

**TOWN OF SAN ANSELMO PLANNING COMMISSION  
MINUTES OF MAY 21, 2012**

Commissioners Present: Chair Sisich, Vice-Chair Brasler, Commissioners Overberger, Schinner, Zwick  
Commissioners Absent: Commissioners Brown and Krebs

**CALL TO ORDER**

Chair Sisich called the meeting to order at 7:00 p.m.

**OPEN TIME FOR PUBLIC EXPRESSION**

No one spoke.

**PLANNING DIRECTOR REPORT**

Interim Planning Director Diane Henderson advised that HCD has determined that the Draft Housing Element complies with State Housing Element Law. Staff is now conducting environmental review and will forward the document to the Planning Commission and Town Council for formal adoption.

**PUBLIC HEARING ITEMS**

**CONSENT AGENDA**

**Minutes of Planning Commission Meeting April 2, 2012**

M/s, Brasler/Schinner, to approve the minutes of April 2, 2012.

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| AYES:    | Brasler, Overberger, Schinner, Sisich, Zwick |
| NOES:    | None   |
| ABSTAIN: | None   |
| ABSENT:  | Brown, Krebs                                 |

**REGULAR AGENDA**

**GP-1202, Grading Permit for 88 Tamalpais Avenue, APN 007-211-37**, Grading Permit to cut 149 cubic yards of material from the backyard of a single family residence for the construction of a swimming pool and landscaping. (Staff person: Epke)

Senior Planner Phil Boyle introduced Project Manager Gerhard Epke, who presented the staff report.

Commissioner Overberger stated that the subject property sits above a tributary of the creek which rises significantly during storms. She inquired as to whether staff had investigated the impact of the pool on the creek and pool water going into the creek.

Project Manager Epke responded that properly constructed bioretention, which will be required as part of the building permit, should result in no impact off-site. Further, a geotechnical report was prepared and construction must adhere to the recommendations in that report. Commissioner Zwick added that bioretention will not increase the rate or volume of water going into the creek.

Chair Sisich asked about the specifics of the proposed bioretention system. Senior Planner Boyle responded that the details of the bioretention system will be reviewed and approved by the Public Works Director at the building permit stage.

Chair Sisich asked if there had been any neighbor concern regarding the project. Project Manager Epke responded that no neighbors had contacted staff regarding the project.

Brad Eigste, Imprints Landscape Architecture, Project Landscape Architect, indicated that the retaining walls around the house had been built in 2007 and were in excellent condition. He also stated that the pool site is flat.

Chair Sisich opened the public hearing. As there was no one who wished to speak, Chair Sisich closed the public hearing.

Commissioner Overberger expressed concern regarding potential noise impacts associated with the swimming pool, due to its hilltop setting.

M/s, Brasler/Schinner, to approve Grading Permit GP-1202, subject to the conditions of approval in the staff report.

AYES: Brasler, Schinner, Sisich, Zwick  
NOES: Overberger  
ABSTAIN: None  
ABSENT: Brown, Krebs

Chair Sisich reminded all of the ten-day appeal period.

**ITEMS FROM PLANNING COMMISSION**

Brasler informed the Commission that the Town Council has decided not to amend the Design Review Ordinance at this time.

Zwick informed the Commission that Public Works Director Sean Condry has indicated that he will be drafting revisions to the Grading Ordinance for consideration by the Planning Commission and Town Council.

**ADJOURN TO THE MEETING OF JUNE 4, 2012**

Sisich adjourned the meeting at 7:30 p.m.

Respectfully submitted,  
Diane Henderson

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