

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Olive at 8:05 p.m. in the Council Chambers, Town Hall on October 1, 1979. Present from Staff: T. J. Robbins

1. ROLL CALL

Commissioners Present: Harle, McPeak, Ollinger, Ragan, Hayes and Olive

Commissioners Absent: Buckle

2. APPROVAL OF MINUTES - September 17, 1979

M/S Ragan/Harle to approve minutes as written. Commissioner Hayes abstained. Approved with 5 AYE votes.

3. OLD BUSINESS

A. Z-173 Ben O'Hare. Continued to October 15, 1979.

B. Neil Burton and R.M.D. Childs. North Grove Hill Avenue. Review of Mitigated Negative Declaration for the proposed three single family dwellings.

Mr. Burton and Mr. Childs were present with Counsel, John Colteaux. Mr. Burton stated he accepted the negative declaration and would abide by it.

Addressing the issue from the audience were Mr. and Mrs. Kenneth Ball, 9 North Grove Hill Avenue; Charlotte Harrington, 241 Sequoia Drive.

M/S Ollinger, Harle, with regard to the Burton/Childs development on North Grove Hill Avenue, A/P 6-117-04 & 05, to accept the Mitigated Negative Declaration for three single family dwellings, as presented in the drawings dated September 20, 1979 and the soils report and recommendations submitted by Earth Science Consultants dated July 31, 1979, to the Planning Commission relative to item 4 of the considerations in the motion by Commissioner Ollinger, and unanimously approved by the Commission on June 18, 1979; that the Mitigated Negative Declaration is otherwise acceptable; that additional requirements will not hold up work on Searles Lane.

Approved with 5 AYE votes and Commissioner Ragan dissenting.

C. NU-13 Carol E. Throop. Continued to October 15, 1979.

D. V-861 Carol E. Throop. Continued to October 15, 1979.

E. V-850 Robert C. Martin; S & M Construction. Application for Variances to construct a driveway structure on Greenfield Avenue, A/Ps 6-123-03 & 05.

A letter opposing the variance was received from the Public Administrator's office, guardians of the estate next to the property in question. Speaking against the variance were Judith Horgan, 12 Greenfield Court; Brenda Rose, 5 Greenfield Court; Joann and Pete Deetkin, 19 Avenue Del Norte; Mrs. Joseph Bridge, 326 Greenfield Avenue and Chester Taylor, 313 Greenfield Avenue. Drainage was a prime consideration.

M/S Ragan, Harle, That V-850, Robert C. Martin and S & M Construction Co., on Greenfield Avenue, A/P 6-123-03 & 05, application for a frontyard variance and a sideyard variance be denied on the basis that it does not meet the requirements of the ordinance and it is prejudicial to persons living and working in the neighborhood. Motion unanimously approved. The owner of the property was informed of the 10-day appeal period.

- F. V-852 Patricia Frisch Karan. Continued to October 15, 1979.
- G. V-853 Sherry L. Bracken, 125 Oak Knoll Avenue

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

M/S Ragan, Hayes to grant a 2 foot south sideyard variance and a 15 foot rearyard variance to construct a carport to within six feet of the south side property line and 15 feet of the rear property line on the basis that this is the only area in which to construct the proposed addition due to the configuration of the lot, and it is not prejudicial to persons living or working in the neighborhood. Passed unanimously.

- H. C-166 Ron Ashley and Bob Bertram. 69 Center Boulevard. Continued to October 15, 1979.

4. NEW BUSINESS

- A. V-858 Richard and Cynthia Jordan. 28 Merced Avenue.

There was no one in the audience to speak on the application. Commissioner Ragan stated he was opposed to the hot tub.

M/S Hayes, Harle to approve V-858 for Richard and Cynthia Jordan, 28 Merced Avenue, A/P 5-193-02, a 6'6" north sideyard variance to construct a hot tub within 5'6" of the north side property line; a 2'8" north sideyard variance to construct a bath and greenhouse to within 9'4" of the north side property line; an 18' rearyard variance to construct a hot tub to within two feet of the rear property line; a 14 foot rearyard variance to construct an open deck within 0 feet of the rear property line; a 14 foot rearyard variance to construct a bay window to within six feet of the rear property line; a 12'9" rearyard variance to construct a bath and greenhouse within 7'3" of the rear property line; and a 1'9" sideyard (south) variance to construct a bath and greenhouse to within 6'3" of the south side property line, on the basis that it is the only logical place for such construction and is not a detriment to anyone living or working in the neighborhood, and it is necessary for the enjoyment of substantial property rights. Approved with five aye votes.

- B. U-538 Serge Arnaudies - The Arbor Restaurant

Applicant was not present to answer questions about hours and live entertainment; matter continued to October 15, 1979.

- C. V-859 William L. Montgomery. 15 Cottage Avenue

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

M/S Ragan, Harle to approve V-859 for William L. Montgomery, 15 Cottage Avenue, A/P 6-165-03 for a 2'4" sideyard and an 0'8" sideyard variance to construct an enclosed porch and stairway within 5'8" and 7'4" of the side property line, on the basis that this is the only area in which this addition can be built due to the narrowness of the lot and it will afford the owner substantial property rights and will not be prejudicial to the best interests of the neighborhood. Passed unanimously.

- D. V-860 Richard Puntillo. 116 Jordan Avenue

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

M/S Harle, Ragan to approve V-860, Richard Puntillo,

116 Jordan Avenue, A/P 6-144-11, for a 20 foot frontyard variance and a seven foot sideyard variance to construct a parking deck addition to within zero feet and one foot of the front and side property lines, respectively, and a seven foot sideyard variance for a stairway landing one foot from the side property line, on the basis that it will afford the owner substantial property rights and will not be prejudicial to the best interests of the neighborhood. Motion approved; Commissioner Buckle voted no.

5. DOWNTOWN REZONING WORKSHOP

- A. Tunstead Avenue
- B. Belle Avenue

These two items were continued since the Commission had not been furnished with the current uses of the property. Mr. Robbins told the Commission these current uses would be furnished to Commissioners at least two weeks prior to consideration.

Meeting adjourned at 10:30 p.m.

Thelma Foster
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