

**SAN ANSELMO PLANNING COMMISSION  
MINUTES OF OCTOBER 4, 2004**

**A. CALL TO ORDER**

**Commissioners present:** Chair Sisich, Vice-Chair Fernandez, Freeman, Harris, House, Pipkin, Zwick

**B. OPEN TIME FOR PUBLIC EXPRESSION**

None.

**C. CONTINUED PUBLIC HEARING ITEMS**

1. **DR-0428 - Lance Mansbridge, 51 South Oak Avenue, APN 7-241-75**, design review amendment to 2002 approval to permit an addition of an accessory building in the north side yard on property located in the R-1 H zoning district (Hillside Density District) (staff person: Wight). **CONTINUED TO NOVEMBER 15, 2004**

**D. PUBLIC HEARING ITEMS**

**CONSENT AGENDA**

1. **Minutes – September 20, 2004**
2. **V-0433 - Gene and Ann Swett, 2 Olive Avenue, APN 007-083-17**, Variance to construct a carport of approximately 450 square feet within 8' of the westerly side yard property line (Code: 12') and +/-0' of the rear yard property line (Code: 20'), and a variance to allow an 8' tall fence along portions of the rear (south) and side (east) yard property lines (Code: 6'), located within the R-1 zoning district. (staff person: Bell)

M/s House/Fernandez and unanimously passed (7-0) to approve Consent, with minor amendments to the minutes.

Chair Sisich advised all parties of interest of the 10-day appeal period to the Town Council.

**REGULAR AGENDA**

**Commissioners Zwick and Pipkin recused themselves from the meeting.**

3. **ER-0403/Z-0403 - Joseph Maguire, 1535 Sir Francis Drake Boulevard, APN 005-153-01**, environmental review and rezoning from Specific Planned Development (SPD) for an automobile detailing/repair operation to Specific Planned Development (SPD) for a Residential Development: 3 Single Family Dwellings, 4 "Workforce" Apartments (low to moderate income), 4 Townhouses, and 1 Day Care Facility (staff person: Wight).

Senior Planner Wight explained to the Commission their role in tonight's proceedings. Ms. Wight then introduced the staff report.

In response to Commissioner Freeman, Ms. Wight explained that the day care center would be operated by the person living in the town house. The day care center is considered a residential use.

Ms. Wight clarified the rezoning issue for Commissioner Harris. Ms. Wight and Commissioner Harris further discussed the Commission's objectives this evening and Ms. Wight satisfied Commissioner Harris' planning queries.

In response to Chair Sisich, Ms. Wight confirmed that the specific design of the buildings and landscaping did not form part of tonight's discussion.

In response to Commissioner House, Ms. Wight said that discussion by the Commission on the traffic study was expected as part of the environmental review.

Ms. Wight used the plans to explain the changes suggested by Rabi Elias, Public Works Director. In response to Commissioner Harris, Ms. Wight said that, with the exception of those changes, Mr. Elias accepted the traffic study.

Ms. Wight and Commissioner House discussed Mr. Elias' preference on access to the site.

In response to Commissioner Harris, Ms. Wight said that the Commission could comment on the height of structures.

Discussion ensued on whether a member of the public could video tape the proceedings, on which some members of the Commission assented. The video taping continued.

Jim McDonald, architect, presented a color board. Mr. McDonald enlarged upon Mr. Elias's recommendations and discussed the project further. He believes that the project will improve the area

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acoustically. Furthermore, Mr. McDonald noted that parking is provided inside the boundaries of the project and that they have conformed to the requirements of the Fire Department.

In response to Commissioner house, Mr. McDonald discussed the reasons for establishing a day care center and enlarged upon the parking situation and ingress and egress.

Ms. House requested that the story poles be checked for accuracy and that the building corners be staked

In response to Vice-Chair Fernandez, Mr. McDonald used the plans to identify areas on the property where building equipment and materials could be stored.

In response to Commissioner Freeman, Mr. McDonald explained why he considered the project would improve the acoustics of the area.

David Tucker, 65 Medway Road, believes this project will generate too much traffic and that the intersection of Oak Knoll and Sir Francis Drake Blvd will become further congested. Parking will overflow on to Oak Knoll Ave. Mr. Tucker would prefer access to be via Sir Francis Drake Blvd.

Marty Zick, 44 Medway Road, said that the matter of tank removal needs to be addressed. Mr. Zwick supports housing for the project but is opposed to a day care center. He questioned how the traffic study was generated and offered suggestions for the improvement of traffic conditions.

Patrick Martinez, 90 Oak Knoll Ave, and Maria Iacobucci, 20 Medway Road, object to the development because the increase in vehicles could prevent emergency access on Oak Knoll Ave.

Rachel Schutt Mesrahi, 50 Oak Knoll Ave, suggested the number of units be reduced to provide more on-site parking.

Terri Colindres, 14 Ramona Way, disagrees with the traffic study and believes that the day care center will increase traffic.

Juliette Feil, 129 Oak Knoll Ave, would like access to be on Sir Francis Drake Blvd and believes that the project will significantly increase traffic.

J. R. Hastings, 18 San Rafael Ave, believes that traffic conditions are worsening and the project is too large.

Berit Wretling, 1554 Sir Francis Drake Blvd, is concerned that noise will increase.

Todd Morris, 125 Oak Knoll Avenue, noted that cars currently parked on this land will need to park elsewhere and he is further concerned with the safety of children and access for emergency vehicles.

Jennifer Olesen, 82 Medway Road, said that the structures will be too large and two balconies will overlook her backyard, affecting her privacy

Lynn Bicknell, 53 Oak Knoll Ave, and Charles Burlew, 93 Medway Road, are concerned that the substructure of the street will deteriorate.

Jeff Hopkins, 73 Medway Road, believes that access should be on Sir Francis Drake Blvd. If access remains on Oak Knoll Ave, then the project should be used only for housing so that children are not endangered by cars.

Bill Manky, Fairfax resident, believes that the project is too large for the location.

Sandra Soklin, 6 Medway Road, said that the plans should be scaled back to be more consistent with the neighborhood.

Gretchan Mathis, 17 Medway Road, is concerned that an increase in traffic will affect children's safety. Pat Silver, Fairfax Resident, is in agreement.

Kathleen Sirkin, 49 Medway Road, agrees with all that has been said by the members of the public.

Bill Goodwin, 21 Oak Knoll Ave, is concerned with the density of the project, failure of infrastructure and traffic safety.

Michelle Bailey, 7 Medway Road, is concerned with an increase in traffic on Medway Road.

Dennis White, 90 Medway Road, expressed concern about road widening on Sir Francis Drake Blvd and is also concerned that the owner of the new day care center will need to move elsewhere.

Sheryl Rublitz, 75 Medway Road, is concerned that the development will produce too many cars. A one-bedroom home may well have 2 residents with one car each, for example.

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Kim Pipkin, 57 Medway Road, believes that the parking spaces on Oak Knoll Ave are dangerously placed near Little Arrows Day Care Center.

Ron Colindres, 14 Ramona Way, said that the number of units needs to be reduced to ensure adequate on-site parking.

Dave Hunter, 1 Oak Knoll Ave, said that the project is too large and that workforce housing is unnecessary.

Jim Delorey, 69 Medway Road, noted that the nearby bus shelter is unnecessary because there has been no service for 2 years.

Skye Bailey, 1543 Sir Francis Drake Blvd, is also concerned with traffic and safety. She is further concerned that her driveway might be blocked because access to the development is directly opposite her driveway.

Dolores Scott, 1441 Sir Francis Drake Blvd, said that the development is too large and tall for the neighborhood.

Eileen Law, 85 Oak Knoll Ave, said that the traffic sign prohibiting a turn on to Oak Knoll from Sir Francis Drake Blvd. between certain hours is necessary to prevent high school students using Oak Knoll Ave.

Chair Sisich closed the public hearing at 8.55pm.

Joe Maquire, applicant, expressed concern that after spending considerable time, care and money on the design of his project, the neighbors are opposed to his plans. Mr. Maquire noted that he has created low-income housing and that he has made an effort to design something pleasing.

Commissioner House said she is a proponent of workforce housing and that she would like to approve a project on this site. She suggested that the day care center might be replaced with parking facilities or landscaping.

In response, Mr. McDonald said that if an apartment unit replaced the day care center, then there would be more parking than would be necessary. He suggested that access to Oak Knoll Ave. should be made one-way to eliminate traffic problems on Oak Knoll Ave. Mr. McDonald further noted that the project will upgrade the neighborhood.

Mr. Maquire noted that Mr. Elias, Public Works Director, wanted the ingress and egress to be on Oak Knoll Ave.

In response to some of the complaints heard this evening, Commissioner Freeman suggested that access to the site should be from Sir Francis Drake Blvd. Furthermore, density is also of great concern and Commissioner Freeman suggested that some changes could be made to the plans.

Commissioner Fernandez has reservations about ingress and egress being on Oak Knoll Ave. He has driven along the street at different times and he is concerned with children's safety. Commissioner Fernandez noted that the project is attractive and that it would meet with his approval if it were in a different location.

Commissioner House is not in favor of the 3 diagonal parking spaces close to Oak Knoll Ave. She is in favor of a no-left turn on to Oak Knoll Avenue and agrees that the entrance needs to be on Oak Knoll Ave. Commissioner House believes that the problems concerning parking and the present day care center should not become the problem of the project under discussion. Those concerns should be addressed to the Public Works Director or the Police Department. Commissioner House suggested that inquiries be made to ascertain if the bus stop will be used before it is enhanced. She asked that the turning radius on the corner by the Day Care Center be improved to the specification of the Public Works Director. Furthermore, Commissioner House would like to see a drainage plan and to be assured that all aspects of environmental impact are addressed.

Commissioner Harris is in general agreement with Commissioner House. He believes that the day care project would exacerbate the problems caused by the development and suggested it be replaced by a workforce unit and more parking facilities. Commissioner Harris sympathizes with the community but believes that concerns regarding drainage and traffic should be directed towards the Town Council and not this specific project. He noted that the Commission needs to consider if the problems expressed this evening will be intensified by the project.

Commissioner Harris suggested that the traffic study be peer-reviewed. He noted that the project meets off-street parking requirements, although he would prefer that more parking be added. Commissioner Harris does not favor the three diagonal parking spaces on Oak Knoll Ave. and suggested that the Director of Public Works consider making the turn on Oak Knoll Avenue one way. He would not support ingress and egress being on Sir Francis Drake Blvd. Commissioner Harris said that the project has a high density, which perhaps could be reduced. He supports workforce housing but understands the cost needs to be off-set by the developer. He would like the impact of the project from Sir Francis Drake to be softened, if possible. Commissioner Harris would support a continuance of the project.

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Chair Sisich noted that a project should not be prevented because it exacerbates certain problems that are already in existence. Chair Sisich favors access on Oak Knoll Ave. and that egress be a right-turn only. He suggested a right-turn only if egress is granted on Sir Francis Drake Blvd. Chair Sisich further suggested that more parking could be obtained on the Oak Knoll side with a change to the design and he is opposed to the 3 diagonal parking spaces. He believes that the project is not too dense and he favors the elimination of the day care center. Chair Sisich supports a continuance of this project.

M/s House/Fernandez and unanimously passed (5-0) to continue this item to the meeting of 15 November, 2004.

Commissioner Zwick resumed his seat at the podium and Commissioner Pipkin did not return.

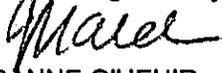
**E. ITEMS FROM PLANNING COMMISSION**

**F. ITEMS FROM STAFF**

Ms. Wight explained that there is one Commission meeting in October and November due to vacation and shortage of staff.

**G. ADJOURNMENT TO THE MEETING ON MONDAY NOVEMBER 15, 2004**

The meeting was adjourned at 9.35pm.

  
JOANNE O'HEHIR  
SR. ADMIN. SERVICES. ASST.