

TOWN OF SAN ANSELMO  
PLANNING COMMISSION MINUTES FOR MARCH 20, 1995

The regular meeting of the San Anselmo Planning Commission was convened at 8:00 p.m. in the Council Chamber by Chairman Israel. Staff present was Planning Director Ann Chaney, Planning Associate Lisa Wight, Planning Consultant Lisa Newman and Intern Elaine Toppe.

A. CALL TO ORDER

Commissioners' present: Harle, Hayes, Sargent, Israel, Ollinger  
Commissioners' absent: Julin, Mihaly

B. CONSENT

1. Minutes - March 6, 1995

2. V-9508- Richard and Adamarie Fernandez, 77 Scenic Avenue, A/P 7-081-08, a 3.5' east side yard variance to construct a first story addition within 4.5' of the east side property line (8' required), on property located within the R-1 Zoning District.

Approval is based on the following: 1. *Due to special circumstances applicable to the property, including controlling zoning ordinance deprives the property of privileges enjoyed by other property in the vicinity and under an identical zoning classification, and the granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.* The special circumstance associated with this property is the narrow width. The minimum average lot width for this zoning district is 60'. This 41' wide lot will be widened to 44', which is still narrower than most of the surrounding properties. 2. *The granting of the variance, under the circumstances of the particular case will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property or improvements in such neighborhood.* The granting of this variance will not have an adverse impact on the neighborhood due to the distance from neighboring dwellings.

M/S Ollinger/Hayes, to approve Consent Agenda. Motion unanimously passed. Audience advised of the ten day appeal period.

C. OPEN TIME FOR PUBLIC DISCUSSION

Norman Charles, 137 Humboldt, wanted to discuss the trim that was approved at the June 20, 1994 Planning Commission Meeting. His recollection was that white trim be allowed. Commissioner Ollinger recollected a darker trim was preferred but that it might be too monochromatic.

Commissioner Sargent's recollection was that white trim was not permitted.

Commissioner Harle was unsure at this time what was approved.

Chairman Israel asked that staff poll the absent Commissioners for their recollection on the trim. Ms. Chaney said she would poll Commissioners' Julin and Mihaly as to their recollection. The Commission agreed to this approach.

D. PUBLIC HEARINGS - CONTINUED

1. V-9503-Kevin and Laura Shea, 14 Rowland Court, A/P 7-112-22, 1) a 12' front yard variance, an 8' north side yard variance, a 5' south side yard variance, and an 11'9" rear yard variance to reconstruct and extend a dwelling; 2) a variance for the lot coverage to be 40%; and 3) a parking variance for no on-site parking, on property located within the R-1 Zoning District. - Continued to the meeting of April 3, 1995

2. DR-9504 - Alice Ann Klatt, 227 The Alameda, A/P 5-052-08, an appeal of an administrative design review request to construct a new two story single family residence on a recently approved lot split, on property located within the R-1 Zoning District. Continued to the meeting of April 3, 1995.

3. Town of San Anselmo - the Planning Commission will consider revision to the Zoning Ordinance regarding Design Review process for residential development in the flatland area (i.e. land below 150' mean sea level). Continued to the meeting of April 17, 1995

4. Town of San Anselmo - Proposed Revision to the Ordinance for Maximum Development Size to revise the floor area ratio (FAR) for residential properties above 150' mean sea level elevation thereby allowing deviation to the "Maximum Size of Dwellings" in Table 4E. (Note: 5,000 square feet maximum dwellings is the current threshold). Continued to the meeting of April 17, 1995.

E. PUBLIC HEARINGS

1. Town of San Anselmo - Amend the General Plan, specifically to update the Housing Element. Public hearing will focus on the following: 1. Association of Bay Area Governments) ABAG) housing targets; 2) General Plan and Zoning Ordinance limitations; and 3) New housing programs.

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Ms. Newman presented an overview of the Housing Element.

Commissioner Ollinger stated that the zone changes might be better than using such sites as the Lincoln Avenue. Ms. Chaney said that HCD wants there to be a variety of ways to provide affordable housing.

Ms. Chaney discussed the possible sites for affordable housing. She said that the Recreation Commission is developing a plan for the Red Hill School site and the architect is willing to possibly carve out one to two acres for affordable housing.

Chairman Israel felt it should be made very clear to the community that the Planning Commission and Town Council are very serious in approving affordable housing and the Town will work to streamline the process to allow projects to happen.

Commissioner Sargent thought the Red Hill School site was an ideal site but it might need a precise development plan to meet both recreational and housing needs.

Jonathan Braun, Scenic Avenue, wondered how the Town could increase density when the traffic situation is already very heavy at HUB and Sir Francis Drake area.

Commissioner Hayes wonders why the Town is proposing density increase. Ms. Newman stated that it has been a requirement from HCD.

Chairman Israel said that we may have to deal with transit alternatives to allow for greater density in the core areas.

Commissioner Hayes thought the number of potential unit increases at the San Anselmo School District site and Sunny Hills area seems to be unrealistic.

Commissioner Sargent said under the suggested density the units would possibly be very small with limited parking. The other issue would be to limit the number of bedrooms for each unit. He felt more important is how the unit sits on the lot as well as parking, and that density is not an issue.

Commissioner Hayes said that an overlay zone is sending a green light message that such a development could exist. It would be a major increase in the neighborhood and in Town. Commissioner Sargent stated that is why he strongly feels it should have a precise development plan.

Ms. Newman explained that these figures are not cast in concrete and the questions that are arising now would probably come up and be discussed.

Chairman Israel stated that there could be some FAR and density issues as well as a maximum number of dwelling units. A thought would be to expand the number of allowable second units rather than new development sites. The future will also bring lot splits and a bonus could be to allow low income housing on one of the split lots.

Jonathan Braun stated that if Chairman Israel's suggestion was put into place, it would be asking the community to give something up. He also wondered how it could be monitored. Ms. Chaney said there are agencies that monitor this.

Ms. Chaney discussed the Second Unit Ordinance with regard to rent control. She suggests 30% of 65% of median.

Commissioner Sargent felt it was a little unclear on how the specific sites were arrived at and the available land map should also be included in the document. Ms. Newman said that they are a continuation from the last Housing Element update.

Commissioner Harle has no serious problem with it Housing Element. The Red Hill site was obtained by condemnation and was curious about any conditions placed on it.

Commissioner Hayes felt the document was very well written and only had a few comments. He is not sure he is comfortable with the 25 units per acre because it gets to a very large density and is not sure what the density goals are. He is more in favor of a increase in the garbage site, but to go blanket to 25 units per acre is not his preference. He is supportable of an overlay but uncomfortable about the number. He would like to see more discussion of development in the area. He would rather like to look at density on a lot by lot basis. With regard to second units, he did not think the adjustment will provide increased density. He would be open to additional discussion on increasing the number of units. He does not think the proposal will generate additional second units. He is a little concerned about the formula and would like more information on the impact. He would like to talk further about residential use in the commercial area.

Commissioner Ollinger said that if there are alternatives to achieving the goal he would like to see it rather than using the school sites as meeting the goal. He also suggested legalize the illegal second units. There might also be more discussion about infill in the downtown area, such as those behind the bakery.

Chairman Israel would like to see affordable housing to provide development opportunity. A suggestion would be to limit the FAR which would limit the

housing stock. He would like to apply this to lots that do not currently have the maximum lot coverage. His other issue is second units on highly congested streets. With regard to the formula to establishing rents, he would like to see more of a mix in the ratio. He also would like to see an expedited process for affordable housing. He would not like to see the school sites be created to have so much value that it would be economically feasible for developers to use the land for other uses. He would also like to see projects that blend into the community and are of a reasonable scale.

Ms. Newman stated that HCD would see it as a significant regression if the sites that were identified in the last Housing Element were removed in this update.

M/S Hayes/Sargent, to continue Town of San Anselmo - Amend the General Plan, specifically to update the Housing Element. Public hearing will focus on the following: 1. Association of Bay Area Governments) ABAG) housing targets; 2) General Plan and Zoning Ordinance limitations; and 3) New housing programs. This is continued to April 17, 1995. Motion unanimously passed.

**F. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL**

**G. ADJOURNMENT TO April 3, 1995**

The regular meeting of the San Anselmo Planning Commission was adjourned at 10:45 p.m. to the next meeting on April 3, 1995.

BARBARA CHAMBERS