

The regular meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on September 20, 1982 by Chairman Hayes in the Town Hall Council Chamber. L. Burglin of staff present.

1. ROLL CALL:

Commissioners Present: Bergeson, Harles, McPeak, Sharp, Signorelli, Hayes

Commissioner Absent: Peterson

2. APPROVAL OF MINUTES- August 2, 1982

Commissioner Signorelli indicated he had not abstained from the vote on approval of the minutes of August 2, 1982. With this correction, the minutes of August 16, 1982 were unanimously approved.

3. OLD BUSINESS

A. NU-27 THEODOR EHRLER 11 SKYLINE ROAD

Mr. Telfer of 16 Skyline Road stated the previous owner had built this unit originally as a mother-in-law unit in the early 70's, and that owner had also built the deck. Mrs. Diane Kavantjas, 15 Skyline Road asked what recourse they had if this second unit caused traffic problems.

It was pointed out that when the property (which is now on the market) is sold, it will be necessary for the new owners to obtain a use permit for the second unit thus automatically triggering a review. The applicant was also informed that if he did not sell the property, it would be necessary for him to live there within one year.

M/S McPeak, Harle, to approve NU-27, application of Theodor Ehrler for a use permit for a second unit at 11 Skyline Road with the provision that no more than two vehicles be domiciled at the residence at any time, or that additional room for parking be provided for a third car; that the granting of the Use Permit will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the Town, and that the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner.

Motion passed unanimously

P.C. 9/20/82

The applicant was informed of the ten-day appeal period.

B. V-1031 STEVE HARAMIS 223-231 SAN ANSELMO AVENUE

Mr. Haramis stated he had no comments at this time.

Mr. Stan Gallagher, owner of 211 San Anselmo Avenue said he had a grant deed granting him an easement through A/P 7-284-48 as access to the rear of his lot (A/P 7-284-18); However, according to Mr. Gallagher, the easement does not extend to include the property of Mr. Haramis (A/Ps 7-284-17, 16 & 15). Mr. Gallagher also stated the small 10X15 foot easement shown across the northwesterly corner of Mr. Gallagher's parcel (referred to as the secondary easement) is invalid because it was granted from a father to a son. He asked the Planning Commission to take no action on this application until the question of the easement was resolved.

It was the consensus of the Planning Commission that the planning aspect of the application could be heard and that the question of the easement was between the two property owners to be resolved by them and that action could be taken on the application.

Mr. Gallagher then stated that there was a constant parking problem in the easement because Mr. Haramis sublet his apartments and many nights he has had to call Mr. Haramis to get his tenants and subletees to move their vehicles.

M/S McPeak, Bergeson to approve application of Steve Haramis, 223-231

San Anselmo Avenue, A/Ps 7-284-15, 16 & 17, for parking variances to permit 17 nine foot width parking spaces and two eight foot width parking spaces, as shown on drawing submitted to the Town 8/31/82, indicating access and egress from and to San Anselmo Avenue as well as Mariposa and also to allow an additional 340 sq. ft. of second floor storage without providing the required one additional parking space, subject to there not being any provision for occupancy of any kind in the storage area or public access; that the granting of this variance is necessary for the preservation and enjoyment of substantial property rights; this variance will not materially affect adversely, the health or safety of persons residing or working in the neighborhood of the property involved and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Passed with 5 Aye votes. Commissioner Sharp abstaining due to a conflict of interest. P.C. 9/20/82

The applicant was informed of the ten day appeal period. He was also informed that the Planning Commission approval was based on Mr. Gallagher and Mr. Haramis working out the easement problem between them. In no way did the Planning Commission action imply any judgment over the legality of the easement.

V-1032 LORA LOVRIEN 12 RIVERA STREET

Lora Lovrien was present to answer questions. There was no one in the audience to comment on the application. M/S Harle, McPeak to approve V-1032, application of Lora Lovrien, 12 Rivera Street, A/P 5-223-11, for a 20 foot frontyard variance and an eight foot sideyard variance to provide three paved parking spaces within zero feet of the front and side property lines on the basis that the configuration of the lot requires this placement of the parking and further granting of the variance is necessary for the preservation and enjoyment of substantial property rights, granting of this variance will not materially affect adversely, the health or safety of persons residing or working in the neighborhood of the property involved, and it will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Passed unanimously P/C 9-20-82

4. PRESENTATION

Mr. and Mrs. "Hutch" Harnsberger of the Ecumenical Association for Housing presented a slide show entitled "Fitting In". After the slide show there was a general discussion of what could be done in San Anselmo to alleviate the acute housing shortage and what action the Planning Commission could take to help.

DISCUSSION

Commissioner Hayes questioned procedure for "Thanking" people who have served on the Planning Commission, and no action was taken, however, all of the Commissions felt a "Thank You" would be nice.

Density Ordinance will be heard October 11th.

At 10:30 p.m. the meeting adjourned to the regular meeting of October 4, 1982.

Thelma Foster
Secretary