

TOWN OF SAN ANSELMO PLANNING COMMISSION MEETING
Monday, November 2, 2015

1. CALL TO ORDER

COMMISSIONERS PRESENT: Judy House, David Swaim, Matthew Brasler, Pascal Sisich, Daniel Krebs, Susan Cronk, Kim Pipkin
COMMISSIONERS ABSENT: None

2. OPEN TIME FOR PUBLIC EXPRESSION Members of the public may address the Planning Commission regarding items not on the agenda.
There was no public comment.

3. PLANNING DIRECTORS REPORT

Planning Director Elise Semonian congratulated Commissioner Daniel Krebs on being reappointed to the Commission for four more years. Semonian reminded the Commission and the public to speak in the microphones.
Semonian updated the Commission on the housing need allocation, current planning applications, and future items for discussion.
Commissioner Swaim requested that the FAR discussion be prioritized on the agenda.

**4. APPROVE MINUTES OF THE PLANNING COMMISSION MEETING
OCTOBER 5, 2015**

M/s, Daniel Krebs, Matthew Brasler, to APPROVE MINUTES OF THE PLANNING COMMISSION MEETING OCTOBER 5, 2015 with minor edit to a grammatical error.
AYES: Judy House, David Swaim, Daniel Krebs, Susan Cronk, Matthew Brasler Kim Pipkin. NOES: None. ABSENT: Pascal Sisich.

5. PUBLIC HEARINGS

A. 14 ROSS, USE PERMIT Owner: Ongaro Properties Applicant: J. Steve Santacruz for Mathnasium Project Address: 14 Ross Avenue Assessor's Parcel No.: 007-282-11 Zoning/General Plan: C-2 Downtown Commercial/Central Commercial FIRM Flood Zone: Zone AE (100 year floodplain) Request: Use Permit to use approximately 2,198 square feet of space to provide individualized math tutoring to students. Request for parking variance to maintain the existing parking in front of the building (2 parking spaces existing, 8 required by code for business/commercial uses). The tutoring center would be open Monday through Friday 3pm - 8pm and Saturday and Sunday 10am - 4pm. The center expects to employ 3-12 employees and have a maximum of 50 customers/clients per day.

Director Semonian presented the staff report.

Commissioner Krebs asked about possible mitigation measures for parking impacts, including granting the use permit for a shorter period of time to review parking impacts or review of the permit at a future date.

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Commissioner Swaim asked that the applicant post something that asks that patrons park on San Anselmo Avenue.

Commissioner Cronk mentioned that employee parking is easier to regulate.

Commissioner Pipkin asked if other merchants in the area are required to regulate parking.

Director Semonian explained that the neighboring martial arts studio indicated they have not received complaints about parking, but they have employee parking on site and this project will not.

Bill O'Callaghan presented the project.

Maria Biassetto, 305 San Anselmo, spoke about possible parking issues and the use of US bank's parking lot.

Eric Weinstock, Mathnasium, explained how Mathnasium staff will regulate parking and supervise drop off. He indicated this has worked for two years at their Mill Valley location where he works.

Commissioner Pipkin asked about the average age of the students, Weinstock answered the average age is upper elementary school through middle school.

The Commissioners discussed the parking issues in the neighborhood. Commissioner Swaim spoke about supporting business growth in the community. Commissioner Krebs asked about a letter submitted by a neighbor, Karl Baeck, which referenced illegal uses in the community and asked Semonian if she knew what that was referring to. Semonian explained that the only illegal use she was aware of was a moving company storing their vehicles on the street who had already been contacted by the Town.

M/s, Pascal Sisich, David Swaim, to approve 14 ROSS, USE PERMIT subject to the conditions in the staff report AYES: Judy House, David Swaim, Matthew Brasler, Pascal Sisich, Daniel Krebs, Susan Cronk, Kim Pipkin. NOES: None. ABSENT: None.

B. 56 INDIAN ROCK, DESIGN REVIEW

Owner: Neville and Rosemary Price
Assessor's Parcel No.: 005-165-73
Zoning: R-1, Single Family Residential
General Plan: R-1 Single Family, above 150 Mean Sea Level/Single Family Conservation
FIRM Flood Zone: Zone X (outside Flood Hazard Area)
Request: Design review for the construction of a new, three story, single family residence with an attached garage on a vacant lot. A second unit is proposed on the lower level

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Planning Director Semonian presented the staff report. Commissioner Pipkin asked about the entry way. Semonian explained the layout of the floor plan.

Alexander Price, Indian Rock, presented the project.

In response to a question by Commissioner Krebs, Mr. Price indicated there were no significant changes to the plans, other than the color board.

Hans Christen, Indian Rock, approves of the project, but asked if the upcoming restriction on wood burning fireplaces or stoves would impact the project. If so, he requested that the chimneys be lowered.

Price explained the tentative plan regarding the fire places.

Commissioner Cronk clarified that the inside fireplace is gas, but the outside is wood burning and asked if they are the same height to be balanced. Price confirmed this was the case.

Commissioner Swaim clarified that the chimneys are lower than on the model.

The Commissioners discussed the upcoming ban on wood burning fire places and whether this should impact the height of the chimneys. Commissioners House and Sisich believed that the chimneys should be lowered if possible.

The Commissioners discussed the original and proposed color boards.

M/s, Susan Cronk, Kim Pipkin, to approve 56 INDIAN ROCK, DESIGN REVIEW subject to the conditions in the staff report and the second color board with the darker siding color and wood garage door. AYES: David Swaim, Matthew Brasler, Daniel Krebs, Susan Cronk, Kim Pipkin. NOES: Judy House, Pascal Sisich. ABSENT: None.

C. 148 KNOLL, DESIGN REVIEW Owner: Richard Gilbert & Brian Shrock Design Professional: Camiccia Construction Project Address: 148 Knoll Road Assessor's Parcel No.: 006-115-17 Zoning: R-1, Single Family Residential, Above 150 Mean Sea Level General Plan: Single Family Conservation FIRM Flood Zone: Zone X (Minimal Flood Hazard Area) Request: Design review for a new single family residence with an attached 2-car garage on a vacant hillside parcel. The proposed residence conforms to current code requirements for setbacks, lot coverage, height, stories and parking. No use permits or variances are requested.

Director Semonian presented staff report.

Commissioner Swaim asked about possible drainage concerns.

Commissioner Cronk asked about impervious surfaces.

Commissioner Sisich asked about hillside design review.

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Dan Camiccia presented the project.

Commissioner Cronk asked about the design and possible ornamentation or articulation around the corner to soften it.

Charles Feeney and Holly Biedul, Knoll, offered to answer questions and expressed how grateful they are that the applicant worked with them on the design.

M/s, Matthew Brasler, Daniel Krebs, to approve 148 KNOLL, DESIGN REVIEW subject to the conditions in the staff report AYES: Judy House, David Swaim, Matthew Brasler, Pascal Sisich, Daniel Krebs, Susan Cronk, Kim Pipkin. NOES: None. ABSENT: None.

6. 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.

Commissioner Swaim appreciated the presentation by the Economic Development Committee.

Commissioner Brasler spoke about granting variances to commercial projects.

Commissioner Cronk asked about current use permits that have parking variances and mentioned the possibility of an in lieu of fee.

7. ADJOURN The next Planning Commission Meeting is scheduled for 7:00 P.M. November 16, 2015.

Respectfully submitted,
Sarah Price