

The special meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on March 23, 1987, by Chairman McPeak. Staff present: Lisa Wight, Planning Technician, and John Roberto, Planning Consultant.

A. Roll Call

Commissioners Present: Harle, Hayes, Kroot, McPeak, Sias
Commissioners Absent: Manning, Zaharoff

- B. U-618/A-144 - Sohner Court Partnership, 35 and 37 Ross Avenue and 36 and 38 Mariposa Avenue, A/P Nos. 7-284-27, 7-284-37, 7-284-41, 7-284-42 and 7-284-47, use permit and design review for the construction of a 22 unit two story condominium development and review of the proposed Negative Declaration.

Jack and Roberta Phillips, owners, Bill Wallace, architect, and Eldon Beck, landscape architect, present.

Mr. Roberto advised that on March 10, 1987, the Council overturned the Commission's previous denial of a General Plan Amendment to change the land use designation to Mixed Residential, Predominantly Multiple, 12 to 20 units per acre, by a 3 to 2 vote. The applicant has withdrawn their previous use permit and design review applications for a three story 23 unit development and submitted this revised plan.

Environmental Review

Staff has issued a Negative Declaration with the following items checked 'Maybe' on the Environmental Checklist: 3b and 3c: there could be changes in water runoff and alterations to the course and flow of flood waters; however, improvements to the existing storm water collection system will be required; 3i: there may be exposure to flooding; however, construction of habitable area will be above the flood elevation; 13c: there may be effects on existing parking facilities; however, on-site parking will be reviewed to minimize on-street parking; 17a and 17b: there could be potential health hazards; however, a soils test to confirm there were no hazardous spills of pesticides and chemicals associated with the tree service use will be required.

Chairman McPeak and Commissioner Hayes suggested that based on the 'Maybe' answers, the second box be checked on Item D of the Environmental Checklist stating that although the proposed project could have a significant effect, there will not be a significant effect due to the mitigation measures.

Chairman McPeak suggested the discussion for Item 13b be changed to eliminate "Although the parking provided exceeds the Town's minimum requirements for a residential project of this kind . . ." and leave the remainder of the statement unchanged.

Mr. Wallace said the owner of the property is willing to have a soils test.

No one else in the audience commented on the environmental review.

Commissioner Kroot said there is adequate on-street parking on both Mariposa and Ross Avenues. Commissioner Hayes said he is concerned that Item 13 raises concerns about traffic and circulation and the mitigations are not clear how to reduce the impact. Commissioner Sias agreed with the need for clear mitigations.

Chairman McPeak said the environmental effect of parking must be addressed with the use permit application for density.

Use Permit

Mr. Roberto presented the staff report dated March 20, 1987. The revised plan is for a 22 unit two-story condominium development composed of townhouses and flats. The garages are enclosed and there are six uncovered guest parking spaces. A total of 48 parking spaces are provided. The two below market rate (BMR) units each have only one parking space assigned, while the other units have two spaces. Access is off both Mariposa and Ross Avenues. Concerns are: 1) no provision for handicapped access to the dwelling units; 2) the pedestrian way does not provide access to the entry of any of the units; 3) very little useable outdoor areas on grade; each ground level unit should have minimum of a 12 foot by 12 foot area of

outdoor space; and the community garden is located between the fence and parking and could end up an unkept dirt patch; 4) approximately 67 percent of the lot is covered by buildings and pavement; 5) each unit should have a minimum of two parking spaces and staff recommends 2.5 spaces per unit, and an absolute minimum of six guest parking spaces. The two BMR units each have only one assigned parking space. Adequate storage area should be provided to eliminate the need to use the garage for storage; 6) the south facing garages for Building B have only 22 feet of backup area; 7) the soil should be investigated prior to issuance of any grading or construction permits for possible contamination; 8) the project as designed is functional but has very few on-site amenities. For example, the the three small units are wedged between two flats whose living rooms are next to bedroom area in the smaller units, which can be infringing; 9) the two BMR units should have an agreement for sales price and resale conditions to assure the units remain below market rate.

In response, Mr. Wallace said: 1) the units can be accessed by the handicapped with the installation of permanent ramps for residents and temporary ramps placed by owners for visitors; 2) the pedestrian walkway will be continued to the back of Units C. The pedestrian way can only be on one side of the property and will be aligned with trees; 3) there is a bench and recessed area off Ross Avenue. The community garden can be accessed from behind the garage and it depends on the residents whether the garden will work; this location is necessary as it is a sunny area; 5) the guest parking has been framed with trees; there is eleven feet of extra height and two feet of depth in the garages for storage space; 6) the backup for Building B is adequate; 7) the owner is willing to have a soils test; and 8) the project is designed so that although the site plan appears to indicate three large structures, A, B and C, there are open areas between each of these three to provide additional light and air to the project.

Mr. Beck said there are unique constraints with the site due to the size and shape of the lot and the parking requirements for the development. The proposed landscaping is a tight, efficient and highly functional plan. Most of the pavement area will be modular masonry set on sand to allow water and air to drain to the plantings. There will be a heavy reliance on plants that tolerate crowding, tall, narrow trees, and vines.

Jeff Potter, 54 Ross Avenue, questioned the requirements of the rooms sizes for a handicapped person and Mr. Wallace said there are special needs, but no requirements for residential use.

No one else in the audience commented on the use permit.

Commissioner Kroot said the project will be an attractive addition to the Town. He is concerned about improving the pedestrian way and noted it could be done with less units; and he suggests something be done to improve the wedging-in effect of the three smaller units.

Commissioner Hayes said the revised plan is an improvement over that previously submitted. His main concern is the parking issue: the six guest parking spaces may be difficult to find and may be used by residents of the project; and the garages may not be used for parking. Since 48 spaces are proposed and the Consultant suggests a total of 55, he would like to see an attempt by the applicant to provide more on-site parking and not at the expense of landscaping. He suggests the community garden may not work and should be landscaped from the outset. Since this is a new development, handicapped access should be provided, if possible.

Commissioner Sias said he likes the design. His concerns are: parking; the practicability of the pedestrian walkway as proposed; possibility of speed bumps in the driveway for the safety of pedestrians; the guest parking is hidden by trees and may be hazardous for persons using the driveway when a vehicle is exiting a space; garage openers might be required to encourage use of the garages for parking; parking restrictions for recreational vehicles should be in the C C & Rs; three of the units are a small size, but one parking space for each is not adequate; and he is interested in affordability of the BMR units in terms of dollar amounts.

Chairman McPeak said the site appears to be crowded; he does not want to prevent through vehicular traffic, but it should be discouraged; strong consideration for providing handicapped accessibility should be given; and the inspection and certification of the soils condition is very important.

Commissioner Harle said if residents cannot park on the street they will make due on the property; and providing more parking spaces on the lot does not guarantee their use.

Design Review

Mr. Roberto discussed the design of the project. One portion of a building is shown to be 35 feet high and he suggested there might be unused space since there are only two stories; the breaking up of the buildings is a plus; there should be more detail on the plan elevation, i.e., explanation of all the outdoor areas and the pedestrian path around Building C; an elevation of the redwood fence, pedestrian path and landscaping; elevations of the detached garage; relationships of open areas to buildings; none of the parking spaces meet handicapped requirements; the buildings are articulated, but it is up to the Commission to either approve or disapprove of the style and colors.

Mr. Wallace said there will be a hip form roof where it is 35 feet high; the cement plaster will have a uniform texture. Colors are: pale beige and pale pink stucco; teal green vinyl clad framed windows; dark grey trellises and fences; dark grey composition shingle roof; and fascias trimmed in off-white.

Mr. Roberto requested that a sample of the vinyl clad window framing and a landscape legend be submitted for review.

The Commissioners agreed the design is fine and like the color combination as shown on the color chips, rather than on the color rendering.

Chairman McPeak continued the use permit, design review and environmental review applications to April 20, 1987, for further information to be submitted by the applicant and reviewed by the Consultant prior to that date.

4. ADJOURNMENT

The special meeting of the San Anselmo Planning Commission was adjourned at 11:00 p.m. to the next special meeting on March 30, 1987.

Lisa Wight