Waag, Associates, Inc. dated November 21, 1985 (Exhibit A).

Page 4 Item B 6. to add language as follows: aside from equipment and materials needed for off-site construction required by the Town Engineer.

Page 5. C. Change title to read: ACCESS DEDICATIONS AND OPEN SPACE EASEMENTS.

Page 5. C. Add item 3 as follows: The parcel proposed for dedication to the MMWD, if not accepted by the District, shall be incorporated into adjacent private lots and shall be designated as private open space on the Final Map.

Page 6, Public Improvements: add a paragraph 9 as follows: The underground water pump shall not exceed an SCT of five (5) at any abutting property line.

Page 6 E 1: Shall be changed to read: The Tentative Map, Final Subdivision Map and Improvement Plan shall be amended to incorporate all the requirements of the Ross Valley Fire Department as set forth in Exhibit D. The only modification is that the driveway which serves parcels 1 and 2 can be privately owned and must have a minimum of 14 feet of pavement. Any other modification would require the approval of the Town Engineer and the Fire Chief.

Page 7. Item F-1 shall be changed to read: All public improvements required of the subdivision including slope repair, and the recordation of easements, shall be completed prior to the occupancy of any home.

All in accordance with Exhibit "A", Tentative map dated 11-21-85

Passed by the following vote:

AYES: Harle, Hayes, Heubach.

NOES: Sharp

At 11:25 P.M. the meeting adjourned to the next regular meeting of December 6, 1985.

Thelma Foster