

The regular meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on July 6, 1981, by Chairman Ollinger in the Town Hall Council Chamber. T. J. Robbins present.

1. ROLL CALL

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

Commissioners Absent: None

2. APPROVAL OF MINUTES - June 15, 1981

M/S Ragan, Hayes, to approve the minutes of June 15, 1981, as written.

Motion carried; Commissioner Peterson abstained.

3. OLD BUSINESS

- A. V-893 - San Francisco Theological Seminary, A/P 7-292-03, variance to add to a nonconforming use by constructing seven guest units with a lounge in an R-1 zone on Kensington Court (the Seminary is a legal, nonconforming use - established prior to use permit requirement for private school. Section 10-3.2306 of the SAMC requires variance for enlarging).

Dr. Arnold Come, President of the Seminary, Don Duerr, Business Manager, and Roger Hooper, Architect, present.

Dr. Come discussed their application, stating it would not result in a traffic increase or parking problems and would provide for housing for visiting professors, parents of students and other guests.

Don Holtgrieve, Ecumene Associates, presented the traffic and parking analysis to the audience, showing the available parking and number in use on weekdays, Sundays and during special events. He suggested the proposed project will have available parking on Kensington Court during weekdays, but there may be some displacement on weekends to Seminary or Kensington Roads. Several mitigation measures were also discussed.

Les Ferroggiaro, 9 Waverley Road, said there is inadequate parking for special events, the Playhouse and new housing.

Suzanne Brown, 201 Bolinas Avenue, said the Playhouse has been a benefit to the community, but there is too much traffic.

Robert Alvarado, 49 Austin Avenue, questioned whether people actually park on Seminary Road and said he feels 'Lot 5' is just a delivery entrance.

Jean Colteaux, 55 Kensington Road, said she heard the property between her house and the Hamilton's is owned by the Seminary and fears that area being developed for housing.

John Colteaux, 55 Kensington Road, said he does not see the report requested by the Commission last December showing a site plan giving a tabulation of the buildings, given floor areas and/or bedrooms for the residences and derive for that information in the same table give the parking requirements. Mr. Colteaux said the traffic and parking analysis is, in practical terms, nonsense and the consultant should have asked the neighbors when to do the study, i.e., currently there is a music session using 100 percent of the available parking. Mr. Colteaux showed an ad in the multi-listings for the sale of the lease for Scott Hall for any commercial use, adding that Alexander Hall is being used as a private school; the Playhouse does not have a use permit; the Lloyd Center is listed in the yellow pages as a psychological counseling service; and Montgomery Chapel is in the process of being developed further. He said he does not object to this proposal; however, he wants to know the plans of where the Seminary intends to go in terms of expansion. He suggested the Seminary use their already acquired housing for visiting guests.

Helene Robertson, 18 Austin Avenue, said she is concerned about aesthetics and feels the recent housing constructed by the Seminary is "ticky-tacky" and the neighborhood does not need a "motel."

Frankie Longfellow, Austin Avenue, said the project is not necessary as other Seminary owned buildings can be remodeled.

Bill Taggart, 166 Crescent Road, President of the Playhouse, said they had a neighborhood meeting to discuss the Playhouse and the concern was more towards noise, rather than parking.

Dr. Come said the Five-Year Plan is very specific and was discussed with the neighbors. He stated that the Lloyd Center Counseling Service is strictly an educational program for students and no fees are received. The use of Scott Hall, he explained, has been educational for the past ten years. The California University for Advanced Students has recently gone defunct and the lessee has misunderstood the zoning requirements. Dr. Come stated the Seminary does not intend to build new student housing, rather the anticipated increase of 100 students over the next five years will be absorbed into existing houses in Town. There are preliminary plans to construct an office to the rear of Montgomery Chapel.

Commissioner Peterson said he is concerned that Scott Hall is used by outside tenants when the Seminary is attempting to develop other property. Dr. Come pointed out that Scott Hall would be inappropriate for housing. Dr. Come said the Seminary owns homes in Town that are rented to townspeople unless needed by faculty and students. He said there is currently a proposal for a private school to use Scott Hall for upper elementary and lower high school students not making it in the public schools. Commissioner Peterson said he is convinced this project is necessary; however, is concerned that the technical number of required parking for the entire Seminary is not available.

In response to Commissioner Hayes' comments, Dr. Come said the Seminary will agree to any mitigations listed in the traffic and parking analysis. Corey Susser said between January and May, 1981, there have been six weekend uses of the Playhouse - some were single-night performances and others were four-night performances. Generally, the theatre is filled to 37 percent capacity.

Commissioner Harle said this project will have minimal impact on parking, but it has been used as a platform to look at the Seminary plans which is generally not required for a simple variance request. He suggested completion of the Lloyd Center parking lot would be a reasonable mitigation to the parking problem. Commissioner McPeak said mitigations No. 1, 3 and maybe 6 should be made a condition of the variance approval. He said the long range parking problem needs to be addressed, pointing out that the Lloyd Center and Playhouse have no off-street parking.

Commissioner Ragan suggested one of the large Seminary-owned houses be converted for visiting guests. Dr. Come said they had an architect go through one of their houses on Bolinas Avenue and were advised that to turn it into guests' quarters would be more expensive than the proposed project.

Joyce DeMartini, 5 Brookside Drive, said housing for guests should be a boarding house type of atmosphere. She feels this project is unnecessary and feels studying the traffic and parking situation for only two weeks out of the year is inadequate.

Commissioner Ollinger said the parking needs to be addressed and perhaps the Seminary should notify the Town when they have big events so they can respond to the traffic and parking congestion.

Commissioner Signorelli said his heart is in supporting the project, but he has to say no.

M/S Ragan, Peterson, to deny V-893 for the San Francisco Theological Seminary, A/P 7-292-03, variance to add to a nonconforming use by constructing seven guest units with a lounge in an R-1 zone on Kensington Court, on the grounds that it does not meet the provisions of the San Anselmo Municipal Code in regard to hardship.

Motion carried: AYES: Ollinger, Peterson, Ragan, Signorelli
NOES: Harle, Hayes, McPeak

Applicants were advised of the ten day appeal period.

Commissioner Harle added that although the Seminary has been operating for years without guest housing, it may have been a hardship to them for all these years which could be the basis for variance approval.

- B. C-180 - John Koyle, 606 Red Hill Avenue, A/P 6-092-04, design review of an additional covered area over parking and a new roof over an existing structure - CONTINUED 07/20/81.

After discussion, M/S McPeak, Peterson, to continue the 'New Business' section of this agenda to the meeting on July 20, 1981, and, if necessary, continue again to July 27, 1981.

Motion passed unanimously.

- C. Z-187 - Kintetsu Enterprises of America, A/P 5-300-15, off of Woodside Drive, review of soils report, draft Environmental Impact Report, and proposed rezoning from PPD R-1 (Preliminary Planned Development with a presumptive use of Single Family Residential) to SPD (Specific Planned Development) for a 14-unit condominium project.

Mr. Sohn, architect, and Del Davis, environmental consultant, present.

John Holm, 10 Idlewood Drive, presented his comments on the Soils Report and revised EIR (see letter dated July 6, 1981, in file).

Jerry Mayer, 122 Oak Springs Drive, said that referring to Page 8 of the Soils Report, it appears that more than four to six trees (as indicated on Page 30 of the DEIR) will have to be cut down. He added that he suspects both Commissioner Ragan and Mr. Davis are both right regarding the speeds of traffic travelling on Woodside Drive.

David Levinson, 2 Idlewood Drive, said regarding Page 27, access would be better off of Carlson Avenue for fire engines and Mr. Davis' statement that it was an opinion is unfair to the resident who made the comment.

Michael Grey, 7 Idlewood Drive, said the slowest travelling speed on Woodside Drive on Sundays is approximately 45 mph.

Joyce DeMartini, 5 Brookside Drive, questioned Mr. Davis' comments regarding access for fire engines as he had thought Rivera Street was adequate and a recent fire there proved him wrong as an engine could not maneuver past the parked cars. She added that traffic is already congested, this will be adding to the sewage problems, and condominiums will result in flooding to the Morningside area.

Agnes Nelson, 3 Rancho Court, said the water problem concerns her.

Commissioner Ragan said he would approve six single family homes at the most.

Commissioner McPeak suggested the applicant give specific

responses as to what he proposes in response to the EIR limitations; to which Commissioners Harle and Ollinger agreed.

M/S Peterson, Hayes, to recommend to the Town Council certification of the EIR with new comments for Kintetsu Enterprises of America as prepared by Del Davis and Associates.

Motion passed unanimously.

M/S Ragan, Signorelli, to continue Z-187 for Kintetsu Enterprises of America for the applicant to resubmit information to be heard on August 17, 1981.

Motion passed unanimously.

5. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 12:10 a.m. to the next regular meeting on July 20, 1981.

Lisa Burclin

LISA BURGLIN
PLANNING ASSISTANT