

**TOWN OF SAN ANSELMO PLANNING COMMISSION  
MINUTES OF OCTOBER 1, 2012**

Commissioners Present: Chair Sisich, Vice-Chair Brasler, Commissioners Krebs and Overberger  
Commissioners Absent: Commissioners Brown, Schinner and Zwick

**CALL TO ORDER**

Chair Sisich called the meeting to order at 7:00 p.m.

**OPEN TIME FOR PUBLIC EXPRESSION**

Edwin Cariati, 63 Tamalpais addressed the Commission regarding the project at 67 Tamalpais. Matthew and Holly Casey, the owners of 67 Tamalpais received design review and variance approvals several years ago with a condition that a solid wood fence be constructed along the side property line. The house is finished but the fence has not been constructed. Mr. Cariati indicated that the Caseys said that they did not have the money to construct the fence, but that they have subsequently had landscaping and ornamental stone work installed. Senior Planner Phil Boyle said that he would follow up with the Caseys.

**PLANNING DIRECTOR REPORT**

Interim Planning Director Diane Henderson thanked Commissioner Overberger and other Commissioners for another successful Country Fair Day.

**PUBLIC HEARING ITEMS**

**CONSENT AGENDA**

**Minutes of Planning Commission Meeting of July 16, 2012**

M/s, Brasler/Krebs, to approve the minutes of July 16, 2012.

AYES: Brasler, Krebs, Overberger, Sisich  
NOES: None  
ABSTAIN: None  
ABSENT: Brown, Schinner, Zwick

**UP-1204, Devon Yanko, 556 San Anselmo Avenue, 006-102-15:** Use Permit for on-sale and off-sale of beer and wine at a proposed café at 556 San Anselmo Avenue. The project site is located in the Downtown Commercial (C-2) zoning district (Staff person: Boyle).

M/s, Krebs/Brasler, to approve the staff report.

AYES: Krebs, Brasler, Overberger, Sisich  
NOES: None  
ABSTAIN: None  
ABSENT: Brown, Schinner, Zwick

Sisich reminded all of the 10-day appeal period.

**REGULAR AGENDA**

**UP-1205, VAR-1203, Ford Greene, 711-715 Sir Francis Drake Boulevard, 006-083-08:** An after-the-fact conditional use permit for a residential use in the Limited Commercial (C-L) zoning district and an after-the-fact height variance for a fence at 711-715 Sir Francis Drake Boulevard (Staff person: Boyle). ***This item has been continued to the meeting of November 19, 2012. The staff report will be available on or before November 16, 2012.***

M/s, Brasler/Overberger, to continue this item to the Planning Commission meeting of November 19, 2012.

AYES: Brasler, Overberger, Krebs, Sisich

NOES: None  
ABSTAIN: None  
ABSENT: Brown, Schinner, Zwick

**Negative Declaration and Draft Housing Element** To consider a recommendation to the Town Council regarding the negative declaration and draft Housing Element, a required element of the San Anselmo General Plan (Staff person: Henderson).

Interim Planning Director Henderson presented the staff report, informing the Commission that this is essentially the same document that the Commission previously recommended approval of, with some fine tuning and wordsmithing at the request of the State Department of Housing and Community Development (HCD). Following approval by the Town Council, the Housing Element will be returned to HCD for certification, as required by State law.

Commissioner Overberger commented that the family unit is changing and the Housing Element includes policies to accommodate those changes, including allowing seniors to move into second units and rent out the main residence that they have occupied for years.

Sisich opened the public hearing. As there was no one to speak, Sisich closed the public hearing.

M/s, Brasler/Krebs, to recommend to the Town Council that they find that the draft Housing Element is consistent with the General Plan and approve the negative declaration and the draft Housing Element.

AYES: Brasler, Krebs, Overberger, Sisich  
NOES: None  
ABSTAIN: None  
ABSENT: Brown, Schinner, Zwick

#### **ITEMS FROM PLANNING COMMISSION**

Commissioner Brasler informed the Senior Planner Boyle that he would like to attend the Planning Commissioners Workshop at Sonoma State in December.

Senior Planner Boyle asked the Commissioners about their availability for the Planning Commission meeting on October 15. As there appears to be a potential problem with having a quorum on that night, Senior Planner Boyle indicated that he would look into alternative dates and send out an email to Planning Commissioners on Tuesday.

#### **ADJOURN TO THE MEETING OF OCTOBER 15, 2012**

Sisich adjourned the meeting at 7:32 p.m.

Respectfully submitted,  
Diane Henderson