

The special meeting of the San Anselmo Planning Commission was called<sup>257</sup> to order by Vice-Chairman Hayes on April 27, 1981, at 8:00 p.m. in the Town Hall Council Chamber. George Davison present.

1. ROLL CALL

Commissioners Present: Harle, Hayes, McPeak, Peterson, Signorelli  
Commissioners Absent: Ollinger, Ragan

2. Z-192 - Astra Enterprises, Incorporated, A/P Nos. 177-250-30 and 177-220-50, at the end of Tomohawk Drive, final review of the draft Environmental Impact Report and rezoning application proposed from PPD R-1 (Preliminary Planned Development with a presumptive use of Single Family Residential) to SPD (Specific Planned Development) for 25 single family dwellings.

Siegfried Pfenndt, applicant, and Del Davis, consultant, present.

Mr. Davis explained the responses to the DEIR, adding that Page ii, regarding Page 69, Line 11, the word, "drained" should be changed to "screened."

Jerome Draper, 295 Los Angeles Boulevard, spoke on two points: 1. Referring to Mr. Leitzell's February, 1980, letter stated staff would recommend a density of 1:10. Commissioner Signorelli later pointed out that there was a conflict in the General Plan as to whether density should be 1:1 or 1:10, so staff opting for consistency stated their recommendation until the General Plan could be amended; 2. He prepared a study on traffic as it relates to Sir Francis Drake Boulevard. With access to computers, he determined there are still 2,000 developable parcels between San Geronimo and San Anselmo with a potential for 20,000 trip ends per day (based on ten per household). He requested this study be certified with the EIR. Commissioner Hayes noted that the traffic problem has already been acknowledged in the DEIR and although Mr. Draper's study is useful it need not be added to the Report.

A representative of Maria Stock, 9 Tomohawk Drive, said Ms. Stock opposes any development on the ridges and is concerned about traffic.

Josh Portugal, 21 Elkhorn Way, suggested Mr. Draper's report be added to the DEIR.

William Tabb, 26 Indian Rock Court, spoke on the following: 1. He inquired about the size of the proposed water tank. Mr. Davison said it cannot be determined at this stage as MMWD will require front money and then may take the opportunity to improve the water capability for other homes in the area. Mr. Davison added they will try to bury and shield the tank as much as possible. 2. He suggested the 2,000 foot cul-de-sac length could be a hazard in case of fire. 3. He said lots 5, 11, 13 and 19 have slumps that may be accelerated with this development effecting those down on Indian Rock Court. Commissioner Hayes noted the DEIR says a more detailed soils study should be made. 4. He reiterated his concern that the proposal for 25 houses on the ridge will be out of proportion with the 13 in the canyon.

Carolyn Turner, 152 Los Angeles Boulevard, said there is storm runoff on Berkeley Avenue, Los Angeles Boulevard and The Alameda.

Commissioner Peterson said he still is not clear on what the County would accept from San Anselmo in terms of a contribution to acquire this land for open space. Mr. Davison said that figure would be approximately 50 percent, which the Town cannot afford. He also pointed out that the State Legislature is requiring the Town to provide a reasonable amount of housing.

M/S Peterson, Harle, to recommend to the Town Council certification of the EIR in its final form for Astra Enterprises, Incorporated.

Motion passed unanimously.

It was announced that the EIR will be heard by the Town Council on May 12, 1981.

The hearing continued for the rezoning application:

Kent Mitchell, attorney representing the applicant, said his client waited to proceed with this project until the density ordinance had been prepared and set the density in accordance with that ordinance. He added that the proposed location on the ridge is the

most stable area and the houses can be screened.

Mr. Davison said State Law mandates that a development project be acted upon within one year of receipt; the one year period will be up in July. The Law does provide for a 90 day extension upon mutual agreement between the applicant and the Town. Mr. Davison suggested the 2,000 foot cul-de-sac is very long and there could be some impacts from the installation of utilities. He recommended that the houses be moved off the back ridge and perhaps increase the present proposed density in the lower area.

Persons suggesting the land remain open space were Paul Vinck, 48 Durham Road, Lawrence Stack, 10 Alice Way (who also submitted a petition for the "No Project" alternative signed by residents of 30 homes in the area), Mary O'Dell, 41 Elkhorn Way, Josh Portugal, 21 Elkhorn Way, and Jerry Kay, 26 Sunview Avenue.

Jonathon Braun, 479 Scenic Avenue, pointed out that under the proposed density ordinance, the applicant is able to include lot area that is unbuildable when determining the total area and the density as it relates, noting that roughly one-half of the lot is unbuildable land.

Carolyn Turner, 152 Los Angeles Boulevard, suggested the Town request a grant from the Buck Foundation to purchase the land to retain as open space. She said this may be possible to do in December according to the San Francisco Foundation.

William Tabb suggested the developer give something to the community by dedicating some of the land to open space.

Gay Kagy, 280 Redwood Road, agreed with Mr. Davison that the houses should remain off the back ridge and be moved down to the lower area where some houses are now proposed. She said houses on the ridge and no provision for low to moderate income housing is in conflict with the General Plan.

Julian Barnett, 21 Berkeley Avenue, said the project will be an aesthetic nightmare as the ridge can be seen throughout San Anselmo, to which Jeff Hardy, 8 Berkeley Avenue, agreed.

Nancy Howell, 17 Indian Rock Court, is concerned about the visual impact, drainage, and whether the developer intends to see this project through construction or abandon it after approval.

Larry Breeze, 28 Elkhorn Way, is concerned about increased traffic on Elkhorn Way.

Dagmar Jordan, 53 Miwok Drive, mentioned the drainage problems that already exist. She was advised the applicant will need to submit a soils report prior to building permit approval.

Commissioner McPeak suggested the back ridge be left undeveloped to which the other Commissioners agreed. Commissioner Harle said he wants it clarified whether the developer intends to see this project through the construction phase. He added that he wouldn't consider a density in the lower area greater than ten to 12 houses. Commissioner Peterson said he might look at a density of 20 to 21 if some of the units were well designed condominiums with no more than one common wall and some are for low to moderate income persons. Commissioner Signorelli supported this statement and added that interested persons might consider purchasing the property to retain as open space.

Commissioners Harle and Hayes felt they would not support common wall, condominium type housing. Commissioner Hayes suggested that the land is not necessarily the place for low to moderate income housing, but perhaps the applicant could give in-lieu money to provide for low to moderate income housing elsewhere in town.

M/S McPeak, Peterson, that with the comments received from the Planning Commission, this item be continued to the meeting on May 18, 1981, subject to a mutual agreement between the applicant and the Town for a 90 day extension for action on this rezoning application to October 10, 1981 to be taken care of at staff level.

Motion passed unanimously.

3. ADJOURNMENT

The special meeting of the San Anselmo Planning Commission was adjourned at 11:30 p.m. to the regular meeting on May 4, 1981.

*Lisa Burglin*

LISA BURGLIN  
PLANNING ASSISTANT