

TOWN OF SAN ANSELMO

Minutes of the Town Council meeting of August 25, 1988

Mayor Sharp convened the regular adjourned meeting at 5:30 p.m., with Councilmembers Chignell and Walsh present, and Councilmembers Colteaux and Zaharoff not present.

APPEAL OF PLANNING COMMISSION APPROVAL OF AR-6, QUARRY MOUNTAIN, INC., END OF TOMAHAWK DRIVE, A/P NOS. 177-220-50, 177-250-40 AND 177-250-41, UNITS 1 AND 3 THROUGH 12, BUILDING AND ROOF COLORS.

This item was continued from the regular meeting of August 23.

Planning Consultant Newman reported that the Planning Commission, after conducting two on-site meetings and four public hearings in the Council Chambers and doing its best to follow the Council direction on the previous appeal on the home colors, approved six solid body paint colors to be used for body of homes and trim, one color to be used for trim only, and nine semi-transparent stains to be used for the body of the homes.

Larry Stack, 10 Alice Way and a member of People Per Proper Planning - Indian Hills Areas (PPPP), one of the appellants, said that Mr. Almquist, another appellant, would not return to town until Saturday. He asked why the developers were not the appellants since they had filed an appeal letter prior to the appeal submitted by Almquist and PPPP. Staff responded that it was in the latter appeal that substantive issues were being raised, and that the developers' appeal was only a defensive appeal.

Stack described his history of the developers' submission of color samples for this project. Regarding the body colors, he said that gray was not appropriate for the surrounding environment, in not an earth tone, is obtrusive on the hillside, will appear lighter on the homes than it appears on the color palette, and that gray would make the houses appear larger in size. He said the gray roofs approved by the Commission look cheap and commercial and are visually obtrusive.

Douglass Elliott, project developer, said that to use a darker body color and light trim helps make the buildings look less massive. He said he does not want bright colors on the side of the houses either. He said the Commission made an unbelievable effort to do their job, spending several months on this issue and viewing 4 foot by 9 foot sheets of plywood as color samples.

Stack said he was not suggesting the homes be dark brown, but that the use of white trim emphasizes their massiveness.

Planning Commissioner Julin said the Commission spent alot of time reviewing the color of the homes and reached a unanimous decision. She said all the colors were presented in the natural setting, there was an interesting play of dark and light colors, and the Commissioners visualized landscaping in making their decision. She said there was also support on the Commission for a variety of colors in the development in order to avoid monotony.

Jonathan Braun, Scenic Avenue, said the big issue was visual impact, and that certain tones increase the visual impact. The visual impact of this project is as much or more than anything else in town, it stands out in the area and is prominent from Mt. Tamalpais. He said the light tones make the houses stand out, and grey houses stand out so much more than earthtone homes. His recommendation was to use earth-

colored stains with a natural oil finish. He said if light colored houses were approved, developers of other ridge properties in the future will also seek light colored houses, for their greater market value.

Chignell said it was difficult to assess this decision without the landscaping in place, and that he was sympathetic to the appeal and the neighbors. However, when he balanced his charge and the charge of the Commission, including the amount of time spent on this matter, he felt a decision such as this should be made by the Commission. He said he had objections to some of the colors, but did not think he could send it back to the Commission for further work.

Walsh said she did not like the colors, but that she supported the decision of the Planning Commission.

Sharp said it was a subjective decision, but that the Commission has done everything in its power to make the best decision possible.

M/S, Chignell/Walsh, to deny the appeal by Alan Almquist and PPPP with regard to the appeal on AR-6, Quarry Mountain, Inc., A/P 177-250-40, 177-220-50, and 177-250-41, Units 1 and 3 through 12, building and roof colors, as further explained in the staff memo. Motion passed unanimously

Sharp noted that the August 16 appeal of Elliott and Berman was moot.

ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

Beth Pollard