

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Ed Bergeson at 8:00 p.m. in the Council Chamber on May 21, 1984. Lisa Wight of staff present.

1. ROLL CALL:

COMMISSIONERS PRESENT: Harles, Hayes, Sharp, Signorelli, Bergeson

COMMISSIONERS ABSENT: Kroot, Sousa

2. APPROVAL OF MINUTES - May 7, 1984

Item B, 1st paragraph on page 2, should be clarified by adding after the words master bath "with addition of diagonal brace walls".

Item Z-226, Chairman Bergeson asked that there be added: "There was considerable discussion about the impact of drainage on adjacent properties".

Last paragraph should be changed to read next regular meeting of May 21, 1984.

M/S Signorelli, Hayes, minutes be approved as corrected. Passed with four Aye votes; Commissioner Sharp abstained.

3. PUBLIC HEARINGS

A. Z-227 Dennis Allan Odgers 122 Sycamore Avenue

Dennis Odgers presented a history of the zoning applications made for his lot, saying he felt the neighbors would agree to duplex use where they did not want multiple.

Winfield Wagner, 126 Sycamore Avenue said he was concerned over the erosion of the bank.

Robert Gibbs, 122 Sycamore Avenue asked to have the zoning conditioned on the repair of the retaining wall.

Commissioner Hayes pointed out with the SPD for 3 units originally asked, the Commission would have been afforded better controls over construction. By zoning simply to R-2, the Planning Commission would be finished with the application upon making a recommendation to the Council.

Staff indicated repair of the retaining wall would be handled by staff at building permit stage.

M/S Sharp, Harle to accept the Negative Declaration as complete.

M/S Harle, Signorelli, to recommend to the Town Council, approval of Z-227, application of Dennis Allan Odgers, 122 Sycamore Avenue, A/P 6-083-16 to rezone from R-1 (Single Family Residential) to R-2 (Two Family Residential) on the basis it is in conformance with the General Plan. Passed unanimously.

The Commission recommends in subsequent engineering the retaining wall system on the creek be repaired to rectify existing problems.

Staff announced the zoning would be heard by the Town Council on June 12, 1984.

B. V-2004 Bill and Vivian Silva

Mr. Silva said he had no additional comments.

Staff reported a letter from Irene Quinn, immediate neighbor, who said she had no objection to the application.

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

M/S Hayes, Harle to approve V-2004, application of Bill and Vivian Silva, 232 San Francisco Boulevard, A/P 6-011-37, a three-foot northeast sideyard variance to construct an addition within five feet of the northeast side property line, on the basis that 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 will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood; granting of the variance is necessary for the preservation and enjoyment of substantial

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property rights, and is necessitated by the configuration and existing structure on the lot; variance based on the plan received by the Town of San Anselmo, April 26, 1984. Passed unanimously. The applicant was notified of the ten-day appeal period. P/C 5-21-84

C. V-2005 Beverly Loane Olsen 22 Mariposa Avenue

Staff recommended approval. Applicants present, stated this is a very narrow lot on which the house is situated to within a foot of the property line.

M/S Signorelli, Harle to approve V-2005, application of Beverly Loane Olsen, 22 Mariposa Avenue, A/P 7-284-22, a four foot east sideyard variance to construct a deck to within two feet of the east side property line; variance is necessitated by the configuration of the structure as it exists on this very narrow parcel; 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; granting of the variance is necessary for the preservation and enjoyment of substantial property rights; variance based on the plan received by the Town of San Anselmo April 26, 1984. Passed unanimously. The applicant was notified of the ten-day appeal period. P/C 5-21-84

D. C-200 Leslie's Pool Mart, Inc.

Staff reported there will be no parking variance needed; in fact, they ~~have~~ must striped two extra spaces.

Robert Saye, Manager of the local facility said they need to enclose this area for safety and protection of young children.

Commissioner Hayes suggested some opaque covering on the inside of the chain link fence to protect the view from the apartments facing the lot.

Carl Baumsteiger, from the audience, suggested the chain link fence with redwood stakes "rustake" would be attractive and serve the purpose. The Commission agreed that would be attractive and desirable.

M/S Harle, Sharp to approve C-200, application of Leslie's Pool Mart, Inc. 101 San Anselmo Avenue, A/P 7-301-20, design review of an enclosure for storage on the basis that it is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area; will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, will not adversely affect the health or safety of persons using the improvements or endanger property located in the surrounding area, and is a needed addition to the business being conducted. Passed unanimously. Applicant notified of the 10-day appeal period. P/C 5-21-84

E. Z-228 Town of San Anselmo

This Public Hearing was the result of a clerical error in the adoption of the Density Ordinance.

Commissioner Signorelli stated he wished to share somewhat more than half of the responsibility for the clerical error.

Jerry Draper, 295 Los Angeles Boulevard spoke briefly on the Town's plans for the Corporation Yard and two proposed units just outside the Town limits, and the formation of an open space district in the area.

Commissioner Sharp said he has some concerns about the density, but felt it unfair to take advantage of a clerical error to reopen discussion.

M/S Signorelli, Harle to find the Negative Declaration complete. Passed unanimously.

M/S Harle, Hayes to recommend to Town Council approval of Z-228, Town of San Anselmo, A/P 6-013-41, Monterey Terrace, Town initiated proposed amendment to the Table of Hillside and Ridge Density Parcels to rezone from R-1 H for one unit to R-1 H for two units, on the basis that this corrects an error in the

Table of Hillside and Ridge Density Parcels, and is in conformity with the General Plan. Passed unanimously. P/C 5-21-84

F. Z-229 Town of San Anselmo

M/S Harle, Hayes to find the Negative Declaration complete. Passed unanimously.

M/S Harle, Hayes to recommend to Town Council approval of Z-229, Town of San Anselmo A/P 7-101-01 and 7-154-01, in the Rosenthal Tract, proposed amendment to the Table of Hillside and Ridge Density Parcels to rezone from R-1 for one unit to R-1 to R-1 H for three units, on the basis that this corrects an error in the Table of Hillside Ridge Density Parcels, and is in conformity with the General Plan. Passed unanimously.

G. Z-230 Town of San Anselmo

This parcel was taken out of the density ordinance at the last draft. It was zoned PPD R-1 and PPD C-3. The Planning Director felt it would make more sense to put it into one zoning.

Morris Finnisey, member of the Board from Sunny Hills, Chairman of the Building and Grounds Committee, stated he was here to represent Sunny Hills and that there was no objection on the part of the owners.

M/S Sharp, Hayes, to accept the Negative Declaration as complete for Z-230, A/P 6-061-24, off Shaw Drive, initiated by the Town of San Anselmo. Passed unanimously.

M/S Sharp, Hayes to recommend to the Town Council approval of Z-230, rezoning initiated by the Town of San Anselmo for A/P 6-061-24, off Shaw Drive, from PPD R-1/PPD C-3 to PPD C-3 (Preliminary Planned Development with a presumptive use of General Commercial, on the basis that it is consistent with the General Plan. Passed unanimously.

Staff announced rezoning applications Z-228, Z-229 and Z-230, would be heard by the Town Council at their meeting of June 12, 1984.

H. SR-344 The Pool Scene

At the applicant's request, this application is continued to June 4, 1984.

I. A/P Nos. 177-250-44, Indian Rock Court; A/P 7-021-23, Forest Avenue; and A/P 7-031-01 Summit Road.

These three parcels have been declared surplus, by the Town. The Town Administrator has asked the Planning Commission to make a determination and report to the Town Council as to the conformity of each of these parcels to the General Plan. There ensued a lengthy discussion as to exactly what is required of the Planning Commission and if each of these parcels is in conformance with the requirements for single family dwelling construction. The Commission felt they needed more information and asked staff to consult with the Town Administrator and perhaps he could write a memo clarifying the issues, or perhaps he would come to the next meeting.

M/S Sharp, Signorelli to continue the item until the next regular meeting.

MATTERS FOR CONSIDERATION OF COMMISSION

Staff reported she was getting complains from applicants that they have paid fees for their application, and they do not think the Commissioners go to visit the sites. She said two of the applicants for this meeting had reported only two commissioners visited their sites. The Commissioners agreed sites should be visited.

At 9:34 p.m. the meeting adjourned to the next regular meeting of June 4, 1984.