

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MEETING MONDAY, DECEMBER 15, 2014**

COMMISSIONERS PRESENT: Chair Brasler, Co-Chair House, Commissioners Cronk, Krebs, Sisich, Swaim

COMMISSIONERS ABSENT: Pipkin

CALL TO ORDER

Commissioner Brasler called the meeting to order at 7:00 p.m.

OPEN TIME FOR PUBLIC EXPRESSION

No one spoke.

PLANNING DIRECTOR'S REPORT

Interim Planning Director Diane Henderson thanked Commissioners Krebs and Swaim for attending the Town Council meeting last Tuesday at which the Housing Element ordinances recommended for approval by the Planning Commission were considered. The ordinances were introduced for their first reading, indicating the Council's intent to adopt them. The ordinances will be on the consent calendar in January.

Commissioner Sisich asked about an appeal of the Planning Commission's decision regarding 1311 San Anselmo Avenue.

Henderson advised that the appeal will be heard on January 27th at which time an appeal of the decision for 166 Prospect Road will likely be heard as well.

Sisich asked about the outcome of an appeal of the decision for 19 Knoll Road.

Henderson advised that the appeal had been denied by the Town Council.

CONSENT AGENDA

Minutes of the Planning Commission Meeting of December 1, 2014.

VAR-1405, VAR-1406, James Kelley, 14 Calumet Avenue, APN 006-042-09: Rear yard and side yard setback variances to demolish an existing nonconforming 300 square foot garage and to construct a new 310 square foot garage in the same location, approximately 2 feet from the rear property line (where the Code requires 20 feet) and 3 feet from the south side property line (where the Code requires 8 feet). The project would expand the north side wall by 1 foot in width and 10 feet in length for an overall increase in size of 10 square feet. The project site is located in the R-1 Zoning District. (Staff person: Jonckheer)

VAR-1407, Bill Johnson, 191 Tunstead Avenue, APN 007-251-04: A side yard setback variance to construct a 321 square foot, single-story addition at the rear of the existing home approximately 5 feet from the north side property line (where the Code requires 8 feet). The project site is located in the R-1 Zoning District. (Staff person: Jonckheer)

As there was no public comment on the consent agenda, discussion returned to the Planning Commission.

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M/s, Krebs/Swaim, to approve the consent agenda.

AYES: Brasler, Cronk, Krebs, Sisich, Swaim

NOES: None

ABSTAIN: House

ABSENT: Pipkin

Brasler reminded all of 10-day appeal period as it relates to 14 Calumet Avenue and 191 Tunstead Avenue.

PUBLIC HEARINGS

VAR-1408, VAR-1409, Peter Gilbert, 24 Grove Lane, APN 007-161-05: Front yard and side yard setback variances to demolish an existing nonconforming 439 square foot garage and to construct a new 496 square foot garage a minimum of 12.6 feet from the front property line (where the Code requires 20 feet) and approximately 5 feet from the north side property line (where the Code requires 8 feet). The existing garage is sited at an angle to Grove Lane and the proposed relocation of the garage would be more parallel to the street. The Town recently approved an 828 square foot addition at the property. The project site is located in the R-1 Zoning District. (Staff person: Jonckheer)

Interim Senior Planner Elizabeth Jonckheer presented the staff report, clarifying the size of the proposed garage which is 470 square feet as opposed to 496 square feet.

Commissioner Krebs asked if any neighbors or other parties had comments on the project.

Jonckheer confirmed that there had been no comments.

Peter Gilbert, Calumet Avenue, proposes to demolish the existing garage and rebuild it in kind, sensibly orienting it to the street so that it can be used safely as a two-car garage.

As there were no comments from the public, discussion returned to the Planning Commission.

Brasler sees the proposed garage as an improvement to the property.

Commissioner Swaim knows the property very well and noted that parking is currently a challenge. The project will improve that situation.

Commissioner Cronk observed that the proposed garage looks like a substantial improvement to the current non-conforming structure.

Krebs agrees with the preceding comments and notes that the improvement results in no significant increase in size.

Commissioner House concurs.

Sisich concurs as well.

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M/s, House/Krebs, to move the staff report.

AYES: Brasler, Cronk, House, Krebs, Sisich, Swaim

NOES: None

ABSTAIN: None

ABSENT: Pipkin

Brasler reminded all of the 10 day appeal period.

Consideration of Proposed Amendments to the San Anselmo General Plan Circulation Element, incorporating "Complete Streets" policies and concepts. (Staff person: Henderson)

Henderson presented the staff report.

Cronk asked how compliance with Complete Streets requirements is monitored.

Condry advised that when funding is granted and projects are completed, audits are conducted to insure that the projects comply with the Complete Streets Act.

Cronk asked if projects that are built with grant money are the only ones subject to auditing.

Condry advised that currently only grant-funded projects are audited. He does not know whether or not all projects will be subject to auditing in the future.

Cronk asked how far reaching the legislation could be for San Anselmo.

Condry replied that paving projects for 2013-2014 might be considered. If auditors found omissions, they could potentially withhold future funding.

Cronk would want to make sure that the additional cost of providing the improvements is worth the grant money that requires they be implemented.

Condry advised that many of the improvements, such as ADA ramps, are already required by law. Other improvements are important in providing community infrastructure including sidewalks and trails.

Brasler asked if the additional cost to the Town of complying with the Complete Streets Act is minimal in consideration of the fact that the Town is already largely complying with those requirements.

Condry advised that this is correct.

Swaim observed that there are many streets not maintained by the Town and asked how that affects homeowners and groups trying to improve streets.

Condry replied that if sidewalks are being installed, ADA ramps are already required. Typically requirements for cyclists and pedestrians would not be required for residential projects.

Swaim noted that it is already difficult to get neighbors together to repave a street.

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Condry does not see the Complete Streets Act impacting these projects in a significant way. Larger projects, such as those at the San Francisco Theological Seminary or Red Hill Shopping Center, will be the ones most affected.

As there were no comments from the public, discussion returned to the Planning Commission.

M/s, House/Sisich, to pass the motion recommending approval to the Town Council of the proposed amendment to the General Plan Circulation Element incorporating "Complete Streets" policies and concepts.

AYES: Brasler, Cronk, House, Krebs, Sisich, Swaim

NOES: None

ABSTAIN: None

ABSENT: Pipkin

ITEMS FROM PLANNING COMMISSION

Brasler congratulated Town staff on responding to recent weather issues.

Henderson asked the Planning Commission to consider dates for future meetings.

Condry reminded all to clear storm drains at their residences.

ADJOURN TO THE MEETING OF JANUARY 5, 2015

Brasler adjourned the meeting at 7:45 p.m.

Respectfully submitted,
Nancy Harris