

SAN ANSELMO PLANNING COMMISSION MEETING OF JULY 15, 2013

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

COMMISSIONERS ABSENT: Commissioner Sisich

CALL TO ORDER

Chair 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 had nothing to report.

PUBLIC HEARING ITEMS

CONSENT AGENDA

Minutes of Planning Commission Meeting July 1, 2013

M/s, Overberger/House, to approve the minutes of the meeting of July 1, 2013.

AYES: Brasler, House, Krebs, Overberger, Swaim
NOES: None
ABSTAIN: None
ABSENT: Sisich

Commissioner Overberger clarified that although she did not attend the July 1 meeting, she has read all of the materials including the minutes, visited the site, and is prepared to discuss the project.

REGULAR AGENDA

DR-1306, UP-1302, GP-1301 Rob Hart, San Francisco Theological Seminary, 2 Kensington Road, APN 007-292-03: Design review for plans to construct the Faculty Row, the Student Village, the Flex Use Townhomes and a storage/maintenance building to implement the San Francisco Theological Seminary (SFTS) Master Plan Amendment (MPA) approved in March 2012. The application also includes a use permit to demolish four existing single family homes (108 and 130 Bolinas Avenue, 25 Kensington Court and 30 Kensington Road) and a storage building (105 Mariposa Avenue). In addition, the applicant seeks a grading permit to excavate 1,875 cubic yards, fill 370 cubic yards and export up to 2,505 cubic yards of material (up to 1,000 cubic yards of strippings may be spread and used on-site).

At the July 1, 2013, public hearing the Planning Commission reviewed the Faculty Row and overall grading and continued the public hearing to July 15, 2013.

The July 15, 2013 public hearing will focus on the Student Village, the Flex Use Townhomes and the storage/maintenance building. The Student Village is proposed to be located north of the campus entry between Kensington Road and Kensington Court. The village would consist of 17 student apartments located in four two-story buildings. The townhomes are proposed to be located at the base of Seminary Hill. The two residential buildings consisting of a total of five 3-bedroom/2-bath townhomes would be used for either student or faculty housing. Both buildings would be two stories with a maximum height of 25 feet

three inches. The proposal also includes a new 2,547 square foot storage/maintenance building to be constructed to replace the existing building at 105 Mariposa Avenue. The maximum height of the building will be 26 feet ten inches and it will be setback 15 feet from Mariposa Avenue. The new storage/maintenance facility would include carports for four vehicles. **At the July 15, 2013 meeting, the Planning Commission will consider action on all facets of the application discussed at the July 1, 2013 and July 15, 2013 hearings** (Staff person: Boyle).

Senior Planner Phil Boyle presented his staff report.

Commissioner Krebs asked for clarification of the changes made to Conditions of Approval 9 and 10.

Boyle responded that the word "entire" was removed in two instances from Condition 9: "entire frontage of the parcel" became "frontage of the parcel;" "entire parcel frontage" became "parcel frontage." In Condition 10, the phrase "including but not limited to drainage along Bolinas Avenue to further address localized flooding" was replaced with "as required by the San Anselmo Municipal Code Section 7-10.101 through 7-10.105."

Brasler invited the applicant to speak.

Architect Tim Slattery shared a PowerPoint presentation and briefly touched on the overall design as described at the previous meeting of the Planning Commission before addressing the flex use townhomes, the student village, and the storage/maintenance facility.

The flexible use townhomes have been situated against the hillside. In all the discreet areas, detention basins have been created, essentially in the front yards of these homes. The five units have been designed to look like individual residences. The scale of the roof forms has been lowered so that although the homes have two stories, the upper rooms are effectively in the roof. Care was taken to integrate the structures with the existing buildings through the study of shingle color, brick chimneys, and color styles.

With regard to the proposed student village, two existing homes are slated for demolition. The village is organized as a u-shape that fronts Kensington Court. All pedestrian and vehicular access is off of Kensington Court, creating a quad that holds a bio-retention area to help mitigate some of the storm water. The idea is to take a large scale building and add interesting architectural details to bring a rich variety to the structures. A smaller, two-unit building is planned as well.

Slattery displayed images of the existing storage facility, pointing to the trees that border the structure: one a Walnut and the other a Monterey Cyprus. The proposed storage facility is basically placed in the footprint of the existing building. Slattery is proposing to leave the existing curb cut in place and has designed two carports that work well with the topography and are more aesthetically pleasing. Street tree planting was added to mitigate the visual perception of this building and the roofline is designed to run parallel to the hillside for a softer visual perspective.

Jim McDonald, President of the San Francisco Theological Seminary, addressed the topics of concern expressed by Seminary neighbors during various community outreach events.

With regard to concerns about traffic, a traffic analysis was undertaken and it was determined that neither the Seminary as it exists nor as it is proposed has any significant impact on traffic. The Town's California Environmental Quality Act (CEQA) analysis and peer review agreed with this conclusion and no traffic mitigation measures were required.

With regard to frontage improvements along Bolinas Avenue, the Seminary has proposed some improvements in the form of additional landscaping and fully expects the Town will require more improvements at the building permit application stage.

With regard to the charge that the Seminary has not been a good neighbor, in the past, it has been offered that if the Seminary agrees to support unrelated activities of neighborhood groups, the neighborhood groups

would support the Seminary. Unfortunately, the Seminary is a public institution and unable to advocate for unrelated causes. This does not mean that the Seminary does not support individual local causes; it only means that the Seminary's name cannot be loaned to those causes.

With regard to the location of the storage building, the Seminary considered hiding the storage building further up the hill but was advised that the desired site was of historical significance. The Seminary was advised to locate the building at the site of the existing older building.

With regard to the large Monterey Cypress at the storage building location, the consulting arborist observed that the tree is probably suffering from a Cypress canker infection and that the health of the tree is marginal at best. The arborist will be consulted again before work begins in the proximity of the tree.

With regard to dumpsters, Marin Sanitary has the waste management contract with the Town of San Anselmo, owns the dumpsters, and determines their location. The dumpsters will only be serviced in the locations chosen by Marin Sanitary. The Seminary has proposed a recessed dumpster pad that would shield the dumpsters somewhat while keeping them accessible to the street.

With regard to flooding, the Seminary is proposing to move a residence out of the flood zone. Additionally, the front yards of every proposed residence are being devoted to a massive system of detention basins for holding floodwaters.

With regard to the Seminary's outreach effort, shortly after the July 1 hearing, two one-hour meetings were scheduled, the Seminary's representative was there, and there were no attendees.

McDonald thanked the Planning Commission for its consideration and noted that he and his team were happy to answer any questions the Commissioners may have.

Brasler commented on a letter received by the Town and the Planning Commission after the July 1 meeting and commended the Bolinas Avenue Neighborhood Committee (BANC) for securing the grants that will be instrumental in making essential improvements to the area. As there were no questions for the applicant from the Commissioners, he invited members of the public to speak.

Marcia Strom, Ross Avenue, is concerned about the proposed storage building, noting the cement parking lot located on Richmond Road and the four-story apartment building already in the vicinity. She further noted that the apartments or duplexes to the right are lined with garbage cans and neglected. A dumpster sits in front of Oxtoby Hall and cars line the street.

The Monterey Cypress tree appears healthy, but will not tolerate having its roots dug out for the construction of the carport. The Seminary should follow the guidelines in San Anselmo's tree ordinance. The other tree under consideration, a Walnut, currently screens the four-story apartment building.

Strom believes the Master Plan Amendment was approved with no public input.

Arianna Van Meurs, Bolinas Avenue stated that BANC members believe their request of the Seminary is eminently reasonable. With respect to McDonald's comments, Van Meurs noted that Bolinas Avenue accommodates all of the Seminary's traffic traveling to the core property as proposed in the Master Plan and that it is a shared street.

BANC has been expressing concerns about the storm water drainage and traffic safety for a considerable amount of time, beginning with San Anselmo's previous Public Works Director; yet Ross and San Anselmo have not worked together to address the organization's concerns despite the enormous effort put forth.

Van Meurs sees the recent securing of two grants as evidence of the legitimacy of the neighborhood's concern and noted that although they are pleased with this progress, they remain concerned that all of their goals won't be met.

Van Meurs further noted that she did attempt to attend one of the Seminary's scheduled community meetings, but that she arrived late and did not find the Seminary's representative on site.

Van Meurs believes that what is being asked of the Seminary is moderate, observing that it amounts to an equivalent of seven years of her own personal property tax liability. Bolinas Avenue residents not only contribute property taxes but are also contributing by responding to abatement notices. She remains deeply disappointed that the Seminary, which is responsible for 30 per cent of the water drainage shed on Bolinas Avenue, does not wish to be significantly helpful.

Jim Rivera, Mariposa Avenue, has concerns about the proposed storage facility, noting that the particular stretch of the street under discussion struggles to maintain a residential feel as it is dominated by an institutional housing facility and three dumpsters. He is pleased that the existing facility will be improved but is concerned about the addition of another dumpster to the area. Rivera suggests considering storage of some trash in the building and placing the proposed dumpster close to the existing one at Kensington and Mariposa.

Rivera is further concerned about the change in usage of the existing abandoned building, noting that the current structure on Ross Avenue is littered with pylons, lumber, and abandoned furniture.

While he understands the Seminary's need to consolidate its operations, Rivera would like to see more screening, a gate at the end of the driveway, and garage doors on the parking structure.

Carla Small, Ross Councilmember, noted that in Ross, right-of-ways are owned by the Town but the property owners with property adjacent to the right-of-ways are responsible for maintaining them. Also, any time a property owner is improving property, they are required to make sidewalk repairs.

Small warned that landscape renderings can be misleading as the actual trees may take as long as ten years to achieve the maturity depicted in the images.

Finally, Small noted that while the Seminary, as well as the Towns, operate under budgetary constraints, it is essential that each party contribute appropriately to flood mitigation; otherwise, more of the burden will be shifted to the Towns.

Joe Wahnseidler, Austin Avenue, believes the current proposal is a significant improvement over previous plans. It would be regrettable if the project bogs down or slips away and he urges approval of the project.

Ghazi Marodi, Ross Avenue, is also concerned about the storage facility. It is unclear exactly how the structure will be used and it makes no sense to place such a structure in a residential neighborhood. The proposed structure should be moved to another site and the current structure should be preserved, as the site has been deemed historically significant.

Jay Luther, Oak Avenue, noted that the Seminary has been a very good neighbor. As a member of the Chamber of Commerce, Luther cited the many infrastructure improvements and economic benefits that San Anselmo will experience as a result of the proposed project. The proposed flood mitigation improvements and improvements to Bolinas Avenue are well beyond what the Chamber was anticipating from an institution that is not particularly well-funded.

Luther noted that as is the case with other similar institutions, the Seminary has suffered as overall denominations have declined; nonetheless, these institutions have been able to keep up with their responsibilities to their communities. The Seminary is a defining characteristic of San Anselmo and it would be wonderful if the institution goes on for another one hundred years.

Corinne Geramoni, Ross Avenue, is concerned about the proposed storage facility. She had not been advised of the two most recent neighborhood meetings in advance, only hearing of the second one on the day of the meeting and after she had already made family plans.

Geramoni noted that this is a huge plan and that most of it is positive; however the plan for the storage facility on Mariposa is not positive. What is a quiet location now will not be quiet in the future. The Seminary rents the upper chapel area for weddings on weekends and Geramoni can hear the bass; it will be even louder when the trees are cut down. Also, the lighting for the new building may be intrusive.

During storms, a tremendous amount of water travels down the Seminary's hill. If trees are cut and more construction is added, the situation will be worsened.

The proposal for the storage facility should be studied further, as the structure will benefit the Seminary but not the neighbors. Further, it is difficult to trust that the Seminary will maintain the new facility in light of the unsightly, existing dumpsters.

Geramoni concluded by noting that the Town's General Plan expresses the goal of preserving San Anselmo's small town character and its close relationship with the natural beauty of its setting. She requested that the Commissioners honor that goal in helping to preserve the neighborhood.

Chris Martin, Shady Lane, Ross, noted that although the county is putting forth a ten year flood control plan with funding from all of the Ross Valley residents who pay a parcel assessment fee for that purpose, the plan will not eliminate flooding on Bolinas Avenue.

In its proposed project, the Seminary has a great opportunity to take advantage of localized flooding and elevation challenges on Bolinas Avenue and adjoining streets. It is important to quantify how much storm water is being retained in this proposal and see if the plan can be made more effective. These opportunities are rare and to let this slip through and allow residents to continue to be vulnerable to flooding over the approaching decades would be regrettable.

Martin urged the Commissioners to look at maximizing opportunities to retain flood waters and run off, stating that it is not expensive and focuses on taking advantage of permeable areas.

Joan Weimer, Ross Avenue, is concerned about the footprint of the proposed storage facility because water pours off the hill and pushes over to Ross Avenue. Traffic at the storage facility will increase with the presence of maintenance vehicles. Consideration should be given to locating the facility within the core of the campus. There are a lot of good things to say about the project as a whole but a little more thought should go into the staging of the storage facility. Weimer is sad to see the character of the neighborhood being changed.

John Boesel, Bolinas Avenue, noted that this project would represent a significant increase in the population across from his home.

He further noted that McDonald mentioned the Seminary's traffic study, which stated that the project will not create traffic jams; Boesel contends that traffic jams are not the issue. There will be 100 more individuals living in the area, traveling in and out of the area in cars, creating additional pollution.

A loud, rowdy wedding reception held a week ago Saturday at the Seminary's rental facility is emblematic of what the neighbors have come to see from the institution. Boesel is of the opinion that as part of the permit approval process, study should be made of the noise generated by the project and restrictions should be placed on noise levels at the rental facilities.

Boesel stated that three to five per cent is the normal standard amount required for frontage improvements; yet, the staff report suggests only one and a half per cent. The staff report also indicated that there are no mechanical means of insuring that the bioretention basins are emptied; yet, there has been no discussion of what will be required to make sure the basins are fully utilized.

Boesel stated that the BANC does support an assessment district to help address the significant issues on the street and residents are willing to generate a lot more than the Seminary is being asked to provide.

As there were no further comments from the public and the applicant had no further comments, Brasler returned the discussion to the Commissioners.

Overberger observed that one of the speakers indicated the strategic plan for the project offered no opportunity for public input. She recalls, however, that there was opportunity and noted that one of the staff report addenda lists the many meetings that were held with various neighbors and groups. There were also at least two and possibly three tours on the site. Overberger wants to clarify the record in this regard.

With regard to the contention that the plan will cause an increase in traffic on Bolinas Avenue, Overberger noted that the student population is actually decreasing; therefore, students are not going to increase traffic.

Overberger asked Condry if he has had any conversations with Marin Sanitary regarding the dumpster plan in general.

Condry responded that dumpsters throughout San Anselmo are an issue. He has spoken with Marin Sanitary about looking at ways of making them less obtrusive and is researching ways in which the dumpsters can be screened while still conforming to Marin Sanitary's particular accessibility requirements.

Overberger suggested that Condry team up with the Seminary in approaching Steve Rosa at Marin Sanitary with regarding to seeking a solution.

Applicant Rob Hart observed that gates are shown in front of the dumpster enclosure and that the enclosure is dug into the hillside.

Overberger explained that she is concerned about the issue of multiple dumpsters in multiple locations and the suggestion that the dumpsters are not being properly maintained.

Hart clarified that there are three dumpsters. One is at Landon Hall in a gated enclosure that is frequently damaged by Marin Sanitary and repaired regularly by the Seminary. The second is at the location currently being proposed. The third dumpster is one that has been placed on the street by Marin Sanitary.

Overberger believes a conversation with Marin Sanitary may be beneficial and Hart agreed.

Swaim added that he has recently found Marin Sanitary representatives to be very responsive to him with regard to his property and the placement of receptacles there. He believes they will work with the Seminary in seeking a solution.

Swaim also understands the community's concerns; as a downtown business owner, he needs to be concerned about how his neighbors maintain their property.

Swaim asked for more detail as to what kind of activity will take place at the storage facility.

Seminary Maintenance Director Gary Miller observed that the maintenance crew has decreased in number from six to three individuals, with a total of three trucks. The storage facility is used for supplies and some storage of furniture.

Krebs asked about the outcome of the recent meeting between the Town Attorney, staff, and the Seminary's representatives.

Town Attorney Megan Acevedo replied that most of the discussion centered on when the frontage improvements would be determined, which is at the building permit application stage, and what would be required at that time.

The hydrology report in the current meeting's packet is related to a potential solution for some of the localized flooding issues, but it has not been adopted by the Town formally that the applicant make a specific contribution of the amount noted in the staff report. This was made clear to the applicant.

Some rewriting of the conditions of approval was completed to tie them in directly to the frontage improvement requirements permitted at the building permit application stage as they are stated in the Municipal Code. It was clarified that at the time the conditions are imposed, the applicant and the public would have an opportunity to call into question those conditions if the applicant is not satisfied.

Condry discussed the distinction between on-site and off-site improvements, noting that this project includes on-site bioretention measures which should make a significant improvement; however, those improvements will not impact localized drainage extensively, which is why off-site improvements must be considered. Frontage improvements fall into this category of off-site improvements.

Frontage improvements include such remedies as traffic signals, drainage, sidewalks, paving, and any other aspects of the public right of way. While it is a public right of way, state law specifies that frontage to a property is the responsibility of the property owner. Also, the Town's Ordinance Title 7 Chapter 10 allows the Town to impose these frontage improvements.

The percentage required for frontage improvements varies widely because some projects benefit from existing adequate drainage, good sidewalks, good streets, and no traffic safety issues; in these cases, few frontage improvement requirements would be imposed. Other projects might require extensive frontage improvements. Condry cited several recent projects in the Town for which extensive frontage improvements were required.

The frontage improvements for the current project under discussion have yet to be determined. The Public Works Department will try to be fair to both the applicant and the residents; ultimately, the Public Works Director is responsible for insuring public safety.

Condry confirmed that the report from Harrison Engineering indicates about 30 per cent of the water does come from the Seminary's property; therefore, the Seminary does need to make a contribution toward drainage improvements. Condry looks forward to working with the Seminary on seeking a solution.

Krebs observed that the resolution comes down to Condry's decision and asked if it is appropriate for the Commissioners to identify any specific measures at this time. He further noted that residents have expressed many concerns and asked how their input can be considered as Condry goes through his decision-making process.

Condry responded that technically speaking, in consideration of the Town Ordinance, it is at the building permit application stage that the requirement is addressed; however, any measures that the Commissioners or the public suggest are taken seriously. He noted that one of the reasons the issues are known is due to the participation of the public at the current meeting. Condry has also been meeting with Seminary neighborhood residents for over two years.

Krebs clarified that whether or not the project is approved at the current meeting, there are still many issues with respect to drainage that will be properly addressed at the building permit application stage.

Condry will be meeting with neighbors again at the building permit application stage to keep them advised of requirements imposed on the Seminary.

Krebs noted that there have been a lot of comments regarding a change of use with respect to the storage facility and Gary Miller mentioned having three employees and three trucks at the facility. He asked what the current use is for the existing facility.

Hart responded that over the years, activities, such as landscaping, that were once headquartered at 45 Ross Avenue have been contracted out. Currently, there is a 5,000 square foot maintenance building and what is required now is a 2,500 square foot maintenance building.

Regarding a previous question regarding frontage improvements, Hart requests that the Commissioners consider the Seminary's track record in this regard. On a recent project at Landon Hall, the Seminary responded responsibly to the requests of the Public Works Department, as well as those of the Ross Valley Fire Department, completing all required frontage improvements. The Seminary anticipates a large number of frontage improvements will be required as part of the current project and anticipates complying with those requirements.

Krebs asked Condry what suggestions or recommendations from neighbors he has considered that might further alleviate the drainage issues and reduce the amount of water coming from Seminary property.

Condry cited the Harrison Engineering plan, suggesting a new pipe coming down Bolinas Avenue and tying into the creek. The Seminary could do some of that drainage work or contribute toward that work being completed at a later date. The Towns of San Anselmo and Ross, as well as other property owners embarking on projects, could add to that contribution fund. Condry is working on a drainage impact fee as well. At some point, a pipe could be installed and the drainage issue resolved.

Other possibilities are the placement of bioretention on Richmond Road and the installation of a median allowing recharge of water.

Citing previous objections from the Seminary with regard to in lieu fees, Krebs asked if such fees remained a possibility.

Condry responded that in lieu fees were still negotiable.

Acevedo confirmed that there are no conditions of approval at this point requiring in lieu fees of the Seminary. When the Seminary comes forward with a building permit application, drainage will likely be part of the frontage improvements required but the amount of work to be done and the amount of money that could be paid in lieu of that work will be determined at that time.

Krebs observed that it is regrettable that some of the specific issues with respect to requirements to be made of the Seminary could not be resolved at the current meeting.

Condry explained that until he sees actual design drawings, which would show whether or not the Seminary presents a master sidewalk plan or a drainage plan, he is not in a position to approve or deny the plan.

Brasler noted that unfortunately the Commission is charged with the planning aspect of the project and that the building aspect is not within the Commission's purview.

House noted the comment that at the Seminary's current storage facility, there are piles of lumber, pylons, and used furniture. She asked if the situation will be the same at the new location.

Miller said that the situation would not be the same, explaining that he and his crew have been called upon to remove furniture from various Seminary facilities; rather than recycling these items, they've been offered to the public and are usually picked up. The smaller crew and smaller facility would not have the same responsibilities they've had in the past, as many maintenance responsibilities have been outsourced.

House asked about the materials stored outside of the current facility.

Miller explained that some items are stored along the edge of the facility off of the street. In the new facility, for the most part, materials will be stored inside.

Brasler reiterated the fact that the Planning Commission is charged with consideration of the design and use of the project and that the actual commitment required of the Seminary with respect to frontage improvements will be determined by Condry.

Brasler asked for clarification on the topic of the bioretention basins proposed by the Seminary.

Condry explained that the bioretention basins result in a “net zero,” or slightly better than net zero impact. He does not know how much bioretention would be required to impact localized flooding. It may be a question for Harrison Engineering.

Swaim asked about installing mechanical means of emptying the bioretention basins.

Condry will examine this possibility during the building permit application stage.

Brasler asked if three to five per cent is the norm for frontage improvements.

Condry explained that he was asked for an off-the-cuff figure as to how much was typically requested of an applicant for frontage improvements; he responded that for some projects--for example those in the \$100,000 range--the amount required for frontage improvements could be as much as three to five per cent, or \$3,000 to \$5,000. However, other projects may require no frontage improvements at all because, as stated earlier, there may be no need for frontage improvements.

With regard to the comments about dumpsters, Brasler believes there may be low cost measures that can be considered. With regard to the comments about noise, Brasler reminded all that San Anselmo does have a noise ordinance which is administered by the Police Department.

Brasler asked for clarification with respect to assessment districts.

Condry explained that neighbors were asked if they wished to assess themselves and they declined to do so.

Overberger explained the general mechanics of self-assessment agreements. Typically an assessment is devised for a particular issue, such as road improvements. Neighbors who benefit from the improvements, or parties that have contributed to the road's poor condition, enter into an agreement to fund the repairs.

Brasler observed that there may be an impetus for Bolinas Avenue residents to reconsider the idea of self-assessment.

Brasler supports the staff report as he neither sees anything in the plans nor heard any comments at the current meeting or the prior meeting that warrants the Commissioners' disapproval of the design review, the use permit, or the grading permit. He also supports the idea of in-lieu fees for frontage improvement projects associated with this project. Brasler further noted that most of the remaining decisions on the project rest with Condry.

House made a motion to support the staff report. The motion was withdrawn and discussion continued.

Krebs appreciates both the applicant's efforts to present a well-designed project and the neighbors' efforts to provide input with regard to the important factors and considerations. Staff is sensitive to the comments of all parties involved and a balance will be sought to address conflicting issues. As a Planning Commissioner, Krebs also believes it is important that the Seminary step up and display some flexibility in making some frontage improvements themselves. He appreciates the efforts made with respect to bioretention and believes there is need for further contribution not only on the part of the Seminary but on the part of the Town and the neighbors as well. He is confident that Condry will be vigilant in securing reasonable improvements. Finally, Krebs supports the project and hopes all parties will work to make the project successful.

Swaim has a lot of faith in Condry and believes many improvements will be made on Bolinas Avenue.

Overberger believes there is an enormous Town-wide need for water control and projects addressing flood control. She commends the neighbors for organizing themselves and hopes they will work with the

Seminary in a respectful manner. She has confidence in Condry's ability to make sound decisions with respect to the Seminary's contribution for frontage improvements.

The issue of the unsightly garbage cans in front of the apartments on Mariposa was raised. Overberger hopes the Town can work with new owners to see that the area receives better care.

It was also stated that only the Bolinas Avenue side would be benefiting from improvements. Overberger believes the replacement of the existing storage unit with a new structure will be a substantial improvement on Mariposa.

Overberger attended a college with a campus similar in design to what the Seminary is proposing and noted that it creates a sheltered environment for learning and is of benefit to the Town in that the circulation of student traffic has less impact to the Town.

Overberger supports the project and encourages all to remain engaged as the project moves to the next phase.

M/s, House/Overberger, in support of the findings found in the July 1 staff report and in support of the findings found in the July 15 staff report subject to the conditions of approval.

AYES: Brasler, House, Krebs, Overberger, Swaim
NOES: None
ABSTAIN: None
ABSENT: Sisich

Brasler reminded all of the ten-day appeal period and thanked all who attended the meeting.

ITEMS FROM PLANNING COMMISSION

House noted that unattractive signs for individual stores have been erected at both ends of the Red Hill Shopping Center.

Boyle reviewed the Planning Commission's approval of the Center's recent redesign, noting that about six months after the approval, the applicant returned to the Planning Commission to amend the design review guidelines as they wanted a medium-sized anchor tenant sign for Pet Food Express and two new tenant signs at both ends of the Center. Those signs were reviewed by both staff and the Planning Commission, were approved, and have been built according to the plan.

Overberger raised the issue of pedestrian traffic at the Center's main entrance. In an attempt to avoid waiting for two traffic lights, pedestrians are entering the Center by climbing over a fence, through the bushes, and over the sign despite the fact that the sign asks that pedestrians not cut through on the western side, which has no sidewalks.

Henderson stated that she will discuss the issue with Condry and report on the results of their discussion.

On the topic of Planning Commission project approval and conditions of approval for projects, Brasler noted that in many jurisdictions, the Planning Commissioners are allowed to condition certain projects.

Henderson noted that San Anselmo does not currently have an ordinance in place to allow that course of action.

A brief discussion ensued with regard to the Town Council's recent investigation into the possibility of forming a sub-committee to review zoning.

Henderson observed that Condry is working on creating a drainage impact fee ordinance and believes such an ordinance will be beneficial to the project approval process in many instances. A brief discussion ensued with regard to instituting such an ordinance.

Krebs is appalled by the number of children who are climbing on the statues in the fountain located in Imagination Park.

Henderson advised that Connie Rodgers, who oversees the park, should be contacted.

ADJOURN TO THE MEETING OF AUGUST 5, 2013

Brasler adjourned the meeting at 9:30 p.m.

Respectfully submitted,
Nancy Harris