

A regular meeting of the San Anselmo Planning Commission called to order on September 15, 1986 at 8:07 p.m. in the Council Chamber by Chairman Kroot. Director of Public Works/Planning Kottage, Planning Technician Wight, Planning Consultant Roberto and Engineering Consultant Bala were present.

ROLL CALL

Commissioners Present: Harle, Hayes, Heubach, Manning, McPeak, Zaharoff, Kroot

APPROVAL OF MINUTES, AUGUST 25, 1986

The minutes of August 25 were amended as follows: On page 2, the last line of the first paragraph beginning with "3.", was amended to read: "...appropriate for one-lane streets with parking, ..." In the paragraph beginning with "Public Works/Planning Director..." the word "encumber" was replaced with "incur" in the last sentence. On page 3, in the first paragraph, Ian MacLeod was identified as an architect from the firm of Treffinger, Walz and MacLeod." On page 6, in the first paragraph beginning with "Commissioner Hayes...", the last sentence was amended to read: "Mr. Elliott responded that this landscaping would be destroyed during the construction; ..." The second sentence in the paragraph beginning with "Chairman Kroot" was amended to read, in part: "...with 18 foot lanes on either side only if maintained by property owners."

M/S, Heubach-Zaharoff, to amend the minutes of August 25, 1986 as noted, and approve as amended. Motion passed by the following vote:

AYES: Heubach, Zaharoff, Kroot

ABSTAIN: Harle, Manning, McPeak

ABSENT: Hayes

V-2137 - Albert and Bessie Jung, 41 Hillcrest Court, A/P 5-092-32, a ten foot frontyard variance to construct an addition within ten feet of the front property line.

Scott Shelton, builder, represented the applicant.

M/S, McPeak-Heubach, to approve V-2137, Albert and Bessie Jung, 41 Hillcrest Court, A/P 5-092-32, a ten foot frontyard variance to construct an addition within ten feet of the front property line, on the grounds that it is necessary for the preservation and enjoyment of substantial property rights, it will not materially affect adversely the health or safety of persons residing or working in the neighborhood, it will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood, and special circumstances exist on the lot limiting the ability to expand and making the arrangement of the house addition a logical expansion, as shown on the drawings received by the Town July 28, 1986. Motion passed unanimously.

AR-6 - Quarry Mountain, Incorporated, End of Tomahawk Drive, A/P 177-220-50, 177-250-40 and 177-250-41:

(a) Master building envelope and landscape plan for entire subdivision.

(b) Preliminary hearing on Quarry Mountain Final Map.

Doug Elliott, Elliott Associates, was present with the project landscape architects and engineers.

Planning Consultant Roberto reported that more conditions of approval on Resolution 2060 needed to be included on the Final Map and therefore staff recommended continuance of the preliminary hearing for the final map. Staff prepared a draft resolution of conditional approval for the landscape plan and the applicant revised the landscape plan and final map to reflect the comments of the Commission. The grading plan was revised to include a 2 to 4 inch layer of topsoil over the steep cut slopes between Lots 8 and 9 and 4 & 5. The Subdivision Landscape Plan was amended to include landscaping around the water tank and along the roadway to the water tank as well as finger landscaping between Lots 10 and 11.

Staff recommended landscaping behind Lots 11 and 12 since the will probably be the last lots developed and are exposed to Indian Rock Road and additional landscaping to screen lots 1 and 2. Mr. Roberto also recommended a detailed subdivision landscape plan be approved by staff prior to commencement of construction.

The Improvement Plan was modified to provide for a 20 foot wide throughway on the east side of the landscape island near the end of Tomahawk Drive, and a 16 foot wide throughway on the west side of the island. The 20 foot wide throughway on the east side will allow for on-street parking while the 16 feet proposed for the west side is too narrow to allow for on-street parking. Irving Schwartz, project engineer, reported that the lane widths were acceptable to the Police and Fire Chiefs.

Mr. Schwartz said that Marin Municipal Water District reports that the water pump for the project will operate at a noise level which will be less than the noise level of a human voice. The Marin County Open Space District will supply their own signs: one at the end of the public street at the end of the Tomahawk Drive cul-de-sac and the other near the water tank.

In response to the Open Space District's concern about horses on the paved road leading to the water tank, Mr. Schwartz said the grading could be increased and they could add a 4 foot wide graded path to the side of the water tank access road. The Water District has agreed to accept asphalt concrete instead of portland concrete on this road. He noted that the Open Space District objected to the horses being on pavement, but that they will have to walk on pavement to get to the Open Space easement. The Open Space District will maintain the easements to the open space, except the water tank access road, which will be maintained by the Water District.

Mr. Schwartz said all cut slopes will be hydroseeded and that the first priority will be to the higher two units.

Concerning the noise level of the water pump to be located on Water District property on Indian Rock Road, the Commission questioned whether it met the condition of Resolution 2060 and if the noise at the level of a human voice would disturb the neighbors.

Jerry Draper, 295 Los Angeles Boulevard, said the development is contrary to the General Plan and the Hillside Density ordinance, there should be as many trees as possible near the water tank, and the construction should be limited to the non-rainy season. He questioned whether there was a sufficient number of parking spaces for the project and how a finding that the project will not create an adverse impact can be made.

Janet Tucker, 79 Indian Rock Road, said the property owners of each of the Quarry Mountain homes should be required to maintain the landscaping which camouflages the individual units, as shown on the master landscaping plan.

Fritz Winkler, 32 Salinas, noted that the Quarry Mountain residents can still have good views with the proposed trees in place as shown on the landscape plan.

Constantine Kanos, 46 Miwok, said there should be directional signage for the Marin County Open Space.

Mr. Roberto noted that responsibility for landscape maintenance will be reviewed at the Final Map stage.

Following a 10 minute recess, Commissioner Zaharoff made the following comments:

1. She favored extending the planting at Lots 11 and 12.
2. She requested a confirmation letter from Marin Municipal Water District that they will maintain the landscaping at the water tank and that they are requiring the water tank access road to be paved. She said it is worth trying to have the road unpaved if the Water District does not require it. If the road must be paved, she would prefer not to see the additional cutting and grading for a 4 foot extension to accommodate equestrian traffic, noting it would be an eyesore.
3. She suggested there be a directional sign for the Marin County Open Space before the project area, such as on the Faude Park sign.

Commissioner McPeak said that all cuts and fills should be hydroseeded, and the sloped cuts should be compacted and benched. Mr. Schwartz responded that the topsoil will first be placed on the cut slopes.

Concerning the proposed boulders at the entrance to the subdivision, John Roberts, landscape architect, said they will be distributed and inserted 1/3 into the ground so they will look like part of the ground. There are rocks at the entrance now, but are currently poorly arranged.

Commissioner Heubach said the water tank screening is adequate from the most obtrusive side. He did not recommend placing routing signs to the Open Space at the beginning of the project or downhill from the site, saying drivers could find the location of the open space from the County or a map.

Concerning condition #6 regarding hydromulching on Exhibit "A" of the proposed resolution of approval, Mr. Roberto said the work is to be completed after the subdivision improvements are completed prior to release of the improvement bond. Mr. Schwartz said the hydromulching would be done within two months of completion of the paving and availability of water on the site. Mr. Kottage said the hydromulching and planting should be done after the completion of the other subdivision improvements and prior to issuance of the Notice of Completion.

Commissioner Heubach proposed that the Commission, not staff, approve the detailed subdivision landscape plan and that a condition be added to require a deed restriction on each lot providing that the landscaping shown on the exhibits to the landscape plan be continuously maintained and that no landscaping shown may be removed or altered before such removal is approved by the Commission.

Commissioner Harle commented that the restriction on the individual lot landscaping may be too restrictive and difficult to enforce.

Mr. Elliott suggested that the issue of a deed restriction on the landscaping for each lot be addressed during the design review of each home.

In response to a Commissioner Hayes' question about how the new trees would fare at the windy water tank site, Mr. Roberts said that although the water tank was located at the windiest part of the windiest site, fastgrowing landscaping would be planted on the outside of the tree area to take the brunt of the wind.

Mr. Bala said there will be graded building pad for lots 1, 3, 11, 12 and 6; lot 2 will have a 1% slope toward the street with a small pad.

Commissioner Hayes asked if an alternative to a paved road to the water tank could be worked out with the Water District, noting that a 4 foot wide equestrian trail to the side of the access road would require more cut and fill. Mr. Bala suggested proposing an unpaved strip in the middle of the road.

Mr. Hayes was pleased to see the pedestrian easement on the north ridge and asked it be marked "public pedestrian path."

Commissioner Manning favored a deed restriction to preserve the landscaping and agreed with the Open Space District's proposal for the trail.

Chairman Kroot asked that the Water District be approached about not paving the access road and that the property owners be responsible for the maintenance of the landscaping in the medium island. He favored staff review of the detailed landscaping plan and supported extending the planting on Lots 11 and 12.

Staff noted that they did not object to installation of drainage and slide stabilization improvements before this winter, noting that there are some threats of slides affecting properties below which could be lessened by drainage and slope stabilization improvements.

Mr. Elliott responded that he has the liability for whatever happens from his property downslope and therefore it is to everyone's benefit to see improvements done and the existing problems solved.

Commissioner Zaharoff said that condition #6 concerning the width of Tomahawk Drive should be amended to replace the word "may" with "shall".

Jonathan Braun, Scenic Avenue, asked for information on the materials and color of the water tank. Staff responded that the Commission will have to review that information.

Commissioner Hayes stated he was not prepared to vote on the landscaping plan this evening, noting that a substantial amount of information was received at this meeting.

M/S, McPeak-Heubach, to approve Resolution 86-1, a Resolution approving a landscape plan and design of subdivision improvements for the Quarry Mountain Subdivision (Assessor's Parcel Numbers 177-250-40 and 41 and 177-220-50).

M/S, Heubach-McPeak, to amend the motion to amend condition #2 of Exhibit A of draft Resolution 86-1 to read as follows: "No project signing will be allowed for the Quarry Mountain Subdivision. Furthermore, the landscape design shall not make an entry statement nor shall any visual barricade (i.e. fences or walls) be constructed at the entrance to the Quarry Mountain Subdivision." Motion passed unanimously.

M/S, Heubach-McPeak, to amend the motion to strike condition #5 on Exhibit "A" of the draft Resolution 86-1, with the subsequent conditions renumbered accordingly. Motion passed unanimously.

M/S, Heubach-McPeak, to amend the motion to amend formerly numbered condition #6 on the draft Exhibit "A" to read as follows: "The steep cut slopes shown on the grading plan between Parcels 8 and 9 and 4 & 5 shall be overlain with some topsoil, hydromulched and additional planting provided to reduce the visual impact of these cuts. These areas of hydromulch and planting shall be shown on the Subdivision Landscape Plan and the work shall be installed prior to acceptance of Final Subdivision Improvements by the Town." Motion passed unanimously.

M/S, Heubach-McPeak, to amend the motion to amend formerly numbered condition #7 on Exhibit "A" of the draft Resolution 86-1 to substitute the word "shall" for "may." Motion passed unanimously.

M/S, Heubach-Zaharoff, to amend the motion to add condition #12 to Exhibit "A" of the draft Resolution 86-1 to read as follows: "A detailed subdivision landscape plan must be submitted to the Town of San Anselmo and reviewed and approved by the Town Planning Commission prior to the approval of the Final Map." Motion passed by the following vote:

AYES: Harle, Hayes, Heubach, Manning, Zaharoff

NOES: McPeak, Kroot

M/Heubach, to amend the motion to add condition #13 to Exhibit A of Resolution 86-1 to read, " All conditions of approval of the landscape plan shall be recorded with the final map for the subdivision. The motion died for lack of a second.

M/Heubach, to amend the motion to add a condition to Exhibit "A" to read "No planned landscaping shall be removed or altered without prior approval by the Town. The motion died for lack of a second.

M/S, Heubach-Zaharoff, to amend the motion to add a condition to Exhibit "A" that all landscaping approved for the subdivision as shown on Exhibits 1 and 2 shall be preserved and maintained by the property owners and any changes in the landscaping must be approved by the Town.

Chairman Kroot commented that this condition appeared excessive and would encumber the Town in the future. Commissioner McPeak said this condition would be impossible to enforce and the issue is not likely to be a problem.

The motion was withdrawn.

M/S, Zaharoff-Manning, to amend the motion to amend condition #3 of Exhibit "A" of Resolution 86-1 to read as follows: "The Marin County Open Space shall be signed as follows: one sign shall be located near the water tank along the public access easement and the other sign shall be located along the public access easement at the intersection of the Tomahawk Avenue cul-de-sac and the driveway serving lots 1 and 2. Additionally, a directional sign to the Open Space shall be located in the vicinity of Tomahawk Avenue and Indian Rock Road." Motion passed by the following vote:

AYES: Harle, Hayes, Heubach, Manning, Zaharoff, Kroot

NOES: McPeak

The question was called on the amended motion for approval of Resolution 86-1 approving the landscaping plan. Motion passed by the following vote:

AYES: Harle, Heubach, Manning, McPeak, Zaharoff, Kroot

NOES: Hayes

M/S, Heubach-McPeak, to continue the public hearing on the Final Subdivision Map to September 29, 1986. Motion passed unanimously.

M/S, Heubach-McPeak, to adjourn at 12:30 a.m. to September 29, 1986. Motion passed unanimously.

Respectfully submitted,

Beth Calamar