

The regular meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on September 15, 1980, by Vice-Chairman Ollinger in the Town Hall Council Chamber. T. J. Robbins present. 171

1. ROLL CALL

Commissioners Present: Hayes, McPeak, Ollinger, Peterson, Ragan
Signorelli
Commissioners Absent: Harle

2. APPROVAL OF MINUTES - August 18, 1980

Item 4D, paragraph 3, change " . . . she said the hot tub motor wakes her up at night." to " . . . she said the hot tub motor awakens her daughter at night by the switching on and off of the motor."

Mr. Robbins said he inspected the baffling for the motor at 18 Lincoln Avenue and there was practically no noise reading at all.

M/S McPeak, Ragan, to accept the minutes of August 18, 1980, as amended.

Motion carried; Commissioner Ollinger abstained.

3. OLD BUSINESS

- A. V-890 - Katharine, Salim and Adam Yanow, 34 Sais Avenue, A/P 6-072-18, a 7'9" sideyard variance and a 19'8" rearyard variance to rebuild an existing cottage within three inches of the side property line and four inches of the rear property line (revised floor plan - referred back to Planning Commission by Town Council on appeal of Planning Commission denial of variance).

Adam Yanow, applicant, present.

Mr. Yanow said he has the support of his neighbors, Mr. and Mrs. Coleman, Mr. and Mrs. Murphy, and Mrs. Gullick as long as he does not rent the building and it is built to Code. Mrs. Coleman, 37 Calumet Avenue, was present and agreed to this statement.

Mr. Yanow compared his variance requests with two other applications which were approved for 45 Austin Avenue and 51 Austin Avenue. He felt the hardships were equal.

Commissioner Peterson said he was encouraged by the support of the neighbors and has no objection to the application since the addition is no longer proposed; Commissioner Hayes agreed.

Mr. Yanow explained that the building will be used for a dark room, laundry room and occasional guest quarters. He said the toilet would be removed; however, the Commission agreed a half-bath (without bathing facilities) could be provided.

Commissioner Ragan said there is no hardship as there is adequate space in the main dwelling.

M/S Hayes, Signorelli, to approve V-890 for Katharine, Salim and Adam Yanow, 34 Sais Avenue, A/P 6-072-18, a 7'9" sideyard variance and a 19'8" rearyard variance to rebuild an existing cottage within three inches of the side property line and four inches of the rear property line (revised floor plan submitted to the Town Council on August 12, 1980), on the grounds that it is necessary for the enjoyment of substantial property rights; it is not detrimental to persons residing in the neighborhood; it is necessitated by the placement of the structures on the lot; and it is a rebuilding of a preexisting structure and use.

Motion carried: AYES: Hayes, Ollinger, Peterson, Signorelli
NOES: McPeak, Ragan

Applicant was advised of the ten day appeal period.

- B. Z-194 - Proposed Rezoning of County Parcels Abutting San Francisco Boulevard, Los Angeles Boulevard, Sacramento Avenue, Pasadena Avenue, Carmel Way, Miwok Drive, and Santa Barbara Boulevard, to either R-1 (Single Family Residential) or PPD R-1 B40 (Preliminary Planned Development with a presumptive use of Single Family Residential, minimum lot size of 40,000 square feet), and review of Negative Declaration - CONTINUED TO 10/06/80.
- C. V-836A - Steve Haramis, 223-231 San Anselmo Avenue, A/P Nos. 7-284-15, 7-284-16, and 7-284-17, parking size variances (17 spaces at nine feet wide and two spaces at eight feet wide) - renewal request of expired variances.

Steve Haramis, applicant, present.

The drawing submitted for this meeting indicated ten parking spaces at nine feet wide and nine spaces at 8'8" wide. Mr. Robbins suggested that the original plan be approved again, which proposed 17 spaces at nine feet wide and two spaces at eight feet wide.

M/S Ragan, McPeak, to approve V-836A for Steve Haramis, 223-231 San Anselmo Avenue, A/P Nos. 7-284-15, 7-284-16, and 7-284-17, parking size variances; 17 spaces at nine feet wide and two spaces at eight feet wide, which is the original variance granted by the Planning Commission on June 18, 1979; to take effect at this time for another period of one year.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

4. NEW BUSINESS

- A. V-905 - Marjorie C. Ruggles, 23 Lansdale Avenue, A/P 7-012-21, an eight foot sideyard variance to construct an open carport within zero feet of the side property line.

Marjorie Ruggles, applicant, present.

Ms. Ruggles said the existing garage is unsightly.

A letter had been submitted by Joseph Zinn, owner of 15, 17 and 19 Lansdale Avenue, which is next door. Mr. Zinn supports the application so long as the variance reads "within zero feet of the side property line but no closer than three feet at the base to the existing structure at 19 Lansdale Avenue" because the two present garage structures at 19 Lansdale Avenue and 23 Lansdale Avenue have a clearance between them at the base of 2'6" to three feet.

M/S McPeak, Ragan, to approve V-905 for Marjorie C. Ruggles, 23 Lansdale Avenue, A/P 7-012-21, an eight foot sideyard variance to construct an open carport within zero feet of the side property line, but no closer than three feet to the existing garage at 19 Lansdale Avenue; on the grounds that the variance will not be detrimental to the health and welfare of the neighborhood; it is necessary for the enjoyment of substantial property rights; and it is necessitated due to the narrowness of the lot.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- B. V-906 - Terry P. Schenk, 101 Oak Avenue, A/P 7-271-44, a five foot frontyard variance to construct a garage within 15 feet of the front property line; and a variance for a third story on the proposed dwelling.

Terry Schenk, applicant, present.

Commissioner Hayes said he feels the house towers over the roadway, which is more a function of the lot rather than the actual height of the building. He has no problems with the proposed carport, however. The other Commissioners agreed. Commissioner McPeak was concerned whether the turn around design could work.

Mrs. Cowperthwaite, 141 Oak Avenue, said she is concerned about the proposed third story.

M/S Ragan, McPeak, to refer V-906 for Terry Schenk, 101 Oak Avenue, A/P 7-271-44, back to the applicant for resubmittal on October 6, 1980.

Motion passed unanimously.

- C. V-907 - George Kokalis, 24 Timothy Avenue, A/P 5-251-19, 13'6" to 15'6" frontyard variances to construct a carport within 6'6" to 4'6" of the front property line with a 2'6" roof overhang.

George Kokalis, applicant, present.

Mr. Kokalis said there will be a longer driveway for the house than there was for the previous house that slid. The longer driveway will provide for a longer braking distance so that the strain on the road will be less.

Mrs. Carson, 4 Oak Aprings Drive, said she is concerned about drainage problems and wants to be assured that it will not go over her property. Mr. Robbins said staff would go over the drainage plans with her when they are submitted.

M/S Ragan, McPeak, to approve V-907 for George Kokalis, 24 Timothy Avenue, A/P 5-251-19, 13'6" to 15'6" frontyard variances to construct a carport within 6'6" to 4'6" of the front property line with a 2'6" roof overhang, for the reasons that it will not be prejudicial to the best interests of the neighborhood; and it will afford the applicant substantial property rights because of the configuration of the lot.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- D. SR-323 - J. R. Hastings Corporation, 506 San Anselmo Avenue, A/P 6-102-09, application for a second window sign on a second floor.

J. R. Hastings, applicant, not present.

M/S McPeak, Hayes, to approve SR-323 for J. R. Hastings Corporation, 506 San Anselmo Avenue, A/P 6-102-09, for a second window sign on a second floor, as shown on the drawing received September 5, 1980.

Motion passed unanimously.

5. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 9:55 p.m. to the next special meeting on September 29, 1980

Lisa Burclin

LISA BURGLIN
PLANNING ASSISTANT