

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES OF DECEMBER 19, 2005**

Present: House, Sisich, Zwick
Absent: Krebs, Harris

A. CALL TO ORDER

B. OPEN TIME FOR PUBLIC EXPRESSION

Louise Mathews, Foothill Road, stated that she would like the agenda to reflect if any commissioner that would have to recuse themselves due to a conflict of interest or because they reside within 500 feet of the project.

Zwick stated the public meeting for the Town Hall Community meeting is scheduled for Saturday, January 7, 2006. from 10 a.m. to noon at the Student Center at Sir Francis Drake High School.

C. CONTINUED PUBLIC HEARING ITEMS

1. **V-0535/DR-0530 – Greg and Kristi Bush, 142 Sequoia Drive, APN 006-114-05**, 1) Setback Variances to add a first story addition within 15' of the front property line and 8'-6" of the street side (Knoll Road) property line, and a second story addition within 19'-6" of the front and 8'-6" of the street side (Knoll Road) property line (Code setbacks: front: 20'; street side: 12'); 2) Hillside Design Review of first and second story additions totaling ± 731 square feet; 3) Parking Variance for two of the three required on-site parking spaces to be substandard in length and partially in the right-of-way (Code: 3: 9'x19' spaces wholly on the property); and 4) FAR Variance to permit a floor area ratio up to 39.5% (Code maximum: 35%), located within the R-1 zoning district. (Staff person: Chambers) **CONTINUED TO 1/3/06**
2. **V-0536/DR-0533 – Eileen and Allen Ashton, 29 Grove Lane, APN 007-162-34**, Lot coverage variance for a second story addition to an existing dwelling, which already exceeds the Code maximum lot coverage at 50% (Code: 35%); and Flatland Design Review to add a ±498 square foot second story addition, located within the R-1 zoning district. (Staff person: Chambers) **CONTINUED TO 1/3/06**
3. **ER-0502/GPA-0501/LS-0502/Z-0501 - William F. and Barbara R. Geisler, 405 Redwood Road, APN 007-141-11**, 1) initial environmental study; 2) General Plan amendment to change the designation of a portion of the property from Single Family Conservation to Single Family Residential; 3) Rezoning of a portion of the property from R-1 C (Single Family Conservation) to R-1 (Single family Residential); and 4) Parcel split to create one additional building site. The proposed new lot would be located in the northeast area of the property, north of the redwood groves and below an existing cabin, with a separate driveway access directly off Redwood Road, located within the R-1C zoning district. (staff person: Wight) **CONTINUED TO 1/3/06**

D. PUBLIC HEARING ITEMS

CONSENT AGENDA

1. **Minutes – December 5, 2005**

M/s House/Sisich, to approve the minutes. All ayes. Absent: Harris, Krebs

REGULAR AGENDA

2. **ER-0503/DR-0535 - Red Hill Park, 100 Shaw Drive, APN 006-061-14** - review of initial study and draft negative declaration for redevelopment of approximately 5.7 acres of the former Red Hill Middle School athletic/recreation fields into a multi-purpose community athletic sports and dog park facility, including a fenced dog park, a sports court and soccer/baseball field, a restroom/concession/storage building and a separate storage building for use by Town maintenance and sports leagues, new storm drainage, landscaping and irrigation improvements. Access to the site would be from Sunny Hills Drive and also from Shaw Drive with expanded parking off Shaw Drive. Planning Commission public hearing also scheduled for Tuesday, January 17, 2006 to include project review (rezoning to SPD (Specific Plan Development), Use Permit and Design Review). (staff person: Consultant Newman)

Planing Director Wight stated that additional information has been submitted from the comments of the last meeting.

Michael Thill, Acoustical Consultant, provided an overview of the methodology of noise levels, noting that the project would have a less than significant impact.

Commissioner Zwick said at one time there was a school at this location and asked if that noise level was higher than a soccer field. Mr. Thill responded that he thought it would be very similar.

Commissioner Zwick asked about the ownership of the building and the land; what, if any, is the possibility of the site becoming a school again in the future.

Dalene Whitlock, Transportation Consultant, provided an overview of the traffic study and how it was evaluated.

Commissioner Zwick asked about the specific amount of parking spaces. Ms. Whitlock explained the locations, noting that although the spaces by the administration building have not been used in the count, those spaces would be over and above those counted.

Commissioner Zwick asked how traffic would be affected if the site were used as a school instead of a park. Whitlock responded that it would substantially increase when the children are picked up in the afternoon because the shopping center is open.

Commissioner Sisich asked why Sir Francis Drake traffic is counted when traffic does not stop. Ms. Whitlock responded that every street coming onto Sir Francis Drake measures F. Part of the reason they use average is to give a better comparison between intersections and it helps gauge how bad the intersection is compared to other intersections.

Commissioner Sisich said if the light at the Shopping Center is eliminated and a traffic signal is installed at Shaw and Sunnyhills, what would the net result be. Ms. Whitlock responded that they evaluated it and explained their analysis, noting that the prices are approximately \$200,000 - \$300,000 per pole.

Commissioner Zwick asked if the use warrants putting in more signals. Ms. Whitlock responded that the signals would be at an acceptable level just as they are now.

Heather Mitchell, 225 Spruce, San Rafael, provided information on artificial turf and directed the Commission to a web site that has a product that reduces bacteria. She said the proposed field would accommodate up to three soccer games at a time. She cited comments made by Commissioners regarding traffic impacts during the Walgreens use permit application. She noted that traffic was an issue then, and will continue to be with the proposed park.

Gill Gaine, 25 Carlson Court, regarding pages 20 and 22, he wants to know how the project will specifically better and enhance the dog park.

Marianne Spinozzi, Red Hill Shopping Center, stated the Shopping Center cannot take more traffic. She would like the Commission to explore the signal lights more thoroughly and also recheck the Sunnyhills and Shaw Drive traffic counts. There is a substantial increase in traffic flow through the Center with the opening of Walgreen's.

Commissioner Sisich asked what the impact would be to the Shopping Center if the current traffic light was eliminated. Ms. Spinozzi stated that she did not know and would have to hire an independent traffic consultant if that occurs.

Jean Young, Red Hill Shopping Center, said it is unacceptable to the merchants to have the Shopping Center used as a drive through. The merchants have to pay for the landscaping and resurfacing. It would negatively impact their customers. Regarding two signals, there should be a traffic study but it seems to be a sensible solution.

John Wright, Red Hill JPA, said he used to be on the Ross Valley School Board and the chance of the school being reopened is very slim. Regarding traffic, Shaw Drive is already being used as a public road for activities. The increase in demand is minimal and he agrees with the traffic study.

Louise Mathews, Foothill Road, said the Town has not mitigated the traffic issues and should control the traffic issues. She is concerned about the litigation issues of trespassing onto private property and about the change in zoning. This requires an EIR, particularly because this project only discusses part of the total parcel and this is a violation under CEQA. She asked if this project could be appealed before it goes to the Town Council. She questioned the cost of water. Regarding noise, this should be looked at cumulative with other activities.

Gene Childs, 45 Longview, Recreation Boardmember, would endorse the sound of laughter as a positive and increased recreation has a benefit to health.

Elaine Snyder, Greenfield, is still concerned about parking. The current tenants have the parking lot full and there is the unknown about the number of games that are going to be played. Also, just because we are using a private road does not mean we can continue to do so. Routing traffic through the Shopping Center is not good and she is concerned about the current traffic situation. The Town cannot afford dual signals. Proceeding with the park may not be the right time.

Ellen, 20 El Cerrito, does not think traffic will be increased. She suggested making Sunnyhills Drive a no left turn.

Gina Finer, 40 Legend Road, said the traffic would be in late afternoon and the weekends. The traffic also uses the Shopping Center when traveling through the Center.

Ken Conroy, 337 Santa Margarita Drive, San Rafael, supports the park. He said Memorial Park is very active and there are sometimes six games at a time and the traffic is less than significant. There are

some misconceptions on the amount of traffic. He said that the artificial turf is a wonderful product and there will be no fertilizer. The Shopping Center will also benefit with increase to the businesses.

Chair House asked if there would be more games, in addition to those at Memorial Park. Mr. Conroy said it would allow the 13 and 14 year olds to stay in San Anselmo, rather than go to Pt. Reyes and Fairfax.

Walter Kopp, Fern Lane, Park and Recreation Commission, said that there has been a very long committee process to develop the design. He is disappointed to hear the comments from Red Hill shopping Center.

Pete Newcom, Kentfield, said the current traffic is terrible because the site is too close to Sir Francis Drake. The proposed space for the dog park is too small. He is also concerned about the cost of the development. He felt the space should be left as it is, open space. Drake High School has made some enhancements recently and they have adequate facilities.

Nancy Ocada, Hillside, would like another sound evaluation from off of synthetic turf fields. She hears all the noise from the high school now. She would like the Commission to look at Hall Middle School where they have lights on the field. Regarding the easement – she has not seen a signed agreement. She does not think the site needs to be redeveloped. She is also concerned about the potential for flooding and drainage issues and the lack of use of the tennis courts.

Luke Karl, San Anselmo Tennis Club, is concerned about losing the tennis courts. He is not sure how the dog park fits into the sports complex but would like to get the courts back.

George Ocelle, San Francisco Blvd., said the space was a track and football field. If the school were open, the activities after school would be the same as is being proposed. He is curious how much money has been raised and is concerned about schools being closed, which also increases the number of fields being closed.

Elvis, San Anselmo Pet Store, is not opposed to the Red Hill Park but is concerned about the finding of very little or low impact. If so, will anyone use the park. Also, the Brookside School field is many times vacant and wondered if that could be used. Also, many people wanted the Skate Park but now there is no discussion about it. He questions what the real need is.

Steve Murch, 9 Golf Lane, is concerned about noise, traffic and wildlife. There are hawks and owls that feed in the area of the Tamalpais Cemetery that leads to the project site. Field turf is a great product but for the volume proposed would require the area to be prepared and the topsoil would have to be stripped down. The impact is a thousand cubic yards that will be moved. There is currently percolating drainage and asked where the runoff will be with artificial turf. Lastly, it is okay to have impacts, but would like to see mitigations for the impacts.

Julie Trow, Red Hill Shopping Center, said the merchants are not opposed to the park, just the traffic going through the Center. Her concern is the access for emergency vehicles.

Chair House asked if the Commission could recommend to the Council that there be no organized activities after 8 p.m., which would help with the noise. Ms. Newnan responded that this would be governed by the use permit.

Chair House asked if the project went over the amount of water needed, who will pay for it. Ms. Newman responded that MMWD states the demand is a rough estimate. The District said there is no limitation on water service and would have to be purchased. The water used by the future park will be monitored on a new meter. The JPA would be responsible for that payment.

In response to Chair House, Ms. Newman said the park is a portion of the site and the area is 5.7 acres, which includes .6 acres of easement.

In response to Chair House, Doug Long, Recreation Director, said \$100k is bond money for the field, not General Fund money, and must be used for park development. The rest of the money will be from other agencies and private donors but no General Fund tax dollars is being spent.

Commissioner Sisich asked if the easement from Sunnyhills is part of the project and if so, would this be a condition of approval. Planning Director Wight responded that Sunnyhills has sent the wording but will not sign the easement until the project has been approved. This can be made a condition of approval as part of the project merits review.

Commissioner Sisich referred to Public works Director Elias' comment that the Town may want to consider the two signal approach. Ms. Wight responded that it would be a policy matter. There is also the potential cost in his report.

Chair House asked if the cost of the signal lights would be part of the traffic mitigation and the cost incurred by Red Hill Park and not charged to the tax dollars. Planning Director Wight affirmed.

In response to Commissioner Zwick, Ms. Whitlock said the parent using the Shopping Center during the soccer was not taken into consideration.

Peter Arnold, Landscape Architect, said there was a plan for two tennis courts and now they feel that improving Memorial Park would satisfy the needs of the tennis community.

Chair House said there was a group that was brought together in 1994 to discuss a dog park, skateboard park and soccer park. The current park is not safe because it is not fenced. She feels the location is great for this use and will be used by a larger population of San Anselmo. She is satisfied with all issues except for traffic. She could only vote for traffic if there were the two signals, even though it adds to the cost. Walgreens has already impacted Red Hill and this will add more to an already stressed location.

Commissioner Sisich said he has no position for or against the park. However, some of the statements are very strong from the community. He understands there will be some impacts but the traffic impacts are his concern. He felt the two traffic lights would help the Shopping Center and other people using Drake. It is unfair to have the dog park people pay for the lights.

Ms. Newman said that the Commission must only determine whether the project can be linked with the two stop lights. The traffic study states the project does not have a significant impact. That can be discussed as a policy issue rather than a mitigation measure, which could have significant financial issues on the project.

In response to Chair House, Ms. Newman said the traffic study makes certain assumptions and it portrays the worst potential impact possible.

Ms. Whitlock stated that if the assumption is not to have traffic go through the Shopping Center, and to distribute it throughout the Shopping Center, it might be less than significant. She said the traffic count numbers are close by exiting Shaw or Sunnyhills. The traffic signals will definitely help the traffic.

Commissioner Zwick suggested recommending the project be sent to the Council with the concerns on traffic.

M/ House, to recommend certification of Negative Declaration to Town Council with a strong recommendation that the Council consider two stop light and eliminating the one that currently exists on the grounds there won't be significant environmental impacts.

Commissioner Sisich said any new traffic through the Shopping Center is significant and he can't support the traffic impacts.

Commissioner House to withdraw her motion and suggested getting traffic counts on traffic just staying on Shaw and Sunnyhills and not going through the Center.

Commissioner Zwick is concerned because the study states 80 percent of the traffic goes through the Shopping Center. Ms. Newman said the consultant could make other assumptions.

M/s House/Zwick, to continue the meeting to Tuesday, January 17, 2005 to allow the consultant time to address traffic concerns. All ayes.

E. ITEMS FROM PLANNING COMMISSION

In response to Chair House, Ms. Wight stated there are no new candidates for the Planning Commission vacancies.

F. ITEMS FROM STAFF

None

G. ADJOURNMENT TO THE SPECIAL MEETING OF TUESDAY, JANUARY 3, 2006.

The meeting was adjourned at 9:45 p.m.

Barbara chambers
Assistant Planner