

The regular meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on June 15, 1981, by Chairman Ollinger in the Town Hall Council Chamber. T. J. Robbins present.

1. ROLL CALL

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

2. APPROVAL OF MINUTES - June 1, 1981

Item 3C, change ". . . a consistent problem and granting this variance could set a precedent:" to ". . . a consistent problem and having two residential uses and one commercial use on this lot could further add to the problem."

Item 4B, per staff's request, add "M/S Hayes, Harle, . . ."

M/S Ragan, McPeak, to approve the minutes of June 1, 1981, as amended.

Motion passed unanimously.

3. OLD BUSINESS

A. V-893 - San Francisco Theological Seminary, A/P 7-292-03, variance to add to a nonconforming use by constructing seven guest units with a lounge in an R-1 zone on Kensington Court (the Seminary is a legal, nonconforming use - established prior to use permit requirement for private school. Section 10-3.2306 of the SAMC requires variance for enlarging), and environmental review - CONTINUED 07/06/81.

B. U-557 - George Stameroff, 11 San Rafael Avenue, A/P 7-211-11, use permit to allow a residential use to coexist with a professional use in a P zone.

V-936 - George Stameroff, 11 San Rafael Avenue, A/P 7-211-11, variance from the requirement for eight parking spaces; five spaces are proposed.

George Stameroff, applicant, present.

Mr. Stameroff pointed out that the proposed plan is for five unobstructed parking spaces. He plans to plant four to five trees along the front, as well as other landscaping to the rear of the main building.

Commissioner Ollinger said he still cannot support the variance request for the reasons given at the last hearing.

Mr. Robbins suggested the motion read that only one car be domiciled at the rear building. He said staff will advise the applicant of recommended street trees.

M/S Hayes, McPeak, to approve U-557 for George Stameroff, 11 San Rafael Avenue, A/P 7-211-11, to allow a residential use to coexist with a professional use in a P zone, 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 those in the neighborhood; and will not be injurious to property nor improvements in the neighborhood.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

M/S Hayes, McPeak, to approve V-936 for George Stameroff, 11 San Rafael Avenue, A/P 7-211-11, variance from the requirement for eight parking spaces; five spaces are proposed; on the grounds that it is necessary for the enjoyment of substantial property rights; it will not be injurious to the health and welfare of the neighborhood; and is necessitated by the narrow-

ness of the lot and the size of the main structure on the lot; and the configuration of the rear building with respect to the main house; based on the map received by the Town of San Anselmo on June 2, 1981.

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

Applicant was advised of the ten day appeal period.

- C. C-180 - John Koyle, 606 Red Hill Avenue, A/P 6-092-04, design review of an additional covered area over parking and a new roof over an existing structure - CONTINUED 07/06/81.
- D. V-959 - Timothy Dyckman, 85 Alder Avenue, A/P 7-042-02, 6'6" to seven foot west sideyard variances to construct a carport within 1'6" to one foot of the west side property line.

Tim Dyckman, applicant, present.

Mr. Dyckman said he has been remodeling his house and all his work has been in keeping with the character of the neighborhood. He pointed out that the carport will be obscured from 99 Alder Avenue by a large existing tree.

Mr. Robbins said the property has been surveyed to indicate the property lines as shown on the drawing submitted.

M/S McPeak, Signorelli, to approve V-959 for Timothy Dyckman, 85 Alder Avenue, A/P 7-042-02, 6'6" to seven foot west sideyard variances to construct a carport within 1'6" to one foot of the west side property line, on the grounds that it will not be detrimental to the neighborhood; it will give the applicant enjoyment of sufficient property rights; and that there is a hardship due to the existing location of the house on the lot.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

4. NEW BUSINESS

- A. V-963 - Annabel H. Wood, 23 Magnolia Avenue, A/P 7-213-60, a 4'7" west sideyard variance to enclose an existing balcony within five inches of the west side property line.

Annabel Wood, applicant, present.

Ms. Wood said the roof needs repairs so she decided to increase the size of her room area and construct decent steps to the attic at the same time.

M/S Harle, Signorelli, to approve V-963 for Annabel H. Wood, 23 Magnolia Avenue, A/P 7-213-60, a 4'7" west sideyard variance to enclose an existing balcony within five inches of the west side property line; on the grounds that it will give the applicant enjoyment of sufficient property rights; it will not be detrimental to the neighborhood; and that the present situation imposes hardships in the use of the property.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- B. Z-205 - Florence Morford, 60 Mariposa Avenue, A/P 7-284-32, proposed rezoning from R-2 (Two Family Residential) to R-3 (Neighborhood Apartment District), and environmental review.

Florence Morford, applicant, and Don Brewer, real estate agent, present.

Mr. Robbins pointed out that both Lots 18 and 19 are legitimate lots. He said with the R-3 development behind these lots, this rezoning might be a reasonable request. Based on the size of the lots, with R-3 zoning a total of 9 units could be constructed.

Commissioner Hayes said this is consistent with the Town's desire to increase downtown housing and although it is across from St. Anselm's School, so is 26 Belle Avenue (which has five condominiums) and the Seminary.

Commissioner Harle said the proposal is inconsistent with the past rezonings of the downtown side streets with buffers between the residential and commercial lots.

Commissioner Signorelli said the old home constitutes low-cost housing, but leaving the old home and constructing maybe seven units bothers him and he would rather see nine new units.

Commissioner Ollinger's concerns are that the density would be increased right next to a school and that rezoning this lot R-3 might result in the owners of the lots on either side requesting the same rezoning. He suggested two duplexes would be preferable to nine units and that perhaps the adjacent R-1 lots might be rezoned to R-2, which would be a way to increase density.

Mr. Robbins pointed out that 60 Mariposa Avenue meets the required R-3 lot width, whereas other lots on that street do not.

The Commissioners agreed that the entire street should be discussed for possible rezoning of some of the lots prior to considering this one lot. They also felt it would be appropriate to refund the application fee of \$475.00; to which Mr. Robbins agreed, providing Planning Department expenses be subtracted.

M/S Hayes, Ragan, to continue Z-205 for Florence Morford, 60 Mariposa Avenue, A/P 7-284-32, to be considered with the overall Mariposa Avenue review at a workshop hearing on July 6, 1981.

Motion passed unanimously.

- C. NU-12 - Francis and Sherry Cuseo, 118 Morningside Drive, A/P 5-142-22, application for a use permit to allow a second unit to remain upon change of ownership.

Francis and Sherry Cuseo, applicants, present.

Mr. Cuseo said they are fully aware of the use permit conditions.

Commissioner Signorelli felt he should abstain as he had done the drawing used for this application 20 years ago; however, Commissioner Ollinger suggested due to the time lapse this would not be considered a conflict of interest.

Commissioner Ragan said this is one of the finest second units in San Anselmo.

M/S Ragan, McPeak, to approve NU-12 for Francis and Sherry Cuseo, 118 Morningside Drive, A/P 5-142-22, application for a use permit to allow a second unit to remain upon change of ownership, with the stipulations made in the original approval on May 21, 1979; on the grounds that this will not adversely affect the neighbors and will give the owner substantial property rights.

Motion passed unanimously.

Applicants were advised of the ten day appeal period.

- D. C-181 - Inter-Arts of Marin, corner of Tamalpais Avenue and San Anselmo Avenue (649 San Anselmo Avenue), proposal to paint a mural on the wall facing Tamalpais Avenue.

Kerry Vander Meer, Director of Inter-Arts of Marin, present.

Thomas Wolfe, a local artist, presented a rendering of the proposed mural which showed "a giant oak on the left, and Indian princess on a vision quest with a dynamic panorama of Mount Tamalpais behind. A California Condor ascends above and off to the right of the princess as if to carry her prayer to the

heavens."

Mr. Wolfe said if they do not obtain approval from the owner of this building, they may paint the mural on the Bank of America building facing Pine Street.

M/S Ragan, McPeak, to approve C-181 for Inter-Arts of Marin, 649 San Anselmo Avenue, to paint a mural on the wall facing Tamalpais Avenue, as presented at this meeting, with the alternate location being 401 San Anselmo Avenue facing Pine Street.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

5. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 9:26 p.m. to the next regular meeting on July 6, 1981.

Lisa Burghin

LISA BURGLIN
PLANNING ASSISTANT