

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES FOR MARCH 21, 1994**

The regular Planning Commission meeting was convened at 8:00 p.m. by Vice Chairman Israel in the Council Chamber. Staff present was Planning Director Ann Chaney and Planning Consultant Delvin Washington.

A. CALL TO ORDER

Commissioner's present: Harle, Hayes, Sias, Julin, Israel, Sargent
Commissioner's absent: Mihaly

B. CONSENT

1. Minutes - March 7, 1994
M/S Julin, Harle, to approve consent.

Ayes: Harle, Sias, Julin, Sargent, Israel
Abstain: Hayes
Motion carried.

C. PUBLIC HEARINGS-CONTINUED

1. V-9406 - Michelle Chouinnard, 208 Sequoia, A/P 6-114-01, a variance request to: 1) allow the applicant to relocate a spa within 1' of the rear property line (8' is required); 2) a trellis and arbor to remain with 0' of the rear property line (8' is required); and 3) to allow portions of a fence to be 8' in height where 6' is permitted; on property located within the R-1 Zoning District. (After-the-Fact) Note: The spa and portions of the fence and trellis currently encroach into the adjoining property). CONTINUED TO APRIL 4, 1994

D. OPEN TIME FOR PUBLIC DISCUSSION

E. PUBLIC HEARINGS

1. V-9328/DR-9329 - Edmund Coyne, 25 Canyon Road, A/P 7-064-14, 1) Design Review; 2) A variance to construct a new single family residence 12'0" from the front property line (20' required), and 4' from the west side property line (8' required); and 3) Request to remove one (1) redwood tree having a trunk size of 24" in diameter, on property located within the R-1 Zoning District (Above 150' mean sea level).

The applicant and Luis Huerto Royo, Architect were present.

Mr. Washington presented an update to the Commission on the changes made by Mr. Huerto Royo. He also presented an alternative plan that was prepared by staff.

Commissioner Julin asked about the windowless dining room as proposed in staff's proposal.

Mr. Huerto Royo felt he accomplished what the Planning Commission has asked for by allowing a greater distance on the side and articulating a plain wall. He did not feel that staff's concept would work. The head room would not be legal and the loads would not be adequate. He also did not feel it would have good interior circulation. If it were raised to make it accessible, the lower floor would have to be raised and consequently the entire section of the house will have to be raised.

Mr. Washington stated that he consulted with the Town Structural Engineer and he felt it could work structurally.

Rory Phoenix, 21 Canyon, wanted to thank staff for presenting alternatives. He felt the bay window was still very close to his house although there have been some improvements.

Jake Jakl, 24 Canyon Road, wondered if the house would have to be raised if the Commission goes with staff's proposal. Mr. Huerto Royo responded that it would.

Commissioner Hayes asked staff to provide an overview on the changes that have been made since the first Planning Commission meeting. Mr. Washington explained.

Commissioner Hayes was impressed that this design was a considerable improvement from the original design that was approved as well as the concessions made during this application. There are considerable constraints on development of this site because of the topography. He appreciates staff's recommendation but felt articulation will be sacrificed because of the big blank wall.

Commissioner Sias agreed with Commissioner Hayes' assessment and had nothing further to add.

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES FOR MARCH 21, 1994**

Commissioner Julin felt that staff's assessment addresses exactly what she thought the Commission was asking by eliminating the bay. She did not think the revised application as proposed by the applicant is satisfactory. Therefore, she cannot approve the application as proposed.

Commissioner Sargent agreed with Commissioner Hayes and although sympathetic with Mr. Phoenix, felt that because the bay has been pulled back, a variance is no longer required. He thought that the location of the dining room and flow of the first floor plan work functionally as proposed by the applicant.

Commissioner Harle essentially supports Commissioner Hayes. Concessions have been made to relieve the neighbor of the bulk and he felt he was unwilling to go further. He appreciated staff's recommendation although he did not think the change was desirable, although it could be marginally workable.

Commissioner Israel still had problems with the current scheme although many concessions have been made by the applicant. The notion of staff's recommendation does have some drawbacks, specifically light. His remaining concerns are the protruding windows and the solid wall mass. He looked closely at the plan and made some recommendations by turning the kitchen the other way; the exterior roof overhangs and the exterior could be softened somewhat. He sketched a plan that had the bay more in the center, and in so doing that, felt it would soften the wall, as well as adding more trim. He also thought the redwood trees between 25 and 21 Canyon would not be satisfactory because there would not be adequate room for them to grow.

Commissioner Hayes wanted details about the landscaping plan. Mr. Huerto Royo said that they will plant 15 gallon redwood trees which would have a minimum growth of 3 to 4 feet per year. Mr. Huerto Royo said they could plant some climbing vines against the wall for further articulation and privacy if the Commission wants that. He said they have spoken with the neighbor about the exterior color of the house and were going to use a natural color.

Mr. Phoenix was unsure that the redwood would survive because the area is quite narrow.

Ms. Chaney said that staff would be happy to discuss this with the landscape architect.

Commissioner Julin felt that if Commissioner Israel's idea were incorporated into the plan, she could support the application.

M/S Sargent, to approve V-9328/DR-9329 - Edmund Coyne, 25 Canyon Road, A/P 7-064-14, 1) Design Review; 2) A variance to construct a new single family residence 12'0" from the front property line (20' required), and 4' from the west side property line (8' required); and 3) Request to remove one (1) redwood tree having a trunk size of 24" in diameter, on property located within the R-1 Zoning District (Above 150' mean sea level). This approval is based on Resolution No. 9402 as proposed in the staff report with the applicant to reduce the blank nature of the west wall and to explore Commissioner Israel's comments regarding the possibilities. This application is to be returned to the Commission if staff is unable to arrive at a satisfactory plan.

Commissioner Hayes stated that the Commission has resisted the proposal of designing projects for applicants and is reluctant to approve a project with certain parameters. He would prefer the application to be continued and back a specific plan reviewed by the Commission.

Commissioner Sias said that the Commission is designing the applicant's project and agreed with Commissioner Hayes that it is not the job of the Commission.

Commissioner Israel appreciated his colleagues comments and agrees with them.

Motion died for a lack of a second.

M/S Sargent/Julin to approve V-9328/DR-9329 - Edmund Coyne, 25 Canyon Road, A/P 7-064-14, 1) Design Review; 2) A variance to construct a new single family residence 12'0" from the front property line (20' required), and 4' from the west side property line (8' required); and 3) Request to remove one (1) redwood tree having a trunk size of 24" in diameter, on property located within the R-1 Zoning District (Above 150' mean sea level). This approval is based on Resolution No. 9402 as proposed in the staff report and subject to the Arborist, Architect and owner of 21 Canyon working with staff on the articulation of the east wall.

Motion unanimously passed. Audience advised of the ten day appeal period.

2. **PDP-9401/VTM-9402 and Density Entitlement, Peter and Pamela Fraser, APN's 7-071-03, 7-101-02, 7-154-04, Density Entitlement, Precise Development Plan, and Vesting Tentative Map applications for a 25.65 acre site located off Redwood Road near 390 Redwood Road. The subdivision map would create seven (7) homesites on about 5.66 acres and a Public Open Space parcel totaling 19.95 acres. No homes are being proposed at**

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES FOR MARCH 21, 1994**

this time and such homes would require Design Review approval prior to construction. A Density Entitlement of 12 units is requested although 7 units are proposed. This property is located within the R-1-H Zoning District.

Mr. Fraser was present along with Jeff Makatutis, Traffic Engineer with DKS was present.

Ms. Chaney explained that the discussion tonight was just an initial introduction to the project and that another meeting has been scheduled on April 18th to further discuss the project. She explained the Town of San Anselmo's role in this project. The Town would benefit by receiving 3 lots although the application process will be no different than for any other project. Staff has reviewed this objectively as possible and therefore looks at this as the Fraser project. Ms. Chaney walked the Commission through the environmental review document.

Jeff Maxtutis explained that the cumulative measures are for maximum build out of Bald Hill and not limited to Fraser. The first step in his evaluation was to evaluate existing conditions during peak hours on Center Boulevard, San Anselmo Avenue, Redwood Road and Hub. They have determined that the project will not change the level of service. They evaluated roadway width, shoulder, turnout, parking, and anything that had to do with traffic. After that inventory, they evaluated the seven houses, at 10 trips each, for a total of 70 car trips per day. They assigned the traffic trips and determined the travel routes. A 15' roadway standard is being used to evaluate Redwood Road and Oak Avenue although it is not that wide in many areas. Any area that is not at that level is deficient and mitigation measures have been provided. The long range solutions would be to extend the roadway to 15' for the maximum build out of Bald Hill.

The Commissioners questioned Mr. Maxtutis on how the numbers were accumulated for the total build out of Bald Hill regarding traffic and impact to the roadways.

Commissioner Sias was concerned about the possibility of a fire in the hillside and the accessibility of the Fire Department as well as the length of time for residents to exit and get to the flat lands. Mr. Maxtutis said it would take about 4 to 7 minutes for a fire truck to get to the site.

Commissioner Hayes asked about the affect in implementing the roadway mitigations. Mr. Maxtutis explained the short term mitigation measures such as convex mirrors, turn outs, restricting on street parking and stripping; long term would be to expand the roadway to 15' if possible.

Commissioner Israel asked what problems should be addressed immediately. Mr. Maxtutis said the roadway fronting 238 and 248 Redwood Road are of a critical concern because of the sharp narrow turn but there are other similar location. To add traffic to those areas would just exacerbate the situation.

Ms. Chaney said that parking may have to be sacrificed to widen the roadway.

Commissioner Hayes wondered what the impact would be if no changes were made. Mr. Maxtutis said the additional traffic would increase the probability of cars having to back up while cars are coming up hill. Also, the fire issue would be a problem because of the narrow roadways.

Commissioner Israel said that long term goal should discuss parking as well as roadway widening. Ms. Chaney concurred that the issue should be addressed as well as the illegal second units in the hillsides.

Commissioner Sias said that he did not know where the money would come from for the road widening. Ms. Chaney said that the considerations might be who would benefit, and is an assessment district necessary, and how should the cost be divided

Commissioner Sias did not think that there would be time to finance the roadway within the time constraints of this project. He said that he sees this being approved without a plan to improve the roadway first.

Commissioner Israel thought that the roadway might be improved by those people who add new square footage, similar to that method that has been adopted by the Ross Valley School District.

Commissioner Hayes asked if the Town was intending to develop those lots. Ms. Chaney said that the intention is to trade them for other lots. Commissioner Hayes said that with the trade, there will be a reduction from the proposed 12 to 4, because the Town's three lots will not be developed.

Commisisoner Israel asked if any of the R-1H lots could be subdivided and if that is so, could the maximum number of houses increase.

Commissioner Julin made a general observation about the mitigations. As the existing infrastructure is disintegrating, how much can be born by the developers. She suggested that this be discussed at the Financial Planning Seminar with the Town Council.

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES FOR MARCH 21, 1994**

Commissioner Hayes said there were previous studies done at these intersections. How do they compare. Mr. Maxtutis said that methodology is comparable, but generally the service levels have been the same. They used the traffic counts that were about two years old. Their analysis was also based on field checks. .

Commissioner Israel asked the Commission how they felt about a field trip to the site. Ms. Chaney said that story poles were only asked to be put on four of the seven sites, because of the density of the three.

M/S Sias/ Juliln to continue this discussion at a meeting on the site at 8:00 a.m., Saturday April 2, 1994. The meeting should convene in front of Town Hall and then continue up to the site.

Motion unanimously approved.

F. GENERAL DISCUSSION

There was none.

G. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

There was no discussion.

H. ADJOURNMENT TO THE MEETING OF April 4, 1994

The regular meeting of the San Anselmo Planning Commission meeting was adjourned at 11:15 p.m. to the next meeting of April 4, 1994.

BARBARA CHAMBERS