

The Regular Meeting of the San Anselmo Planning Commission was called to order by Chairman Duane Ragan at 8:05 p.m, January 10, 1977, in the Town Hall Council Chambers. Representing Town Staff: T. J. Robbins, Associate Engineer/Planner.

1. ROLL CALL

Commissioners Present: Buckle, Goltz, Eisgrau, Hulpke, Greenfield,  
Ragan  
Commissioners Absent: Bolles

2. PUBLIC HEARINGS

A. OLD BUSINESS

1. VAR-695 - Antone Sousa, 4 Glen Rd., A/P 7-012-29, reconsideration of variance to permit construction of a carport and a living space addition to the dwelling.

Applicant and architect John Arnold were present.

Commissioner Buckle stated the applicant should put a car stop on top of the creek bank and maybe a visible barricade to prevent automobiles from going over the bank when backing in or out of Sousa's parking space. (Noted on building folder.)

M/S Buckle, Hulpke to approve VAR-695, 4 Glen Rd., A/P 7-012-29, for 11' rearyard setback for parking and a 13' rearyard setback for a house structure; a 0' sideyard setback for parking on the west property line and a 5' sideyard setback for structure on the east property line as shown on drawing done by Schilling & Arnold, architects, dated 1/6/77, and a variance from the requirements of two parking spaces providing only one, on the basis that no other reasonable area is available on this site due to hazardous traffic conditions in the front of the lot and limited available space at the rear of the lot, and that this will not be detrimental to the neighborhood as it is totally under an existing structure and is necessary to afford property rights in allowing off-street parking with the following conditions:

1. Whenever the Town decides that the gravel surfacing is objectionable, property owner shall pave this area; and
2. Town right-of-way shall be kept clear and passable.

Motion carried: Passed unanimously.

Applicant was advised of the 10-day appeal period.

2. SS-200 - Juergen Kokot, 25 Rancho Drive, A/P 5-062-93, 4-lot parcel split with drainage improvements.

Applicant had not arrived. This matter heldover until applicant was present.

B. NEW BUSINESS

1. U-465 - Claudine Sumoy, 3 Ray Ct., A/P 5-102-32, application for use permit to allow a dwelling addition for live-in household help. CONTINUED TO 1/24/77.
2. U-468 - Patricia Lemme, 113 Hilldale Drive, A/P 6-154-07, application for home occupation - real estate sales.

Applicant was present. She stated she was unable to keep an office any longer due to her arthritic condition. She stated she did not feel the home occupation would be a detriment.

The following neighbors stated they felt the granting of the use permit would encourage commercial uses into the residential neighborhood: McCarthy, 125 Hilldale; Bill Meyer, 88 Hilldale; McGrey, 11 Carolina; Jim O'Rourke, 6 Jordan Ave.; Mrs. Gould, 104 Hilldale; Honorbrown, 101 Hilldale. Mr. Glen Alberich, 109 Hilldale stated he was neutral.

Commissioner Goltz questioned the number of cars Ms. Lemme expected her business would generate and how many sales she had consummated during the year of 1976. Ms. Lemme stated there could possibly be no cars, she had only three sales in 1976.

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Commissioner Eisgrau stated she had talked to Mrs. Harris who was an immediate neighbor of Ms. Lemme. Mrs. Harris had been satisfied with Ms. Lemme's verbal commitment to the neighborhood that she wanted to work with the neighborhood and not against it.

M/S Goltz, Greenfield to approve U-468, application for a home occupation of real estate sales for Patricia Lemme, at 113 Hilldale Drive, A/P 6-154-07, on the basis that because of her arthritic health condition this permit is necessary and based on the facts that it will not be detrimental to the people living and residing in the neighborhood with the following stipulations:

1. That the use permit be reviewed in four months from this date.
2. That the hours of operation be kept to 9 a.m. to 8 p.m., 7 days a week.
3. That there be no sign in conjunction with this business.
4. That there be no employees.

Motion carried: Passed unanimously.

Applicant was advised of the 10-day appeal period.

Out-of-sequence - SS-200, Juergen Kokot, 25 Rancho Drive

Mr. Kokot was present. He stated that at the first meeting he was before the Planning Commission it was pointed out that there was a drainage problem. After contacting two firms regarding the drainage work to be done he was given the estimate of \$12,000. to take care of it. There would be no participation on the part of the Town or the neighbors. His original 3-lot parcel split was therefore revised asking for a 4-lot parcel split.

Mr. Ed Kroce, 11 Rancho Drive stated that in 1972 certain restrictions had been imposed upon the subdivider of 25 Rancho Drive, such as: cul-de-sac, abolish second home on one lot, proper drainage.

Commissioner Goltz felt the proposal before the Commission tonight was just "bad planning"; he felt the proposed drainage plan was bad and stated he would like to see some recognition of the second unit ordinance.

M/S Goltz, Eisgrau regarding SS-200, that the Planning Commission, at the request of the applicant, refer this back to him for further study. Passed unanimously.

Commission stated they had not seen the Hoffman-Albritten drainage plan.

3. VAR-707/U-467 - Jose Pons, El Greco Restaurant, 85 Red Hill Ave., A/P 6-215-02, application for variance for non-exclusive use of parking, a 1'8" variance in parking space width, and a variance from the requirement of one 10' x 40' loading space, and a use permit to continue the on-sale business of serving alcoholic beverages.

Mr. Leslie Stone, architect for Jose Pons was present. He stated Mr. Pons wanted to enlarge his restaurant and put in a bar. Parking would be provided across the street on property owned by Campolindo. Fourteen spaces would be provided, only 10 were necessary. A variance had been granted in 1975, but since no work had been started on a kitchen addition, the variance had become null and void.

Commissioner Goltz stated that although he made the motion in 1975 to approve the variance, it was entirely different (previous addition only 600 S.F.). This addition took away all of the parking and substituted a lot of building.

Commission also felt that the proposal would create a possible hardship on the Campolindo Juice Bar in regard to what they could do later.

M/S Eisgrau, Hulpke that we refer back to the applicant, VAR-707 and U-467. Passed unanimously.

Approval of Minutes - M/S Goltz, Eisgrau the minutes of December 20th be approved as amended. Passed unanimously. Commissioner Greenfield abstained.

Amendments: Pg. 2, line 1, "...didn't disappear..."

Pg. 2, 3rd para., "M/S Goltz, Eisgrau..."

Pg. 4, 3rd para., delete sentence reading: "A vote was taken."

Pg. 6, 4th line of motion for VAR-709, after "dwelling" add: "be approved."

4. MATTERS FOR CONSIDERATION

- A. Proposed Condominium Conversion Ordinance - Workshop meeting set for February 14, 1977.
- B. Audiotapes - "Exploring Alternatives to Zoning" - Planning Dept. to order two tapes offered on Zoning.
- C. Resolution 1682 establishing the maximum number of second units to be permitted on single family lots in each neighborhood - Commissioner Goltz to present discussion. -- Commission to be prepared to discuss "back"up" chart used for establishing neighborhood density.

5. ADJOURN - Meeting adjourned 11:20 pm

*Catherine Carpenter*  
Catherine Carpenter Secretary

The Special Planning Commission Meeting of January 17, 1977 was called to order by Chairman Duane Ragan at 8:00 p.m. in the Town Hall Council Chambers. Representing Town Staff: C. R. Leitzell, Director of Public Works/Planning.

1. ROLL CALL

Commissioners Present: Bolas, Buckle, Goltz, Hulpke, Greenfield, Ragan  
Commissioners Absent: Eisgrau

2. MATTERS FOR CONSIDERATION - Yolansdale School Property

No one was present representing the School Board. Mr. Dale Sittler, audience, stated that Mr. Murphy and Judy Vallas had indicated at the last school board meeting they might attend tonight's meeting, unofficially.

Mr. Sittler advised the Planning Commission that a State Law, effective January 1, 1977, had passed making it necessary for the School District to form a committee of citizens to recommend land use of the surplus property.

Commissioner Greenfield requested a section of the January 12, 1977 Council Action Memo written by Alan Bruce regarding the Yolansdale School be included in the minutes: "2. The Planning Commission has scheduled a general discussion on use of the property for its January 17 meeting. School District representatives will participate in this discussion. Subject to the results of this discussion: Recommended Motion - To release interest in the Yolansdale School property at the offered price of \$218,000. without prejudice to future consideration on a different basis."

Mr. Leitzell advised the present zoning of the Yolansdale School site was R-1 (Single Family Residential). The property is not shown as a site for public acquisition by the General Plan, just a staging area for cyclist. In terms of the future use, the General Plan assumes it to be residential use. The Parks and Recreation Dept. had recommended converting the use back to R-1 and dedicating the play area to the Town.

Mrs. Lorraine Ferrase, 24 Elm Avenue stated she would like to see the land remain R-1. She stated she was concerned about the possible traffic created by the Marin Town and Country Club on San Anselmo Ave.

Mr. Ron Skellinger, across from the school on San Anselmo Avenue, stated his ideal was to preserve the playground and continue the use of the buildings for child care. He stated the San Anselmo-Fairfax