

A regular meeting of the San Anselmo Planning Commission was called to order on July 21, 1986 at 8:07 p.m. by Commissioner Hayes in the Council Chamber. Director of Public Works/Planning Kottage, Planning Technician Wight and Planning Consultant Roberto were present.

ROLL CALL

Commissioners Present: Harle, Hayes, Manning, Zaharoff

Commissioners Absent: Heubach, McPeak, Chairman Kroot

APPROVAL OF MINUTES

The approval of minutes was continued to the next regular meeting.

PUBLIC HEARINGS

SS-263 - Paul Teitjen, 1348 San Anselmo Avenue, A/P 7-051-07, two lot parcel split and initial environmental review - CONTINUED TO 8-4-86.

Z-240 - Penny Wells, 24-28 Ash Avenue, A/P 5-194-23, rezoning from R-2 (Two Family Residential) to R-3 (Multiple Family Residential) and the initial environmental review - CONTINUED TO 8-4-86.

V-2126 - Penny Wells, 24-28 Ash Avenue, A/P 5-194-23, parking variances for two required parking spaces to be substandard in length and within zero feet of the south side and front property lines - CONTINUED TO 8-4-86.

V-2128 - Jeffrey C. Hardy, 8 Berkeley Avenue, A/P 5-111-10, a 12 foot sideyard variance and an 11 foot frontyard variance to construct a carport within zero feet of the side property line and 9 feet of the front property line; a ten foot frontyard variance to construct a covered porch, stairs and first floor living addition within ten feet of the front property line; a 9'3" rearward variance to construct a first floor living addition within 10'9" of the rear property line; and a three foot rearward variance to construct a carport within 17 feet of the rear property line.

The applicant was present.

The application for a carport and living area addition was continued from the July 7th meeting for notification of the rearward variance request for the carport. At the meeting the Commission had expressed concern about the safety of backing out of the proposed carport into the school right-of-way.

Staff agreed that the existing fence poses a hazardous site distance problem on the northerly side of the garage and recommends removal of the fence to a point five feet north of the existing southeast corner of the house, near the location of the existing power pole.

Mr. Hardy agreed to the staff recommendation and also submitted a letter regarding the condition of the access road to Brookside School.

M/S, Harle-Zaharoff, to approve V-2128, 12 foot sideyard variance and an 11 foot frontyard variance to construct a carport within zero feet of the side property line and 9 feet of the front property line; a ten foot frontyard variance to construct a covered porch, stairs and first floor living addition within ten feet of the front property line; a 9'3" rearward variance to construct a first floor living addition within 10'9" of the rear

property line; and a 3 foot rearyard variance to construct a carport within 17 feet of the rear property line conditioned on removal of the existing fence to a point five feet north of the existing southeast corner of the house, near the location of the existing power pole, on the grounds that it allows enjoyment of substantial property rights, it is not detrimental to any activities or hazardous to any safety with this additional provision for movement of the power pole, and on the grounds that it is necessitated by the configuration of the yard and placement of the existing structure in relation to the property lines and street. Motion carried unanimously.

V-2130 - Mr. and Mrs. Fergoso, 60 Tamalpais Avenue, A/P7-211-32, a 14 foot frontyard variance and 6.5 foot west sideyard variance to construct a carport with entry gates within six feet of the front property line and 1.5 feet of the west side property line; and a 1.5 foot west sideyard variance to reconstruct a porch cover within 6.5 feet of the west side property line

The application had been continued from the last regular meeting due to a discrepancy in the front yard setback.

In response to a question from Commissioner Manning, a representative of the applicant stated that the garbage cans will be in the best location and will be adequately screened by a three-sided fence.

M/S, Zaharoff-Harle, to approve V-2130, Mr. and Mrs. Fergoso, 60 Tamalpais Avenue, A/P 7-211-32, a 14 foot frontyard variance and 6.5. foot west sideyard variance to construct a carport with entry gates within six feet of the front property line and 1.5 feet of the west side property line; and a 1.5 foot west sideyard variance to reconstruct a porch cover within 6.5 feet of the west side property line, on the grounds that it allows enjoyment of substantial property rights, it is necessitated by the placement of the existing structure, and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. Motion passed by the following vote:

AYES: Harle, Hayes, Zaharoff

ABSTAIN: Manning

Commissioner Manning stated he would abstain from this matter as he provides legal representation for the Fergosos' in other matters.

AR-6 - Quarry Mountain, Incorporated, End of Tomohawk Drive, A/P Nos. 177-220-50, 177-250-40 and 177-250-41, master building envelope and landscape plan for entire subdivision and design review for homes on Lots 9 and 10.

Doug Elliott and Bruce Berman of Elliott & Associates, project applicants, were present.

Commissioner Hayes explained that the issue of the number of homes on the site has already been decided in the previous public hearings and was not before the Commission this evening.

Planning Consultant Roberto reported that the application before the Commission was design review approval for Quarry Mountain, including the following: Master Site Landscape Plan, Subdivision Landscape Plan, and Architectural and Landscape Plans for Lots 9 and 10 only.

Landscaping

A condition of approval of the Tentative Map was that a detailed landscape plan for the entire subdivision must be approved by the

Commission prior to approval of a Final Subdivision Map and Improvement Plan. During the public hearing process the landscaping was discussed as being the most important factor in screening future development at the Quarry Mountain property from off-site viewpoints as well as reducing the visual impact of future homes constructed within the identified ridge zone. It is staff's intent to have the approved Landscape Plan made part of the Improvement Plan and be bonded to insure completion.

Mr. Roberto noted that the review of the landscaping intended to deal with adverse impacts of the development should focus on short run landscaping and the landscaping upon maturity. The concept is to re-establish a woodland on the historic ridge with alders, oaks, manzanitas and brush of different heights. The landscaping is drought resistant, indigenous and blends in with the existing slopes in the Ross Valley.

The proposal is to put in the street side landscaping associated with the extension of Tomahawk Drive and adjacent to the water tank at the time the subdivision improvements are made. The lot landscaping will be done with the building permit and the individual homeowners will put in the remainder.

Staff recommended the landscaping along the V-ditch be put in with the subdivision improvements to give it more time to grow and reduce the impact of the new homes, unless the plant and tree roots would be threatened by excavation during construction.

Mr. Roberto noted that one of the drawbacks of screening the project with landscaping was creating a possible wildfire hazard.

Architectural Review

Planning Consultant Roberto reported that the homes on lots 9 & 10 are designed with stepped down floor elevations to conform to the slope of the hill. The garden terraces are set out by terrace walls, preventing exotic landscaping from growing into native landscaping. He noted that the design works well for the five off-street parking spaces which are screened from the street by terrace walls and vegetation. Mr. Roberto noted that the design does not include large expanses of roof lines or blank walls which could cause concern.

Doug Elliott noted the development presented an opportunity to cluster the homes while also keeping them private. He felt it was appropriate to do a master plan on the entire property rather than sell the lots individually. One of the intents of the design was to minimize the views between the homes with landscaping while maximizing the views from the homes outward. They also aimed to make the buildings integrate with the landscaping. Each house pad is a different elevation and the walls in the rear of the lots step down with the grade. He said the architects met with the neighbors and integrated their concerns into the design.

John Roberts, landscape architect, explained the landscape proposal. It consists of converting the grassland to a woodland and planting large native trees and shrubs below to provide lower level screening. An appropriate scale between the height and size of the buildings in relation to the trees is what he is trying to achieve. He added that the native plants will be watered through an irrigation system for a couple of years.

A continuous four foot sidewalk to serve as a pedestrian access to the public open space will be composed of concrete due to its steep slope.

Mr. Elliott explained that Bob Forsher, head of the architectural

team, was instructed to drive around the Ross Valley to look at the architecture of homes built around the turn of the century and the style for the homes on lots 9 and 10 were based on his findings.

Mr. Forsher explained that the homes included simple shapes such as hip roofs and large windows with articulated panes. The roofs will consist of composition shingles, the walls will be stucco, the window frames and trellises will be wooden and the walls will be painted in pastel colors to match the homes.

Public Comments

Jonathan Braun, 479 Scenic, said there were several items required as conditions on the Tentative Map that were lacking in the information submitted, including: the requirement under condition #8 that each of the homes on the 12 lots are to have a soils report, a bond for damages is required prior to design review approval, the landscape plan is to include a sign at the entrance with no wording, and all landscaping is to be installed prior to issuance of an occupancy permit. He expressed concern that the Council's authority on passage of the Tentative Map would be usurped.

Mr. Roberto responded that staff proposes to have the landscaping bonded along with the public improvements and it is his understanding that the soils report is on file and will be given to the Commissioners for their next meeting on this application. He said the location of the sign was available and the wording could be discussed by the Commission. Concerning the question on the landscaping, he noted that the planting time schedule will be part of the Commission's review.

Commissioner Hayes noted that final action on the pending application was not expected this evening.

Mr. Braun noted that this property is a unique site identified as a ridge in the General Plan, which speaks to protection of ridges. Furthermore, the hillside density ordinance affords protection to ridgetops and allows development there only if there is no other building site and requires such development to be as inconspicuous as possible. Consequently, there is a clear mandate that these buildings be one-story and contoured to the land, he added.

Mr. Braun also expressed concern about insufficient screening for the water tank and its access road.

Carol Denton, 53 Miwok, asked if there could be access through the property to the public open space without walking on concrete, and expressed concern that a wildfire area would be created from the planting.

Mr. Roberts responded that there will be gaps in the tree planting so there is not continuous tree cover which would heighten the threat of wildfire and a fire retardant seed will be included in the grass mix. He said the road is already cut into the hill for the area near the water tank. He said the slope of the pedestrian pathway requires the use of concrete or gravel as a dirt pathway would be unsafe for walking. There was no way to bring the pedestrian pathway toward the beginning of the development without it not only going into private space but also into a gorge.

Constantine Kanis, 46 Miwok, a member of the Town's Open Space Committee, said the committee is making progress with the Marin County Open Space Commission for purchase of this property and that the County has been instructed to initiate an appraisal of the property. On a recent survey of property owners in the Quarry Mountain area, 70% of the 562 respondents said they would favor an assessment district to purchase the property.

Mr. Kanis said the two pillars at the entrance to the subject property makes it appear a private area, he questioned whether the pastel colors and stucco material were in keeping with the character of San Anselmo and asked if he would see the water tank from his property.

Mr. Elliott responded that the only opening to the water tank, which will be cut into a bowl and surrounded on three sides by earth, will be on the south side so that Mr. Kanis will not see it.

Cissy Haet, 14 Meadowcroft, an environmental educator, questioned when development of the open spaces in San Anselmo would stop. She said a woodland is created naturally and cannot be manmade. She said alder trees will not be able to grow on this site and that bay trees are natural to a stream environment, not the hillsides. She questioned what would happen to the trees during a drought. Many oaks in the area around Quarry Mountain are dying, and Monterey Pines are being held up by rope due to the wind, which is more intense on the ridgetops. She said the area will be greatly disturbed by the bulldozing and added that a grassland habitat is the best environment as a fire retardant.

Ms. Haet noted that the shades of green on the architect's plans are not realistic and it will be years before the trees grow to the extent shown on the plans. The V-ditch will only take the water down that needs to stay up in the water table.

Phil Bundschu, 421 The Alameda, said the town was lucky to have developers for this property who were responsible, imaginative and nationally known.

In response to a question about what "at maturity" means, Mr. Roberts said that alders and bays grown quickly, with alders growing up to 25 feet in 7 years, bays up to 1 foot a year, and oaks up to 1.5 feet a year with a bubbler irrigation system. The trees will be 15 feet tall to begin with and there will be a variety of rates of growth and spacing.

Mr. Barrett, 53 Miwok, said two stories is a clear violation of the hillside density ordinance.

Jeff Hardy, 8 Berkeley Avenue, noted that the development would be seen from areas on the other side of town since it was such a prominent ridge, and suggested that elevations showing how this project would far away be submitted.

Al Barsocchini, 4 Blackhawk, asked the Commission to call for a 30 day continuance on the application to provide time for the Open Space Committee to pursue purchase of the property.

Commissioner Hayes responded that the Commission must process the application in a timely fashion under legal obligations.

Concerning the merits of the project, Mr. Barsocchini said the houses seem to get bigger as one goes up the hill, which is not in spirit of the hillside density ordinance.

Larry Stack, 10 Alice Way, said the public was not afforded an opportunity to see any of the applications documents, specifically the soils report. He said the Tentative Map approved by the Council did not include an entrance or gate and showed a different location for the water tank. Mr. Stack said that 25% of the landscaping is shown to be in 15 gallon containers and 75% in one gallon containers and that it should be the opposite distribution. Referring to the environmental impact report for this project, he noted the report discussed protection of the characteristics of

the current housing situation yet the house shown on Lot 9 is 3,200 square feet, significantly larger than other homes in the community. Furthermore, the EIR mentions that no structure would exceed 18 feet in height above the ridgeline but this is not the case.

Mr. Elliott stated that the buildings sites and the water tank are in the same locations as shown on the Tentative Map. Mr. Roberto verified this statement.

Mr. Roberto added that a change has occurred in the elevation of the water tank in that it has been lowered so it will not protrude above the ridgeline, and trees will not be planted around it so as not to draw attention to it. The tank is 20 feet high and 24 feet wide.

In response to a question from Jerome Draper, Mr. Elliott stated his willingness to negotiate about the purchase of the property for open space. However, if purchase of the property is not possible, Elliott & Associates wants to be the ones to develop the property if it is going to be developed because they will be responsible developers.

Mr. Draper commented that residents have struggled against this type of development since 1976, he wants to see the homes reduced to no more than 2,000 square feet and not made of stucco.

Mr. Stack stated that most of the homes on Blackhawk and Tomahawk Drives are wood and glass between 1700 and 1900 square feet. He said there would not be as much opposition if the development appeared to be an extension of the community and not separated by the size of the homes and a gate.

Mr. Bundschu said the recently built 50,000 water tank at the end of Fawn Drive was similar to the tank that will be built for this development.

Bonnie Bompert, 32 Salinas, asked if any consideration had been given to earth sheltered homes. Mr. Elliott responded that the property is on a legal rock mesa which makes earth sheltered homes infeasible. He said that the proposed homes have lower profiles than other homes in the area, such as three-leveled homes built with exposed piers. Furthermore, 97% of the property will be open space; only 3% will be covered with buildings. The trees will be on irrigation systems which will continue even after they have been established.

In response to Mr. Stack's comments about the size of the trees, Mr. Roberts noted that 75% of the trees will be 5-gallon can size; his advisors had suggested one-gallon sized trees. Within three years, 5-gallon sized trees and 15-gallon sized trees are the same size. In response to Ms. Haet's remarks about establishing a woodland, Mr. Roberts asserted that a woodland can be created, using the Berkeley Hills as an example. He noted that he would rather not have the V-ditch but it was a requirement of the Town.

Mr. Stack asked how it is possible to seed an area that is all rock. Mr. Roberts responded that the rock area will be hydromulched.

In response to a question about the irrigation, Mr. Roberts stated that 95% of the irrigation will be paid for by private property owners while the developers proposed to have the 5% irrigation of public area planting be put on a meter by for by the Town. Mr. Roberto responded that the developers will be required to put in an irrigation system, which will be bonded, and the details on payment of the irrigation will have to be worked out.

Concerning protection of the landscaping from deer, Mr. Roberto stated that staff will address this issue.

Mr. Hardy suggested a homeowners' association be established for the landscape maintenance.

Clyde Brett, 116 The Alameda, said he would like to see the homes 12 feet lower.

Mr. Draper asked if staff has addressed how much water this development will take, and specifically whether water is being wasted to put this development up on the hill. Mr. Roberto responded that Marin Municipal Water District has indicated that there is no shortage of water supply, and added that the proposed plants are not high water demand plants.

Fritz Winkler, 32 Salinas, said the buildings are tall for a ridge, and asked why they could not be built lower and why the pathway could not be stepped.

Mr. Elliott responded that he did not think they are too tall, noting that they are stepped and only 50% of the building footprint is two stories. By adding a partial second story, they are able to maximize the amount of land available for landscaping. He said the homes need to be this size in order to subsidize the \$750,000 in public, off-site improvements required for this project. He estimated the sale value of the homes to be between \$300,000 and \$500,000.

Commission Comments

Commissioner Hayes noted that the purpose of the Commissioners' comments was to give direction to the developers on the application.

Commissioner Zaharoff stated that she finds the buildings inconsistent with the intent of the hillside density ordinance, for the following reasons:

1. There is too much cutting and grading on the ridgetop; the ordinance states that buildings must fit into the contours of the hills.

2. The stucco material is inconsistent with the effect one wants to achieve by building close to the hillside.

She noted that the name of the game when building on a ridgetop is a low profile but that criterion is not met with this proposal.

Concerning the landscaping, Ms. Zaharoff noted that typical flowers with color planted by individual property owners on the ridgeline will draw more attention to the project, and furthermore the project is not adequately screened from the Redwood Road/Scenic Road part of town, which is at a higher elevation.

In response to question from Commissioner Harle, Mr. Elliott said they began with lots 9 and 10 because they are the most difficult lots to screen. The height of the homes to the highest pitch of the roof are 24 feet and 26 feet, on lots 9 and 10 respectively.

Commissioner Harle said the textured stucco did not bother him too much, and suggested the applicants submit an overlay showing how the planting will look around the homes.

Planning Consultant Roberto suggested two methods of visualizing the buildings and landscaping: one, setting story poles on the building lots showing the height, which the applicants did for

staff's review; and two, creating a photo montage of the property showing how it will appear from fixed points with general tree growths over a period of time. The latter method costs thousands of dollars because it cannot be approximated without being quite inaccurate.

Commissioner Manning expressed some concerns about the proposed design, the length of time to develop the landscaping, and that bonding is not always an effective tool.

Commissioner Hayes explained that when developing the hillside density ordinance, the definition of "low profile" was discussed. It was generally agreed that to maintain a low profile, buildings on the ridgeline should not exceed 18 feet; however, that provision in the ordinance was removed at the last minute. Mr. Hayes noted that he continues to use 18 feet as a rough guideline in determining height limits. While he feels the homes have an attractive design, 24 feet and 26 feet are too high. Of all the locations in the Town, this is the place to impose a low profile, and there may be room to make the houses smaller.

Commissioner Hayes said he was troubled by the stucco material and would prefer to see a colors other than pastels. He was further troubled by the exclusive nature of the development, noting that it may put alot of people off from use of the public open space. He did not want to see this set off as a separate community; San Anselmo is one community.

Concerning the landscaping, Mr. Hayes requested more information on its time phasing (what will be there in 2 years, 5 year, etc.) He also suggested more screening of the water tank since there will be view corridors through which the water tank will be visible. He further requested that aspects of the Improvement Plan be reviewed by the Commission.

Planning Consultant Roberto reported that the applicant has also submitted the application for the Final Map, which includes a grading plan for public improvements.

Mr. Elliott requested that the entire application be continued to the next regular meeting with the hope that the Commission will take action on the landscape plan, particularly the public area landscaping.

M/S, Harle-Manning, to continue this action to the meeting of August 4, 1986. Motion passed unanimously.

V-2131 - Bruce R. Leithe and Jeff Toquinto, 270 Redwood Road, A/P 7-095-27, variance for a third story to be constructed within the existing structure.

The applicants were present. Mr. Leithe stated that one of the conditions of the sale of this property was that the basement area be developed for storage.

Commissioner Manning noted that a July 17th real estate listing advertised that the area was to be expanded for use as an in-law unit. Mr. Leithe responded that he did not know anything about that, and that it would just be used for storage.

M/S, Harle-Manning, to approve V-2131, Bruce R. Leithe and Jeff Toquinto, 270 Redwood Road, A/P 7-095-27, a variance for a third story to be constructed within the existing structure, with the condition on the restriction that this is not to be converted into a second living unit, on the grounds that it is necessary for the preservation and enjoyment of substantial property rights, it will not be a detriment to the persons or activities in the neighborhood, and it is the most logical place to build a storage area given the configuration of the structure, in accordance with the drawings received June 26, 1986. Motion passed unanimously.

U-612 - The Flower Shop, Marilyn and George Hollingsworth, 706 San Anselmo Avenue, A/P 6-102-37, use permit for the off-sale of beer and wine in a C-2 zone.

Marilyn Hollingsworth was present.

The Commissioners indicated their approval of the proposal as long as the alcohol is sold in conjunction with flower sales.

M/S, Zaharoff-Harle, to approve U-612, The Flower Shop, Marilyn and George Hollingsworth, 706 San Anselmo Avenue, A/P6-102-37, use permit for the off-sale of beer and wine in a C-2 zone, on the grounds that it is necessary for the preservation and enjoyment of substantial property rights, and it is not detrimental to the rest of the businesses in the neighborhood. Motion passed unanimously.

V-2132 - Richard Doyle, 3 Indian Rock Court, A/P177-150-56, a third story variance to construct a new single family dwelling.

The applicant was present.

M/S, Harle-Manning, to approve V-2132, Richard Doyle, 3 Indian Rock Court, A/P 177-150-56, a third story variance to construct a new single family dwelling, on the grounds that it allows enjoyment of substantial property rights, it is not detrimental or hazardous to the activities or persons in the neighborhood, and the configuration of the land necessitates the configuration of the building, in reference to the drawings presented to the Planning Commission July 21, 1986. Motion passed unanimously.

ADJOURNMENT

The meeting was adjourned at 12:15 a.m.

Respectfully submitted,

Beth Calamar