

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MEETING MONDAY, MAY 18, 2015**

COMMISSIONERS PRESENT: Pascal Sisich, Kim Pipkin, Matthew Brasler, David Swaim, Daniel Krebs, Susan Cronk, Judy House

COMMISSIONERS ABSENT: None

1. **CALL TO ORDER**
2. **OPEN TIME FOR PUBLIC EXPRESSION**
3. **PLANNING DIRECTOR'S REPORT**

Planning Director Elise Semonian presented the planning director's report. Semonian explained that the meetings would be televised and that the housing element passed through Town Council.

4. **CONSENT AGENDA**

- a) Minutes of the Planning Commission Meeting of May 4, 2015

M/s, Daniel Krebs, Matthew Brasler, to approve the minutes of May 4, 2015 with minor edits.

CONSENT AGENDA AYES: Pascal Sisich, Matthew Brasler, David Swaim, Daniel Krebs, Judy House. NOES: None. ABSENT: None.

5. **PUBLIC HEARINGS**

- a) DR-1506, GP-1502, Carroll and George Yandell, 55 Fernwood Drive, APN 007-121-84: Hillside design review for construction of a new 3,860 square foot, two story, single family residence on the vacant parcel and a grading permit to excavate 320 cubic yards, fill 260 cubic yards and off-haul 60 cubic yards of dirt at 55 Fernwood Drive. The project site is located in the R-1-H Zoning District and within the Bald Hill Area Plan. (Staff person: Jonckheer)

Senior planner Elizabeth Jonckheer presented the staff report for the project.

Commissioner Cronk asked for summarization of new materials supplied by the applicant prior to the meeting.

Chair House invited the applicant to speak.

George Yandell, 55 Fernwood Drive, presented the project and thanked staff and neighbors for working on the project with him and his team.

Bob Swatt, architect, presented the scope of the project.

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House opened the discussion to the public.

Brian Beard, Fernwood Drive, spoke about an easement granted to 55 Fernwood that crosses his property. Beard thanked Jonckheer for all her work on the project.

Dan Thomas, Fernwood Drive, asked about the fencing in the project and how it would integrate with his property. Thomas expressed support for the project

Woody Winegarden, Fernwood Drive, spoke in support of the project, but expressed concerns regarding easements and fire truck access.

John Poppy, Laurel Avenue, spoke in support of the project.

Chair House asked about fencing, landscaping and easements.

Jonckheer explained the conditions of approval for the easement, including the honey comb turnaround and the landscape screen.

Planning Director Semonian explained that transparent fencing had been proposed in regards to the fence issue.

House invited the applicant to speak.

Yandell thanked his neighbors for their support.

House returned the discussion to the planning commission.

Commissioner Brasler spoke in support of the project.

Commissioner Cronk spoke in support of the project.

Commissioner Swaim spoke in support of the project.

Commissioner Pipkin spoke in support of the project.

Chair House voiced concerned about the color scheme and the visibility of the project.

No other Commissioner had concerns over the color scheme.

M/s, Matthew Brasler, Pascal Sisich, to approve DR-1506, 55 Fernwood Drive.

AYES: Pascal Sisich, Kim Pipkin, Matthew Brasler, David Swaim, Daniel Krebs, Susan Cronk, Judy House. NOES: None. ABSENT: None.

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b) DR-1505, FAR-1502, Frank Thomas, 30 Creek Road, APN 007-013-07: Flatland design review and a maximum adjusted floor area exception to add approximately 701 square feet of new living space including a three story addition at the rear of the existing 2,335 three story square foot house and the addition of a guest room in the existing crawl space at the front of the house. A maximum adjusted floor area exception is sought to add 186 square feet of adjusted floor area over the 2,850 square footage maximum allowable by Code. The floor area exception includes the improvement of the existing crawl space. Maximum adjusted floor area may be exceeded on a lot by up to 325 square feet (in this case up to 3,175 square feet) subject to Planning Commission approval. The project site is located in the R-1 Zoning District. (Staff person: Jonckheer)

Senior Planner Jonckheer presented the staff report.

Commissioner Cronk asked about the precedence for allowing extra FAR.

Jonckheer cited 26 Broadmoor as an example.

Planning Director Semonian explained that the location of the additional square footage is located in the lower level basement space.

Chair House invited the applicant to speak.

Rodd Suttman, RPS design, presented the project.

The contractor on the project explained that the age and weight of the house created the need for foundation repair.

House opened the discussion to the public.

Elizabeth Parrish, Creek Road, spoke in support of the project.

House returned the discussion to the planning commission.

Commissioner Krebs spoke in support of the project.

Commissioner Sisich spoke in support of the project.

Commissioner Brasler spoke in support of the project.

Commissioner Cronk spoke in support of the project.

Commissioner Swaim spoke in support of the project.

Commissioner Pipkin spoke in support of the project.

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M/s, Daniel Krebs, Kim Pipkin, to approve DR-1505, FAR-1502, Frank Thomas, 30 Creek Road.

AYES: Pascal Sisich, Kim Pipkin, Matthew Brasler, David Swaim, Daniel Krebs, Susan Cronk, Judy House. NOES: None. ABSENT: None.

c) VAR-1506, VAR-1507, James Barton, 56 Tamalpais Avenue, APN 007-211-31: A variance for a solid fence measuring 7 feet in height (where the Code allows 6 feet with 2 feet of open lattice) and an amendment of an existing variance (approved by the Planning Commission in August of 1993) in order to designate a required parking spot within an existing garage structure at the rear of the property within 0 feet of the rear and west side yard property lines. This portion of the garage structure was previously approved by the Planning Commission as a storage room. The project site is located in the R-1 Zoning District. (Staff person: Jonckheer)

This item has been continued.

d) 1 Lincoln Park, Bill Johnson, APN 006-254-12 and 006-254-46: Study Session to consider a proposal for a new 16-unit apartment building at 1 Lincoln Park. The proposed project includes 16 attached, one-bedroom, apartment units totaling 15,300 square feet of floor area over a 6,267 square foot parking garage. The garage provides 15 parking spaces and the applicants propose to create 7 additional public parking spaces in the Lincoln Park right-of-way. No decision will be made on the project, but the Planning Commission will review the preliminary information and discuss the project. (Staff person: Semonian)

Planning Director Elise Semonian presented the staff report on the project for a study session.

Commissioner Sisich asked about the design, parking (specifically guest parking), and affordability of the project.

Director Semonian explained the ordinance doesn't require any guest parking for this project. Semonian explained the incentives for affordability and age restricted units.

Commissioner Cronk asked how the project will fit in with the existing housing stock.

Commissioner Brasler asked about parking zones.

Public Works Director Sean Condry spoke about red zones and traffic controls within the neighborhood.

Chair House invited the applicant to speak.

Bill Johnson, applicant, spoke about the project.

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Earl Weiss, architect, spoke about the process of designing the project.

Commissioner Pipkin asked about the site plan and asked for clarification of the project's exact location.

Weiss asked how the commission would like to see the project integrate with the hillside.

House opened the discussion to the public.

Matilda Hertz, end of Lincoln, spoke about the project and presented her concerns.

Steve Lamb, Laurel Avenue, spoke about the traffic study and questioned the assumptions used to make the findings. Lamb also spoke about the story poles located at the site and explained that he found them confusing.

Bill Harms, West Hillside, spoke about the cliff and would like to see it protected. Harms spoke in support of senior housing.

Debra Knuckey, Lincoln Park, explained her concerns about the project including some inconsistencies in the documentation and noise concerns.

Jana Doglio, Lincoln Park, expressed concerns primarily about privacy and noise. Doglio also shared some traffic and environmental concerns.

Mike Walhberg, Ross Valley, spoke in support of the basis of the project, but thought that the project is too large for the neighborhood and that parking in that area is already maxed out.

Dick Dondaro, Butterfield Road, voiced his concerns about access to the driveway of his property.

Zoe Kind, Lincoln Park, spoke about traffic, safety, and parking concerns.

Randy Highbock, Lincoln Park, spoke in favor of senior housing, but shared concerns around traffic and parking. Highbock also submitted a list of questions for the record.

Ed Cunningham, Lincoln Park, expressed concern regarding the contradiction between the applicant and staff surrounding the need for variances. Cunningham expressed parking concerns.

Michael Burz, Lincoln Park, voiced concerns about lack of communication between the neighborhood and the applicant, about structural size, and about HVAC.

Bill Brye, Lincoln Park, expressed concerns about traffic and parking.

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Roger Pittini, Bank Street, voiced concerns about the size of the development and shared concerns about the traffic study and the parking situation.

Doug Shear, Lincoln Park, asked about the general plan designation for this neighborhood and the contradiction between the applicant and staff surrounding the need for variances.

David Lestermen, Lincoln Park, asked that the commission consider the traffic issue in a larger context, and look at traffic problems throughout the entire neighborhood.

Colm Glass, Lincoln Park, asked about toxicity/excavations and other environmental concerns. Glass expressed concerns about the size/location of the project.

Joan Crumbly, Lincoln Park, expressed concerns regarding parking.

Ron Forrester, Lincoln Park, expressed concerns regarding parking and overnight parking.

House invited the applicant to speak.

Bill Johnson thanked the community for their input in the study session.

Earl Weiss asked that people sign up for updates, spoke about zoning updates and the housing element, parking, and traffic.

House returned the discussion to the planning commission.

Commissioner Swaim asked the Public Works Director about drainage concerns, parking and traffic.

Public Works Director Sean Condry stated that he hasn't seen a drainage study, but the staff will require bio-retention in the project. Condry acknowledged that parking is a problem in that area, and that staff are working on traffic issues.

Swaim asked if there would be requirements on the applicant from the Public Works department.

Condry explained the frontage improvement ordinance would be applicable.

Commissioner Pipkin spoke about the duration of construction and spoke of the need for a construction management plan.

Commissioner Cronk expressed concern about existing issues outside of the scope of this project.

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Commissioner Brasler spoke in support of the project, and recognized the parking and traffic issues.

Commissioner Sisich spoke about the parcel and the housing element, and stated he would support a project in that location.

Commissioner Krebs spoke about affordability issues, and stated he was in favor of increasing the housing stock. Krebs suggested analyzing alternatives to the third story of the building. Krebs stated that parking and traffic needs to be addressed.

Chair House spoke about the Town Traffic Committee and suggested they look at the neighborhood and traffic signage.

Condry explained that staff is already looking into the traffic signage in that area.

House spoke about parking, ticketing, and the traffic issues. House suggested that the applicant make a physical model of the project for future meetings. House recommended the applicant pass out fliers to communicate with neighbors.

Commissioner Pipkin suggested that the applicant make sure senior tenants can walk safely around the project neighborhood.

6. ITEMS FROM PLANNING COMMISSION

House brought one item forward. The commission received a letter from attendees from the previous meeting thanking the commission.

Commissioner Krebs complimented Elizabeth Jonckheer on her work.

7. ADJOURN TO THE MEETING OF June 1, 2015

Chair House adjourned the meeting at 9:18 PM.

Respectfully submitted,
Sarah Price