

The special meeting of the San Anselmo Planning Commission was called to order on September 14, 1981, at 8:00 p.m. by Vice-Chairman Hayes in the Town Hall Council Chamber. T. J. Robbins present.

1. ROLL CALL

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

2. APPROVAL OF MINUTES - August 17, 1981

Item 4A, third paragraph, change, ". . . properly drained." to ". . . properly drained onto Oak Avenue."

Item 5A, add, "The Commissioners felt that the Town Administrator should not insert his political philosophies in memorandums prepared by staff; that if he wishes to express his own political thinking and desires that he prepare his own memos."

M/S Ragan, McPeak, to approve the minutes of August 17, 1981, as amended.

Motion passed unanimously.

3. NEW BUSINESS

A. Draft Housing Element - CONTINUED.

B. General Plan Revisions to Accomodate the Density Ordinance - CONTINUED.

C. V-977 - Blumenfeld Enterprises, "Tamalpais Theatre", 328 Sir Francis Drake Boulevard, A/P 6-251-04, parking variance (by expanding the theatre use it is adding to the non-conforming use of parking).

Stan Sheppard of Stan Stanovich Architect and Neal Meyer of Cinerama Theaters, Incorporated, of California, present.

Mr. Robbins said there are presently 999 seats which are to be decreased to approximately 843 seats (210 seats in both Auditoriums 1 and 2, and 423 seats in Auditorium 3), with a parking requirement of 168 spaces on-site. He noted that the theatre has 28 on-site parking spaces and a survey of curbside parking had been made. Mr. Robbins said the Police Department has no particular problem with this proposal. Justification for this variance, he said, could be that the theatre was built at a time when there was less parking demand and also that many parking variances have been granted to businesses in Town.

Mr. Meyer said that studies indicate that theatres in shopping centers increase business in the stores, which is likely to happen in San Anselmo. He anticipates a 40 to 50 percent increase in his business as the triplexing will give him the opportunity to bring in first run films and sub-films (after they have run at another theatre). Their largest attendance at this theatre is in the evening hours; however, they still have matinee showings per their contracts with the film distributors. He added that the theatre permits Cain's Tires to share their parking lot.

Tony Barbera of The Carousel expressed concern about the present parking problems as he already loses business daily and this theatre expansion may create a bigger problem. Ted Janko of Ted's questioned Mr. Barbera's position as he feels theatre goers walking by the Carousel may return after the movie if they see something that interests them in the Carousel's windows.

Jessie Sharp, Barbara Jones and Marianna Moussier of The Carousel complained about parking and litter problems in the area. Ms. Jones suggested the parking signs on that block on both sides of the street be changed to permit only one-hour parking, and which the Commissioners felt was an excellent idea. Ms. Moussier expressed concern that some cars are not tagged for overtime parking by the Police Department.

M/S Peterson, Ragan, to approve V-977 for Blumenfeld Enterprises, 328 Sir Francis Drake Boulevard, A/P 6-251-04, parking variance (by expanding the theatre use it is adding to the nonconforming use of parking), on the grounds that it will permit the substantial enjoyment of property rights; it will not be detrimental to the neighborhood; it is necessitated by the heavy development of properties in the neighborhood and the lack of available undeveloped property that could be used as a parking lot; with the strong recommendations that another loading zone be added to that block of Sir Francis Drake Boulevard; that the Town Council look into the parking enforcement problems discussed at this meeting; and that the Town Council consider changing that block of Sir Francis Drake Boulevard and the next block to the south to one-hour parking on both sides of the street during daylight hours.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- D. C-182 - Blumenfeld Enterprises, "Tamalpais Theatre", 328 Sir Francis Drake Boulevard, A/P 6-251-04, design review of exterior entrance foyer alteration.

Mr. Sheppard submitted samples of the proposed tiles for the walls and ceiling of the entrance foyer. The exterior work is limited to removing the ticket booth (relocating it inside) and refinishing. There will be new display cases in the foyer also.

M/S Ragan, Peterson, to approve C-182 for Blumenfeld Enterprises, "Tamalpais Theatre", 328 Sir Francis Drake Boulevard, A/P 6-251-04, as shown on the drawings received by the Town on July 31, 1981.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- E. V-978 - Richard Semenza, 97 Ridge Road, A/P 5-172-72, a 19 foot frontyard variance to construct a roof structure over an existing car deck within one foot of the front property line.

Richard Semenza, applicant, was unable to attend due to an emergency. Commissioner Signorelli, who prepared the plans for the applicant, explained the variance request.

Mr. Robbins pointed out that other houses in the area have roofs over their carports, adding that Mr. Semenza's cars are being damaged by overhead trees.

M/S McPeak, Ragan, to approve V-978 for Richard Semenza, 97 Ridge Road, A/P 5-172-72, a 19 foot frontyard variance to construct a roof structure over an existing car deck within one foot of the front property line, on the grounds that it will permit the substantial enjoyment of property rights; it will not be detrimental to the neighborhood; and is necessitated by the location of the car deck on the property.

Motion carried: AYES: Hayes, McPeak, Peterson, Ragan  
ABSTAIN: Signorelli

It was announced that there is a ten day appeal period.

- F. C-183 - Marin Savings and Loan, "United Market", 100 Red Hill Avenue, A/P 6-074-37, design review of exterior alterations - CONTINUED 09/21/81.

- G. V-979 - Mr. and Mrs. Dan Mahoney, 47 Nokomis Avenue, A/P 6-074-37, a three foot sideyard variance to construct a second floor living addition within five feet of the side property line; two foot and 4'6" sideyard variances and a two inch rearyard variance for a hot tub and tub equipment (after-the-fact) to be within six feet and 3'6" of the side property line and 19'10" of the rear property line.

Mr. and Mrs. Mahoney, applicants, present.

Mr. Mahoney advised that the existing house is very small with only two bedrooms and one bath. It was noted that letters of support had been received from some neighbors in the area. He said he had no excuse for constructing the tub and deck without first obtaining permits.

Commissioner Signorelli said staff is fully aware of other violations and are not doing anything about them so he is happy to see the Commission approving this item.

M/S Peterson, Ragan, to approve V-979 for Mr. and Mrs. Dan Mahoney, 47 Nokomis Avenue, A/P 6-074-37, a three foot sideyard variance to construct a second floor addition within five feet of the side property line; two foot and 4'6" sideyard variances and a two inch rearyard variance for a hot tub and tub equipment to be within six feet and 3'6" of the side property line and 19'10" of the rear property line, on the grounds that it is necessary for the substantial enjoyment of property rights; it will not be detrimental to the neighborhood; that the second story addition is necessitated by the location of the present structure and the location of the hot tub is necessitated by the screening available on the southwest property line and the tub is approximately the same distance away from the houses on the adjacent properties;

Further move that the applicants provide two parking spaces in front of the existing garage.

Motion passed unanimously.

Applicants were advised of the ten day appeal period.

#### 5. DISCUSSION

After discussing the Housing Element rewrite,

M/S McPeak, Ragan, to request Alan Bruce and George Davison to let the Planning Commission review with them the scope of work for any consultant hired to rewrite the Housing Element.

Motion passed unanimously.

#### 6. ADJOURNMENT

The special meeting of the San Anselmo Planning Commission was adjourned at 10:03 p.m. to the regular meeting on September 21, 1981.

*Lisa Burklin*

LISA BURGLIN  
PLANNING ASSISTANT