

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Ollinger at 8:00 p.m. on January 19, 1981, in the Town Hall Council Chamber, 525 San Anselmo Avenue. T. J. Robbins present.

1. ROLL CALL

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

2. APPROVAL OF MINUTES

December 15, 1980

Item 3A, first paragraph, change " . . . Engineer . . ." to
" . . . Designer . . ."

M/S Signorelli, McPeak, to approve the minutes of December 15, 1980,
as amended.

Motion carried; Commissioners Harle and Peterson abstained.

January 5, 1981

M/S Peterson, McPeak, to approve the minutes of January 5, 1981,
as written.

Motion carried; Commissioner Signorelli abstained.

5. Woodland Avenue Downtown Rezoning Workshop

Mr. Robbins suggested the workshop be held over to the next regular meeting so as to give staff additional time to check the uses of the homes on the street carefully.

M/S Peterson, Signorelli, to continue the Woodland Avenue Downtown Rezoning Workshop to the February 2, 1981, meeting.

3. OLD BUSINESS

A. V-914 - John and Janet O'Connor, 72 Lincoln Avenue, A/P 6-241-18
a third story variance to construct a living addition -
CONTINUED 02/02/81.

B. V-920 - Dennis M. Pufpaf, 71 Elm Avenue, A/P 7-052-39, a two
foot sideyard variance to construct an open deck within four
feet of the side property line.

Dennis Pufpaf, applicant, present.

Mr. Pufpaf said the original plan required a six foot sideyard variance, however he and his neighbor, Charles Brown feel this is a better proposal. The deck and stairs will serve as access to the side door and down to the ground level.

Charles Brown, 81 Elm Avenue, said he has no objections to the plan.

Commissioner Signorelli said he is concerned about the tightness of the construction on the lot, but the access is necessary.

M/S Harle, McPeak, to approve V-920 for Dennis M. Pufpaf, 71 Elm Avenue, A/P 7-052-39, a two foot sideyard variance to construct an open deck within four feet of the side property line in accordance with the plans received January 16, 1981, on the grounds that it will allow the enjoyment of substantial property rights; it will not be detrimental to those living in the neighborhood; and to deny access to the rear would be a hardship.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

Z-199/SS-241 - Isabel Cook Community Center, 1000 Sir Francis Drake Boulevard, A/P 6-032-15, environmental review and proposed rezoning of the rear portion from R-1 (Single Family Residential) to SPD (Specific Planned Development) for an 18 unit housing development for lower income families, elderly and handicapped persons and a proposed two-lot parcel split.

Mr. Robbins said staff feels traffic and parking could be a problem, but this project will not have a significant effect as additional parking for 61 cars is available at Memorial Park at the Log Cabin area. He also said the proposed use of this site will be relatively low-key in traffic and parking considerations as it will be housing for elderly and handicapped persons. Mr. Robbins said there are presently 31 parking spaces available and the Recreation Director, Gary Howell, estimates 35 are needed by people using the activity building.

Commissioner Harle pointed out that the walk from the Log Cabin area to the proposed housing is approximately 250 yards. Commissioner McPeak said people will park at the shopping center before they will take that long walk to the Log Cabin area.

Commissioner McPeak questioned the size of the units. As noted on the drawing, Mr. Robbins said there will be four one-bedroom units at 625 square feet each, nine two-bedroom units at 917 square feet each, and five three-bedroom units at 1,186 square feet each. The site, he said, will be leased by the Town to the Housing Authority. He pointed out that the Planning Commission will get another look at the parking at the use permit stage.

Commissioner Signorelli said he is concerned about parking, and egress and ingress.

Commissioner Peterson said the Parkside complex has 72 units and this project will be 18 additional units; at eight trips per day each, 720 cars will have access by Sunny Hills Drive in addition to the traffic generated from Sunny Hills School. He said most people coming out of Sunny Hills Drive will go through the shopping center to use the signal onto Sir Francis Drake Boulevard as it is very difficult to get onto Sir Francis Drake Boulevard from Sunny Hills Drive. He suggested as a mitigating measure to the Negative Declaration that a signal be installed at Sunny Hills Drive with a trip pad from Sunny Hills Drive to Sir Francis Drake Boulevard. He noted the consultant who prepared the EIR for the Willow Glen development has recommended a signal for traffic onto Sir Francis Drake Boulevard from the project. His second point was that the number of parking spaces required for new apartments is inadequate and cited Parkside as an example where some people have to park on the street each night and risk getting a ticket. He said although the parking use by the elderly and handicapped tenants will probably be less than normal, there is the added use of the activity building. His third point was the inadequate parking for the intensely used Memorial Park. He said many people park in the shopping center when using the Park and he questioned the equity of that to the shop owners who pay for the upkeep of that lot.

Commissioner Peterson suggested a parking study be done and parking for a minimum of 30 cars be provided that are not shared with the activity building.

Commissioner Ollinger said he supports the project, but parking should be addressed and strong consideration be given to visitors and tenants there.

Commissioner Harle said it appears there may be room for ten more parking spaces along the street that could be given to the activity building.

Mr. Robbins said signalization is in the downstream plan and normally the Town would charge the developer for a signal; but it would not be appropriate in this case to charge the Housing Authority because of funding limitations.

Commissioner Peterson also mentioned the noise from the playing fields of Memorial Park which Mr. Robbins said could perhaps be baffled, i.e., no windows on that side of the units.

Commissioner Ollinger questioned why the Police Department did not comment on the environmental checklist; staff said they will have the Police Department's comments at the next meeting.

Commissioner Ollinger clarified the Commission's concerns: traffic, access for emergency vehicles, parking, noise from the field to the units, and the combination of other activities in the area.

It was suggested that the shop tenants also be notified of the public hearings.

Commissioner Ollinger said perhaps some thought can be given to prohibiting access to the shopping center from Sunny Hills Drive. Mr. Robbins said that may be the decision of the property owner; a study is now underway by the center.

M/S Peterson, McPeak, to continue Z-199 and SS-241 for the Isabel Cook Community Center, 1000 Sir Francis Drake Boulevard, A/P 6-032-15, environmental review and proposed rezoning of the rear portion from R-1 (Single Family Residential) to SPD (Specific Planned Development) for an 18 unit housing development for lower income families, elderly and handicapped persons and a proposed two-lot parcel split, to the meeting on February 2, 1981.

Motion passed unanimously.

- D. NU-21 - William D. Howey, 104 Oak Knoll Avenue, A/P 5-153-34, use permit for a second unit in an R-1 zone.

William Howey, applicant, present.

Mr. Howey gave a brief history of the second unit: In 1961 a general contractor built the unit and it was occupied by his mother. In 1964 Mr. Howey purchased the property thinking it was zoned for duplex use and rented out the units. In 1970 there was a fire on the property and Mr. Howey was informed by the Director of Public Works that the property was zoned for single family residential use and the second unit use was terminated. In 1977 Mr. Howey made application for a use permit under the Second Unit Ordinance, but due to the density level in this neighborhood at that time his application could not be processed. The recent change in the Second Units Resolution allows one more unit in this neighborhood so he was given the opportunity to apply for a use permit.

Mr. Howey said there are five parking spaces on the lot (four in tandem) and the property is 7,700 square feet. Mr. Howey said he and his wife plan to move in after she has recuperated from an operation which should be in approximately six months.

Commissioner Signorelli pointed out that although the Code states the Commission may grant a use permit with the owner not having to establish residence on the property for 12 months, the intent of that section of the Code was when the Second Unit Ordinance was adopted the owners of existing second units were given a deadline to make application for a use permit and the Town did not want to leave them out in left field by having to evict tenants and move immediately.

Mrs. Erdman, 73 Medway Road, said there is a lot of traffic in the area and the on-street parking makes it very difficult for emergency vehicles to drive through.

Jim Volare, Medway Road, asked Mr. Howey why he did not move to the property three years ago when he first applied for the use permit; Mr. Howey said the house as one living unit is too big for two people.

Patricia Simms, 65 Medway Road, said she knows of some second units in this neighborhood that may not be legal. Mr. Robbins said he will check into the matter.

Ms. Simms also questioned whether the petition submitted by Mr. Howey is valid if signed by tenants or can it only be signed by property owners. Mr. Robbins said the Commission considers both tenants' and property owners' comments.

Mr. Erdman, 73 Medway Road, said most properties on the street have only one on-site parking space and he is satisfied with Mr. Howey's parking layout.

Commissioner Peterson said he is not entirely sympathetic with the applicant as Mr. Howey was aware of the second unit conditions and the unit has still been illegally occupied. He suggested the use permit be granted and made effective when Mr. Howey moves onto the property, the present illegal occupancy be abated within two months, and any other second unit applications be held in abeyance for one year.

Commissioner McPeak agreed with the first suggestion, but noted if the use permit is not granted, the unit must be terminated and it is not necessary to state that in the motion.

Commissioner Ollinger asked the neighbors if they thought the traffic problem was a cumulative one or from 104 Oak Knoll Avenue. Mr. Volare said it is basically a cumulative problem.

M/S Peterson, Signorelli, to conditionally approve NU-21 for William D. Howey, 104 Oak Knoll Avenue, A/P 5-153-34, use permit for a second unit in an R-1 zone, with the condition being that the use permit is not to take effect until Mr. Howey occupies the premises, with the further understanding that we will not entertain a use permit for any additional second unit in that neighborhood for one year, giving Mr. Howey one year from this date to occupy or have this conditional use permit lapse; on the basis that it will permit the owner the enjoyment of substantial property rights, and will not be a detriment to the neighborhood.

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

Applicant was advised of the ten day appeal period.

- E. SS-227 - Donald F. Anderson, Dmitri A. and Barbara H. Mihailoff, Gladys G. Shadle, 12, 14 and 16 Barber Avenue, A/P Nos. 6-191-26, 6-191-27, 6-191-28, 6-191-36 and 6-191-37, request for extension for filing of final map for a parcel split to January 7, 1982.

Mr. Robbins said the filing of the final map has been delayed because the above parties have been unable to get the owner of the corner lot, which is being legalized, to sign the final map. The final map is expected to be filed within the next two months.

M/S McPeak, Peterson, to approve the extension for the filing of the final map to January 7, 1982, for SS-227, Donald F. Anderson, Dmitri A. and Barbara H. Mihailoff, and Gladys G. Shadle, 12, 14 and 16 Barber Avenue, A/P Nos. 6-191-26, 6-191-27, 6-191-28, 6-191-36 and 6-191-37.

Motion passed unanimously.

4. NEW BUSINESS

- A. V-928 - Bruce and Marilyn Wallace, 48 Valley Road, A/P 5-082-09, a five foot sideyard variance and a ten foot rearyard variance to construct a bedroom addition within three feet of the side property line and ten feet of the rear property line.

Bruce and Marilyn Wallace, applicants, present.

Mr. Wallace said they had considered the addition in the frontyard; however, there is a drainage way there that has been causing erosion. He added that they had spoken to all the neighbors about the project except for Ms. Brown. Ms. Wallace received a copy of Ms. Brown's letter of opposition and asked her to come to her property to discuss the variance; Ms. Brown has not yet gone to the Wallace's.

Mr. Robbins said the drain could be replaced with reinforced concrete pipe, but that would be the responsibility of the property owners.

The Commissioners said they were hesitant to approve the variance since the neighbor has objected and the addition is very close to the adjacent property. They suggested alternative locations for the addition, i.e., second story, converting the garage and constructing a new garage in front.

M/S McPeak, Harle, to continue V-928 for Bruce and Marilyn Wallace, 48 Valley Road, A/P 5-082-09, to the meeting on February 2, 1981.

Motion passed unanimously.

5. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 9:40 p.m. to the next meeting on February 2, 1981.

Lisa Burghin

LISA BURGLIN
PLANNING ASSISTANT