

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF JUNE 16, 2003**

A. CALL TO ORDER

Commissioners Present: Chair Harris, Vice-Chair Sisich, Commissioners Fernandez, House
Commissioners Absent: Commissioners Jochum, Zwick, Wittenkeller

B. OPEN TIME FOR PUBLIC EXPRESSION

There was none.

C. CONTINUED PUBLIC HEARINGS

**D. PUBLIC HEARING ITEMS
CONSENT AGENDA**

1. MINUTES – June 2, 2003

M/s House/Sisich and unanimously passed (4-0) to approve the minutes with minor amendments.

REGULAR AGENDA

1. **V-0324 – Barbara Carbone, 29 Hillside Avenue, APN 7-115-27**, setback variance to construct a 400 square foot garage within 1' of the northwesterly side property line (Code: 8') and 0' of the front property line (Code: 20'), construct a covered porch within 17' of the front property line (Code: 20'), and to construct a retaining wall/fence up to 12.5' above grade along the rear and side property lines (Code: 6') within the R-1 zoning district (staff person: Bell).

Planning Director Bell presented the staff report.

In response to Chair Harris, Ms. Tardy said that parking will continue in the front yard, where there are three spaces.

M/s Sisich/Fernandez and unanimously passed (4-0) to move the staff report. Chair Harris advised all parties of interest of the 10-day appeal period to the Town Council.

2. **SPD-0302/ER-0302/DR-0325/U-0311 – Hunter House Foundation, Bob Dittmer, 19 Ross Avenue, APN 7-284-48**, rezoning from C-2 to SPD (Specific Planned Development), Negative Declaration environmental review, and design review, use permit: removal of existing structures on property and construction of Hunter House: 2 buildings with 6 residential units in each, 12 residential units (2 at market rate, 2 at or below 50% median, 4 at or below 60% median, and 4 at or below 80% median). Property extends between Ross and Mariposa Avenues (between Nos. 15 and 23 Ross Avenue and between Nos. 8 and 18 Mariposa Avenue) (staff person: Wight).

Senior Planner Wight presented the staff report.

In response to Vice Chair Sisich, Ms. Wight said she does not know how the applicant plans to re-house the tenants and that the applicant is not present to provide the information.

In response to Commissioner House, Ms. Wight said that there are no dividing fences between the apartments.

Commission Fernandez notes that wheelchair access is not provided in any of the buildings. Ms. Wight says that handicap parking, only, is necessary and Planning Director Bell confirms that there is no law requiring private developers to provide wheelchair access. However, funding organizations sometimes require buildings to be handicap accessible.

In response to Chair Harris' inquiry into there being just 12 off-street parking spaces, Ms. Wight explained that street parking is widely available and overnight passes should be provided by the Police Department. Staff is comfortable with the parking situation.

Mrs. Budarascu, Resident at 21 Ross Avenue, #4, is unclear of the plans to re-house residents. Ms. Wight will make further inquiries from the owner.

Frank George, Member of the Board of Trustees for Hunter House, says that the intention is to build a new structure rather than remodel the current building. They intend to build the first 6 units into which the residents will be moved before the current building is demolished. Mr George said that a meeting had been held to inform residents of the plans.

In response to Vice Chair Sisich, Mr. George confirms that all the units are occupied. There are currently 6 permanent tenants and 2 tenants who rent their units on a month-to-month basis. Thus, the Foundation need only place the 6 permanent residents in new accommodation. In response to Vice Chair Sisich, Mr. George said the rent will be whichever amount is set and he assured the Commission that Mrs. Budarascu, a long-term resident, will have assistance with her rent.

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In further response to Vice Chair Sisich, Mr. George says that the project is being financed from grant money and from the Foundation's own resources. They hope that more grant money is forthcoming. The Vice-Chair remains concerned for those tenants who will not be offered accommodation.

Commissioner House would like to know where the residents will be relocated in the new buildings and the rent implications for the new accommodation.

In response to Chair Harris, Mr. George said that they have been advised to replace the building because there is dry rot and termite decay in the whole of the front of the building and the plumbing and electrical work are 80 years old. They were informed that a new structure would cost as much as renovating the current building.

Bob Dittmer, A Member of the Board of Trustees, confirms that the damage to the building is severe and that structural engineers have said that the building would not withstand an earthquake very well. He notes that there are 8 tenants and a commercial unit, confirming that 6 tenants have an option to move to the new building. The remaining tenants have been informed that they do not qualify for new accommodation. Mr. Dittmer expects the average rent to be increased from \$600 to \$1,000/\$1,100 and that they need the support of government subsidies because the units have been designated as low income housing.

In response to Chair Harris, Mr. Dittmer said that a consultant was hired when they first began the project. It appears that renovating the current building would not be cost affective, since it is so old and has asbestos.

Vice Chair Sisich supports the project but is particularly concerned that the architect is not present to represent the applicant. Moving residents from their homes is a sensitive issue and he is greatly perturbed that an official is not present to tell the Hearing of the plans for those residents. Furthermore, the architect is not present to offer structural expertise.

Commissioner house is in favor of the project but suggests that the item is continued to allow the Senior Planner to gather more information and for the architect to be present. Commissioner Fernandez and Chair Harris are in agreement.

M/s House/ Fernandez and unanimously passed (5-0) to continue the project to July 7, 2003.

3. UP-0310/DR-0326 – Susan and Ross Sommer, 124 Brookmead Court, APN 5-131-05. Use permit to demolish an existing house of approximately 920 square feet; and design review to construct a new single family dwelling with a second story of approximately 830 square feet (staff person: Bell)

Planning Director Bell presented the staff report.

In response to Vice Chair Sisich, Mr. Bell said that the code does not require story polls. Generally, however, hillside developments need story polls for near and distant views and he said that requests for story polls for flatland developments have evolved over the past couple of years. Mr. Bell notes that the applicant had not erected polls on the previous Friday morning. However, there appears to be just one neighbor to the far east of the property with whom the Chair has spoken and they have no objections.

Bridget Brewer, Architect for the project, presented three letters from neighbors who seem pleased that a new house will be built. Ms. Brewer says that the neighbors were invited to the house when Mr. Bell observed that the story polls had not been erected. The colors of the house were then presented to the Commission.

In response to Commissioner House, Ms. Brewer says that the house cannot be built closer to the barn because there are trees in the way.

In response to Chair Harris, the owners confirmed that the neighbors are agreeable to the project and have no objections to the shadow study.

Dermot Corr, 14 Willow Way, is concerned that a retaining wall needs maintenance work. However, Mr. Bell says that the wall is not part of the project and Chair Harris suggests to Mr. Corr that there are other courses of action he should pursue.

Commissioners Fernandez and House are in favor of the project and so are Chair Harris and Vice Chair Sisich.

M/s House/Fernandez and unanimously passed (5-0) to move the staff report. Chair Harris advised all parties of interest of the 10-day appeal period to the Town Council.

E. GENERAL DISCUSSION

Planning Director Bell presented an update on the General Plan to the Commission.

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F. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

790 Sir Francis Drake is continued to the meeting of June 24, 2003. 240 Redwood Road is also scheduled for that meeting.

G ADJOURNMENT TO THE MEETING ON MONDAY JULY 7, 2003

The meeting was adjourned at 8pm.



Joanne O'Hehir
Sr. Admin. Services Asst.