

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Stan Hayes at 8:00 p.m. in the Council Chamber on October 3, 1983. L. Wight of staff present.

1. ROLL CALL

Commissioners present: Bergeson, Harle, McPeak, Sharp, Signorelli, Hayes;

Commissioners absent: Sousa

2. APPROVAL OF MINUTES - September 19, 1983

M/S Sharp, Signorelli to approve, as written, the minutes of September 19, 1983. Passed by five Aye Votes: Commissioner McPeak abstained.

3. PUBLIC HEARINGS

A. U-576 Doug Bullis

The Chairman announced this item has been continued until October 17.

C. Z-224 Dennis Allan Adgers

The Chairman announced this item has been continued until October 17.

B. U-589 Carolyn Rey 176 Tunstead Avenue

Larry Johnson was present with Carolyn Rey. He said they were concerned over parking, and hoped to provide adequate parking for employees.

There was no one else in the audience to comment on the application.

M/S Harle, McPeak, to approve U-589, for a Use Permit for Carolyn Rey, 176 Tunstead Avenue, A/P 7-213-45, for a preschool in an R-3 zone, on the basis that the use is appropriate in the area, and will not be a serious concern to other uses; 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 the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. Passed unanimously.

Applicant was informed of the ten-day appeal period.

P/C 10-03-83

V-1078 Carolyn Rey 176 Tunstead Avenue

M/S Signorelli, McPeak to approve V-1078, application of Carolyn Rey, 176 Tunstead Avenue, A/P 7-213-45, for a parking variance of 4 spaces: 1 to be within 0 feet of the front property line, all three to be in tandem and within 0 feet of the east side property line; all three to have a width of 8 feet; approval based on the limited space available on the property and the preservation of street parking space necessary for the use will not be limited; further a review of the parking situation be held in 12 months; granting of the variance is necessary for the preservation and enjoyment of substantial property rights; further 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 unanimously. Applicant was informed of the ten day appeal period.

P/C 10-03-83

D. S-95 Doug Elliott and Sim Van Der Ryn

Doug Elliott reported a neighborhood meeting had been held and each of the concerns mentioned at the previous meeting discussed and resolved. Mr. Robbins, 68 Ross Avenue stated this was correct and all of the neighbors seem satisfied by this proposal.

Sally Farrell, 80 Ross Avenue stated she had received notice only the afternoon of the meeting and had not had sufficient time to study the proposal; she had been unable to attend the neighborhood meeting.

Mr. Couley, 96 Woodland Avenue said he was happy with the project.

Dick Tracy, 228 Crescent Road asked about the moderate income unit.

Most of the Commissioners stated they were pleased, and one mentioned he was sorry to see the old house go.

M/S Harle, Sharp to accept the negative declaration recommended by staff for S-95, application of Doug Elliott and Sim Van Der Ryn, for a subdivision of 13 townhouses as shown on maps submitted to the Town on October 3, 1983 on the basis that it is in agreement with the General Plan and that there be a review of the tentative map on October 17, 1983. Passed unanimously

M/S Bergeson, Signorelli, application of Doug Elliott and Sim Van Der Ryn, for a parking variance for 8 undersized parking spaces at 76 Ross Avenue, A/P 7-281-10 as follows:
 3 spaces 8 x 18 in size
 1 space 9 x 12 in size
 4 spaces 9 x 18 in size and a variance of 4 spaces from the required 26; balance of spaces to be in accordance with the requirements of the Municipal Code; variance granted on the condition that Unit 13 be as proposed for moderate income purchase; further granting of the variance is necessary for the preservation and enjoyment of substantial property rights; further 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 unan mously.

In all cases the applicant was informed of the ten-day appeal period. P/C 10-03-83

C-196 Doug Elliott and Sim Van Der Ryn

A landscape plan as well as a color rendering for the structures was presented indicating stucco with a sand coat putty or beige in color, rough cedar, Olympic stain 916, garage doors natural wood, composition shingle roof of a light color. Fencing to be redwood with some masonry for relief; land surfacing to use a minimum of asphalt, the majority a concrete paver of brown colors. The trees will be set up with drip irrigation for a minimum of 3 years. Other landscaping except for private portions will be drought resistant.

M/S Sharp, McPeak to approve C-196, application of Doug Elliott and Sim Van Der Ryn, for design review of 13 Townhouses at 76 Ross Avenue, as presented to the Commission on plan dated and received 10-03-83. Passed unanimously.

E. V-1079 Mel and Kathy Camgros 21 Sunny Drive

Staff reported the owners may wish an address change to Cypress Avenue. Also a small portion of paved area in the southeast corner will be dedicated for street right-of-way purposes.

There was no one in the audience to comment on the application.

M/S McPeak, Harle to approve V-1079, application of Mel and Kathy Camgros, 21 Sunny Drive, A/P 6-113-01 and 6-113-24, application for a variance for a new dwelling to be 3 stories high (approximately 23 feet in height from average grade); the variance is necessitated by the steepness of the lot; granting of the variance is necessary for the preservation and enjoyment of substantial property rights; will not materially affect adversely the health of safety of persons residing or living in the neighborhood of the property involved and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. Passed unanimously. Applicant notified of the ten-day appeal period.

F. SR-341 Julie Valente

Staff pointed out the requirement for a projecting sign to be stained rather than painted and said a variance would also be required for this sign. Mrs. Valente displayed the proposed sign.

There was no one in the audience to comment on the application.

M/S Harle, Signorelli to approve SR-341, application of Julie Valente, 735 Sir Francis Drake Boulevard, A/P 6-083-05 for a variance for a second sign to be ten square feet, (10 feet over maximum allowed), and for the projecting sign

to be painted rather than stained; granting of the variance necessitated by the amount and speed of traffic on Sir Francis Drake Boulevard which make it difficult to see the sign flush against the building; granting of this variance will not adversely affect the public health, safety or welfare or be detrimental to or endanger or depreciate the property located in the surrounding area.

G. V-1080 Philip M. Sheridan

Mr. Robert Poor stated he owned the property immediately adjacent to the Sheridan property; his dwelling house had slid down the hill and ultimately was removed from the property. He stated his Attorney had advised him that possibly water from the Sheridan property had contributed to his loss. He is concerned with additional development on the adjacent property.

Ms. Anne Marcellus stated she was trained as an engineer and architect. She wished to warn against additional weighting of the property, stating substantial property rights of Mr. Poor may be in jeopardy.

Mr. Sheridan owner was present and stated plans had been engineered, a new retaining wall to divert water is presently being constructed.

M/S Signorelli, McPeak to approve V-1080, application of Philip M. Sheridan, 360 Redwood Road, A/P 7-095-11, for a one-foot frontyard variance and a 7 foot sideyard variance to construct a garage within 19 feet of the front property line and one foot of the side property line. Granting of the variance is necessitated by the narrowness of the parcel and the need for off-street parking in the area; granting of the variance is necessary for the preservation and enjoyment of substantial property rights and 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 unanimously. Applicant informed of ten day appeal period.
P/C 10-03-83

H. V-1081 Betty Stott

Staff explained a non-conforming second unit is allowed to make repairs or alterations only to within 25% of the fair market value of the structure; proposed construction exceeds this figure by \$7,000, hence the requirement for the variance.

Ms. Stott explained she found it necessary to replace an existing bathroom and service porch which had deteriorated beyond saving and had been placed originally on mud sills.

There was no one in the audience to comment on the application.

M/S Harle, Bergeson to approve V-1081, application of Betty Stott, 12 Austin Avenue, A/P 7-262-08 for a variance to allow construction of a 320 square foot addition to a legal non-conforming second unit, on the basis of unusual special circumstances; she is replacing a bathroom and service porch which deterioration necessitated the removal of; granting of this variance is necessary for the preservation and enjoyment of substantial proeprty rights; 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 unanimously. Applicant informed of the ten-day appeal period.
P/C 10-03-83

I. REVIEW OF ABAG HOUSING NEEDS REPORT - JULY 1983

Commissioner Sharp stated he wanted to go on record saying ABAG's method of calculation to arrive at the figures is difficult to understand. After some discussion, it was M/S McPeak, Harle, that the Commission accept Commissioner John Sharp's offer to draft a letter to ABAG and to place it as the last item on the Agenda for the Special Planning Commission meeting of October 10, recommending an action to the Council. Passed unanimously.

Commissioner McPeak said he thought some explanation should be offered with the proposed density ordinance, of the criteria for arriving at densities. The Commission agreed, and Commissioner Hayes offered to prepare a draft. Commissioner Bergeson stated he would do the same.

At 11:10 the meeting adjourned to the special meeting of October 10.