

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Ed Bergeson in the Council Chamber at 8:00 p.m. on March 19, 1984. Lisa Wight of staff present.

1. ROLL CALL

Commissioners Present: Harle, Hayes, Kroot, Sharp, Signorelli, Sousa, Bergeson

Commissioners Absent: None

2. APPROVAL OF MINUTES - February 27, 1984

Commissioner Hayes stated Page 1, paragraph 4, the second sentence should be changed to read: Commissioner Hayes said that community meetings were not held in all areas of Town.

Commissioner Signorelli pointed out he could not have seconded the motion in paragraph 9 of page 2 since he was not present at the meeting.

M/S Hayes, Sharp, to approve minutes of February 27, 1984 with corrections.

Motion passed with 4 Aye votes: The following Commissioners abstained: Harle, Kroot, Signorelli.

Minutes of March 5 were not available, hence were held over until the next meeting.

3. PUBLIC HEARINGS

A. HOUSING ELEMENT REVISION

Jeff Baird, Consultant explained what he had done so far and asked for the Commission's guidelines as to what direction they would like him to take. He briefly outlined some of the requirements and asked for input from the Commissioners.

Commissioner Signorelli said he was still concerned with the numbers given by ABAG for San Anselmo's projected housing need. He said he still wished an explanation of where that number came from--how it was arrived at.

The following ideas were expressed by the Commission:

They would like to see identified the affordable housing sites. The Housing Element should be as general and least specific as possible since it would save trouble in the long run. The Seminary housing is extremely important--there should be some sort of master plan. Questions were asked and "mixed housing incentive" was explained. The Commission felt they should be very careful in talking about in-fill development; they should be hesitant about increasing densities. Perhaps specific lists and policies should not be listed in the Housing Element, but should refer to separate lists and policy type support documents.

There was no one in the audience to comment on the Housing Report.

All Commissioners supported Mr. Baird and said they were pleased with his wonderful effort so far.

B. SR-340 Mobil Oil Corporation - 631 Sir Francis Drake Boulevard

Staff reported the sign variance was expiring and Mobil was asking for an extension. Nothing else would be changed.

There was no one in the audience to comment on the request of Mobil Oil.

M/S Hayes, Sousa to grant a six-month extension to Mobil Oil Corporation, 631 Sir Francis Drake Boulevard, A/P 6-101-05 for sign approval and variances granted August 1983. Passed with six Aye votes. Commissioner Kroot abstained.  
P/C 3-19, 1983

SR-344 The Pool Scene - 2 Bridge Street

Keith Dunlap of the Pool Scene was present.

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

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Consensus of the Commission was the sign is excessive in size. The logo is also excessive, proposed location is not the most desirable to several of the Commission. There is too much visually going on in this location.

The application was referred back to the applicant for redesign in line with the views of the Planning Commission. P/C 3-19-84

D. V-1098 Patrick Higgins

Staff reported the drawing showed the sideyard to be 13 wide, but it scaled to 11' 6" with a 10'6" wide carport.

George Jewell, neighboring property owner said he was in favor of the application.

Commissioner Bergeson commented on the visual impact of a rolled roof.

M/S Sharp, Signorelli to approve V-1098, Patrick Higgins, 170 Pine Street, A/P 7-251-34, application for a four-foot frontyard variance and a seven foot east sideyard variance to construct a carport within 16 feet of the front property line and one foot of the east side property line on the basis that granting of the variance is necessary for the preservation and enjoyment of substantial property 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; variance necessitated by the placement of the existing dwelling, narrowness of the driveway. Passed unanimously. P/C 3-19-84

Applicant was informed of the ten-day appeal period.

E. V-1099 - William and Joan Corbett

Mr. Corbett stated this was to be an accessory building with a future hot-tub on the deck, for the use of family members.

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

There was a short informative discussion of roofing the proposed accessory building.

M/S Signorelli, Sharp, to approve V-1099, application of William and Joan Corbett, 111 Calumet Avenue, A/P 6-072-28 for a 15-foot rearyard variance and a three-foot north sideyard variance to construct an accessory structure within 5 feet of the rear property line and five feet of the north side property line (structure not to be used for living quarters); granting of the variance is necessary for the preservation and enjoyment of substantial property 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; variance necessitated by the location of the units on the lot. Passed unanimously. P/C 3-19-84

Applicant was informed of the 10-day appeal period.

F. SS-255 Jerrine W. Doty

Staff had no objection to the lot line revision; they did recommend the easement be extended to a full 100 feet for the purpose of access to the rear of the lot.

Mr. Albert Riebling, 106 The Alameda said he had not had a chance to look at the plans, which he subsequently did.

M/S Harle, Sousa to approve SS-255, application of Jerrine W. Doty, 116 and 118 The Alameda, A/P 5-102-40 and 5-102-41, to grant a lot line revision with an exception to the lot width for parcel 5-102-41, including a driveway easement to be increased from 60' to 100 feet as shown on drawing marked "received Town of San Anselmo, February 24, 1984. Lot line revision approved on the grounds that this lot line revision is in conformance with the General Plan. Passed unanimously.

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Commissioner Sharp said he would like to have the letter of appreciation to Commissioner McPeak typed and sent on. Approved unanimously.

Meeting adjourned at 10:00 p.m. to the next regular meeting of April 2, 1984.

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