

Phil Boyle

From: Phil Boyle
Sent: Wednesday, July 10, 2013 1:39 PM
To: 'Corinne'
Cc: Debbie Stutsman; 'Rob Hart'
Subject: RE: SFTS Concerns

Ms. Geramoni,

Thank you again for your comments. I have addressed your new comments in order below:

1. I have heard from the applicant that he is planning to have the story poles depicting the carports installed today (7/10)
2. I have requested the total excavation in cubic yards for the proposed storage/maintenance building from the applicant. Once I receive that information I will forward it to you.
3. No vehicle access is proposed from Seminary Drive to the proposed storage/maintenance building.
4. Environmental impacts from any excavation near the old incinerator, changes to run off and tree remove were all addressed in the Initial Study and Mitigated Negative Declaration approval with the Master Plan Amendment.

I will be incorporating your comments as well as others and my responses into the staff report for the July 15, 2013 meeting. At this time the report is not yet complete. I will contact you when it is complete and available.

Sincerely,
Phil

Phil Boyle
Senior Planner
Town of San Anselmo
email: pboyle@townofsananselmo.org
415-258-4617
website:townofsananselmo.org

Public Counter Hours: 8:30 to Noon, Monday through Thursday

From: Corinne [mailto:cgeramoni@comcast.net]
Sent: Tuesday, July 09, 2013 2:59 PM
To: Phil Boyle
Cc: Ford Greene; Thomas M. McInerney; colemanpk@comcast.net; jkarch2@comcast.net; ldahlgren.satc@gmail.com
Subject: SFTS Concerns

Phil,
I learned last year that talking to you on the phone or in your office did not serve our concerns. I need the answers to my questions in writing so I have a record of your response.

I have a fifth concern to add to the four in the email below.

5. As of 2:00 PM today there are no story poles for the truck port, dumpster area or planned driveway/road on Mariposa. We need these before Monday's meeting so we can visualise the new plans for this site.

Thank you for responding by email to my concerns.
Corinne

On Jul 9, 2013, at 1:43 PM, Phil Boyle wrote:

Corinne,

Please give me a call at your earliest convenience. I think it will be more efficient if we talk about your concerns over the phone. My direct line is 415-258-4617.

Phil

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From: Corinne [<mailto:cgeramoni@comcast.net>]
Sent: Tuesday, July 09, 2013 11:58 AM
To: Phil Boyle
Cc: Ford Greene; Thomas M. McInerney; colemankp@comcast.net; jkarch2@comcast.net; ldahlgren.satc@gmail.com
Subject: SFTS Comments

Hi Phil,
Thank you for your attention to my concerns.

1. I do not need a copy of the addresses. I am letting you know as I did last year that the list is faulty and asking you to correct this error at the town level. Property owners right across the street and within yards of this development are not receiving notice. Something was wrong with the list last year and continues to be. It does not include the majority of people who need to be informed.
2. What proportion of the total excavation for this project will be at the Mariposa site?
3. I'm confused. Quoting from your email to me on July 3, 2013. "The proposed storage/maintenance building is accessible from both Seminary Road and Mariposa Avenue, making it convenient for staff, while also reducing the number of vehicle trips generated as compared to the current storage/maintenance building located on Ross Avenue." Are you saying that the opening from Seminary Drive will only be a pedestrian path and that no trucks or cars will enter the proposed supply/maintenance/parking facility from Seminary Drive?
4. If the reconfiguration of the driveway off of Mariposa Avenue means more total excavation, includes excavation near the toxic old incinerator or changes the run off or amount of trees to be removed the Town Council was not fully informed before their vote. They may need further tests and studies before approving these changes on this sensitive hill in a flood plain.

I will stop by on the 10th for the report.
Thank you,

Corinne

On Jul 9, 2013, at 8:18 AM, Phil Boyle wrote:

Ms. Geramoni,

Thank you again for your comments. I have addressed them in order below:

1. If you would like a list of the addresses that the notice was sent to, I can email that to you. It is generated from the MarinMaps program via the County of Marin.
2. The excavation proposed for the new storage/maintenance building is not considered major.
3. There is no road proposed connecting the new storage/maintenance building to Seminary Road, only a reconfiguration of the driveway off of Magnolia Avenue and a modification to the pedestrian path connection the new building to Seminary Road.
4. Toxic waste concerns, tree removal, the added water run off and the noise of trucks traveling from Mariposa to Seminary Hill have been addressed in the Mitigated Declaration and Initial Study that was approved with the Master Plan Amendment.

Feel free to contact me directly 415-258-4617 or pboyle@townofsananselmo.org if you have additional questions and when you would like to pickup a copy of the staff report. It is scheduled to be available on July 10, 2013.

Phil

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website: townofsananselmo.org

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From: Corinne [<mailto:cgeramoni@comcast.net>]

Sent: Thursday, July 04, 2013 6:26 AM

To: Phil Boyle

Cc: Sean Condry; Debbie Stutsman; Diane Henderson; Carla Overberger; Danny Krebs; David Swaim (david@tamrealty.com); Judy House (housejudy@comcast.net); Judy House Work Email; Matt Brasler; psich@burbankhousing.org; zwick@zarch.com; Ford Greene; Thomas M.

McInerney; colemankp@comcast.net; jkarch2@comcast.net; ldahlgren.satc@gmail.com

Subject: Re: Design Review Meetings July 1 & July 15

Dear Phil,

Thank you for your reply to my questions.

Something is wrong with the mailing list. Homes on Ross Avenue, one at the corner of Jones, a block from the Mariposa site, as well as home owners right across the street from the proposed service/maintenance facility did not receive notices. I have yet to meet a neighbor who did receive a public notice.

The public notice did not indicate that the major excavation was at the Mariposa site. Those who went to the meeting on July 1 left after being told that Mariposa would be discussed on the 15th. Last year's plans that were approved did not include a road from Seminary hill or this huge amount of excavation on a sensitive site. Of course the amount of excavation concerns us. The toxic waste on the site, the amount of trees being cut, the visual of another road, the added water run off in a flood plain and the noise of trucks traveling from Mariposa to Seminary Hill are all of concern. We need story poles to indicate the placement of this proposed road between Mariposa and Seminary hill.

I believe this added road changes the environmental impacts of the proposed storage/maintenance building and carport on our residential neighborhood. The Initial Study and Mitigated Negative Declaration that was approved with the Master Plan Amendment did not include a road from Mariposa to Seminary Hill.

I would appreciate a hard copy of the report.

Thanks,

Corinne

Phil Boyle

From: Phil Boyle
Sent: Wednesday, July 10, 2013 2:44 PM
To: 'stromelectric@comcast.net'
Cc: Debbie Stutsman; 'Rob Hart'
Subject: RE: Maintenance/storage on Mariposa Avenue

Dear Mr. Strom,

Thank you for your comments regarding the Design Review Application for the San Francisco Theological Seminary (SFTS). I will try to address all of your concerns. If you would like to meet with me to go over the plans and materials I can be reached at 415-258-4617.

1. I am very familiar with the site and have reviewed it many times in the last several years.
2. The storage/maintenance building proposed with the Master Plan Amendment (MPA) did include an attached 4 space carport. The current proposal has a detached, by approximately 17 feet, 4 space carport and a trash enclosure. The trash enclosure does not sit above grade, it is dug into the hill. The application includes a landscape plan which provides screening of the building and the carport from neighboring properties. No exterior lighting is proposed at this time. Staff's opinion is that the current proposal is in substantial conformance with the approved MPA and staff is able to make all of the required design review findings for the current proposal.
3. The proposed storage/maintenance building will not be a new use to the SFTS nor to this location on the parcel.
4. I have checked the Town's noticing program which captures all owners and occupants within 300 feet of the project and 80 Ross Avenue was not noticed because it is beyond 300 feet of the project site. Notices were also post on the project site for both the July 1, 2013 and July 15, 2013 meetings. Again, please feel free to contact me and we can arrange to meet on the site or here at Town Hall to go over the application materials.
5. I have contacted the applicant and he plans to install the story poles showing the carport today (7/10).
6. The storage/maintenance building, drive access, and parking will result in approximately 840 cubic yards of excavation. There is little to no fill, as the site utilizes the existing pad, as well as providing parking for maintenance vehicles.

In response to the pictures you provided, I forwarded them to the applicant and he responded with the following email from Gary Miller, Director of Facilities, SFTS

Hi Rob,

As with all our – & everyone's – dumpster enclosures, there is a continuing problem with Marin Sanitary trucks wrecking the gates & refusing to get out of their trucks to close them after they are done. That is why I end up closing the gates after them most of the time. We just finished rebuilding the gates on the enclosure behind Scott Hall. This is the second time we have had to do this that I know of. The dumpster enclosure pictured serves both Hunter & Landon Halls. We have repaired its gates several times & now need to build new ones due to damage from the service trucks.

Further, it is of course impossible to control dumping of trash, etc. from outside sources.

Your e-mail does serve to remind me to encourage my apartment managers to be attentive to the dumpster/trash/recycle areas.

Thanks Rob,

Gary Miller
Director of Facilities
SFTS

Again thank you for your comments and please contact me if you need additional information.

Sincerely,
Phil

Phil Boyle
Senior Planner
Town of San Anselmo
email: pboyle@townofsananselmo.org
415-258-4617
website:townofsananselmo.org

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-----Original Message-----

From: Debbie Stutsman
Sent: Wednesday, July 10, 2013 9:11 AM
To: Phil Boyle
Subject: FW: Maintenance/storage on Mariposa Avenue

-----Original Message-----

From: Gerald Strom [mailto:stromelectric@comcast.net]
Sent: Tuesday, July 09, 2013 8:04 PM
To: fordgreene@comcast.net; tmm@odnss.com; colemanpk@comcast.net; jkarch2@comcast.net; Debbie Stutsman; ldahlgren.satc@gmail.com
Subject: Maintenance/storage on Mariposa Avenue

Many neighbors came together last year to express our disappointment and displeasure that the Seminary proposed to place a new storage/maintenance on the hillside on the end of Jones Street meeting Mariposa Street.

This hillside is extremely steep and not the location that should have been chosen for such a project. Please take a few minutes and view this site.

Last year, what was proposed was the building with attached carport which we found objectionable, but the new plan this year has added a detached carport and parking with a dumpster area near the street that would be seen on Mariposa Street, Jones Street through to Ross Avenue. There is no mention of lighting, trees and shrubs that would be removed leaving this area as a undesirable commercial element in a residential area.

The Bolinas Avenue has been chosen to have all the beauty and Mariposa Avenue will have added blight. The chosen site for this maintenance yard will need excavation cutting into an already steep hillside while other sites more suited for this are being used for more desirable residences.

Maintenance yards are not desirable, even in commercial applications and are always be placed behind fencing and foliage to screen the blight from the public. There is not one that I could mention that is visible to the general public as well as being elevated on a hillside so that fencing or foliage would not be able to conceal.

As the neighbors surrounding this project are the ones that are paying the taxes, it is absolutely astounding that we are being asked to accept this unnecessary and undesirable project. The building that they are proposing to remove has been unused for many, many years and what they are proposing in it's place is a new use.

Furthermore, we, personally, did not receive either the first notice or the second notice of the meetings and in checking with other neighbors, only two received them. Perhaps this meeting should be postponed until surrounding neighbors are notified. Also, as story poles were placed surrounding the storage building to be demolished, there was no other poles placed to indicate where the proposed carport, dumpster or parking would be located. A neighbor, Corrine Geramoni emailed Phil Boyle and requested the additional poles and all that was done was two small wooden stakes on the present driveway. No one would have any idea of the scope of this project looking at the story poles placed there. It is unfair and unprofessional to hide the real story and hope the surrounding neighbors that will be subjected to this will miss the opportunity to make a change.

If you have any questions, please feel free to contact us. We are very distressed with the process that appears to give a rubber stamp approval to the Seminary with little thought to the tax paying, surrounding neighbors.

There are several options that we have thought of that would be a much better solution to the Seminary's problem of where to put the "undesirable part of our project".

Thank you for your time to consider our request.

Marcia Strom
Gerald Strom
80 Ross Avenue
San Anselmo

Phil Boyle

From: Phil Boyle
Sent: Tuesday, July 09, 2013 8:19 AM
To: 'Corinne'
Subject: SFTS Comments

Ms. Geramoni,

Thank you again for your comments. I have addressed them in order below:

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2. The excavation proposed for the new storage/maintenance building is not considered major.
3. There is no road proposed connecting the new storage/maintenance building to Seminary Road, only a reconfiguration of the driveway off of Magnolia Avenue and a modification to the pedestrian path connection the new building to Seminary Road.
4. Toxic waste concerns, tree removal, the added water run off and the noise of trucks traveling from Mariposa to Seminary Hill have been addressed in the Mitigated Declaration and Initial Study that was approved with the Master Plan Amendment.

Feel free to contact me directly 415-258-4617 or pboyle@townofsananselmo.org if you have additional questions and when you would like to pickup a copy of the staff report. It is scheduled to be available on July 10, 2013.

Phil

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I believe this added road changes the environmental impacts of the proposed storage/maintenace building and carport on our residential neighborhood. The Initial Study and Mitigated Negative Declaration that was approved with the Master Plan Amendment did not include a road from Mariposa to Seminary Hill.

I would appreciate a hard copy of the report.

Thanks,
Corinne

BOLINAS AVENUE NEIGHBORHOOD COALITION

July 3, 2013

Dear San Anselmo Planning Commission Members:

After last night's hearing on the Seminary's proposed demolition of two Bolinas Ave. homes and construction of two new flex-use buildings, the Bolinas Avenue Neighborhood Coalition (BANC) would like to clear up some confusion and to pose a critical question.

First, the purpose of the \$275,000 Safe Passages and \$300,000 OBAG grants was never to supplant the Seminary's involvement in the work we seek to have done on Bolinas Avenue. Just the contrary. The impetus to pursue the two grants began with the formation of BANC in 2007 (pre-dating the Seminary's Master Plan announcement) and was the result of a very significant number of meetings between BANC and San Anselmo and Ross officials (please see endnote).

All of the thousands of hours collectively invested by Ross and San Anselmo residents on Bolinas Avenue for this cause had one purpose – to attempt to pull neighbors, including the Seminary, and the two towns together to launch an improvement project that addresses the residents' concerns about traffic and drainage issues. We need the Seminary to contribute to this effort in order for our goals to be fulfilled.

We heard last night Commissioner Judy House state something along the lines that "The Seminary is not in strong financial health and can't fulfill all of the neighbors' needs, but these grants will allow the town to pay for the improvements asked for by the neighbors." This statement caused great concern among Bolinas Avenue residents because these two grants are the product of our tremendous efforts, not theirs. It would be grossly unfair if these two grants were used to supplant the reasonable (3% to 5% of project costs) frontage improvements required on a project of this magnitude.

Also causing concern and, frankly, hurt, were the efforts to reframe our legitimate concerns into exploitation of the Seminary ("The Seminary can't stop the rain," and "The Seminary can't fulfill all the neighbors' wishes," etc.). Despite what you may be hearing from the Seminary, we are reasonable. We have been diligently working for years to come up with a reasonable plan. The only missing piece is the Seminary.

This leads us to the critical question – why, if the Seminary is using the argument that it is so financially weak that it can't afford the usual 3% to 5% for frontage improvements, is the Seminary also building out capacity well in excess of its current needs and arguing that, in terms of traffic impact, it is unlikely that the student population will reach capacity? Why not scale this project back to a size that allows the Seminary to be able to contribute to the neighborhood's common good – safe streets and sidewalks for Cedars, seminarians, and other residents and visitors? According to neighbors who have lived on Bolinas for many decades, the Seminary has consistently underinvested in landscaping and maintenance on Bolinas Avenue properties. It's time for the Seminary to meet with us and hear our reasonable needs.

Below please find a partial list of meetings going back to 2007 to illustrate the tremendous investment that BANC has made to improve the traffic safety and drainage on Bolinas Avenue. Now it's time for the Seminary to make its investment.

Sincerely,

John Martin
73 Bolinas Avenue

Donna Monahan
2 Richmond Avenue @ Bolinas

Arianna Van Meurs
103 Bolinas Avenue

cc: Town Managers and Public Works Director of Ross and San Anselmo and Ross Town Council Members

BANC –A Partial List of Key Milestones

**BOLINAS AVENUE
NEIGHBORHOOD COMMITTEE**

January-February, 2010 BANC members met with Debbie Stutsman and every San Anselmo city councilmember individually to discuss our progress with David Parisi, Randall Harrison (new traffic engineer on Bolinas Ave. project), and Matt Smeltzer in working forwards a traffic safety and drainage plan and our concerns about the lack of involvement of the Seminary.

1/24/2010 BANC sends letter to SFTS boardmembers acknowledging Brian's presence at our monthly BANC meetings and of their strategic planning process underway, and asking for their engagement with us as we attempt to address some of Bolinas Avenue's needs. Here is the final paragraph of the letter: " In addition, we would like to urge the Seminary to get involved with our efforts, the outcome of which will clearly have a positive impact on the Seminary, since Bolinas Avenue is the main artery to access the Seminary's core properties. If the Seminary is to get involved in BANC's effort, the details of which are outlined in the attached position paper and flier, then our hope is that your support will be provided soon, since both the Ross and San Anselmo town councils are in the process of putting together their capital budget plans for 2010/2011 during the next few months, with final budgets occurring in April/May of this year. The greatest value that the Seminary could offer to BANC would be to assist us with our negotiations with the Town of San Anselmo, specifically in assuring the necessary funds are appropriated for our project for 2010/2011."

7/5-20/10 BANC reviews Safe Pathways to School Capital Funding application assembled by Public Works Director Mel Jarjoura and the application is submitted.

10/18/11 Town of San Anselmo sends out notice of walking tour of SFTS Master Plan Amendment.

January-February, 2011 BANC members met again with Debbie Stutsman and every San Anselmo city councilmember individually to discuss our progress in working forwards a traffic safety and drainage plan and our concerns about the lack of involvement of the Seminary.

1/25/11 Matt Smeltzer submits his Final Draft Report on Reducing Stormwater on Bolinas Avenue to Town of Ross and City of San Anselmo (after meeting with Bolinas Avenue residents and walking the street and discussing issues)

2/10/11 Ross Town Council approved a motion to proceed with further analysis and evaluation of Measure 1, Measure 4 and Measure 8b outlined in Matt Smeltzer report.

8/31/11 Matt Smelter submits technical memorandum on winter maintenance needs for Bolinas Avenue stormwater drain network.

10/18/11 Gary Broad holds meeting at Ross town hall for Matt Smeltzer to review his findings on Bolinas Ave. drainage, including effects of runoff from Oak Avenue in SA.

1/23/12 BANC writes letter welcoming Rev. Jim MacDonald to his new position as President of SFTS and inviting him to our monthly BANC meeting.

1/27/12 Bob Hemati, new Ross town public works director, and Randell Harrison, the engineer who will work on Safe Passages, come to their first BANC meeting.

2/7/12 Rev. Jim MacDonald attends his first and only BANC meeting at 103 Bolinas Ave. along with Brian Swarz

Bill Baker
55 Bolinas Ave.
John Boesel
103 Bolinas Ave.
Thomas Cooper
10 Richmond Ave.
Beth Kauffman
39 Bolinas Ave.
John Martin
73 Bolinas Ave.
Donna Monahan
2 Richmond Ave.
Peter Monahan
2 Richmond Ave.
Rich Petovello
107 Bolinas Ave.
Arianna Van Meurs
103 Bolinas Ave.

2007 - BANC is formed and members start to meet and discuss street's issues.

9/19/07 - BANC members Jill Baker and John Martin conducted survey of Bolinas Ave. residents and publish survey showing that a majority of the residents were very concerned about traffic safety.

2/08 BANC members meet with Gary Broad, former Ross City Manager, to discuss traffic safety and drainage issues and Gary agrees to look into possibility of applying for Safe Passages grant.

12/10/08 Traffic engineer David Parisi holds first public meeting in San Anselmo to discuss Bolinas Ave. issues.

2/27/09 David Parisi holds second public meeting in Ross to present his findings from his research and survey (includes bullet points and poster with graphics).

11/8/09 BANC members meet with Chris Martin, Ross Town Councilmember to discuss writing a 'position paper' on Bolinas Avenue issues.

11/11/09 BANC meeting – Brian Swarz attends for first time.

11/13/09 BANC member Rich Petovello meets with Branson business manager Andy Pauley to discuss BANC's efforts.

11/20/09 BANC member Arianna Van Meurs drafts BANC position paper.

11/24/09 BANC member John Martin meets with Gary Broad to give him position paper and receives following email in follow up: "one more thing I meant to mention. On your goal of consider ways to reduce the amount of water from uphill locations, you might want to more specifically mention that you would like both communities to consider adopting stormwater management ordinances to..."

12/1/09 BANC member John Boesel attended Ross Public Works meeting with then Public Works Director Mel Jarjoura, Gary Broad and City Councilmembers Cahill and Martin, and Ross consulting hydrologist Matt Smeltzer, P.E. to discuss Smeltzer's scope of work for studying stormwater drainage on Bolinas Avenue.

12/10/09 BANC member John Martin spent \$600 to produce 25 bound color copies of its position paper for distribution to Ross and San Anselmo town staff.

12/15/09 BANC begins collecting signatures to update resident feedback from summer 2007. Petition signed by a significant majority of Bolinas Avenue residents read: " We, the undersigned, request that the Towns Councils of San Anselmo and Ross take action jointly, with significant involvement of the streets' residents, to develop and implement plans in the next two years to significantly improve public safety, reduce flooding, and beautify Bolinas Avenue. For far too long, this street governed by the two separate town councils has not received the attention and support it deserves."

12/17/09 BANC members Arianna Van Meurs and Donna Monahan meet with then San Anselmo Public Works Director Steve Myter to discuss how San Anselmo could contribute to the efforts underway in Ross (application for other grants; a follow-up contract with Parisi, etc.) Steve agrees to consider coordinating with Ross on an RFP for a drainage/hydrology study to be completed in spring 2010 and, possibly, appropriating funds for 2010/2011 budget cycle based on Smeltzer report.

2/21/12 BANC writes a letter signed by both BANC and Rev. Jim MacDonald laying out the one area where SFTS agreed to support BANC - ending the use of Bolinas and Richmond as staging areas for construction projects.

2/16/12 BANC meets with Marin County Supervisor Katie Rice, Public Directors from both Ross and San Anselmo, Ross Mayor Carla Small, MCSTOPPP Director Terry Fashing. Brian Swarz is invited but does not attend.

2/29/12 BANC member Arianna Van Meurs and Ross town councilmember Chris Martin have follow up meeting with Supervisor Katie Rice to see if county funds may be obtained for Measure 4 outlined by Matt Smeltzer.

9/18/12 Randall Harrison Engineering holds meeting on Bolinas Ave. as first step of developing scope of work for Safe Passages grant. Debbie Stutsman suggests formation of Bolinas Avenue Advisory Committee.

10/1/12 First monthly Bolinas Avenue Advisory Committee. Randall Harrison Engineering's survey of Bolinas Avenue residents (conducted with help of BANC members) is presented, showing significant concern among residents about traffic safety and other issues.

10/16/12 BANC meeting with Randall Harrison, PE, QSD, and Bob Hemati, Ross Public Works Director, on IRWMP Grant Application.

12/10/12 Bolinas Avenue floods from curb to curb in a relatively small storm and BANC capture photos and videos which are later shared with both town staffs, councilmembers, and eventually San Anselmo Planning Commission members.

3/22/13 Sean Condry arranges a meeting inviting BANC members and HartWest to walk Bolinas Avenue with David Parisi (who is re-engaged on the Safe Passages grant, replacing Randall Harrison) but HartWest does not attend. BANC members and Parisi and Condry agree on idea of raised medians to slow traffic.

4/16/13 Ross Town Council awards construction bid for the Bolinas Avenue Safe Pathways grant to Coastside Concrete for bid of \$126,351 which will be funded through the TAM funds and Roadway funds.

Phil Boyle

From: Phil Boyle
Sent: Wednesday, July 03, 2013 2:27 PM
To: 'Corinne'
Cc: Sean Condry; Debbie Stutsman; Diane Henderson; Carla Overberger; Danny Krebs; David Swaim (david@tamrealty.com); Judy House (housejudy@comcast.net); 'Judy House Work Email'; Matt Brasler; psisich@burbankhousing.org; zwick@zarch.com
Subject: Design Review Meetings July 1 & July 15

Dear Ms. Geramoni,

Thank you for your comments regarding the San Francisco Theological Seminary Project. The Planning Commission reviewed the proposed Faculty Row and the overall grading at the July 1st hearing. The Planning Commission did not take any formal action on the application but instead continued the public hearing to July 15, 2013.

Regarding the public notice that was sent, I checked the address list of all property owners and occupants within 300 feet of the Seminary property. The list includes approximately 180 addresses including Ross, Mariposa, Jones, Kensington and Austin Avenues. The list includes one address on Woodland Avenue. A notice for the July 15, 2013 public hearing will also be sent to all property owners and occupants within 300 feet of the project. This notice will be sent on Friday, July 5, 2013.

The proposed storage/maintenance building will replace the existing 1,568 square foot storage/maintenance building. The new 2,547 square foot storage/maintenance building would be constructed at the same location with a maximum building height of 26 feet ten inches, setback 15 feet from Mariposa Avenue. The new storage/maintenance building would include carports for four vehicles. The proposed storage/maintenance building is accessible from both Seminary Road and Mariposa Avenue, making it convenient for staff, while also reducing the number of vehicle trips generated as compared to the current storage/maintenance building located on Ross Avenue. The employees working out in the proposed building will park their cars in the Hunter/Landon Hall parking lot. The plans also include a water detention structure that will collect water from the hillside and reduce flooding impacts. I will contact the applicant and have story poles for the carports installed if they are not already up. The July 15, 2013 staff report will provide a more detailed description and analysis of the proposed storage/maintenance building. The report will be post online on or before July 12, 2013. Please contact me if you'd like a hard copy of the report.

The environmental impacts of the storage/maintenance building were evaluated with the Initial Study and Mitigated Negative Declaration that was approved with the Master Plan Amendment.

I have cc'd Sean Condry, Director of Public Works, 415-258-4676 or scondry@townofsananselmo.org, he is the best person to talk to about sidewalks.

Thanks you again for your comments and feel free to contact me directly 415-258-4617 or pboyle@townofsananselmo.org if you have additional questions.

I have also cc'd Debbie Stutsman, Town Manager. She will forward this information to the Town Council.

Sincerely,
Phil

Phil Boyle

Senior Planner
Town of San Anselmo
email: pboyle@townofsananselmo.org
415-258-4617
website: townofsananselmo.org

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-----Original Message-----

From: Corinne [<mailto:cgeramoni@comcast.net>]
Sent: Wednesday, July 03, 2013 2:34 AM
To: Phil Boyle
Cc: Ford Greene; Thomas M. McInerney; colemankp@comcast.net; jkarch2@comcast.net; Debbie Stutsman; ldahlgren.satc@gmail.com
Subject: Design Review Meetings July 1 & July 15

Hi Phil,

Among the neighbors I've contacted I am the only one who received the announcement for the planned meetings for the SFTS consent agenda. I'd appreciate your checking to see what happened and sending notices to all on Ross, Mariposa, Jones, Kensington, Austin and Woodland Avenues before the July 15 meeting.

In going over the announcement and packet I notice that the planned buildings on Mariposa are still referred to as a storage facility. The building currently on Ross Avenue is a storage/maintenance/ truck parking facility. The service facility planned for Mariposa will serve the same functions.

The story poles for the planned building on Mariposa do not include story poles for the truck parking port or indicate the planned location for dumpsters or road. Complete story poles would help us visualise the plans.

I don't see anything in the packet about parking for SFTS employees who use SFTS trucks during work hours. We were told that employees would be required to park in the lot on Belle.

Is the majority of planned excavation on Mariposa hill? I continue to be concerned about drainage on this sensitive hill. The Seminary water drains from Chapel hill across or under Seminary Drive onto Mariposa. During heavy storm or flood conditions water on Jones heading towards the creek is blocked causing flooding on Jones and Ross.

It is important that the planned service facility fit into our residential neighborhood. Laurie Lopin who is no longer on the council understood our concerns and suggested that during design review we have input on the placement of dumpsters and the planting of trees to camouflage the activities of this facility. The current maintenance/ truck parking/storage on Ross is an an eye sore that we want to avoid.

The packet indicates that there will be no impact on the neighborhood since the SFTS owns the property across the street from this service facility. This is no longer the case. The property on the corner has been sold as well as the duplex next to the presbyterian Church. The Seminary's plans include selling the remaining duplexes. Although we mentioned our concern about the garbage and recycle cans on Mariposa last year there has been no improvement. The cans for the remaining seminary duplexes are never taken in and line the street daily.

There is mention in the packet that the Seminary will put sidewalks around the entire campus. I am assuming that includes Mariposa where the sidewalk ends before the corner of Jones.

Thank you for sending notices to our neighborhood and giving attention to my concerns.
Sincerely,
Corinne Geramoni

