

Children's Center was the only child care center serving San Anselmo.

Mr. Stanley Seiderman felt that if the building site was developed, the existing buildings for the school would be demolished. They were buildings already paid for and he felt they could be more useful housing the child care center. He felt single family dwellings would diminish the quality of the neighborhood.

Mr. Dale Sittler stated he was surprised the neighbors had suggested a youth center for the site. That would bring in all kinds of traffic. He also felt development of the property for homes would not provide the low and moderate income housing as outlined in the General Plan. He stated he would rather see the property used as it is -- perhaps use the existing buildings for Parks and Recreation.

Commissioner Goltz stated he wanted to exclude any use that would bring traffic into the area, except residential. He felt the land should either be kept at the current zoning of R-1 or SPD-R-1 and the old school yard kept as a park.

Commissioner Hulpke felt the site should remain R-1. The General Plan stated "high density" should be discouraged. San Anselmo fell well below the national average for parks. Commissioner Hulpke also wanted a use that would not increase the density. She would agree to residential (R-1) use with a portion left for open space.

Commissioner Bolles stated he appreciated the concerns regarding the traffic; however, he felt there were real economic problems with the R-1 use worth considering. He questioned whether the R-1 use would be requiring the Town to take on an additional burden -- an economic survey should be done to see what made sense to do.

Commissioner Greenfield stated he was attracted to Commissioners Goltz and Hulpke's suggestions, but agreed with Commissioner Bolles. What would be the cost of keeping the land empty or as a park? He preferred selling off the three lots or using it as open space.

Chairman Ragan stated he also felt the use shouldn't increase the density.

Commission would attempt to get additional community input.

Chairman Ragan directed Staff to inform the Council that notice had been given to the school district and no one was present to either comment or act officially or unofficially and that the Planning Commission took a dim view of that.

MEETING ADJOURNED 9:55 p.m.


Catherine Carpenter, Secretary

The Regular Meeting of the San Anselmo Planning Commission was called to order in the Town Hall Council Chambers by Chairman Duane Ragan at 8:05 p.m., January 24, 1977.

1. ROLL CALL

Commissioners Present: Buckle, Goltz, Hulpke, Ragan
Commissioners Absent: Bolles, Eisgrau, Greenfield

2. PUBLIC HEARINGS

A. OLD BUSINESS

1. U-465 - Claudine Sumoy - 3 Ray Ct., A/P 5-102-32, application for use permit to allow addition for live-in household help. CONTINUE TO 2/7/77.
2. VAR-707/U-467 - Jose Pons, El Greco Restaurant, 85 Red Hill Ave., A/P 6-214-02, application for variance for kitchen addition and a use permit to continue the on-sale business of serving alcoholic beverages.

Architect Les Stone was present. Application is the same as that

presented in 1974 except more parking spaces were being provided across the street.

Commission expressed concern regarding the overlapping of restaurant/store hours. Currently the Juice Bar required 5 parking spaces; Campolindo's - 15 spaces; and 6 additional spaces for El Greco. Fourteen of the 26 spaces required were only being provided.

Commissioner Goltz stated he would like to see the applicant accommodate more cars. He felt the lot could be more efficiently designed (width and length) with a variance.

Commissioner Buckle questioned whether Staff would require any improvements to the parking lot -- drainage, paving.

M/S Goltz, Buckle we refer application for VAR-707 and U-467 back to the applicant for resubmittal at the February 7th meeting. Passed unanimously.

Dan Goltz's suggestion to architect: Find a way of eliminating some of the sheds in back.

B. NEW BUSINESS

1. VAR-710 - Alfred Ferris, 49 Oak Springs Drive, A/P 5-252-10, application for a 2'6" frontyard variance to allow construction of a carport 17'6" from the front property line.

Applicant was present. In rebuttal to the Staff Memo of 1/21/77, he stated his house was not similar in topography to the others in the neighborhood. The neighbor had cut his house back into the hillside. However, the same setback for his house would result in a 17' high retaining wall rather than 8'.

For Correction

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Mr. Ferris stated the neighbors had provided parking 15' from the property line, but had only provided for one car. He also stated the City of San Anselmo had allowed his neighbor's house to protrude into his property. That had caused many of his building problems. (Checked files - No variance ever granted.)

Commissioner Goltz felt the roof would be too high and too close to the street to allow.

Mr. Ferris stated the roof of the carport would not be seen from any angle.

Commissioners questioned Mr. Ferris why he had not applied for the carport when he first applied for the frontyard variance.

M/S Goltz, Hulpke that VAR-710, 49 Oak Springs Drive., A/P 5-252-10, application to construct a carport with a 2'6" frontyard variance be denied on the basis that this structure, being so close to the street, will be imposing to the neighborhood, and this lot has no unusual conditions requiring carport roof, and this variance does not comply with provisions of Section 10-3.2102 of the Municipal Code.

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

Applicant was informed of the 10 day appeal period.

Commissioner Buckle stated that originally the frontyard setback was for cars to park in front of the garage, not for aesthetic reasons. He felt the Commission was being inconsistent by approving parking variances permitting downhill lots to build closer to the front property line, but not uphill lots.

DDC425

2. VAR-711 - Jim Reed, 2 Indian Rock Ct., A/P 177-250-16, application for a variance for access over an easement.

Applicant Jim Reed was present. He felt the proposal would allow for the best design of the lot and would keep the parking structure off the street.

Mr. Robbins read the letter received from Mr. Locke who was in the process of purchasing 10 Indian Rock Ct. He stated he had no objection to the driveway easement for 2 Indian Rock Ct. over his property.

Commissioner Buckle stated he wished to abstain as he felt he might be prejudiced. (His home located at 44 Indian Rock Ct.)

Commission agreed applicant should submit more details as to what was going up on the hill -- grading plans, etc.

M/S Hulpke, Goltz, that VAR-711, 2 Indian Rock Ct., A/P 177-250-16, be continued to the February 7th meeting. Passed unanimously, Commissioner Buckle abstaining.

3. SS-203 - John Komo, 29 Magnolia Ave., A/P 7-213-21, application for lot line relocation.

Commissioner Goltz abstained from discussion on this application.

Mr. Komo was present. He stated he recently purchased the lot. At the time the sale closed, he noticed the odd configuration of the lot. He stated he only requested the lot line revision to preserve the original subdivision configuration.

M/S Buckle, Hulpke to approve SS-203, A/P 7-213-21, application for a lot line relocation at 29 Magnolia Ave., on the basis that this is correcting an apparently illegal recording and places the property line back to the original subdivision configuration and there appears to be no detriment to the community. This lot line relocation is consistent with the General Plan. Passed unanimously, Commissioner Goltz abstaining.

3. MATTERS FOR CONSIDERATION

- A. Discuss Resolution 1682 establishing the number of second units to be permitted on single family lots in each neighborhood.

(INSERT)

M/S Goltz, Hulpke we recommend to the Town Council that Resolution 1682 be amended on Page 2, under where the list of Forbes Avenue appears, to change the entry and form the appropriate number an, Staff to fill in, and eliminate the letter "D". Passed unanimously.

- B. Proposed changes to the Environmental Impact Review Resolution.

M/S Ragan, Buckle that the proposed changes to the EIR Resolution be forwarded to the Town Council recommending approval. Passed unanimously.

(INSERT): Commissioner Goltz stated Resolution 1682, which established neighborhood densities indicated Forbes Avenue as a "0" density. The neighborhood actually had two densities indicated on the Land Use Map: 1 unit per 10 acres (at the top of the Forbes Ave. neighborhood), and 4-6 units per acre for the lower portion.

4. APPROVAL OF MINUTES - HELD OVER.

Commissioner Goltz presented a drawing by Doug Anawalt as how he visualized the Yolansdale School site being used. He felt the Commission should do more about discussing the future use of the site.

Commissioner Goltz stated he wanted the following items listed on the next agenda for discussion:

1. Discussion of possible public hearing on rezoning of the Yolansdale School property.
2. Discuss revising General Plan to make this segment of land the Town feels should be acquired.

*
 ADJOURN - 9:45 p.m.

*Chairman Ragan also announced to the Commissioners that they must advise the secretary, no later than 3 pm on the Monday of the meeting, if they could not be present.

Catherine Carpenter
 Catherine Carpenter, Secretary

The Regular Meeting of the San Anselmo Planning Commission was called to order by Chairman Duane Ragan at 8:05 p.m., February 7, 1977, in the Town Hall Council Chambers. Representing Town Staff: T. J. Robbins, Associate Engineer/Planner.

DDC425

1. ROLL CALL

Commissioners Present: Buckle, Goltz, Greenfield, Ragan
 Commissioners Absent: Bolles, Hulpke

Commissioner Eisgrau resigned effective February 7, 1977.

2. PUBLIC HEARINGS

A. OLD BUSINESS

1. U-398 - Stop 'N Go Market, 807 San Anselmo Ave., A/P 7-162-17, permit review.

Staff had no further comments regarding this item other than those covered in the 12/20/76 Staff Memo.

Commissioner Buckle stated he would like to see the landscape plan submitted to Design Review when approved. Also, he hoped the Design Review would require only drought resistant plantings.

Condition #3 of the 12/20/76 motion was changed to read: "That private policing of the outdoor areas be provided Friday, Saturday and Sunday nights to prevent disturbances to the neighborhood resulting from the late hour operations."

M/S Greenfield, Buckle that U-398, National Convenience Stores, Stop 'N Go Market, be permitted to continue their business at 807 San Anselmo Avenue, with the revised conditions outlined in the 12/20/76 minutes still in effect, with the addition that the private policing of the outdoor areas be provided Friday, Saturday and Sunday nights to prevent disturbances to the neighborhood resulting from the late hour operations. Further move to review this use permit on July 11, 1977 to insure that the conditions stipulated on 12/20/76 and 2/7/77 are still being followed. Passed unanimously.

2. EU-2 - S. A. & A. L. Seaholm, 261 Brookside Dr., A/P 5-111-15, use permit to allow existing second unit to remain.

Applicant S. A. Seaholm was present. Mr. Seaholm stated there were a few corrections to be made as indicated by the Building Inspector. A retired person now lives in the second unit. There were no additional automobiles involved with the second unit.

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

M/S Goltz, Greenfield to approve Eu-2 for S. A. and A. L. Seaholm, 261 Brookside Drive, A/P 5-111-15, use permit to allow an existing second living unit at this address to remain. Approval is based on the finding that this use will not be detrimental to the