

The special meeting of the San Anselmo Planning Commission was called 49
to order on March 30, 1981, at 8:00 p.m. by Vice-Chairman Hayes in the
Town Hall Council Chamber. George Davison and T. J. Robbins present.

1. ROLL CALL

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

2. Draft Environmental Impact Report and Rezoning - Indian Hill
Development - Astra Enterprises, Incorporated - Off of Tomohawk
Drive, A/P Nos. 177-220-50 and 177-25-30.

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

Mr. Davis summarized the DEIR, stating that preliminary geologic studies done by the applicant's consultant and an independent third party indicate slumps on the lot; however, the magnitude of those slumps cannot be identified at this time. Since there is no development proposed in those slump areas there will be no significant adverse impact. He noted that the General Plan puts a lot of weight on the maintenance of community separators, i.e., ridge tops. The proposed buildings are on the back side, but it may still be possible to see them depending on the architectural character, which could be a significant adverse impact. Mr. Davis also mentioned that there will be a water tank at the crest of the hill and the specific plan has indicated grouping trees along the row of houses on one end. Traffic will increase by 250 trip ends per day (estimating 10 trip ends per dwelling) using Tomohawk Drive as access onto Indian Rock Road; however, it should not have a significant adverse impact.

Kent Mitchell, representing the applicant, Palo Alto, said the DEIR is very comprehensive and has identified concerns that should be addressed and mitigations taken into consideration. He indicated his client wishes to remain flexible.

Bob Portnoy, 50 Indian Rock Court, said he is concerned about the stability of the land and the consideration that should be taken to ensure the protection of houses down hill from the proposed development; there is a steep transition from Indian Rock Road down to Broadmoor Avenue and 250 additional trip ends per day may have a significant adverse impact; and the noise impact will be significant as they can presently hear people talking on the ridge top as the noise is funnelled downward.

Jerry Kay, 26 Sunview Avenue, expressed concern about the noise impact; there will be traffic hazards for the many children in the area; the degree to which there can be public access to acquisition of open space should be addressed; the site needs further geologic study; the visual effect will be significant; and this may result in a cumulative effect.

Jerome Draper, 295 Los Angeles Boulevard, is concerned about the potential generation of traffic on Pasadena Avenue onto Sir Francis Drake Boulevard and mentioned the proposed Schenk development of nine houses that will bring 90 trip ends per day.

Jerry Mayer, 122 Oak Springs Drive, said he cannot understand the thinking that Sir Francis Drake Boulevard is already at its capacity at times and adding a few more cars will not be an impact. He suggested that Sir Francis Drake Boulevard be studied very carefully or the Town will be in trouble one day.

Lawrence Stack, 10 Alice Way, questioned the possibility of the Town acquiring open space.

Bill Tabb, 26 Indian Rock Court, asked whether the construction of the 25 homes will be in various steps and, if so, that could be a detriment to the current residents in the area. He compared the existing 13 houses in the canyon to the proposed 25 on the ridge and suggested this might be out of proportion.

Mr. Braunschweig, 53 Indian Rock Road, said there will be visual, fire protection and traffic impacts.

Mr. Davison noted that a one-time build out of 25 houses will result in similarity; the homes are not proposed to be in the slump areas;

it is one of the better circulation areas in terms of traffic; and the Town cannot afford to purchase the property for open space.

Mr. Tabb said the density used to be 1:10 and now the ordinance is proposing 1:1; he feels this will have an impact on the whole community.

Commissioner Harle said the visual impact is his primary concern and questioned on what basis the design and placement of the houses will be determined - on a visual basis or on a geological basis.

Commissioner Peterson said the EIR could be clearer in what it would require of San Anselmo to acquire the property for open space and what kind of help we could get from the County to determine if the "No Project" alternative is feasible.

Commissioner Signorelli pointed out that the proposed homes will be subject to design review.

Commissioner Hayes noted the following: 1. Page 21, Line 37, Figure 3, Appendix C should be included; 2. Page 24, Line 32, "permission" should be changed to "revision"; 3. Pages 24 and 25, some of the information regarding the Density Ordinance has since been updated; 4. Page 33, the sum does not equal 25 - the number of homes in The Alameda should be changed from "7" to "8"; 5. Page 52, Line 29, regarding "Service Levels E and F" - there should be a table provided with the appropriate definitions; 6. Appendix G, Sir Francis Drake Boulevard is treated in great detail and would like to see some other streets discussed, i.e., the Miwok/Pasadena route; 7. Page 56, the mitigation measures are impractical and perhaps should read that they are questionable mitigations.

M/S Harle, Signorelli, to close the public hearing on the Indian Hill Development DEIR and continue this item and the rezoning application to the meeting on April 27, 1981.

Motion passed unanimously.

Mr. Robbins requested the neighbors to spread the word of the April 27th meeting to people in the area.

3. ADJOURNMENT

The special meeting of the San Anselmo Planning Commission was adjourned at 10:13 p.m. to the regular meeting on April 6, 1981.

Lisa Burghlin

LISA BURGLIN
PLANNING ASSISTANT