

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MEETING APRIL 1, 2013**

COMMISSIONERS PRESENT: Chair Brasler, Co-Chair House, Commissioners Krebs, Sisich, Swaim

COMMISSIONERS ABSENT: Commissioners Overberger, Zwick

CALL TO ORDER

Chair Brasler called the meeting to order at 7:00 p.m.

OPEN TIME FOR PUBLIC EXPRESSION

No one spoke.

PLANNING DIRECTOR'S REPORT

Interim Planning Director Diane Henderson updated the Commissioners on landscaping issues concerning the area near the Town's hub at the foot of Andronico's parking lot. Bill Andronico has advised that the irrigation system has been repaired, a contractor has been hired, and it is expected that improvements will be complete in three weeks.

Concerning the crosswalks on San Anselmo Avenue in proximity of the park now under construction, Public Works Director Sean Condry has looked further into the matter. It appears there will be three crosswalks, one for each crossing. Henderson believes they will be elevated and of a different material than the street.

Commissioner Sisich asked if any parking would be lost as a result of the crosswalks.

Commissioner Swaim advised that he heard no parking would be lost as a result of the crosswalks.

PUBLIC HEARING ITEMS

CONSENT AGENDA

Minutes of Planning Commission Meeting March 18, 2013

M/s, House/Sisich, to approve the minutes of March 18.

AYES: Brasler, House, Krebs, Sisich, Swaim

NOES: None

ABSTAIN: None

ABSENT: Overberger, Zwick

REGULAR AGENDA

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MEETING APRIL 1, 2013**

DR-1209 John and Kim Lewis, 610 Oak Avenue, 007-154-02: Hillside design review for plans to construct a 2,633 square foot sport court and a 94 square foot storage shed. The sport court and storage shed are proposed to be located to the northwest of the existing residence. The project site is located in the R-1-H zoning district and within the Bald Hill Area Plan. **This application is continued from the December 17, 2012, Planning Commission hearing.** (Staff person: Boyle).

Senior Planner Phil Boyle presented the staff report.

Commissioner Krebs asked if approval would be required for the applicant to erect netting or any other structures designed to keep the balls inside the sport court area.

Boyle confirmed that any time a structure resembling fencing is installed in a project such as the one under review a building permit would be required. (A building permit is always required for fences greater than 6 feet in height.) All building permit applications are reviewed by Boyle for planning issues. In this instance, depending on the materials chosen and their visibility, Boyle would be looking at the application to determine whether or not design review is required.

Boyle added that he has included a condition to the current project requiring staff review of any lighting that is proposed.

Brasler invited the project sponsor to speak.

Architect Wendy Posard noted that the design team has taken the Commission's comments to heart, reducing the scope of the project considerably, planting the exterior of the fencing so that a green element has been created, and addressing water management.

Swaim asked if the applicant was still intending to use wood latticing instead of a metal product.

Posard noted that hog wire is one option that could be considered as an alternative to wood latticing. Wall pole systems are fire retardant and aesthetically pleasing.

Brasler invited members of the public to speak.

Andrea Sandvig, Oak Avenue, is a long time resident of the hillside and has seen the way in which the character of the hill has been changed by significant development over the years. There has been an increase in services coming to the houses, more hikers, and more noise. Sandvig is concerned about the possibility of even more noise reverberating off the adjacent canyons and about the visibility of the sport court from the hiking trail.

Brasler invited the applicant to respond to the public comments.

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MEETING APRIL 1, 2013**

Applicant John Lewis, Oak Avenue, advised that the objective for the project is to provide a flat paved area for children's play and it is neither designed nor intended for parties or any other disruptive activities.

Krebs asked if the sport court would be used for tennis or basketball.

Lewis responded that currently it is planned to accommodate bikes and scooters in an enclosed space in which children can play safely.

Krebs asked if there are any current plans to draw lines on the court for basketball, tennis, or some other activity.

Lewis replied that there are no such plans at this time.

Posard added that the surface of the sport court will be a dark putty color intended to blend in with the hillside. The density of planting along the trail will insure that the court is not visible to hikers.

Swaim noted that quite a few homes in the area have sport courts.

Posard has identified three specific sport courts in the area with the Google Earth application.

As there were no further questions of the applicant, Brasler turned the discussion to the Commission.

Sisich would move the staff report.

House would support the staff report,

Swaim would support the staff report.

Krebs appreciates the applicant's efforts to reduce the scope of the project and to address concerns regarding the amount of grading originally proposed. He does not believe the increase in noise generated by the project will be substantial or unreasonable. Krebs supports the staff report.

Brasler applauded the applicant's team and Town staff for their work on the project.

Henderson noted that there are guidelines for noise levels in the Town's municipal code.

Brasler noted that the project has been designed in such a way that it won't be visible.

M/s, Sisich/Krebs, to move the staff report.

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MEETING APRIL 1, 2013**

AYES: Brasler, House, Krebs, Sisich, Swaim
NOES: None
ABSTAIN: None
ABSENT: Overberger, Zwick

Brasler reminded all of the 10 day appeal period.

ITEMS FROM PLANNING COMMISSIONS

Sisich asked how the project at 790 Sir Francis Drake is proceeding.

Henderson responded that the project is proceeding according to the approved plans and that staff is monitoring progress at the site.

Sisich observed that a parking deck is to be constructed on the top of the building and he is anxious to see how the project comes together.

Henderson noted that the park project next to Town Hall is proceeding as scheduled.

Sisich asked if anyone from La Loggia has applied for permitting for recently installed awnings.

Boyle will follow up with La Loggia.

Discussion ensued with regard to signage allowed on awnings and the rules relating to same.

Henderson announced that there will be no meeting on April 15. The next meeting of the Planning Commission is scheduled for May 6.

ADJOURN TO THE MEETING OF May 6, 2013

Brasler adjourned the meeting at 7:35 p.m.

Respectfully submitted,
Nancy Harris