

**SAN ANSELMO PLANNING COMMISSION  
MINUTES OF FEBRUARY 2, 1999**

**CALL TO ORDER**

Commissioners present: Harle, Cronk, House, Israel, Zwick  
Commissioners absent: Dowd, Wittenkeller (left after knowing there was a quorum)

Staff present: Senior Planner Wight and consultant speaker Ann Chaney

**OPEN TIME FOR PUBLIC EXPRESSION**

No one spoke during this time.

**CONSENT AGENDA**

1. **Minutes – January 19, 1999**

Commissioner Israel stated that in the January 19, 1999 Planning Commission Minutes he would like the word uncertain to be changed to certain, on page 5, to read "He is not completely certain that the project should not be up zoned, rather than down zoned and might be able to support that thinking."

**PUBLIC HEARING**

1. **Master Plan Amendment – San Francisco Theological Seminary, 2 Kensington Road, - Proposed revisions to the Master Plan, on property located within the SPD Zoning District (consultant: Chaney)**

Ms. Chaney presented the staff report.

In the absence of the Town Attorney, Hadden Roth, Ms. Chaney presented his clarification on the catering service and counter measuring.

John H. Colteaux delivered his letter dated February 1, 1999 to the meeting for Ms. Chaney and the Planning Commission to review. In her presentation, Ms. Chaney responded to the aspect of residential multiple use.

Commissioner Harle stated the following:

- His opinion of the 30%-70% formula is that it allows growth and is almost uninterpretable; the real impact is on the outside catering and that it can be monitored by the number of delivery trips per week in and out of the seminary. It would be best for the Planning Commission to specify a few properties involved, rather than use a formula, and set a limit on them.
- Instead of trying to go over a formula, use a better restriction.
- The trips out of the truck would be the only trips counted.
- The Seminary is permitted to have the service for internal use and, in principle, is not limited.
- Regulate the commercial aspect separately because it is separate and governed separately.
- He is content with a majority of the staff report.
- He would like the catering issue followed through in more detail with Ms. Chaney.
- He does not want the Planning Commission definitions too tight as the Seminary needs flexibility.
- The community doesn't care how much time is spent on catering in regard to the 70%/30% formula.
- The Seminary is a very exceptional case and any ordinance coming up against a special case should be treated as such.
- External catering deliveries could be counted. How much inside and outside catering is allowed, what type is involved and what uses of the trucks are auxiliary to that. Establish an acceptable number, for the caterer and Planning Commission, of deliveries a delivery truck can make otherwise there could be too much paperwork and monitoring to ever make it work properly.

Ms. Chaney stated the following:

- She did not pick up on the delivery issue because it seemed that when a company delivers fish, bread or vegetables on that particular day, the food service preparer's might be preparing multiple events in the truck.
- Limited trips out of the Seminary for catering purposes should be counted only. The renovation of the castles are for ADA and fire purposes.
- There will be a change in 25 Kensington elevations.
- Suggested the document be approved with the exception of the percentage issue and be brought back to the Planning Commission to work on the percentages to find a better resolution.
- 25 Kensington used to be a faculty house and now it is occupied by the professors as offices and is classified as "academic". Faculty offices is one of the uses that occur under academic.

In response to Commissioner Cronk, Ms. Chaney stated the following:

- The concern of the Seminary is traffic and noise. As a result, the catering service delivery trucks have been rerouted to the other side of Alexander Hall. The seminary folks catering van does still leave from the parking lot on the Kensington side.
- Whenever changes are proposed they need to be brought to this body.
- The seminary has prepared a landscape plan. It is not part of this plan because it's too specific and if anything is changed it shouldn't be part of the master plan. She doesn't advise adopting it as part of the master plan.

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- The project came in at the time of her leaving. The Commission may want to handle it and agendaize it.
- In the kitchen, at Alexander Hall, food is being prepared for on campus functions as part of the 70%. A portion of the food being prepared for off campus commercial functions is the issue.

In response to Commissioner Israel, Ms. Chaney stated the following:

- Providing breakfast, lunch and dinner for the students (which is permitted) is on the 70 percent side of the formula. The number of how many meals are prepared for people is needed.

Lucky Phelps, 101 Sunnyhills Drive, Chair of the Seminary committee, made the following statements: She corrected the 10/29/97 minutes by saying that there are four additional members of the committee, they are Robert Burk, Karen Cushner, Betty Stott and Steve Sumnick and live in the neighborhood. Also, Blackstone was referred to as the landscaper; he is a trustee of the Seminary and has chaired the landscape committee. The committee has received all of the minutes and concerns of the neighbors. She expressed thanks to Jeff Kroot, as liaison to the advisory committee, and town architect, for his efforts of recycling and initiating a later pickup time for refuse. San Anselms, Wade Thomas, Branson, the Whistle Stop and the presbyterian church neighbors are inconvenienced by the traffic. Conversations initiated with the Town of Ross, police chief, the mayor, Town Council, Branson School and town school is that traffic is beyond the scope of the advisory committee. There is a subcommittee of the Town Council that works on problems to alleviate concerns of the neighborhood. The Seminary has addressed the parking issues of Richmond Road and realigned diagonal parking to discourage the parking of heavy equipment. The committee wants to control and quantify the services provided by caterers to the campus facility and the community. The community supports six mitigation measures provided in this new information. It is to the Seminary's advantage to carefully monitor this information and to make it available to the committee. She supports the 70/30% agreement as one of the better solutions. The advisory committee does perceive that moving the heart of the Seminary to the top of the hill as the center of the campus will enhance Seminary life.

The meeting was open for public comment. Commissioner Cronk reminded the audience of the three minute time limitation per speaker.

John Colteaux, attorney, made the following statements:

- In order to have the kitchen the operator needs to be allowed commercial operations.
- You would need to justify, with a purpose, that the Seminary has stated in their goals that they would include incorporating all of the community services.
- Upon submission of the plans, determination of the uses should have been made.
- Because the use impacts the neighborhood and because of the formula to regulate the percentages, there's an encouragement that they be expanded by a commercial caterer so that the off campus caterer can be expanded, thus enlarging their 30%.
- The Seminary is in a position of doing well, however the impact on the neighborhood is neutral.
- The Zoning Ordinance forbids catering in a residential zone because anyone can start a catering service in their kitchen.
- This plan is inexact, little reviewed, poorly described and is not ready for adoption.
- The SPD requires a design review, which has not been done.
- There is no landscape review of this plan.
- The designation of uses of the various buildings is nebulous. The Lloyd Center in the plan of 1990 was designated a "special academic", in the amended plan of 1999 it is designated as special academic. In the yellow pages it does not say anything about special academic
- Because many of the buildings on campus are inexact, you cannot tell what their uses are going to be so there is no way to enforce this plan because the plan is so inexact
- The Seminary says they want to use Baird Hall for a conference center and Alexander Hall as a service arm for those conferences, however, they are not going to provide parking for that.
- The on street parking problem is due to Branson School. If the Branson School parking problem isn't solved, some off street parking should be provided for the conference center, Alexander Hall conferences, other community uses and commercial caterers. Because of the Branson School parking problem, the parking shifts around from Alexander Hall, Baird Hall, Branson School and Waverly Road.

Rev. Scott Schaeffer, Vice President for Finance and Administration, stated that the Seminary would need to subsidize it's own food service, and that's the reason they want to continue the catering relationship. There would be no restrictions on the use of Alexander Hall, the numbers of trucks that would come in, the times and days trucks would come in, or where the garbage would be picked up. The Seminary has agreed to a number of restrictions and has made significant changes in order to accommodate the neighborhood, the Town Council and the Planning Commission. In response to Mr. Colteaux, the condition that is described in this Master Plan is identical to the plan that was described in 1990. The purpose and designation of the Lloyd Center has not changed in fifteen years and there has been no request to change it. Counseling takes place in the Lloyd Center which is related to our pastoral counseling program. There is a training facility there where we certify pastoral counselors and the therapy is done in the context of that training program so it is part of our academic program.

Rebecca Herrero, a graduate of the Seminary and a member of the committee, stated that the community often looks for a large place to hold a meeting at the Seminary. For large events, the Seminary asks that you consider the large chapel on the hill; parking here doesn't affect the neighborhood. Montgomery Chapel is small and holds 75 people and interfaces with the community. She is pleased with the way the Seminary reached out to the community. People in the seminary are concerned about the Branson parking problem.

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Richard Rowe, a neighbor, stated that it gauls neighbors that the commercial establishment catering service is part of the facility. The plans for building have been gratefully accepted, by the neighbors he is acquainted with, of moving the buildings to the top of the hill. However, the 70%/30% formula is nebulous.

In response to Commissioner Israel and John Colteaux, Ms. Chaney stated that the Special Academic is clearly defined on page 10.

In response to Commissioner Cronk, Ms. Chaney stated that the Planning Commission is being asked to approve the plan, and the attached draft resolution that recommends that the Town Council approve exhibit A, which is the plan document.

Commissioner Israel stated the following:

- Need to balance issues of the neighborhood and parking issues so the neighborhood isn't overburdened and ensure a resolution is reached that is amenable for the Town and the Seminary.
- It would be difficult to regulate every time a truck leaves and why it is leaving - it could be leaving for lunch.
- He is sensitive to the neighbors view about the Seminary commercial use and making it a viable place for students to attend. What outside services might be needed that the Seminary can no longer handle? Other commercial services may be needed to create support for the seminary if they can no longer handle it themselves.
- If the Seminary supported their catering facility on site then they would need to have an aggressive marketing company to bring in on site uses and more weddings, etc, this would add more traffic. He would like the staff to look at historical uses and what all the conceived load factors should be. Historically, other uses that are non-onsite catering have been allowed which could be better defined in the test. He is willing to support the Town Attorney in regard to interpretation of catering use and the special academic center.
- Catering vans are not the problem, large delivery trucks that leave the site are the problem.

Commissioner Harle stated the following:

- The impact of the external catering service is proportionate for that use vs. little and big trucks coming and going.
- The sit down dinner/reception is hard to keep track of, therefore, it is an unmanageable formula.

In response to Commissioners' House and Cronk, Ms. Chaney read page 30, first paragraph, and portions of page 31, of the Master Plan implementation.

Commissioner House stated the following:

- She favors decisions that staff has made.
- Staff can review the project every six months. If there is a problem, staff will be able to present it to the Planning Commission body.
- The committee can come up with a formula and proposal of what the catering formula could look like.

Commissioner Cronk stated the following:

- Likes the formula as it puts a limit on what is offsite.
- Is not convinced that it will be easy to figure out how many trips are made.
- Is fairly supportive of what is in the staff report regarding the Design Review.

Commissioners Israel and Cronk concurred that catering and sit down dinners would have little impact on the neighborhood.

M/s Israel/Cronk to approve the mitigated Negative Declaration and the Master Plan with modifications suggested by staff, excluding catering uses, until the Planning Commission can go over it in more detail. Commissioner Israel asked that staff work with the applicant to come to an agreement.

The public was advised of the 10 day appeal period.

2. ER/DR-9848/U-9810 - Safeway Store, 838 Sir Francis Drake Boulevard, A/P 6-061-23, review of traffic study and use permit/design review amendment to the Redhill Shopping Center to expand the existing 27,492 square foot Safeway Store to 37,699 square feet, a fenced trash enclosure and new retaining walls in the rear for the loading area, and additional parking spaces in both the front and east side of the store on property located within the SPD Zoning District. (Staff person: Wight)

Ms. Wight presented the staff report. A Landscape Plan was presented this evening that she was not able to review. Ms. Dalene Whitlock, Whitlock & Weinberger, Transportation, Inc. will answer questions on the traffic study.

In response to Chair Zwick and Commissioner Israel, Ms. Wight stated that additional generated trips per day are anticipated to be 56, 29 in and 27 out.

Brandon Farrell, representative for Safeway, stated the following:

- Three aspects of issues and comments that had come up in the last month are traffic, landscaping and building architecture/signage.
- He gave the existing conditions and project summary calculations as written in the staff report.
- Feels the project is in compliance with the parking code.
- There is an increase of seven parking stalls with a total of 220.

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- Safeway and Longs was given the option to review the shifting of parking spaces one way or the other and neither store was happy with this.
- Will loose 24 parking stalls either way the stalls are laid out. However, he took the stores concerns and implemented them to better serve the center.
- He reconfigured the drive isle to 90 °, allowing people to drive in, and added a sign, allowing a more structured stopping area. Added two more stop signs that will improve turning movements. Also, a motorist can drive straight up the isle instead of turning on Shaw Drive.
- Landscape islands have been increased for physical and visual improvements.
- A 6' pathway to Longs has been provided to tie into the intersection and prevent people from walking in that area to attain more safety for pedestrians. A new retaining wall has been provided along the rear of the parking lot.
- Increased landscaping will be added throughout the parking lot.
- Wood siding/plaster/stucco will add a better feature to the shopping center.
- He believes the proposed signs will have a much nicer look.

Ms. Whitlock stated the following:

- The level of service will be maintained at the intersections, including Shaw Drive and Sunnyhills Drive.
- Maintaining the level of service for each turning movement in an intersection isn't a specific policy. The level of service for the whole intersection of Shaw Drive and Sir Francis Drake Boulevard will remain unchanged. The intersection is operating acceptably over all.
- At Sunnyhills Drive, when driving Westward into the sun in the evening, caution is needed, although most people turning left into the shopping center (from the East bound direction) will use a protected left turn.
- There is no significant level of impact. Most of the traffic is already there and in the network.
- Whether people shop at the existing Safeway and nursery or the proposed expanded Safeway, the traffic will be approximately the same.
- The applicant made substantial improvements on the parking lot layout at Shaw Drive.
- A 45° angle does not provide a clear method of driving as someone came out in front of her twice. Isles that are perpendicular would be better so that you could go straight up the isle. The proposed changes will improve visibility.

In response to Commissioner Israel, Ms. Whitlock responded that people who shop there will continue to shop there. She doesn't believe more people will shop at Safeway because it will be a bigger store.

Commissioner Israel questioned what the analysis of the 56 a.m. peak or p.m. peak trips at the hub is.

Ms. Whitlock responded that she believes there will be no additional trips based on standard trip rates.

Commissioner Israel stated that he knows several people that don't shop at that Safeway because the selection is not as broad. The store is making improvements to get more people to shop there, so some trips will be generated.

In response to Commissioner Israel, Ms. Whitlock stated that she doesn't believe the improved store will make an impact on more cars traveling to that destination. In regard to the parking lot two-way aisle, one way south is better. People drive whichever way will get them there faster and people don't pay attention to the signs or arrows

In response to the Planning Commissioners, Ms. Whitlock stated the following:

- Her expertise is in the operational side of trafficking. There is not a huge number of accidents in this low speed area. People find it easier to use right angle driving as it is easier to see over the right shoulder than to look left over the shoulder. It's also easier to go straight down the isle.
- Isles will be rotating.

Commissioner Cronk stated the following:

- She questioned the number of people driving by and if Safeway were to offer more selection, what the negative impact on the exit would be.
- Some parking spots will be taken away with the reconfiguration.
- She is concerned about the West bound traffic going out through Unocal.
- People do not want to drive East to go West
- She questioned the 56 peak period additional cars and the negative impact on the exit.

Ms. Whitlock responded that as far as on site, and options, subtracting out drive bys would be 98 more trips (49 cars in and out), which is not a tremendous increase.

Commissioner Israel stated that the main entry/exit was changed to left only to have more people travelling West to go by the west stores.

Ms. Whitlock stated that she will have the main entry/exit evaluated.

- In response to Commissioner Israel, Ms. Whitlock stated that it would be awfully close to the existing light and entrance to make another light at Shaw Drive and that this can be evaluated. She would prefer to move the light to Sunnyhills Drive as opposed to Shaw Drive because Shaw Drive has so little traffic.

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Chair Zwick concurred with Commissioner House in that it would be beneficial to put a median in on Shaw Drive and would cut off some of the confusion of drivers.

Commissioner House stated that it would be a long way around.

Ms. Whitlock stated that traffic would be purely operational at the intersection.

In response to Ms. Wight, Ms. Whitlock stated that in regard to parking spaces there will be adequate parking spaces, with few compact spaces in the lot. She doesn't see there being a problem for large cars and compact stalls.

In response to Commissioner House, Ms. Whitlock suggested that there be two stop signs near the Easy Street Café intersection because there is no stop sign although it appears that there is a legal way through and people get angry because the other person isn't stopping. She will rerun calculations of that intersection as requested by Commissioners Zwick and Israel. Commissioner House agreed that there should be two stop signs.

Brandon Farrell, architect representing Safeway, stated the following:

- Jim Brandanini, Brandanini & Associates, reconfigured closing off the driveway.
- The general type of tree used in the landscape plan is Evergreen Ash.
- Doubling the amount of trees will provide more shade and comfort for those wishing to park under trees when it is hot.
- Islands will be put in similar to the circular raised curbs.
- They will introduce more landscaping at Shaw Road, in front of the bank and behind the bank with Flowering Pears trees at the rear.
- Oleander and Junipers will be taken out to introduce a lower Dwarf Oleander and lower ground cover to let plants achieve their natural size so they will not need to be trimmed often.
- The new planting further up by the bank will provide screening with evergreen shrubs that will be 8-10 feet tall while providing an adequate buffer. The chain link fence will have new wood slats inserted for buffering.
- They will upgrade to a lower precipitation irrigation system, which will have automatic valves.
- He hopes to provide signage information in the next packet.
- The noise factor will be reduced by the state of the art equipment located on the roof.
- There will be electrical outlets for refrigerated trucks.
- With regard to the increased numbers of employees their work hours will be spread out.
- He acknowledged that Sir Francis Drake Boulevard is a busy street. He will work with what is within his realm of the project.
- The Shaw Drive improvements and crosswalk will make a much better street.

In response to Commissioner House, Mr. Farrell stated that landscaping improvements will not be made on the left parking lot and that shrubs will be 3-4 feet, planted at the top of the slope to hide cars when looking at the front of the lot. New trees in the parking lot are to be irrigated.

In response to Commissioner Israel, Mr. Farrell stated that cart storage is six feet wide along the front of the store and carts will be kept next to the building. Wheel stops are to be provided instead of a curb. The request for a clear walkway, without obstructing vehicles, will be taken into consideration by Mr. Forris and Brandon Farrell.

In response to Commissioner House, Mr. Farrell stated that the existing big Safeway sign is internally illuminated (if it is not lit, he will have it turned on). There will be an addition of 5-15 employees to accommodate the bakery and deli departments.

Victor Turkan, 901 Sir Francis Drake, stated the following:

- Traffic is horrible. It is difficult to get across the street.
- He has seen people (including people in wheelchairs) almost get hit by motorists.
- Is concerned with more traffic and the other side of Bella Vista Avenue when people turn left they don't see you. He questioned how traffic will mitigate this.
- Wondered if the signal will be changed.
- Questioned whether the letters will be bigger or smaller on the signage, will the lumens be lighter, will there be additional noise.
- He liked the Oleander.
- Is concerned that the sidewalk is not wide enough.
- He stated that his mother-in-law was hit by someone turning right on Shaw Drive.

Joan Weinheimer, 8 Sais, stated the following:

- Is concerned about traffic, parking and noise.
- Concurs with Victor Turkan with regard to traffic. She has observed traffic in the area for 28 years. Sunnyhills Drive and Shaw Drive are dangerous for pedestrians. People do not look at the signs, they make illegal right turns at Shaw Drive and Sunnyhills Drive. The cars are now going as fast as 50 mph while crossing over 3 lanes.
- The parking problem is a mess.
- The landscape plan is beautiful.
- Nothing was said about the nursery when the expansion of Safeway began. Eliminating the livelihood of someone, after they have worked hard to make their business profitable and not mentioning it on the notice disturbed her.

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- She hears reverberation and believed the proposed wall will make more of a low frequency humming which has been found to be disturbing by sound experts. People in the neighborhood will not be able to sleep with the intrusive sound.

Louise Mathews, 72 Foothill Road, is concerned with the following:

- Increase of square footage for Safeway expansion.
- The excessive traffic.
- The removal of the left hand turn at Tamal Avenue.
- The right and left hand turns onto Shaw Drive.
- The integration of the sports field and transportation of juveniles will make traffic busier at Shaw and Sunnyhills Drive.
- The impact of the traffic study has not been looked into at the Redhill School site or recreational facilities in conjunction with Safeway in totality.
- Future growth of businesses in the Redhill Shopping Center and the effect of parking.
- The lighted sign would be too noticeable and bright for passing motorists. She preferred that illumination be constricted.
- Buffers would radically decrease noise and vibration. The traffic and noise precautions should be done.
- Businesses and apartment complexes do not rely solely upon a busy traffic area.
- Some of the Safeway expansion features could be done whether or not the store is expanded.
- In response to Chair Zwick, Ms. Wight stated that she needed more analysis on traffic. She will send out a notice in twenty days. She needed comments on the proposal; the traffic perpendicular design and will look at the landscape plan. Being the first step is environmental, there will be no vote this evening.

Commissioner Cronk appreciated the thoroughness and accurateness presented this time from the applicants. She asked that staff take the traffic and field interpretation into account. She would like more information on the sign illumination.

Commissioner House questioned the truck delivery times and would like them noted. She liked the idea of the large Safeway sign not being illuminated, however, she prefers that the smaller signs be illuminated.

Mr. Farrell stated that there will be no truck deliveries past 11:00 p.m. Also, the parking lot lighting will remain unchanged.

In response to Ms. Wight, Commissioner House stated that she also does not approve of the large Safeway sign being illuminated. She preferred that the landlord have the planting continuous along the whole front parking area to keep the planting consistent. She is curious what signage is proposed on the front of the road and how it will look when completed.

Commissioner Harle had nothing to add at this time.

Commissioner Israel stated the following:

- He is concerned for the communities' sake of additional traffic being created at Shaw Drive and the sports field.
- He does not want to change level of service.
- The 6' sidewalk will be convenient to longers and used by everybody.
- He strongly suggested that the most used spaces be the biggest.
- When a large car parks in a small stall there should be enough room in that area for both to park without constricting traffic should a large car park there.
- There is not a 7% increase in parking stalls. Has a hard time imaging 100 additional cars during peak hours, 100 circulating trips of cars, (50) cars 100 movements.
- Unfortunately there are no landscape bulbs at the Safeway end. The first 2-3 stalls should be landscaped further for visibility. The first isle is the key to success or failure, it seems it is one way in or out or has some revisitation of the right side of the lot. It would simplify the number of movements that would occur and he wants this looked into.
- He would like the cars screened from the street, by a fence, landscaping ie "wooly stuff" (assume Broom).
- The "left only" at the exit is problematic and should be right or left, alleviating some traffic to the video store and sports field.
- Striping should run straight.
- New trees are going to create compact spaces.
- He doesn't have a problem with the sign volume. Prefers external illumination.

Commissioner House liked the idea of the median to slow cars down.

Commissioner Zwick stated the following:

- He concurs with almost everything the Planning Commission members said.
- The sign monument, at the entrance, should be part of this project.
- He supported external illumination.
- Wants traffic delivery times restricted.
- Concerned of traffic safety at Shaw Drive and Sir Francis Drake Boulevard and wants more suggestions on this.
- Would like a hedge or landscaping to go along the whole frontage of the parking lot.
- Asked that Ms. Whitlock find out if the crosswalk sizes are up to par.

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- Concurs with Commissioner House in regard to implementing the stop sign in front of Longs.

Mr. Farrell stated that he hopes the Planning Commission can come up with a decision, the project was started a year ago and there are limitations to what he can do.

Chair Zwick concurred with Ms. Wight in regard to requesting that Ms. Whitlock look at the signal at Sunnyhills Drive, the right turn at the main entrance, the hub, Red Hill, sports field and Shaw Drive analysis; including the median and trips generated.

M/s Zwick/Cronk, and unanimously passed (5-0), to continue the application to the meeting of 3/1/99.

3. Amendment to PDP-9314/DR-9902 – Mohamad Sadrieh for Gerry Hines, 1 The Alameda Knolls, A/P 5-320-01, Precise Development Plan building envelope amendment and design review of a new single family dwelling, on property located within the R-1-H Zoning District. (Staff person: Wight)

Ms. Wight presented the project

In response to Commissioner Israel, Ms. Wight stated that the building envelope should be extended out for the spa and deck and that the building envelope is 2,525 square feet.

Mohamad Sadrieh, applicant, stated if he relocated the garage close to the road as opposed to taking it across the property, he would eliminate paving and grading. The shingle style home with low pitch and dark natural materials should blend in naturally. There is a modest area of lawn and deck in the back yard for children to play in. He did not know if the previous building envelope included the lawn and patio area. The decking in front is screened by slow growing Oaks and faster growing Myoporum and can grow to 30', in ideal conditions. The trees will provide a privacy buffer for the neighborhood and meets the tree planting plan. He thanked Mr. Mayock for his letter of concern. The soil is stable in this area and suitable for construction. If the peer review meets with the findings, he would feel comfortable building there. The drainage pipe dumping is ill advised and he is not familiar with this. It seemed like a small building envelope to construct a home and patio on and he is surprised that the patio would be included in the envelope.

Commissioner Israel supported the application. He suggested that the building designation be modified so the document reflects the building envelope.

Chair Zwick stated that the slope comes down creating quite a run-off. He suggested that the water that collects in the swail be reconfigured.

M/s House/Israel, and unanimously passed (5-0) to approve the application based on the modified building envelope and plans date stamped received by the Town of October 29, 1998; and based on Resolution #9902.

**CONTINUED ITEMS**

1. DR-9842/PDP-9805 – Chris Albrick, 370 Redwood Road, A/P 7-360-05, (Old Lot A) 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) **CONTINUED TO 2/16/98**
2. DR-9843/PDP-9806 – Chris Albrick, 376 Redwood Road, A/P 7-360-06, (Old 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) **CONTINUED TO 2/16/98**
3. DR-9844/PDP-9807 – Chris Albrick, 398 Redwood Road, A/P 7-360-07, (Old 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) **CONTINUED TO 2/16/98**
4. DR-9845/PDP-9808 – Chris Albrick, 392 Redwood Road, A/P 7-360-01, (Old Lot 1) 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) **CONTINUED TO 2/16/98**
5. DR-9846/PDP-9809 – Chris Albrick, 394 Redwood Road, A/P 7-360-02, (Old 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) **CONTINUED TO 2/16/98**
6. DR-9847/PDP-9810 – Chris Albrick, 396 Redwood Road, A/P 7-360-03, (Old 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) **CONTINUED TO 2/16/98**
7. V-9861/DR-9850 – Jeff & Diane Ramsey, 14 Spruce Avenue, A/P 7-024-05, Design Review and Variance to build a new 2,014 square foot, three-story house and a 423 square foot attached garage. Variances are requested as follows: 1) To build the house and garage within 11' from the front property line (20' required) this request also includes the allowance of all parking spaces within the front setback area, 2) to allow a 36'-5" building height (35' allowed), and 3) build an elevated driveway within 0' of the front property line, on property located within the R-1 Zoning District. (Staff person: Griffin) **CONTINUED TO 2/16/99**

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8. PDP-9505/Parcel Split-9503/V-9549/DR-9525 - Carlos Castro, 444 Redwood Road, A/P 7-191-10, 1) Land Division, Precise Development Plan, Density Determination, and Design Review to split an existing property currently developed with a single family residence in order to construct a new house; 2) a Variance to construct a retaining wall a total of 60' long along the uphill side of Redwood Road (within 0' of the property line) in order to widen Redwood Road to 15' of paving for fire safety reasons; and 4) remove one heritage tree (30" bay) on property located within the R-1-H Zoning District (above 150' mean sea level) (Staff person: Griffin) **CONTINUED TO 2/16/99**

9. DR-9851 - Andronico's Market, 631 Sir Francis Drake Boulevard, A/P 6-101-05, Design Review of proposed parking lot and landscape plan, which includes a fountain, and 'Welcome to San Anselmo' sign, on property located within the C-3 Zoning District. (Staff person: Wight) **CONTINUED TO 2/16/99**

**GENERAL DISCUSSION**

1. Commissioner Israel stated that in regard to the craftsman style homes in Fairfax that all of the mutton on windows do not show, although the white shows.

**REPORT OF UPCOMING APPEALS TO TOWN COUNCIL**

Commissioner House stated that the Town Council upheld the appeal on Bomark. She wanted to write them a letter whether or not to change the code. Chair Zwick suggested that the Planning Commission post an informal roundtable on the size of the houses. Commissioner Harle stated that the Planning Commission makes the decisions based on the rules and if the Town Council doesn't approve of the decision they can overrule it. Commissioner Israel stated that San Anselmo did a study of what is important to the community and they stated keeping San Anselmo a nice place to live is important and that the Town Council is free of guilt.

**ADJOURNMENT**

The meeting was adjourned at 11:30 p.m. to February 16, 1999.

**MARJORIE CUITTI**