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The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Harle at 8:00 p.m. on May 19, 1980, in the Town Hall Council Chamber. T. J. Robbins, Assistant Director Public Works/Planning, present.

1. ROLL CALL

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

2. APPROVAL OF MINUTES

April 21, 1980

Item 3D, change "inmaterial" to "immaterial."

M/S Hayes, McPeak, to approve the minutes of April 21, 1980, as amended.

Motion carried; Commissioners Ollinger and Signorelli abstained.

May 5, 1980

M/S McPeak, Ollinger, to approve the minutes of May 5, 1980, as written.

Motion carried; Commissioners Hayes and Signorelli abstained.

3. OLD BUSINESS

- B. Z-190/SS-234 - Myra Hardwick, Cordone Drive and Mountain View Avenue, A/P 5-212-02, review of mitigated Negative Declaration, and application for the proposed rezoning from PPD R-1 (Preliminary Plan Development with a presumptive use of Single Family Residential) to SPD (Specific Plan Development) for four single family dwellings, and review of the tentative parcel map.

Rudi Tulipani, Richard and Myra Hardwick, present.

Mr. Robbins said individual soils reports will be required for building permits and drainage will be constructed to eliminate most of the runoff on Brookside Drive.

Commissioner McPeak suggested that Item D on the environmental checklist be checked No. 2, rather than No. 1.

M/S Ollinger, Signorelli, to accept the Negative Declaration for Z-190 for Myra Hardwick, Cordone Drive and Mountain View Avenue, A/P 5-212-02, as prepared by staff dated April 25, 1980, with the change in the environmental checklist - Item D should be marked as No. 2, rather than No. 1.

Motion passed unanimously.

Mr. Robbins said any variances to the required setbacks can be approved through subdivision exceptions.

M/S McPeak, Hayes, to recommend to the Town Council to approve Z-190 for Myra Hardwick, Cordone Drive and Mountain View Avenue, A/P 5-212-02, proposed rezoning from PPD R-1 (Preliminary Plan Development with a presumptive use of Single Family Residential) to SPD (Specific Plan Development) for four single family dwellings, subject to the mitigations listed on the Negative Declaration, specifically Items 3b and 16e; on the basis that it is consistent with the General Plan; to be based on the lot lines as shown on the drawing submitted to the Town of San Anselmo dated April 22, 1980.

Motion passed unanimously.

M/S Ollinger, Signorelli, to approve SS-234 for Myra Hardwick, Cordone Drive and Mountain View Avenue, A/P 5-212-02, as shown on the tentative map submitted to the Town of San Anselmo dated April 22, 1980, with notes made thereon referring to drainage, the proposed pedestrian easement to Faude Park, the extension of the north property line by 13 feet of property Lot 3, and square foot area of Lot 3 noted on that drawing as well.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- A. SS-228 - Robert C. Martin, Brookside and Cordone Drives, A/P 5-222-01, lot line relocation.

Robert Martin, applicant, not present.

M/S McPeak, Hayes, to approve SS-228 for Robert C. Martin, Brookside and Cordone Drives, A/P 5-222-01, lot line relocation, as shown on the map received by the Town of San Anselmo on May 12, 1980.

Motion passed unanimously.

#### 4. NEW BUSINESS

- A. V-883 - Carol E. Throop, 63 Magnolia Avenue, A/P 7-213-55, a 12 foot frontyard variance and a four foot sideyard variance to raise an existing dwelling 30 inches within eight feet of the front property line and four feet of the side property line, with a two foot roof overhang.

Carol Throop, applicant, present.

Ms. Throop, who had previously obtained a use permit for a second unit on the property, said she is raising the building so that the unit will have the required ceiling height.

M/S Hayes, McPeak, to approve V-883 for Carol E. Throop, 63 Magnolia Avenue, A/P 7-213-55, a 12 foot frontyard variance and a four foot sideyard variance to raise an existing dwelling 30 inches within eight feet of the front property line and four feet of the side property line, with a two foot roof overhang on the grounds that it is necessary for the enjoyment of substantial property rights; it will not be detrimental to the health and welfare of the neighborhood; and that it is necessary because of the structure and design of the existing house in that the lower level is only 6½ feet high.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- B. NU-18 - H. Scott Thompson, 15 Rutherford Avenue, A/P 5-127-14, use permit for a second unit - CONTINUED 06/02/80.
- C. V-884 - Herman and Katharina Weihl, 73 Ross Avenue, A/P 7-284-02, a two foot sideyard variance to construct an open deck within four feet of the side property line.

Herman Weihl, applicant, present.

Mr. Robbins said the applicant is not sure of the exact location of the side property line between 73 and 71 Ross Avenue. Since Mr. Weihl is only asking for a variance to build an open deck along the existing building lines, the variance granted should state "approximately four feet." He said the neighbor, Mr. Martens, does not oppose this application.

Commissioner Ollinger said the deck will be right on top of the neighbor's windows; he suggested putting the deck on the west side of the property.

M/S McPeak, Signorelli, to approve V-884 for Herman and Katharina Weihl, 73 Ross Avenue, A/P 7-284-02, a two foot sideyard variance to construct an open deck approx. four feet of the side property line, on the basis that the extension of the deck is necessary for the enjoyment of substantial property rights; it will not be detrimental to the neighborhood; and is necessitated by the plan of the building on the lot. This approval does not resolve the property line question.

Motion carried: AYES: Harle, Hayes, McPeak, Signorelli  
NOES: Ollinger

Applicant was advised of the ten day appeal period.

5. DISCUSSION

Magnolia Avenue, City Hall Avenue, Library Place - Downtown Rezoning Workshop

The Commissioners agreed that the following parcels be advertised for a public hearing on June 16, 1980:

<u>Address</u>	<u>Present Zoning</u>	<u>Proposed Rezoning</u>
54 Magnolia Avenue	R-3	R-2
31 Magnolia Avenue	R-1	R-2
30 Magnolia Avenue	C-2	R-1
36 Magnolia Avenue	C-2	R-1
26 Magnolia Avenue	C-2	R-3
22 Magnolia Avenue	C-2	R-1, P
23 Magnolia Avenue	C-2	R-1, P
27 Magnolia Avenue	C-2	R-1, P
29 Magnolia Avenue	C-2	R-1, R-2, P
19 Library Place	C-2	R-1, P
11 Library Place	C-2	R-1, P
City Hall Avenue, A/P 7-214-28	C-2	R-3, P
33 City Hall Avenue	C-2	R-1
35 City Hall Avenue	R-1	P, C-2

6. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 9:52 p.m. to the next regular meeting on June 2, 1980.

*Lisa Burklin*

LISA BURGLIN  
PLANNING ASSISTANT