

The Regular Meeting of the San Anselmo Planning Commission was called to order by Chairman Duane Ragan at 8:00 p.m., March 21, 1977 in the Town Hall Council Chambers. Representing Town Staff: T. J. Robbins, Associate Engineer/Planner.

1. ROLL CALL

Commissioners Present: Buckle, Goltz, Hulpke, Olive, Ollinger, Ragan
Commissioners Absent: None

2. PUBLIC HEARINGS

A. OLD BUSINESS

- 1. SS-200 - Juergen Kokot, 25 Rancho Drive, A/P 5-062-93, application for a 4-lot parcel split. HELD OVER
- 2. VAR-711 - Jim Reed, 2 Indian Rock Ct., A/P 177-250-16, application for a variance for access by easement. HELD OVER.

B. NEW BUSINESS

- 1. Z-159 - Yolansdale School Site Rezoning, 35 Elm Ave., A/P 7-052-49, application initiated by Town Planning Commission to rezone subject property from R-1 to ~~PD R-1~~ PD R-1. - Heard later in the evening.

For Correction
Page ⁵⁵ 2. U-472 - Marie Adams, 1007 Sir Francis Drake Blvd., A/P 6-042-07, application for home occupation - psychic readings.

Jim Adams was present representing Marie Adams. He stated they presently had a business in Fairfax and wished to move into San Anselmo.

There was no one in the audience to comment on this application.

M/S Ollinger, Goltz to approve U-472, application for use permit to allow a home occupation of psychic readings at 1007 Sir Francis Drake Blvd., A/P 6-042-07, on the basis that this will not be detrimental to the neighborhood as sufficient off-street parking for the use is available and will afford property rights in allowing a legal use with an approved use permit.

Motion carried: Ayes: Buckle, Goltz, Hulpke, Ollinger, Ragan
Nays: Olive

Applicant was advised of the 10-day appeal period.

- 3. VAR-718 - George & Cheryl Sanotsky, 176 Los Angeles Blvd., A/P 6-012-01, application for carport within setbacks. HELD OVER.
- 4. VAR-719 - Richard Illingworth, 300 Sequoia Dr., A/P 6-118-17, application for deck within setbacks.

Applicant was present.

Commissioner Buckle questioned whether Sequoia Drive was a City maintained street and whether there was any intention of widening the street in the future. Staff stated "no".

Commissioner Hulpke felt the variance request was reasonable, but questioned the stability of the slope. Staff stated that would be checked at the building permit stage.

Commissioner Goltz felt there was a hardship due to the unusual shape and the steepness of the lot, but felt the deck would be a detriment to the neighborhood. It would be 20' from the top to the bottom of the deck and it was his opinion that it would have a looming effect above the street. Commissioner Goltz also felt the deck was too large, and perhaps it could be located in a different position. One possibility would be to develop the area known as Francis Lane, obtaining an encroachment permit from the Town Engineer.

DDC425

For Correction Chairman Ragan felt it would not be a detriment to the neighborhood since the house was not immediately across the street.
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Commissioner Ollinger stated that while he agreed the deck would "loom" over the street, he would vote for the variance. He stated he would not be in favor of a future addition closing in underneath the deck for living or work space.

M/S Hulpke, Olive to approve VAR-719 for a 14' frontyard and a 1'6" sideyard variance to construct a deck at 300 Sequoia Drive, A/P 6-118-17, on the basis that the slope is very steep, that it will not be detrimental to the neighborhood because of its relative remoteness from other dwellings, and is necessary for property rights in allowing a reasonable use.

Motion carried: Ayes: Buckle, Hulpke, Olive, Ollinger, Ragan
Nays: Goltz

5. U-473 - Lorenzo's Italian Cuisine, 729 Sir Francis Drake Blvd., A/P 6-083-06, application for use permit to allow outdoor eating.

Applicant was present.

The use permit scheduled to be reviewed in December had been missed. Staff advised there had been no complaints received about the present operation.

Commissioner Buckle stated it appeared the space was heavily used for temporary parking. He felt it was an awkward and dangerous situation. It was too close to a major thoroughfare and he could not support the application.

M/S Goltz, Olive to approve U-473, application for the outdoor serving of food, beer and wine for Lorenzo's Italian Cuisine, 729 Sir Francis Drake Blvd., A/P 6-083-06, on the basis that this will not be detrimental to the neighborhood as the additional parking and traffic generated is believed to be insignificant; and approval is necessary to allow property rights for a reasonable use with the following stipulations:

1. Original valet requirement be maintained.
2. Application be reviewed within 3 months.

Motion carried: Ayes: Goltz, Olive, Ollinger, Ragan
Nays: Buckle, Hulpke

- (1.) Z-159 - Yolansdale School Site Rezoning, 35 Elm Avenue

Hearing was opened to the public.

Pat Gallagher, 51 Foothill stated she was concerned about the future use. She stated the school had never been a problem, but recently there were some events going on with loud speakers which had been annoying. She opposed any use which would further crowd the area.

Lorraine Ferrarse, 24 Elm Ave., asked the Chairman to explain PPD.

Carlos Ynostroza, YCP president stated there are a large number of people concerned with what happens to the site. Any plan that would result in a large group of new dwellings would be met with opposition. The Association hoped to see a park or open space for the neighborhood children.

Mr. Ynostroza stated the Association was convinced the people of San Anselmo didn't want their taxes raised in order to buy this property. The taxes were already too high.

For Correction John Smellbrood, member of the School Board Committee requested that Sue Hulpke and Mary Olive not vote on the rezoning of Yolansdale School site as they belonged to the YCP.
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Steven Melsh, 28 Scenic stated he would like to see the property developed into open space. Mr. Melsh felt that by passing the proposed

rezoning, it would be possible to go ahead with planning a future development. Mr. Melsh noted there were only three water meters on the site.

Commissioner Olive stated she had no objections to the site becoming a park or for open space. She felt the PPD rezoning didn't pose any threat to the opinions expressed from the neighbors.

Commissioner Hulpke stated she felt for along time the best use was a school. Second choice: open space. Commissioner Hulpke felt the Town had a great responsibility regarding this land. She was very much in favor of the rezoning.

For Correction
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M/S Goltz, Hulpke that the Planning Commission recommend to the Town Council that the Yolansdale School site, 35 Elm Ave., A/P 7-052-49, be rezoned from R-1 to PPD R-1 with the finding that this is not in conflict with the General Plan. Passed unanimously.

Chairman Ragan stated for the record that there had been no objections from the audience regarding the rezoning of 35 Elm Avenue from R-1 to PPD R-1.

6. VAR-720 - Donald Welty, 500 Center Blvd., A/P 7-015-15, application for front and rear yard setback variances to permit "Solar Collector Rack". HELD OVER.
7. Public Hearing amending the San Anselmo Municipal Code providing prohibition against commercial animal establishments in residential zones not combined with agricultural zones.

M/S Olive, Ollinger to recommend to the Town Council that Section 10-3.502(b) be amended as follows: "Agriculture, horticulture, gardening, and keeping of animals as permitted by Town laws, but not including stands or structures for the sale of agricultural or nursery products or commercial animal establishments except by use permit in agricultural combining zones. Passed unanimously.

3. APPROVAL OF MINUTES - March 7 and 14, 1977

March 7, 1977 - Pg. 1, 6th para. down add sentence: "Commissioner Goltz asked what zoning was to the rear of this property and was informed that it was C-2."

Pg. 3, 7th para. under Item 4, last line change word "improve" to "prove"

M/S Buckle, Ollinger to approve the minutes of 3/7/77 as revised. Passed unanimously.

March 14, 1977 - 2nd para., last sentence under Item 2 to read: "The Commission felt the only way to keep conversions in the low/moderate income range would be by "price control" (i.e. the only way to keep conversions would be to keep mortgage payments the same level as previous rent payments.)

7th para., 1st sentence ends after "corrected".
8th para., second line change "rent" to "price".

M/S Ollinger, Buckle that we approve minutes of Planning Commission meeting of March 14 as amended. Passed unanimously.

4. MATTERS FOR CONSIDERATION

Variance application instruction form was discussed and revised per discussion.

BUDGET: Commissioner Goltz questioned whether this budget request by Bob Leitzell would work. He felt he was understaffed, and at the time when the budget was considered before the Council the Commission should be present to discuss it.

DDC425

Mr. Robbins reported the noise level at MacArthur's had been checked out. Measuring at the back of the building in the lane, it was 5dba above. Sunday afternoon a piano could be heard, but not measureable.

5. ADJOURN - Meeting adjourned 10:20 p.m.

Catherine Carpenter
Catherine Carpenter, Secretary

The Special Planning Commission Meeting of March 28, 1977, was called to order by Chairman Duane Ragan at 8:00 P.M. in the Town Hall Council Chambers. Representing Town Staff: T. J. Robbins, Associate Engineer/Planner.

A. ROLL CALL

Commissioners Present: Buckle, Goltz, Hulpke, Ollinger, Olive, Ragan
Commissioners Absent: None

B. PUBLIC HEARINGS - RESIDENTIAL SECOND UNITS

Commissioner Buckle said the Commission has no guidelines on how to evaluate second units; should Commissioners consider size, height of ceiling, plumbing, other. Staff pointed out that a Town building inspector would have already made a housing inspection of the unit before Planning Commission submission. A copy of this report will be submitted to the Planning Commission with each application hereafter.

Commissioner Goltz stated he was interested in noise and traffic generation caused by second units.

Commissioner Goltz said he felt the drawings should be drawn to scale and clearly legible to the Commissioners. He said he did not think the staff should accept an application unless the criteria was met. All Commissioners agreed. Commissioner Ragan said he felt the unit should be available for inspection by any Planning Commissioners who wished to inspect the interior of the unit. He asked the staff to advise applicants that someone should be present between set hours, Saturday, Sunday and Monday prior to the planning meeting to show Planning Commissioners around. If no one is available, application shall be held over until the unit can be seen.

Mr. Robbins pointed out that density would have no bearing on the applications being heard at this time, since all units were existing.

Mrs. Audrey Fatooh, Ross Valley Ecumenical Housing Association, said her group is interested in seeing as many units as possible approved. She said if necessary for someone to have assistance in drawing plans, or completing applications, her group would help. She said they were, however, a volunteer group and did not have enough volunteer hours to help all applicants. She, therefore, hoped the Commission would not be extremely stringent in enforcing the drawing and application requirements.

1. EU-3 - Robert L. Thurmond, 238 Oak Springs Drive, A/P 5-291-01, application to permit existing second unit to remain.

Applicant was present. Applicant stated neighbors had no objections. No one was present in the audience to comment on the application.

M/S Olive, Goltz to approve EU-3, application for use permit for Robert Thurmond to allow a second unit to remain at 238 Oak Springs Drive, on the basis that all required findings to