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The regular meeting of the San Anselmo Planning Commission was called to order by Chairman John Sharp at 7:00 p.m. on April 1, 1985 in the Council Chamber. L. Wight of staff present.

1. ROLL CALL

Commissioners Present: Bergeson, Harle, Hayes, Heubach, Sharp

Commissioners Absent: Kroot, Sousa

2. APPROVAL OF MINUTES: MARCH 4, 18, 25

Minutes had not been distributed, approval held over.

3. WORKSHOP

Review of General Plan Outline with John Roberto, Planning Consultant

Mr. Roberto spoke of the costs to update a general plan to conform with State Law. He said plans were reviewed yearly, and in its entirety every 5 years. He said San Anselmo's General Plan was now approaching 10 years. State law requires it to be internally consistent. Each element must meet specific standards. This can be done with citizen involvement. He said data was deficient in noise, safety, traffic and circulation. He asked the Commission how they wished to proceed with the update of the General Plan or review of it. There was a discussion of who to notify, such as special interest groups, neighborhood groups, chamber of commerce, etc.

Mr. Roberto asked how the Planning Commission would budgetize this, and how the Town Council would view it.

He said he would prepare a "working paper" which is essentially a report. He said there would be a lot of data collecting needed to bring the plan into conformance with State Law.

Commissioners felt the Planning Commission as well as the community should take part. It is essential that all go over the General Plan.

Commissioner Harle said he thought the Plan should be updated in the most expeditious way possible. He was reluctant to do a comprehensive review.

Again, Mr. Roberto stated he needed input from the Community.

There was a consensus among the Commission they did not wish to start from ground zero; they wished to minimize the cost to the Town; a strong position is needed if the Town is ever brought to Court; they feel the plan should be brought into conformance with State Law. They also felt a need to discuss finances and time.

Mr. Roberto was informed The Commission did not wish to do a major revision of the General Plan; they did wish to know what would be required for a minimum update of the plan.

No further action was taken.

4. PUBLIC HEARINGS

The Chairman announced Items A B and J were continued.

C. Richard Ryerson

Mr. Ryerson was present.

Staff reported an EIR has been done in December. The building, while intended as medical condominiums previously, the market was not favorable for that type of construction presently, and he now chose to finish it as residential condominiums.

M/S Harle, Heubach, to recommend approval of a tentative map to the Council encompassing 6 condominium units as received by the Town on February 27, 1985, on the basis that subdivision, together with the provision for its design and improvement is consistent with the General Plan of the Town. Passed unanimously.

Staff announced this item would be heard by the Town Council on April 9, 1985.

D NU-44 Richard and Julie Caboara

Mr. Caboara was present with his designer, Wayne Weddel.

Jean P. Hood, 21 Sierra Avenue said parking on the street is horrendous. The idea of three stories is frightening, she said. It is just too much of a building.

Mrs. Howard, 27 Sierra said there would be no privacy at all. She already suffers from the fumes of so many cars.

Penny Wells, owner of 24-28 Ash Avenue said she is concerned with three stories.

The Planning Commissioners felt it was perhaps too much building for the space, especially with respect to the rear.

M/S Hayes, Heubach to refer NU-44, application of Richard and Julie Caboard, 19 Sierra Avenue A/P 5-194-30, back to applicants for redesign and to be heard again on April 15, 1985; V-2048 will be held in abeyance until NU-44 is heard.

E. AR-4 Terry P. Schenk

Terry Schenk said the siding would be natural cedar with traditional green for trim. The roof would also be natural cedar as well as the area under the garage.

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

M/S Harle, Bergeson to accept AR-4, Terry P. Schenk, Woodside Drive and Cherne Lane,, A/P 5-300-24 and 5-300-25, architectural plan review of a single family dwelling in a R-1-H District since it is found to be consistent with the General Plan. Passed unanimously.

F. NU-45 Lucile Dandelet

Ms. Dandelet introduced Kathy Kenny from the San Francisco Development Foundation and Derek Cunningham-Blank of the Housing Authority, who she stated were interested in this particular project.

Dick Stutsman, 241 Floribel said he was concerned over

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traffic.

Staff reported this is the last second unit available in this neighborhood.

Jay Eugene, 119 Redwood Road said he was in favor of the project.

No one else wished to comment.

M/S Hayes, Heubach to approve NU-45, application of Lucile Dandeleit, 126 Redwood Road, A/P 7-083-03, for a use permit for a second living unit based on the following findings:

It falls within the maximum number of second residential units authorized by resolution of the Council for the single family residential use area in which the unit is located; It is located on an Assessor's Parcel on which the owner of record maintains her principal residence; will be made the subject of a rent guarantee contract between the applicant and the Town, will not cause excessive noise, traffic, parking or overloading of public facilities. Passed unanimously.

Applicant notified of the ten-day appeal period.

V-2049 Lucile Dandeleit

M/S Heubach, Hayes, to approve V-2049, application of Lucile Dandeleit, 126 Redwood Road, A/P 7-083-03, for a parking variance for three spaces to be within zero feet of the front property line (an encroachment agreement will be required to be issued at staff level); granting of variance necessitated by the proximity of the structure to the northeast side property line; It was found granting of 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 and will not be materially detrimental to the public welfare or injurious to property or improvement in the neighborhood. Passed unanimously.

Applicant notified of the ten-day appeal period.

G. V-2050 Donald D. Conard

Mr. Conard stated his family was increasing in size and he needed additional living space.

M/S Hayes, Bergeson, to approve V-2050, application of Donald D. Conard, 500 Sequoia Drive, A/P 6-118-19, for a 15 foot rear yard variance to construct an addition and open deck on the roof within five feet of the rear property line, as shown on the marked-up drawing received by the Town March 4, 1985; granting of the variance is necessitated by the configuration of the lot and placement of structure on it, and is based on the finding that it 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 and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood. Passed unanimously.

Applicant notified of the ten-day appeal period.

NU-23 Chris and Phil Bill

Ned Ongaro, 40 Lincoln Avenue presented a petition with 25 names opposing the application.

Mrs. Bill said they had purchased the structure from Hartnut Fischer, and the unit had been there for 20 years. She presented a petition with 11 signatures in favor of the application.

Mr. Ongaro said a second unit would be a hardship on the neighborhood since traffic was so heavy no one could get through the alley now. He said there was a highly intense usage in the neighborhood with theater, bar, commuters and garbage trucks.

Christine Heubach, 61 Lincoln said she did not favor second units in the area since the area was already impacted.

Commissioner Bergeson pointed out there could be no additional units in the neighborhood since this was the last available second unit.

M/S Bergeson, Harle to approve NU-23, application of Chris and Phil Bill, 36 Lincoln Avenue, A/P 6-253-04, for a use permit for a second living unit upon change of ownership, based on the following findings:

It falls within the maximum number of second residential units authorized by resolution of the Council for the single family residential use area in which it is located; it is located on an Assessor's Parcel on which the owner of record maintains his principal residence; does not encroach upon required setbacks, or cover land in excess of the coverage permitted, or necessitate vehicular parking within required setbacks; will be made the subject of a rent guarantee contract between the applicant and the Town; will not cause excessive noise, traffic, parking or overloading of public facilities. Passed unanimously. Applicant informed of the ten-day appeal period.

SR-346 Richard Kyungseo Min

Gino Rempelagos was present for the applicant. He explained the variance was needed because of the location of the business.

Staff explained this was a variance asking for 2 additional signs for a total of 4; and a total of 86 square feet when only 30 are permitted.

M/S Hayes, Harle. to refer SR-346 application of Richard Kyungseo Min back to the applicant for further consideration and for resubmission for the April 15 meeting.

At 11:30 p.m. the meeting adjourned to the next regular meeting of April 15, 1985.

Thelma Foster