

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 September 19, 1983.
L. Wight of staff present.

1. ROLL CALL

Commissioners present: Bergeson, Harle, Sharp, Signorelli, Sousa, Hayes

Commissioners absent: McPeak

2. APPROVAL OF MINUTES - August 15, 1983

Commissioner Signorelli asked to have the first word "New" stricken from Item B. NU-36, Bobby Sandler, in the second paragraph, and the second sentence.

M/S Sharp, Sousa, to approve the minutes of August 15, 1983 as amended. Passed with Five Aye votes; Commissioner Signorelli abstained.

3. PUBLIC HEARINGS

A. U-576 Doug Bullis, The Winery

The Chairman announced this matter was continued until the October 3 meeting.

C. U-589 Carolyn Rey.

The Chairman announced this item was continued until the October 3 meeting.

B. V-1066 David and Jo Ann Salmons 16 Hazel Avenue

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

M/S Harle, Sousa, to approve V-1066, application of David and Jo Ann Salmons, 16 Hazel Avenue, A/P 7-112-16, for a variance to add to a non-conforming use (registered second unit); and a 5.33 foot east sideyard variance and a 17.33 foot rear yard variance to construct a new roof line to provide a sleeping loft within 2.67 feet of the east side and rear property lines, on the basis that the variance is necessary for the preservation and enjoyment of substantial property rights; granting of the 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, and is necessitated by the placement of the present building on the lot. Passed unanimously. P/C 9-19-83

D. SS-253 Michael McCormac 155 Barber Avenue

Jim McDonald, Designer, was present with Mr. McCormac. He stated a 2-lot parcel split had been approved in July of 1983; however, upon reconsideration, Mr. McCormac felt a relocation which would add 4,827 square feet to Lot B would be desirable. No additional building sites were proposed.

M/S Sharp, Harle to approve SS-253, application of Michael McCormac of 155 Barber Avenue for a lot line relocation on A/P 6-192-21 in accordance with map dated 29 June 1983 and revised 31 August 1983. Passed unanimously. P/C 9-19-83

E. V-1076 Jeff and Sara Menzel

Mr. and Mrs. Menzel were present, but had no comment.

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

M/S Bergeson, Sousa to approve V-1076, application of Jeff and Sara Menzel 82 Oak Knoll Avenue, A/P 5-154-43, for a 4.5 foot north sideyard variance to construct a two-car garage within 3.5 feet of the north side property line, on the basis that 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 the neighborhood; and is necessitated by the nature of the site and the way the garage has to be placed on the lot.
Passed unanimously P/C 9-19-83

F. Z-190 John Kapelowitz and Leslie Decker

Ms. Decker presented a sample color for the roof. It was a very dark brown which Ms. Decker said would be reflected by the Oak trees. They plan to use Olympic stain 716 for the shingle trim; a buff color for the concrete blocks used in the garage that will show. Mr. Kapelowitz said the machinery for the hilllevator would be housed under the deck.

Ms. Decker said they have met with Alan Beallo, next door neighbor, and he was the one that suggested the proposed pittosporum plantings.

M/S Bergeson, Signorelli to approve Z-190, design review for John Kapelowitz and Leslie Decker, A/P 6-083-16 in connection with Z-190, in accordance with drawings received by the Town on August 30, 1983 in that it is in keeping with the General Plan. Approval in accordance with the colors and samples as presented during the hearing. Passed unanimously.

G. Z-224 Dennis Allan Odgers

Mr. Odgers stated he has a large lot and would like to rezone so he could add three small units.

Concerned over the proposal were Winfield Wagner, 126 Sycamore Avenue; Robert Gibbs, 128 Sycamore Avenue; Leo Parachini, 118 Sycamore Avenue; Charles Glodnis, 25 Madrone Avenue. Mr. Gibbs requested before any rezoning was granted, that a condition of granting be to have the creek bank repaired. Mr. Gibbs says all of the properties in the area are losing their rearyards, and he stated he also needed to do some repair work on his creek bank.

M/S Sharp, Bergeson, to continue Z-224, application of Dennis Odgers, 122 Sycamore Avenue, to rezone A/P 6-083-16 from R-1 (Single Family Residential) to R-3 (Multiple Family Residential) until the next regular meeting so Mr. Odgers can submit further material and a more detailed plan.
Passed unanimously. P/C 9-19-83

It was suggested Mr. Odgers meet with neighboring property owners before the next meeting.

H. V-1077 Doug Elliott and Sim Van Der Ryn

Both Mr. Elliott and Mr. Van Der Ryn were present and brought color renderings of the project.

Sally Carolyn, 80 Ross Avenue, resident of the property immediately to the west said she was against a 4.5 foot sideyard variance to construct a 25' high building within 3.5 feet of her artist studio. She stated the studio has large windows which the occupants of the new building could look directly into. Having this building so close would totally destroy her privacy.

Mr. Robbins, 68 Ross Avenue spoke against the rezoning. He said the proposed parking was along the side property line of his lot, and he felt cars would contaminate his life with noise and fumes. He said his bedroom was on the property line, and he feared the noise of cars coming and going would interfere with his sleep.

Don Russell, 88 Ross Avenue, said with this development there would be only three single family dwellings left on Ross Avenue; he felt the integrity of the neighborhood would be in jeopardy.

Ernest Couly, 96 Woodland Avenue said Woodland Avenue is too narrow to take the additional traffic of possibly 20 vehicles exiting from the development.

Mrs. Robbins, 68 Ross Avenue, restated the concern over fumes from cars in her bedroom and the noise. She also said the extra asphalt would cause additional drainage problems. She said the lot at 76 Ross Avenue is higher than her lot, and all of the water drains into her lot. The only storm drain in that area is at the corner of her lot.

Alan Bronstein, 715 Florales, Palo Alto, 94306, said he is the owner of 80 Ross Avenue, immediately to the west of the proposed project. He said the lot is 19,500 square feet in size, the builders of the project, in asking for the variances, are asking for an additional use of 10% extra of the land than is normally allowed. He objects to the height, relationship to property line and overbuilding on the site.

Richard Tracy, Crescent Road, said he was concerned with drainage, the closeness of the building to other property. He asked what the compelling reasons for granting such a large number of variances would be. He felt the proposal was too intense and the proposal was for overdevelopment.

David Kasden, Prospect Avenue, said he felt there was too much building proposed for the land.

Jim Cowperthwaite said the history of the house began in 1894 when Edwin Crisp built it. The house was rehabilitated and stucco added in 1926.

Several of the Commissioners stated they agreed with the audience. It was stated that this was a good example of the need for setbacks; impact of traffic and parking would be substantial; would like to see a low/moderate unit added; felt perhaps interior parking would be best, thusly not subjecting neighbors to problems inherent with cars and parking; did not see any point in preserving the old house if new buildings were to be added.

Mr. Van Der Ryn said the architects had been trying to preserve the old house and trying to keep the character of the neighborhood.

Doug Elliott said he had been watching that old house for years. He felt the character of the neighborhood is the most important part of the plan.

M/S Sharp, Harle to continue V-1077, C-196 and S-95, applications of Doug Elliott and Sim Van Der Ryn, for variances, design review and subdivision, proposal for ten townhouse units at 76 Ross Avenue be continued until the next regular meeting or until modified plans are submitted.
Passed unanimously. P/C 9-19-83

I. Review of ABAG Housing Needs Report; however, none of the Commissioners had their reports with them, and it was the consensus of the Commission that the review should be scheduled for the special meeting of September 26th.

At this time Commissioner Signorelli read a letter addressed to him from Mayor Anne Wooliever stating his removal from the Commission would be considered at the Council meeting of September 27.

The meeting adjourned at 11:10 p.m. to the special meeting of September 26.

Thelma Foster