

SAN ANSELMO PLANNING COMMISSION  
MINUTES OF JUNE 7, 1999

Adrienne Cummins, 250 Redwood Road, commented as follows:

- Wondered if Redwood Road have to be widened or upgraded.
- Wondered if there is a schedule for development of the houses.
- They do see story poles from their house and would like to see the house sizes further reduced.

Ms. Wight responded that the road improvements were done when Fraser owned the lots and Mr. Albrick will be required to post a bond for any roadway damage.

Matt Owens, 12 Allyn Avenue, commented as follows:

- He appreciates the house sizes have been reduced but they are still larger than the current density in the neighborhood.
- The road on Redwood is in bad shape and wants the Town to watch the roadway carefully for any damage done by the construction vehicles.
- His only direct concern is with the drainage. He wants the drainage details done in greater detail so that any future owner will know what is expected.

Chuck Eggers, 18 Allyn, commented as follows:

- Asked about the mechanism that protects the neighborhood about future trees being removed.
- Is concerned about proper drainage and future problems.

Gay Kagy, 280 Redwood Road, commented as follows:

- Asked if the bays and madrones will be removed prior to the houses being built.
- The drainage solution places a heavy burden on the downslope property owners. Impervious surfaces and area drains will be filtered into dispersal drains down slope. Code states they must be maintained by owners.
- The spring on lot C has altered the county open space trails. This now causes a safety hazard.
- The proposed houses are much too large and are in conflict with the Town's General Plan.

John Holm, Redwood, is opposed to cutting the trees to accommodating the house. Would agree to removal of only 50 trees.

Paul Bayless, 75 Allyn, commented as follows:

- He thanked Mr. Albrick for meeting and discussing the drainage issues with him. He wants the water piped off the hillside. While the dispersal is an improvement it is not the best solution.
- The project is moving in the right direction but the houses are very large for the neighborhood. And this looks like a gated community.

Chris Albrick responded to comments from the public as follows:

- They are going to build the houses as soon as they get the building permit and they will all be built at the same time.
- The average trees to be removed per site are about 20, which is significantly less than other single-family homes such as Nave and Bachich. They did move several houses to keep the significant trees. There is such a dense growth that all the trees are fighting for light and each is competing with the other. It is difficult to see the magnificence of each tree right now.
- The size of the houses has been substantially reduced and the way their houses are calculated, including garage space, they are well within conformance to other houses in the neighborhood.
- Feel they have worked diligently with the neighbors and have addressed their issues.
- The houses will be an enhancement to the neighborhood and will add to the value of the neighborhood.

Commissioner Israel commented on the project as follows:

- He wanted to thank the neighborhood and the design team for all their input and hard work.
- Lot A: He would not normally support a height variance but in this case there is a need for off site parking which requires the driveway and it is difficult to mitigate.
- Construction schedule: Is pleased with it but would caution the neighbors that because of the limited work day they are increasing the time to get the houses built.

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- It is important that the resolution stipulate there is no removal of trees within the building envelope until the houses are construction or that tree replacement shall be bonded to make sure landscaping is done.
- Wanted the drainage to have zero impact on the neighbors. He is satisfied with the change in the drainage system but wanted the Public Works Director to be diligent to the peer review so that everything is done to make sure there is no potential for slide or problems down slope.
- Was happy to see the visual montage. He does not want to give the impression that the houses will not be seen but based on the design, size and location of the homes they will be very low visibility.
- He has mixed feelings to the use of evergreens.
- Is troubled with the statement about size and character of homes in Policy 11.1 of the General Plan. There is a constant change in the neighborhoods. Character of the homes is more important than character of the neighborhood. He can support the size of the houses because of the location and the low visibility.
- Tree removal: Any building footprint will require a loss of trees but these houses have been redesigned to save as many of the significant trees as possible. He feels strongly about tree replacement and is confused why there is no tree replacement on this lot. There should be some replacement for the oaks on site, if there is no room for them, they should be donated to the Town.
- Regarding Condition 5, he would like it amended as follows: "The applicant shall make the following off-site drainage improvements to the satisfaction of the Town Engineer prior to the issuance of the building permit."

Commissioner Dowd commented on the project as follows:

- The information submitted to the Commission was excellent and was useful in helping him make a decision.
- The houses are beautifully designed and he is in full support of the project.
- He had no problem with the use of deciduous trees and was also in support of trees for the downtown revitalization, which will benefit the entire town.

Commissioner Wittenkeller commented on the project as follows:

- He wanted to thank the neighborhood for all their input, which helped the Commission better evaluate the project.
- The Town has gained open space through this process and the lots are buildable. The builder has been very cooperative and has helped minimize the impacts.
- Likes the use of the native plant palate but there may be a need to make some adjustments because some of the plant species are not deer resistant.
- Plant maintenance will be critical and a bond should be required. There will be some replanting necessary and there should be a mechanism in place to make sure the replanting is done.
- The proposed shape of the retaining wall over the geo-grid eliminates some of the area for planting. A possible alternative is to use a fieldstone wall and it would not require a drainage pipe behind it. This could be submitted during the building department stage.
- With regard to the use of evergreens instead of deciduous trees, the owners want the area to be airy and light. In some of the transition areas, they could encourage some understory evergreen between the new homes and the existing homes.
- He does not have a strong feeling for off site tree replacement. It is great if the developer agrees but he does not feel the Commission should enforce it.

Chair Zwick provided the following comments:

- There has been quite an effort to get to this point. He was originally uncomfortable with the size of the homes but there has been an effort made to reduce the sizes. Now, the visual impact is less and he can support the project.
- He would like to look at the tree replacement, at least a 1:1 replacement, either on site or downtown.
- It is critical that there is landscaping is still in place in two years and he supports a tree replacement bond.
- He concurs with Commissioner Wittenkeller about the retaining wall around the geo-grid and added that his proposal would also be less costly to the developer.

Commercial Israel stated that Quarry Mountain was required to submit a landscape maintenance bond and perhaps the same methodology could be used.

Mr. Albrick commented that the area called out as common area is going to be attached to each individual lot and will be maintained by the property owner. In addition, the landscaping will have drip irrigation. Therefore, he is opposed to a bond.

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The Commission discussed the tree replacement as follows:

Commissioner Wittenkeller supports the 2:1 replacement for the oaks, either on site or off but does not think the replacement needs to be in kind.

Commissioner Israel stated that the applicant is already replacing oaks on a more than 2:1 basis and whether on or off-site could be up to the developer. He made a strong suggestion that the Town would be grateful for any tree replacement off-site. Staff agreed to work with the applicant regarding tree replacement.

M/s Israel/Wittenkeller, and unanimously passed (4-0), to continue the application to the meeting of 6/21/99 to allow staff to prepare a final resolution. This item can be placed on the Consent Agenda, as well as lots 2 and 3 if the soils investigation has been resolved.

**2. DR-9843/PDP-9806 – Chris Albrick, 376 Redwood Road, A/P 7-360-06, (Lot B) Precise Development Plan building envelope amendment and Design Review of a single family residential dwelling, on property located within the R-1-H Zoning District (above 150' msl) (Staff person: Wight)**

See above comments under 370 Redwood Road. M/s Israel/Wittenkeller, and unanimously passed (4-0), to continue the application to the meeting of 6/21/99 to allow staff to prepare a final resolution. This item can be placed on the Consent Agenda, as well as lots 2 and 3 if the soils investigation has been resolved.

**3. DR-9844/PDP-9807 – Chris Albrick, 398 Redwood Road, A/P 7-360-07, (Lot C) Precise Development Plan building envelope amendment and Design Review of a single family residential dwelling, on property located within the R-1-H Zoning District (above 150' msl) (Staff person: Wight)**

See above comments under 370 Redwood Road. M/s Israel/Wittenkeller, and unanimously passed (4-0), to continue the application to the meeting of 6/21/99 to allow staff to prepare a final resolution. This item can be placed on the Consent Agenda, as well as lots 2 and 3 if the soils investigation has been resolved.

**4. DR-9845/PDP-9808/V-9805 – Chris Albrick, 392 Redwood Road, A/P 7-360-01, (Lot 1) Precise Development Plan building envelope amendment and Design Review of a single family residential dwelling; and 2) a 5' tall retaining wall extension within 4' of the east side property line on property located within the R-1-H Zoning District (above 150' msl) (Staff person: Wight)**

See above comments under 370 Redwood Road. M/s Israel/Wittenkeller, and unanimously passed (4-0), to continue the application to the meeting of 6/21/99 to allow staff to prepare a final resolution. This item can be placed on the Consent Agenda, as well as lots 2 and 3 if the soils investigation has been resolved.

**5. DR-9846/PDP-9809 – Chris Albrick, 394 Redwood Road, A/P 7-360-02, (Lot 2) Precise Development Plan building envelope amendment and Design Review of a single family residential dwelling, on property located within the R-1-Zoning District (above 150' msl) (Staff person: Wight)**

See above comments under 370 Redwood Road. M/s Israel/Wittenkeller, and unanimously passed (4-0), to continue the application to the meeting of 6/21/99 to allow staff to prepare a final resolution. This item can be placed on the Consent Agenda, as well as lots 2 and 3 if the soils investigation has been resolved.

**6. DR-9847/PDP-9810 – Chris Albrick, 396 Redwood Road, A/P 7-360-03, (Lot 3) Precise Development Plan building envelope amendment and Design Review of a single family residential dwelling, on property located within the R-1-H Zoning District (above 150' msl) (Staff person: Wight)**

See above comments under 370 Redwood Road. M/s Israel/Wittenkeller, and unanimously passed (4-0), to continue the application to the meeting of 6/21/99 to allow staff to prepare a final resolution. This item can be placed on the Consent Agenda, as well as lots 2 and 3 if the soils investigation has been resolved.

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**7. ER/GPA-9901/DR-9919/LLA- 9902/PDP-9905- Greg Brown, 38 Tomahawk Drive, A/P 177-171-06, 1. Negative Declaration of environmental impact; 2. Precise Development Plan of the access driveway and single family dwelling; 3. Design Review of a single family dwelling; 4. Amendments to General Plan maps to include subject property within the Town of San Anselmo jurisdiction on the: 1) Land Use Map with a designation of Very Low Density; 2) Sphere of Influence Map with a designation of San Anselmo Town Limits; and 3) Open Space Map as area not intended for Proposed Open Space; and 5) Lot Line Adjustment between 38 and 40 Tomahawk Drive, A/P Nos. 177-171-06 and 177-250-63.**

Ms. Wight presented the staff report.

Greg Brown, applicant, stated the tool shed at the end of the driveway is for construction only and will be removed once construction has been completed. He explained that the Schneiders at 53 Tomahawk Drive are only concerned about privacy and erosion and he will provide whatever screening they want to allow them privacy on their deck. The house will not be very visible and the neighborhood is in support of his project. He would like to start construction prior to the end of summer if all the permits are obtained.

Tony Richards, designer representing the applicant, stated that they are not cutting down any trees, just doing some pruning. The driveway is 18 percent slope and the turnout area is necessary for cars getting in and out. They wanted to keep the house as low as possible and they have provided guest parking on the north side of the lot. They are proposing a dark green composition roof so it will blend in with the trees. The four foot high retaining walls will be somewhat hidden by landscaping. There is stucco on the lower levels to break up the mass and allow for fire protection.

Jonathan Braun, 479 Scenic, stated that the Open Space committee met with the applicant and there is no interest in purchasing the site. The open space easements are consistent with the Quarry Mountain Agreement. His only concern is the white trim, which is in contrast with the Quarry Mountain subdivision

Commissioner Israel said this is a much better project than the previous approval and the design of the house is terrific. The white trim is nice because the trim is delineated and helps to break down the mass and bring out the details. This house is quite low off the street and he can support the project. The only design element he is concerned about is the boxy element of the deck. He suggests either a trellis over the window or a break in the window.

Commissioner Wittenkeller stated that he never wanted the project to be developed in the County and is very happy to see it be annexed into the Town. He supports the staff recommendation.

Chair Zwick said that he does not mind the green roof or white trim but he is concerned about the double stacked element. The applicant might want to change the fenestration; perhaps leave as much glass as possible. He concurs with Commissioner Israel's comments regarding the boxy element over the deck. He would also like to see the base stucco a darker color.

M/s Wittenkeller/Dowd, and unanimously passed (4-0), to approve the resolution for the Negative Declaration, the lot line relocation, Precise Development Plan and Design Review; and to recommend to the Town Council the approval of the Negative Declaration and the General Plan amendments.

**E. CONTINUED ITEMS**

**1. DR-9912V-9912 - Dan Kelly, 580 Redwood Road, A/P 7-181-10, design review of a single family dwelling and front and west side yard variances to construct a driveway retaining wall up to 9.75' high within 9' of the front property line and within 2' of the west side property line (20' front and 8' Code required) on property located within the R-1 Zoning District. (Staff person: Wight) **CONTINUED TO 6/21/99****

**2. S-9901/V-9915 - Charles Schwab, 201 San Anselmo Avenue, A/P 7-284-39, Sign review and variances to permit: 1) 4 window decal signs measuring a total of 9 square feet; and 2) 4 awning signs measuring a total of 35 square feet and internally illuminated, on property located within the C-3 Zoning District. (Staff person: Wight) **CONTINUED TO 6/21/99****

**F. GENERAL DISCUSSION**

**1. Additional Planning Commission Meeting**

The consensus of the Commission was that there were not in favor of having additional planning meetings.

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**G. ADJOURNMENT TO MONDAY, JUNE 21, 1999**

The meeting was adjourned at 10:00 p.m.

**BARBARA CHAMBERS**