

TOWN OF SAN ANSELMO PLANNING COMMISSION MEETING
Monday, December 7, 2015

CALL TO ORDER

COMMISSIONERS PRESENT: Judy House, David Swaim, Kim Pipkin, Susan Cronk, Daniel Krebs, Matt Brasler

COMMISSIONERS ABSENT: Pascal Sisich

2. OPEN TIME FOR PUBLIC EXPRESSION Members of the public may address the Planning Commission regarding items not on the agenda.

Wendy Posard, Architect and Resident, spoke about 754 Sir Francis Drake (continued item to January 11, 2016). Posard expressed concerns about project height, density and open garages at grade. Posard requested for an advisory design review group or outside consultant address design issues with the project.

3. PLANNING DIRECTOR'S REPORT

Planning Director Elise Semonian presented the 2016 Commission Meeting Calendar and indicated she responded to the public comment during open time at the last meeting.

4. APPROVE MINUTES OF THE PLANNING COMMISSION MEETING NOVEMBER 16, 2015

M/s, Matt Brasler, Kim Pipkin, to Approve the MINUTES OF THE PLANNING COMMISSION MEETING NOVEMBER 16, 2015 AYES: David Swaim, Kim Pipkin, Susan Cronk, Daniel Krebs, Matt Brasler. NOES: None. ABSENT: Pascal Sisich. ABSTAIN: Judy House.

5. PUBLIC HEARING CONSENT A Public hearing is required for the following planning application but staff will not present an oral staff report and does not anticipate Planning Commission discussion of the item. The Planning Commission will act on each item separately and will provide an opportunity for public comment.

A. 1405 SAN ANSELMO AVENUE - HEIGHT VARIANCE Owner: Samantha Lyman and Doug Penman Design Professional: Daniel Castor Project Address: 1405 San Anselmo Avenue Assessor's Parcel No.: 007-023-04 Zoning/General Plan: R-1 Single Family, Single Family FIRM Flood Zone: Zone X (Minimal Risk) Height Variance associated with a significant remodel of the existing residence, which includes the reintroduction of a historic steeple (the property was originally occupied by the 2nd Presbyterian Church of San Anselmo). This remodel aims to restore the historic character of the property, including adding a steeple up to a maximum height of 47 feet (30 feet permitted). The remainder of the roof will remain unchanged and stay at 28 feet to the highest point. Materials include horizontal siding painted white and dark grey stucco siding.

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Planning Commission Chair House opened the floor to public comment, no comment was given.

Commissioner Brasler stated that, while he supported the design of the project, he didn't believe that the code provided for it.

Semonian explained that since the project is restoring the historic design of a steeple to a church, it was unlikely to set precedent.

Commissioner Swaim commented that it was unique project and asked why it was on the consent agenda. Ms. Semonian explained that she did not expect any public comments on the item.

The remaining Commissioners did not wish to discuss the project.

M/s, Susan Cronk, Daniel Krebs, to approve 1405 SAN ANSELMO AVENUE HEIGHT VARIANCE AYES: Judy House, David Swaim, Kim Pipkin, Susan Cronk, Daniel Krebs. NOES: Matt Brasler. ABSENT: Pascal Sisich .

6. BRIEF STAFF PRESENTATION ON STATE HOUSING LAW/DENSITY BONUS LAW

Planning Director Elise Semonian presented information on affordable housing density bonus laws and waivers.

Commissioner Brasler questioned the rounding of density bonus numbers in the example. Ms. Semonian explained that the law requires the units to be rounded up.

Commissioner Swaim asked about the percentage of low income compared to market value units. Swaim asked if drainage improvements could be waivers. Ms. Semonian indicated that waiving drainage improvements would probably be seen as a specific adverse impact that could be denied.

Steve Lamb, Laurel Ave, asked about parking standards and requested clarification of the Town RHNA numbers, which seemed too high. Semonian explained that the Town would expect that projects provide parking for each unit but that they could ask for a waiver. Semonian will look into the RHNA numbers.

7. PUBLIC HEARINGS

A. 1 LINCOLN PARK - ENVIRONMENTAL REVIEW, DESIGN REVIEW, REZONING, GRADING PERMIT, DENSITY BONUS LAW WAIVER, USE PERMIT

Applicant: Bill Johnson
Design Professional: E.E. Weiss Architects, Inc.

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Project Address: 1 Lincoln Park, vacant parcels between 60 Greenfield Avenue and 5 Lincoln Park

Assessor's Parcel Nos.: 006-254-12 and 006-254-46

Zoning: C-3 General Commercial and R-1 Single Family Residential

General Plan: General Commercial, identified as potential housing site in Housing Element

FIRM Flood Zone: Zone X (outside Flood Hazard Area)

Planning Commission consideration of Initial Study and draft Mitigated Negative Declaration of Environmental Impact, application for rezoning a narrow strip of land bisecting the site from R-1 to C-3, request for design review, grading permit, and use permit for a new 16-unit apartment building. The 16 one-bedroom apartments total approximately 15,300 square feet of floor area over an 8,000 square foot parking garage. The garage would provide 17 parking spaces, including 5 disabled parking spaces (16 parking spaces required). The applicant proposes to create 4-7 additional public parking spaces in the Lincoln Park right-of-way. A request for reduction of development standards (2 stories permitted, 3 stories proposed) is made under the State Density Bonus Law (CA Govt. Code Section 65915). The applicant intends the project to be for senior housing. The project includes two units that would be deed restricted for low income housing. Proposed materials include stucco and stone veneer siding, and bronze color windows and doors. The Planning Commission will make a recommendation to the Town Council regarding approval or denial of the draft Mitigation Negative Declaration of Environmental Impact and applications described above. The item is scheduled to be considered by the Town Council on January 12, 2015.

For project documents please go to:

<http://www.townofsananselmo.org/DocumentCenter/Index/131>

Planning Director Elise Semonian presented the staff report. The applicant was not present.

Chair House asked about the peer review recommendation by staff. Semonian indicated that the Town could retain a design professional to provide suggestions to the applicant, at the applicant's expense.

Commissioner Pipkin asked about the inconsistencies in the plan and Ms. Semonian explained some of them.

Chair House opened the floor to public comment.

Michael McAfee, Ross, spoke about disability and bicyclist access, and requested bicycling signage in the project area, citing Vehicle Code 21202.3 since the road is too narrow for a vehicle and bicycle to travel safely.

Public Works Director Sean Condry spoke about the traffic issues on the street and advised everyone that a Public Works study session will be held at the Town Council meeting December 8, 2015.

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Steve Lamb, Laurel Avenue, spoke about the inadequacies of the story poles and noted that there are several disabled parking spaces in the project, which may be vacant all the time. He suggested providing the minimum required by the building code.

Randy Heubach, Lincoln Park, spoke about traffic issues and in favor of the proposed deed restriction to limit residency to seniors. Heubach questioned who would enforce the deed restriction and, if violated, what would happen.

Director Semonian would be the contact person for deed restriction condition violations. She indicated it would be difficult to enforce and the property owner would be the person penalized. Commissioner Swaim asked what would happen if the units went from renters to owners. Staff explained that would require an application and public hearing.

Bill Murray, Lincoln Park, spoke about the poor traffic situation and asked why they would exacerbate it. He asked if they could reduce the units and require right turns only. Condry and Semonian spoke about the traffic study for the project area.

Deborah Knuckey, Lincoln Park, asked about changes in the plan and the parking, the occupancy of the units, decreasing the height, parking and the grading. She suggested that reducing the units by two would allow the building to be reduced in height for the neighbor. She asked about requiring single occupancy units and one vehicle per unit. She suggested limiting the total number of vehicles for occupants to 16 and the residents can transfer the vehicles around.

Staff explained that on street parking was reduced from seven spaces to four spaces to provide access to the adjacent garage. Condry spoke about the parking reduction and the grading issues.

Semonian explained that the Commission can't limit the height due to State Law, but could require the applicant modify the design of the project.

Matilda Herbst, Lincoln Park, spoke about traffic issues.

Mike Burz, Lincoln Park, spoke about the HVAC systems, and the lack of details provided by the applicant. He wanted to ensure there was sound deafening.

Jana Doglio, Lincoln Park, spoke about the design review and guidelines that direct projects to fit within the neighborhood. She felt the design was boxy and not pleasing. She was concerned with the number of units. She suggested a smaller footprint. She was concerned the balconies would provide access to the roof of her house. She asked how the retaining walls may impact her site.

Condry spoke about the retaining walls.

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Semonain spoke about the plans and missing or inconsistent information. The Commissioners discussed the project.

Commissioner Brasler supported recommending approval of the zoning change to Town Council and recommending Council accept the mitigated declaration, but not approving the project. Brasler emphasized that the deed restriction is a must, recommended increased scrutiny on hardship permits, and raised the possibility of making Lincoln Park one way or painting red curbs on both sides. Brasler stated that he doesn't think the Town should spend money on design peer review, the project sponsor should fund that.

Commissioner Swaim expressed frustration with the applicant, and emphasized the need for them to provide more information.

Commissioner Pipkin spoke about the plan inconsistencies.

Commissioner Cronk spoke in support of the staff recommendation.

Commissioner Krebs stated that he wants to continue the project, and expressed reservations about limiting units to single occupancy.

Chair House agreed with Steve Lamb about the story poles and expressed that they should be corrected before the next time the project comes before the Commission. House expressed concerns about parking, and emphasized keeping in mind the HVAC situation.

M/s, Matt Brasler, Susan Cronk, to approve RECOMMENDATION OF TOWN COUNCIL TO REZONE PARCEL AND ACCEPT THE MITIGATED NEGATIVE DECLARATION AND CONTINUE DESIGN REVIEW AYES: Judy House, David Swaim, Kim Pipkin, Susan Cronk, Daniel Krebs, Matt Brasler. NOES: None. ABSENT: Pascal Sisich.

B. 754 SIR FRANCIS DRAKE - ENVIRONMENTAL REVIEW, DESIGN REVIEW, DENSITY BONUS AND WAIVERS, USE PERMIT, GRADING PERMIT -THIS ITEM WILL NOT BE HEARD - CONTINUED TO JANUARY 11, 2016

This item was continued until January 11, 2016.

C. 18 MARIPOSA, DESIGN REVIEW, USE PERMIT, DEMOLITION PERMIT
Owner: 18 Mariposa LLC Design Professional: Mark Fischbach Project Address: 18 Mariposa Avenue Assessor's Parcel No.: 007-284-21 Zoning/General Plan: C-3 Commercial, General Commercial FIRM Flood Zone: Zone AE (1% annual chance of flooding) Demolition permit for the existing single family structure and accessory garage. Design review and use permit for the construction of four, attached, two story, three bedroom/three bathroom townhouses with attached two car garages. Each unit has two outdoor deck areas. Proposed materials include board and batten wood siding

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painted ;Powder Sand stucco in a Briardwood color on the lower level, grey standing seam metal roofing, aluminum windows and doors, and aluminum garage doors with frosted white glass. A tree permit is requested to remove one palm tree in the rear yard and one conifer in the front yard. An encroachment permit is required for new trees and planting in the right of way.

Planning Director Elise Semonian presented the staff report.

Commissioner Cronk asked about the adjacent eastern parcel. Staff indicated that staff believes the parcel to the east is potentially developable. There is a driveway easement over the site to serve buildings on San Anselmo Avenue.

Cronk and Semonian discussed the foot print of the building.

Mark Fischbach, Mill Valley, present the project spoke about the landscaping and decks.

Jon Marchant, Fairfax, owner of the Hunter House Inc. parcel to the east, leased to Heritage Landscaping. Marchant expressed concerns about the siting of the project and impact on his property. He questioned what will happen if a future building on their site is adjacent to this building. He believed the site was too narrow for the proposed density. He noted concerns with drainage and flooding.

Jenny Matthews, Mariposa, asked about the definition of a "story". Matthews expressed concerns with scale of the project and explained her dissenting views with the staff report. She requested that the applicant decrease the roofline, get rid of the upper decks, and plant mature trees to aid in screening.

Brian Deason, Hunter House Foundation, spoke of concerns regarding shading and impacts on the future development of their site.

Marcia Hallet, Mariposa, spoke about other properties potential for development, and had concerns with the aesthetics of the east elevation, including window placement, and the scale of the project.

Applicant Fischbach responded to the public comment.

Commissioner Krebs asked the applicant if they contacted the adjacent neighbors. The applicant explained that they disclosed the proposal to the selling agent of 22 Mariposa, and spoke with Heritage Landscaping.

Commissioner Cronk asked about the placement of the windows. Fischbach spoke about the window placement.

Commissioner Cronk asked about the streetscape façade of the building.

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The Commissioners discussed the project. Commissioner Swaim suggested that minimizing the rooftop decks may be a good compromise. Commissioner Krebs expressed concerns with the scale and density of the project and suggested continuing the item to allow the applicant more time to work with the neighboring properties. Commissioner Cronk stated appreciation for the presentation of the project and the details provided by the applicant and explained that the project met all of the Town's development standards and did not deviate from what is allowed on the lot. Commissioner House requested hard copy color board for future projects and stated the belief that removing the decks would not impact the neighbor's property. House also appreciated that the project met all of the development standards of the Town. Commissioner Brasler asked if setbacks in commercial zones varied by type of project. Ms. Semonian indicated that they do not. Commissioner Swaim asked about the potential for reducing the size of the building.

Semonian spoke about the plate heights in the building, which were taller where the level is split. However, even if the height was reduced a bit, it would not improve views for 22 Mariposa.

Commissioner Brasler asked about the side setback of 22 Mariposa.

M/s, Susan Cronk, Kim Pipkin, to approve 18 MARIPOSA, DESIGN REVIEW, USE PERMIT, DEMOLITION PERMIT subject to the findings and conditions in the staff report and add a condition that the applicant work with Ross Valley Fire Department and Town Staff on landscaping options. AYES: Judy House, David Swaim, Kim Pipkin, Susan Cronk, Matt Brasler. NOES: Daniel Krebs. ABSENT: Pascal Sisich.

8. ITEMS FROM PLANNING COMMISSION Planning Commissioners may make announcements or inquiries of staff and may recommend items that may be placed on future meetings of the Planning Commission.

There were no items from the Planning Commission

9. SELECTION OF PLANNING COMMISSION CHAIR AND CO-CHAIR FOR 2016

Commissioner Pipkin nominated Commissioner Swaim as Chair.

M/s, Kim Pipkin, Matt Brasler, to approve DAVID SWAIM AS 2016 PLANNING COMMISSION CHAIR AYES: Judy House, Kim Pipkin, Susan Cronk, Daniel Krebs, Matt Brasler. NOES: None. ABSENT: Pascal Sisich .

Commissioner Pipkin nominated Commissioner Cronk as Vice Chair.

M/s, Kim Pipkin, Matt Brasler, to approve SUSAN CRONK AS 2016 PLANNING COMMISSION VICE CHAIR AYES: Judy House, David Swaim, Kim Pipkin, Daniel Krebs, Matt Brasler. NOES: None. ABSENT: Pascal Sisich .

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10. **ADJOURN** The next Planning
Commission Meeting is scheduled for a special date of Monday, 7:00 P.M. January 11,
2016

Respectfully submitted,
Sarah Price