

The Special Meeting of the San Anselmo Planning Commission was called to order by Vice Chairman Sue Hulpke at 8:10 p.m., Tuesday, June 14, 1977 at the Robson House. Representing Town Staff: T. J. Robbins, Associate Engineer/Planner.

1. ROLL CALL

Commissioners Present: Buckle, Goltz, Greenberg, Hulpke  
Commissioners Absent: Olive, Ollinger, Ragan (all excused)

2. MATTERS FOR CONSIDERATION

A. Z-160 - Application initiated by the San Anselmo Town Council, in conjunction with the Catholic Social Service request, to rezone 46 Mariposa Avenue, A/P 7-284-29, from R-1 (Single Family Residential) to SPD (Specific Planned Development) in order to permit congregate housing for low income seniors.

Mr. Robbins stated the Commission should consider the Negative Declaration first. The Negative Declaration stated this use was just a continuation of what was already there and it would not have a significant effect on the environment.

There were no comments from the audience.

M/S Greenberg, Goltz, we approve the Negative Declaration submitted in conjunction with Z-160 on the grounds that there will be no adverse environmental impact. Passed unanimously.

M/S Greenberg, Goltz to recommend approval of Z-160, application initiated by the San Anselmo Town Council, in conjunction with the Catholic Social Service request, to rezone 46 Mariposa Avenue, A/P 7-284-29, from R-1 (Single Family Residential) to SPD (Specific Planned Development) in order to permit congregate housing for low income seniors with the stipulations that three off-street parking spaces be provided on the property, and that additional off-street parking be provided as necessary at the St. Anselms property. Passed unanimously.

M/S Greenberg, Goltz to approve U-476, application for use permit to allow boarding and lodging housing for senior citizens at A/P 7-284-29, 46 Mariposa Ave., on the grounds that this will not be detrimental to the neighborhood and that it affords applicant use of his property. Passed unanimously.

B. U-484/VAR-727 - Elizabeth & Sydney Philcox, 727 Sir Francis Drake Blvd., A/P 6-083-07, application to permit outdoor eating and a variance from the parking requirements.

TO BE HEARD JUNE 20, 1977.

3. MINUTES - Approval of 3/21, 3/28, 4/4, 4/18, 5/2, and 5/16 minutes.

March 21, 1977 - Amendments: Pg. 1, Item 2-B-1, add "Held over because no representative of the School District was present."

Pg. 2, 1st para. to read: "Chairman Ragan felt it would not be a detriment to the neighborhood since there is no house across the street. "

Pg. 2, corrections beginning with 2nd para. from bottom: 1st sentence to read - "John Snellgrove, member of the Citizens' Advisory Committee requested.....etc."

Insert new para. "Chairman ruled this request out-of-order."

Pg. 3, 3rd para., beginning with 3rd line to read: "...Hulpke felt the Town had a great opportunity regarding this land. She was very much in favor of the rezoning." Next para., new: "Jerry Lloyd from the School District was present and stated he had no comments."

M/S Goltz, Buckle to approve minutes of March 21 as amended. Passed unanimously, Greenberg abstaining.

DDC425

Minutes - March 28th

Amendment: Pg. 2, Item 5, motion to read as two motions:

M/S Goltz, Hulpke to approve a variance for a 3' south sideyard and 6' 6" side variance for a second unit and parking variance on the basis that (1) the lot is relatively small and unusually narrow, and (2) that granting of this variance is necessary for enjoyment of property rights, and (3) will not be detrimental to those living and residing in the neighborhood. Passed unanimously.

M/S Goltz, Hulpke to approve EU-7 for Agnes Overdick, 12 Raymond Avenue, A/P 7-172-12, application to permit existing second unit to remain based on the fact that all required conditions have been met in accordance with Section 10-6.303, with the following condition: That a rent guarantee contract be entered into between the applicant and the Town and that the agreement be consummated within sixty (60) days of this meeting; if it is not, then a revocation hearing will be held. Passed unanimously.

M/S Goltz, Hulpke to approve the minutes of March 28 as amended. Passed unanimously, Greenberg abstaining.

Minutes - April 4, 1977

Amendments: Pg. 1, Item 2-A-4, 2nd para. add: "therefore be an inherent hardship to combine with new stricter standards."

M/S Buckle, Greenberg to approve the minutes of April 4, 1977 as amended. Passed unanimously.

Minutes - April 18, 1977 - Held over until June 20, 1977.

Minutes - May 2, 1977

Amendments: Pg. 2, Item D, 2nd para. to read: "Commissioner Hulpke stated she had hoped the applicant would get the feeling at the first hearing on April 18 that the Commission felt the site was too crowded and would...etc."

Para. 5 under Item D, last word "dominate" rather than "dominant".

Pg. 4, 6th para. from top to read: "Commissioner Buckle felt Essex Avenue traffic had not reached its capacity. He also felt... etc."

Pg. 4, 8th para., last word add: "s" to amateur.

Pg. 5, 1st para., 6th sentence to read: "...other developments. He felt it had been such a long time since the residents of the Town had seen a development like this, therefore it was very controversial."

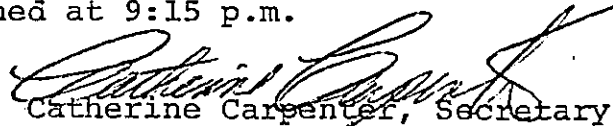
M/S Greenberg, Goltz to approve minutes of May 2 as amended. Passed unanimously, Goltz abstaining.

Minutes - May 16, 1977

Amendment: Pg. 1, Item 3(a), 2nd para., last line change spelling of name "Driver" to "Dwyer".

M/S Goltz, Greenberg to approve minutes of May 16 as amended. Passed unanimously.

4. ADJOURN - Meeting adjourned at 9:15 p.m.

  
Catherine Carpenter, Secretary