

The Regular Meeting of the San Anselmo Planning Commission was called to order by Chairman David Ainsworth at 8:10 p.m. on August 16, 1976 in the Town Hall.
Representing Town Staff: T. J. Robbins, Associate Engineer/Planner

1. ROLL CALL

Commissioners Present: Bolles, Eisgrau, Greenfield, Ainsworth
Commissioners Absent: Fairchild, Goltz, Ragan

2. APPROVAL OF MINUTES - July 26 and August 2, 1976

Corrections to minutes of July 26, 1976: None

Corrections to minutes of August 2, 1976:

Pg. 1, Item 3, para. 4, line 2: "...going outside at one time."

Pg. 2, para. 6, last line, change: "their" to "its"!

Pg. 2, para. 9, add to last line: "...as did anyone who moved into the apartment house.

Pg. 2, last para. change: "effeced" to "affected".

Pg. 4, para. 9, delete: "area has taken an interest", add in place thereof: "and the residents are taking an interest in the area".

Pg. 5, para. 3, change name to "Stephen Melsh".

Pg. 6, para. 13, last line change: "they" to "it".

Pg. 7, para. 3, change "form" to "forum", line 2, delete "(School Board)".

Pg. 7, para. 4, line 2, delete words: "for the use involved" and add: "in terms of the use under review".

Pg. 5, add the first sentence of para. 5 to the end of para. 4, and change 2nd line to read: "to show that the existing use was a..." Delete the balance of para. 5.

Pg. 7, last para. first line, change "or" to "nor".

Pg. 8, item 4, a, para. 10, line 3, change to read: "...from R-1 and C-3 to PPD-R-1."

Pg. 9, para. 9, delete entire para. and add a new para. as follows: Commissioner Bolles stated there were no provisions for deliveries or trash pickup, and the parking was one space short. He was inclined to ask for adequate service space and a reduction in floor area to accommodate parking requirements.

Pg. 10, para. 7, line 4, delete "that", and add instead: "of whether"; same line delete "created additional traffic" and add instead "created the need for additional parking".

Pg. 11, para. 3, between "no" and "hardship" add "site", making the sentence read in part "no site hardship."

Chair moved, seconded by Commissioner Eisgrau that the minutes of July 26th be approved as written and the August 2nd, 1976 minutes be approved as amended. Passed unanimously.

The Chair announced Items 4-c and 5-b would be held over to a future meeting.

2. SET HEARINGS - No action taken.

3. OLD BUSINESS

- a. VAR-686 - Wm. O. Cross, 45 Medway, A/P 5-154-09, application for a 5.5' variance to allow construction of a room addition 1.5' (roof overhang dimension - building line 2.5' from side property line and an 11' rear yard variance (roof overhang dimension - building line 10') from rear property line.

Mr. Cross was present. There was no one in the audience to comment on the application.

M/S Bolles, Greenfield, to approve VAR-686, application of William O. Cross, 45 Medway Rd., A/P 5-154-09, for a 5.5' sideyard variance to allow construction of a room addition 2.5' from the side property line; a 10' rear yard variance to allow construction of a room addition approximately 10' from the rear property line; a variance from parking requirements from the 20' frontyard setback requirement; and, to allow for tandem parking. The variance is necessary for the preservation and enjoyment of substantial property rights and that the existing location of the house is located to the rear of the property and the existing structure falls inside the setback requirements.

The variance will not materially affect, adversely, the health or safety of persons residing or working in the neighborhood in that the addition is separated by some 50 feet from the nearest structure. Parking variance is necessary because of the unusual stand of redwood trees in the frontyard, is unusual to the particular piece of property. By permitting tandem parking one curb side parking space will be retained to the neighborhood. Passed unanimously.

4. NEW BUSINESS

- a. U-444 - Lorenzo's Italian Cuisine - 729 Sir Francis Drake Blvd. Application to revise use permit to include serving lunch and brunch (beginning at 10:00 a.m.), and to eliminate a previously imposed condition requiring valet parking.

Mr. Ronald Foreman was present with owner, Mark Civarello and presented the following request to the Planning Commission. He said the application was incorrect in that they were asking to have the valet parking requirement modified to Friday and Saturday night rather than all week. They request opening hour be advanced to 10:00 a.m. in order that Lorenzo's might serve lunch during the week and brunch on weekends.

Mr. Foreman said he did not feel additional traffic would be generated by the additional hours. He said there were 12 on-street parking spaces in this block; 6 parking spaces in the rear of the building; 3 in front of the building (there are not used, however). At the moment negotiations are under way with the Mohawk Station for 5 additional daytime and 10 additional nighttime spaces. He said there was ample parking on the street behind or across Sir Francis Drake Blvd. on Loma Robles Drive.

Commissioner Eisgrau said she was opposed to eliminating the valet parking and that she is concerned with the sometimes necessary "U" turn around the island on Sir Francis Drake Blvd.

The applicant asked for a trial period and agreed if there were complaints they would cooperate with the Planning Commission in resolving the problems.

M/S Greenfield, Ainsworth that Lorenzo's Italian Cuisine, 727 Sir Francis Drake Blvd., application for revisions to use permit be approved to include serving lunch and brunch beginning at 10:00 a.m. and to eliminate previously imposed condition requiring valet parking subject to possible reimposition or modification in the event of complaints when the use permit is reviewed in December.

Motion carried: Ayes: Bolles, Greenfield, Ainsworth
Nays: Eisgrau

Applicant was informed of the 10-day appeal period.

- b. VAR-688 - Robert Walley, 145 Barber Ave., A/P 6-192-10, application for a 0'6" sideyard variance (7'6" setback) for an existing hot bath and a 7'4" sideyard variance (0'8" setback) for existing mechanical equipment for the hotbath (these items installed without building permit). Also, a current request to construct a gazebo requiring a sideyard variance of 3'7" (4'3" setback) and a rearyard variance of 11'10" (6'2" setback for eave).

Dr. and Mrs. Robert Walley were present with Allan Present who drew the plans for the construction. Dr. Walley said the hot tub and equipment were installed some years ago.

Ben Badaracco, 151 Barber Ave. spoke in favor of the variance application. There was no one else in the audience to comment.

Mr. Robbins said he spoke to Mr. Elliott, the owner of the property to the rear, and he had no objection since there was considerable vegetation screening.

M/S Eisgrau, Greenfield, to approve VAR-688, application of Dr. and Mrs. Robert Walley, 145 Barber Ave., A/P 6-192-10, for a 6" sideyard variance for an existing hot tub; a sideyard variance of 3'9" and a rearyard variance of 11'10" for the construction of

a gazebo and installation of mechanical equipment for the hot tub to afford the applicant sufficient use of his property and rights thereof, and the fact that the lot is terraced in such a manner as this is the most reasonable location for this construction. Approval based on the drawing submitted July 29, 1976 done by Allan Present of Larkspur. Passed unanimously.

Applicant was advised of the 10-day appeal period.

- c. VAR-689 - Roy Carlson, 181 Floribel Ave., A/P 7-091-08, application for a 19'6" (0'6" setback) rearward variance to construct a family room addition.

Continued to the meeting of September 13, 1976.

- d. VAR-690 - Roy Berger, 271 The Alameda, A/P 5-042-08, application for a 13' frontyard variance (7' setback) to construct a vehicle bridge over Sleepy Hollow Creek to replace a deteriorated existing bridge.

Mr. Berger said he intended to remove a covered bridge and put in a concrete bridge with redwood railings which, he felt, would have less impact on the neighborhood. A basket type retainer is to be used on the creek bank, through which vegetation will grow and only the concrete under the bridge will be visible.

M/S Eisgrau, Bolles, application of Roy Berger, 271 The Alameda, A/P 5-042-08, to approve a 13' frontyard variance to construct a vehicle bridge of concrete and redwood over Sleepy Hollow Creek as per drawings prepared by Roy Berger and Michael J. King, dated 5/10/76, totaling 4 pages. This bridge is to replace an existing deteriorated bridge and will provide Mr. Berger with appropriate access to his property. It will not be detrimental to either the neighborhood or the creek itself. Passed unanimously.

5. MATTERS FOR CONSIDERATION

- a. Proposed Ordinance relating to additions or alterations to single family or to duplex residences which are non-conforming as to parking requirements.

There was preliminary discussion on this item. Commissioner Eisgrau said she felt this should apply to duplex use only.

Commissioner Bolles said on 50' wide lots this could result in wall to wall curb cuts for parking.

- b. Resolution establishing the maximum number of second units to be permitted on single family lots in each neighborhood.

Matter continued to a special workshop meeting August 23, 1976.

- c. Proposed Condominium Conversion Ordinance

Matter continued to a special workshop meeting August 23, 1976.

6. ADJOURN - Meeting adjourned at 10:40 p.m.

Thelma Foster

Thelma Foster, Secretary