

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Sharp at 8:00 p.m. on September 16, 1985 in the Council Chamber. L. Wight of staff present.

1. Roll Call:

Commissioners present: Bergeson, Harle, Hayes, Heubach, Kroot Sharp.

Commissioners absent: Sousa

2. Approval of Minutes

Minutes of July 15, 1985. Corrections: Page 2, par. 4: Correct spelling of name to read Zaharoff; insert "said" between "avenue" and "Mr. Dal Bozzo": Page 3, par. 1 change "4" to "5"; par. 4: Change "six" to "five".

M/S Heubach, Sharp, minutes of July 15, 1985 be approved as amended. Passed with 5 Aye votes; Commissioner Sharp abstained.

Minutes of August 5, 1985. M/S Heubach, Harle minutes of August 5, 1985, be approved as written. Passed with 5 Aye votes: Commissioner Kroot abstained.

Minutes of August 19, 1985. Par. 1, "fire exist" should be changed to "fire exit", line 3, change "1 fires" to "1 fire". Page 3. Par. 7, line 8 should read: "drainage from roof and property and be". Par. 11 correct "hesitated" to "hesitant". Page 5, last paragraph, add at the end of the first sentence: "

M/S Harle, Heubach, to approve minutes of August 19, 1985, as amended. Passed with 4 Aye votes; Commissioners Hayes and Kroot abstained.

3. PUBLIC HEARINGS

The Chairman announced Item 3 C , S-98 Slide Mountain would be continued to the meeting of October 7, 1985.

A. Z-193 - Tarrant Bell Properties - Willow Glen

Staff explained this item had been brought back because of a small change in the footprint of one of the buildings.

Jim McDonald said it is the same drawing as he gave Mr. Neaylon three weeks ago.

Mr. Neaylon said it was the same drawing up to a certain point.

Mr. McDonald said Federal Flood Requirements provide minimum elevation for the first floor. He said he is not raising the grade except for a planting berm near the front of the property.

Commissioner Hayes asked to confirm this is a revised rear elevation only to shift the building 5 feet away from Mr. Neaylon's house. All else is the same, and Mr. McDonald agreed.

When asked about the improvement plan by a gentleman from the audience, Mr. McDonald said the Town will handle the lowering of the invert of the culvert under Sir Francis Drake

Boulevard as a Town project with the developer sharing the cost. Requirements for riprap protection upstream is to be determined by the Town staff.

M/S Harle, Hayes, to approve Z-193, application of Tarrant Bell Properties, Willow Glen, 1330 Sir Francis Drake Boulevard, A/P 5-224-17, use permit amendment for Specific Planned Development for Building E - change in elevations presented on drawing received September 16, 1985 and considered at this meeting on the basis that it is in conformance with the General Plan, 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; granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. Passed unanimously. Applicant notified of the 10-day appeal period. P/C 9-16-85

B. A-139 - Town of San Anselmo - Memorial Park

Mike Garvey, Town Administrator said the voters had approved a bond issue which would allow the Town of San Anselmo to apply for a grant to build a new building at Memorial Park. We will be notified within the next six weeks whether or not the funds will be available. In the meantime an Architect, Rick Kattenberg, agreed to prepare designs for a beautiful new recreation building for the Park. While the building had been before the Planning Commission previously for design approval, Mr. Garvey felt he should have had a neighborhood meeting. That meeting had been held subsequent to the Planning Commission meeting, and as a result of that meeting changes had been made in the proposed traffic pattern through the park.

This building, Mr. Garvey said, would replace the white adobe building; there will be an area for the maintenance crew which they do not have now. Two changes were made from the original drawing, the first being the elimination of the access road through the park and out on Alderney and a natural barrier will be installed consisting of trees and rocks and the traffic pattern will essentially remain as it is now.

The Park and Recreation Department has approved the amendments and they have asked the Council to look at the parking at Sunny Hills and it is the plan to try to educate people to use the Log Cabin parking lot.

Three letters and a petition opposing any plan which would increase traffic flow on Alderney Road, San Francisco Boulevard and adjoining streets was submitted for entry into the record.

Rick Kattenburg, Architect, presented a color rendering. He said the building would have a red tile roof, white, cement plaster walls, all in keeping with the Town Architectural theme. He said the concept was being approved, if the funds were granted, finer interior details could be included, and he felt it important to have input from people who would be using the building.

Catherine Nicolini, 271 Butterfield Road, said she was concerned about proposed uses. She felt the building was

being looked at for weddings and rentals and she felt the employees needs should be considered. She said she teaches classes there and her concern is adequate room for classes, keeping the traffic away from areas where children will be using the facility, and would like to see sidewalks along any interior roadways.

Mr. Garvey said the Park and Recreation Commission would be the proper place to present the details, and this would take place in March or April.

Daniel McGuire, 2 Alderney said they had attended the meeting and were happy to note the project had been amended without access through Alderney Road. He said there was a soccer game there the other day, and there were balls and kids going every way, having an access road would present a major difficulty.

Kathy Emery, 38 San Francisco Boulevard asked if the amended plan excluded 20 parking spaces and was told it did. She then asked about traffic exiting on Sunny Hills Drive.

The Architect said Sunny Hills Drive could be used; however the situation has not been adequately analyzed yet.

Mr. Garvey said this problem was not properly part of tonight's discussion.

Steven Emery, 38 San Francisco Boulevard asked about tree removal, the square footage of the building, and how many people would be using it.

Mr. Kattenburg said maybe two small trees; other than those within the footprint of the building, none.

Lisa Nicolini, 271 Butterfield Road, asked about the location of the building. She said more space is desperately needed and wondered if a location by the basketball courts had been considered, or possibly a location in the vicinity of the Log Cabin. She also asked about plans for moving the pre-school groups into the building. She said she is a teacher with the recreation program.

Mr. Kattenburg explained the restrooms and equipment room in the proposed building are needed near the baseball main diamond.

Joyce DeMartini, 5 Brookside Drive, said she was a concerned person of San Anselmo. She asked if all of the children using the building would be residents of San Anselmo. She said Pro Rec is a money-making concern, and she is more concerned with the residents of San Anselmo. Sir Francis Drake Boulevard, she said cannot take any more traffic. She is afraid after construction, the natural barrier which is now proposed will go and all of a sudden a road will appear. She thinks the building should be used for the senior citizens and the children of San Anselmo.

Cathy Nicolini said an estimate of present usage of the recreation program would be 90% children of San Anselmo residents, and 10% children whose homes are outside the Town limits. Weddings she thought, would be 100% from other areas.

Ron DeMartini, 5 Brookside Drive, thought it would be easy to take a survey of the users.

Sherry Cordone, 20 San Francisco Boulevard wanted to make sure the rocks and trees which will be the natural barrier will stay in place.

Mr. Garvey assured her they would be permanent.

Fred Hoffman said since the parking is inadequate, may this isn't the parcel to be building on. The area is saturated with activity now, and he can't see building a quality building with inferior parking.

Mr. Garvey said the Town hoped for success in implementing the educational program for better utilization of the American Legion Log Cabin parking, and the Town would formally study a parking strip between Sir Francis Drake and the Community Center.

Joan Hoffman suggested moving the ball diamond further back on the lot. She said this was saturation of a small piece of land and it did not appear logical to add such a beautiful building to an already saturated area.

Mr. Kattenburg said this area chosen because of the location on a bluff, there was good drainage, would require no major grading, and was aesthetically pleasing. He said he might be premature in mentioning the small parcel of land now used by the Peace Center; however, it is conceivable that at some time in the future, this area could be used for parking.

Theresa Allen, 14 Sir Francis Drake Boulevard said San Anselmo has a population of 12,000 people. She said she had called the Town and asked for a General Plan for Memorial Park and was told there was none. She said she thought there should be a Master Plan for the park before any construction takes place.

Diane Robertson, 4 El Cerrito Avenue said she agreed with the Hoffmans and asked if Red Hill School could be used for this construction.

Mr. Garvey replied that Red Hill School was owned not by the Town, but by the School District, and it is his understanding that they did not wish to sell it. Further the two private schools which are to be heard later on this agenda, have 3 year leases which include the day use of the playing fields.

Roy Petri, 222 San Francisco Boulevard, asked if the grant had to be used for a building. He wondered about lights.

Mr. Garvey said it had to be used for capital outlay such as a building or acquisition of land.

Cathy Nicolini asked if gates could be put up. She said the parking lot is being used for private parking.

Charles Kurtz, 5 Santa Barbara, said he did not want to see the square footage of Memorial Park lowered.

Joyce DeMartini said Isabel Cook had been a school, and the Town bought it and surrounded our park with parking spaces. She said the Town should buy Red Hill School.

Joe Cordone said he is concerned about the barrier and trees being removed.

Commissioner Bergeson said he is concerned over the parking and the safety issue. He said the building is drawn and sited and it appears that we are looking at things backwards. He felt there had been enough discussion on the siting and the need had been demonstrated. He felt a solution to the parking problem would be more easily arrived at if the number of shortcomings were known. He said he felt many of the users could park near the Log Cabin. He would like a number of spaces needed. He said he felt it a mistake to delay the parking problem until further amount. He asked the amount of the grant.

The Architect said the building was estimated at around \$300,000, and Mr. Garvey said the grant would be for 100% funding.

Commissioner Kroot said it was a very nice building and he complimented the architect. He felt it a real improvement not to use the access road as formerly proposed. He said the Town would be foolish not to take advantage of the State money. He said he likes the location; he felt it best to maximize the recreation area. He thought it a good basic plan.

Commissioner Harle said the treatment of the road problem is in accordance with the desires expressed at the last Planning Commission meeting.

Commissioner Heubach felt the Town was going backwards with the problem, approval was from the wrong side. He said he shared Mrs. Allen's concern at not having an overall plan for the park. He said he liked the building and would like to find a way to approve it, but he would like to know more about it ahead of time. He wanted to know what would happen if we did not get 100% funding.

Mr. Garvey said the Town would not go ahead with the plan if this were to happen.

Commissioner Hayes said traffic was at the top of his list of concerns; the lack of parking is endemic to the whole facility. There are presently 40 spaces, and the lot is filled a lot of the time. The problem exists now and has nothing to do with the proposed field house location. He said he could appreciate the logic of the location, and the connection with the baseball diamond and recreation center. He said they all form a complex, and he does not disagree with that. He felt the use of the building was a job for the Park and Recreation Commission while the Planning Commission was properly concerned with the land use and parking.

Commissioner Sharp said his main concern was through traffic; he was satisfied the barrier will be permanent. He felt a need for the building had been demonstrated. He thought it would be foolish not to build the building were funds to be made available. He said he had some real concerns about outside users of the facility and about parking. He felt the parking problem could be alleviated by shifting the parking to the Log Cabin; he thought some attention should be given to limiting parking on San Francisco Boulevard and El Cerrito Avenue. Children should be protected from maintenance vehicles, he said. The Commission will have to look at the details after the fact.

Commissioner Bergeson said he hoped nobody felt the need for a major plan change after the fact.

Mr. Garvey said the plan had been endorsed unanimously by the Park and Recreation Commission. They made it clear that they intend to involve themselves in scheduling of the building users. He said in regard to users from other jurisdictions, The Town has an understanding that programs are shared for a more comprehensive program to all involved. The residents of San Anselmo do use recreation programs in other areas that are not available in San Anselmo. The Park and Recreation Commission is sensitive to who is using the facilities.

M/S Hayes, Heubach, To recommend to the Town Council, approval of the Negative Declaration as prepared by Town Staff and completed 8-7-85 with the following additions: 16-C, mitigation shall be accomplished by employing appropriate measures as suggested by the Ross Valley Fire Service: Under Statement of No Significant Environmental Effects, item 13, strike out "Exit will be provided to Alderney Road to increase safety for traffic leaving (will avoid SFD Blvd.) mitigation will be provided to minimize impact on exit area." Passed unanimously. P/C 9-16-85

M/S Hayes, Bergeson, To approve A-139, Design Review of proposed 3,000 square foot fieldhouse, Town of San Anselmo, Memorial Park, 1,000 Sir Francis Drake Boulevard on the basis that it is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area; will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel; and will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area in conformance with plans submitted to the Town and revised 9-12-85. Passed unanimously. Chair announced a 10-day appeal period.

Mr. Garvey said this item will be on the Council Agenda for the meeting of September 24, 1985.

P/C 9-16-85

D. V-2023 Alen and Joy Widenhofer

The Chair announced the Commission could not take action on the third story tonight, nor the parking variance. Staff recommended input from audience be heard. The Chair advocated a meeting of the neighbors with the applicant before the next meeting.

Mr. John Cowan, 66 Elm Avenue presented a petition and pictures of the property in question and asked that the variance be denied and a time limit for completion be set.

Clara Stoner, 57 Elm Avenue, said she just wanted to set the record straight. She had lived there all of her life and she was 62 years old.

Peter Ballo, 72 Elm said he has the same view as the Cowans and something has to be done. It cannot stay the same.

Commissioner Hayes said he sympathized with both sides.

Commissioner Heubach said he shared Commissioner Hayes'

feelings, and he would like to see the neighborhood get together and work out the problem.

Commissioner Harle said the structure was quite obtrusive, and it was unfortunate that it did not get to the Planning Commission before it got this far. He would find difficulty in finding it not a detriment to the neighbors.

Commissioner Kroot agreed and said it was such a detriment to the neighbors, he would find it very hard to approve it. He too, would like to see a discussion with the neighborhood.

Commissioner Bergeson said it was an eyesore in the state it is in and also felt it to be a detriment to the neighborhood.

Commissioner Hayes suggested the height could be lowered to reduce some of the mass.

Commissioner Harle said he favored referred it back.

Commissioner Kroot said he would like to see new drawings. Commissioner Bergeson said the applicant needed to show elevations - maybe one photo with what it will look like superimposed.

M/S Hayes, Kroot to continue V-2083, application of Allan and Joy Widenhofer, 60 Elm Avenue, A/P 7-053-23 A 2'6" west side-yard variance to construct an open deck within 3'6" of the west side property line and a 4'6" west sideyard variance to construct an addition within 3'6" of the west side property line. Passed unanimously. P/C 9-16-85

E. V-2084 - Fred Meitz

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

The consensus of the Commissioners was they could see no detriment to the neighborhood.

M/S Kroot, Heubach, to approve V-2084, application of Fred Meitz, 15 Fernwood Drive, A/P 7-131-36, for a 6'9" rear yard variance to repair and add to an open deck within 7'3" of the rear property line on the basis that it 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 the neighborhood and is based on the fact that it is repairing and existing deck and the allows more usable space, in accordance with drawing submitted to the Town on 8-27-85. Passed unanimously. Applicant notified of the ten-day appeal period. P/C 9-16-85

F. U-601 - Marin County French School

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

Staff recommended approve the use permit without requiring additional improvements because there is going to be

a limited time period on the rental.

M/S Harle, Heubach, to approve U-601, application of Marin County French School, 100 Shaw Drive, A/P 6-061-14, which is a use permit for a private school at the Red Hill School site without the usual requirements for physical improvements considering the temporary nature of the lease and with the provision that the use permit expire when the lease on the property expires; in any event, the use permit will be no longer than three years; granting of the use permit based on the finding that the use 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; granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. Passed unanimously. Applicant notified of the 10-day appeal period.
P/C 9-26-85

G. U-602 San Anselmo Montessori School

Carrie Tupperman from the Montessori School said she had a lease for two years and an optional third. She asked to have her use permit cover the three years. The Commission agreed the three year period was their intention.

M/S Harle, Heubach, to approve U-602, application of San Anselmo Montessori School, 100 Shaw Drive, A/P 6-061-14, use permit for a private school at the Red Hill School site without the usual requirements for physical improvements considering the temporary nature of the lease and with the provision that the use permit expire when the lease on the property expires; in any event, the use permit will be for no longer than three years; granting of the use permit is based on the finding that the use will not be detrimental to the health, safety, please, 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; granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. Passed unanimously. Applicant notified of the 10-day appeal period.

H. V-2085 Kristopher O'Connor

Mr. O'Connor said his growing family necessitated the addition to the house, and this was the obvious place for it.

Norma Turner, 127 Broadmoor Avenue, said she had no objections to the application.

Bonnie Wudtke, 115 Brookmead Court said she did not object.

M/S Bergeson, Heubach to approve V-2085, application of Kristopher O'Connor, 119 Brookmead Court, A/P 5-130-10, a 5.5 foot south sideyard variance to construct a first floor living addition within 2.5 feet of the south side property line, with a 1.5 foot roof overhang; granting of the variance 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; this is the most logical place for an addition to the existing house; variance granted in accordance with plans received 8-27-85. Passed unanimously. Applicant notified of the 10 day appeal period.
P/C 9-16-85

V-2086 Don and Connie Velazquez

Mr. and Mrs. Velazquez were present with their Attorney, Carl Gonser, their architect, Doug Anawalt, and their Geologist Consultant, Salem Rice, as well as a Court Reporter.

Velasquez said the Commission had found on July 1st that a frontyard variance was necessary for the enjoyment of substantial property rights. He said they need a variance to gain a reasonable access to their proposed home. Frontyard variances for downslope lots are more than commonplace in San Anselmo and Marin County. Many surrounding cities, he said, automatically provide a setback variance for lots such as his. He stated he had revised the site plan to incorporate the desired home and feels it important for the record to show documentation that inasmuch as any portion of the lot is feasible for a safely constructed home, engineers concur strongly that the upper portion of the site is most advisable.

Mr. Velazquez said the neighbors have been provided copies of the documentation of several experts confirming the stability of this site.

He said Mr. Salem Rice, who was present, had mapped Marin County and had visited the lot and would testify to stability.

He asked the Planning Commission to maintain its position as of July 1st, 1985 and leave matters of engineering to those qualified.

Mr. Gonser said this was a classic case for approval of a frontyard variance, and said an unnecessary hardship will accrue if the variance is denied.

Mr. Rice gave a brief report on the composition of the soil.

Doug Anawalt displayed some photos of construct on a steep hillside and how the drilling was accomplished.

Rick Sheviakov, 30 Oakwood, submitted a letter dated 9-9-85 which he had previously submitted. He said the only difference in his application was the construction was 2 feet further down the hill. The construction would cause undue disruption to the neighborhood.

Tom Hendricks, 23 Carlson Court said basically this is the same application that was turned down before. He cited several court cases and ended by saying he felt the application must be denied.

Mr. Miller, 50 Oakwood said this was a three-story building and the drainage field was in the 8 foot setback. From looking at the elevation, he thought the balcony encroached. He said the best interests of the neighborhood would not be served by approval of this application, and asked that it be denied.

Dave Scalise , 25 Carlson Court, said the soils report was weak and speculative. He felt the applicant had shown only an economic hardship.

Mrs. Miller, 50 Oakwood said she was concerned about drilling 26 holes.

Mr. Anawalt explained how the drilling would be accomplished.

Commissioner Hayes said he was concerned about the construction, saying it must be safe. Before he voted, he wanted to know the stability of the soil; see plans for mitigation of construction impact, and whether the dwelling would be safe.

The Geologic Consultant, Salem Rice, said the slope should be disturbed as little as possible and he did not feel any more testing should be requested. He said the dwelling would be safe.

Commissioner Hayes asked if staff was convinced this construction would be safe. Staff replied The Director had reviewed the application and had no reservation.

Commissioner Hayes said he had never seen a site which he felt was as dangerous as this to the neighbors.

Mr. Velazquez said they intended to construct the parking structure first and to bring up small loads of materials.

Commissioner Heubach said he was reassured by Salem Rice's testimony. He felt if there is going to be a building, this is where it should be.

Commissioner Harle said safety aspects have been aired as much as they need to be.

Commissioner Kroot said the steepness of the lot does justify granting of a variance. He said the soil at the top of the lot is better for building. He said a variance further down the hill would be more visible and more detrimental. He asked Mr. Rice is, given a storm like that of 1982, would he still have the same opinion.

Mr. Rice said he would.

Commissioner Kroot said he would have to follow the advise of the geologist and not consider it a safety hazard.

M/S Heubach, Bergeson to approve V2086, application of Don and Connie Velazquez, 27 Oakwood Court, A/P 5-062-80 and 5-062-83, for a 15 foot frontyard variance to construct a dwelling and attached garage within five feet of the front property line with a two-foot overhang; and a nine foot

frontyard variance to construct a porch and deck within five feet of the front property line, conditional upon review by the Planning Commission of the structural and architectural aspects of the building, essentially the gist of this motion will be that the Planning Commission and Public participate in the building permit approval stages; essentially we are concerned about safety, with special emphasis on structural design, soils engineering findings, drainage and construction in terms of storage of materials, how he is going to get to the site and how he is going to store equipment on the site; Variance approved on the grounds that it is necessary for the preservation and enjoyment of substantial property right; 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 necessitated by configuration of the lot, the hardship being the building site, to build elsewhere on the property would simply exacerbate such soils and slope problems as may exist and further grounds that the building of residences on downslopes seems to be accepted standards and basis for the granting of a frontyard setback variances; granted in conformance with drawings received by the Town of San Anselmo 8-28-85. Passed unanimously. Applicant notified of the ten-day appeal period.

P/C 9-16-85

Z-236 - Karl H. Baeck

Mr. Baeck was present with his architect, Ed Hageman.

Staff mentioned Mr. Franc, property owner adjacent had asked about removing the overhang at a previous meeting, but had made no further mention of such a request.

Mr. Hageman said he would balk if this was requested since the roof overhang was less than the balcony below it.

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

The Commission felt that the balconies should have access through sliding glass doors rather than windows. The architect said they would be added to the 2 bedroom units.

M/S Harle, Heubach, to approve Z-236, application of Karl-H. Baeck, 36 Ross Avenue and 29/35 Woodland Avenue, A/P 7-282-17 and 7-282-19, use permit for Specific Planned Development for 19 apartment units (16 additional and 3 additional) on the basis that it is in accordance with the General Plan; the use will not be a detriment 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, in accordance with the drawing dated 6-8-85 and revised 9-16-85, to include sliding doors on balconies; colors as submitted 9-16-85. Passed unanimously. Applicant informed of the 10-day appeal period.

L. U-603 Dante Agdeppa

Patricia Sterling appeared for the applicant. She said The Old Clam House Restaurant proposed to open at this location, and they had met with the Council and resolved the parking issue. This application was for a use permit for the on-sale use for a transfer on change of ownership.

85 Red Hill Avenue. A/P 6-214-03 use permit for the on-sale of alcohol (transfer upon change of ownership) on the basis that the granting of the use permit 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 that the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner, and is in keeping with the General Plan. Passed unanimously. Applicant notified of the 10-day appeal period. P/C 9-16-85

M. A-139 Jude Salles

Mr. Salles said he had changed the siding to horizontal instead of vertical and the windows were changed.

Carrie Adell, the person most affected by the design, said it was fine with her.

M/S Harle, Heubach, to approve A-139, application of Jude Salles, 515 Scenic Avenue, A/P 7-062-11, design review of car deck and family room additions as conditioned by V-2070 8-85, upon the finding that it is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area; provides protection against noise, odors and other factors which may make the environment less desirable; will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area: Will not create unnecessary traffic hazards due to congestion distraction of motorist or other factors and provides for satisfactory access by emergency vehicles and personnel; will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area. Passed unanimously. Applicant informed of the 10-day appeal period. P/C 9-16-85

MATTERS FOR CONSIDERATION OF THE COMMISSION

The Chair appointed Commissioner Kroot to write a letter of appreciation to Commissioner Antone Sousa who had resigned to pursue his studies

At 1:15 the meeting adjourned to the next regular meeting of - October 7, 1985.

Thelma Foster