

1 The regular meeting of the San Anselmo Planning Commission was called to order by Commissioner Ragan on May 7, 1979, at 8:00 p.m. in Room 6 of the Isabel Cook Community Center, 1000 Sir Francis Drake Boulevard. T. J. Robbins, Assistant Director Public Works/Planning, present.

1. ROLL CALL

Commissioners Present: Buckle, Goltz, Hayes, Ollinger, Ragan
Commissioners Absent: Harle, Olive

Note: Commissioner Buckle arrived at the hearing for V-830.

2. APPROVAL OF MINUTES - APRIL 23, 1979 - CONTINUED.

3. OLD BUSINESS

- A. V-820 - James Mistrion, 40 Floribel Avenue, A/P 7-081-58, application for a third story variance, and a sideyard variance for the third story addition - WITHDRAWN.
- B. V-821 - Vincent Drucker, 14 Entrata Avenue, A/P 6-241-54, application for a five foot sideyard variance for a bathroom to be constructed within three feet of the side property line; and a seven foot sideyard variance and a 14 foot frontyard variance to construct an arbor within one foot of the side property line and six feet of the front property line, respectively - CONTINUED 06/04/79.
- C. NU-10 - Alvin and Virginia Holmes, 76 Woodland Avenue, A/P 7-222-46, application for a use permit to allow a new second unit.

Alvin and Virginia Holmes, applicants, present.

Mr. and Mrs. Holmes told the Commission that there is presently a concrete hole (an old swimming pool) next to the house at 76 Woodland Avenue and they would like to fill it and build a second unit in its place.

It was difficult for the Commissioners to interpret the drawings submitted by the Holmes, so they suggested the applicants resubmit drawings for the next meeting, May 21, 1979.

- D. Z-165 - E. Keith Franc, Summit Road, A/P Nos. 7-031-23 and 7-031-24, Environmental Impact Report.

E. Keith Franc, applicant, was not present.

Paul Brand, Jonathon Braun, Veronica Basker and Mr. and Mrs. Blair were the only neighbors present and had no comments.

M/S Goltz, Ollinger, to recommend to the Town Council to accept the Environmental Impact Report as corrected and amended for E. Keith Franc, Summit Road, A/P Nos. 7-031-23 and 7-031-24,

Motion passed unanimously.

Mr. Robbins announced that a scaled model will be available for review at Town Hall. The model, along with the available site plan, will be the review material for the rezoning which will be heard by the Commission on May 21, 1979.

4. NEW BUSINESS

- A. NU-11 - Ray Hornsby, 15 Bank Street, A/P 6-251-19, application for a use permit to allow a new second unit.

Ray Hornsby, applicant, David Vogelstein, attorney, and Tom Stephens, Engineer, present.

Mr. Robbins said that when additions were made to the house at 15 Bank Street years ago, the Commission required, as a condition in the motion, that two legal parking spaces be provided on the lot. This was provided and staff recommends that the requirement remain.

Eric Swenson, 31 Lincoln Avenue, said he is concerned about whether Mr. Hornsby intends to live on the property. Mr. Robbins said if the use permit is granted, the applicant must live on the property in one of the units within one year. Janet Williams, 18 Lincoln Avenue, said she has no objections to this application.

M/S Goltz, Ollinger, to approve NU-11 for Ray Hornsby, 15 Bank Street, A/P 6-251-19, application for a use permit to allow a new second unit with the following stipulations:

1. That the owner reside at the address;
2. that a Rental Agreement be completed between the applicant and Town and returned to the Town within 60 days, or the application will come back before the Commission for revocation; and
3. that a smoke detector be installed in the second unit

to be based on the 'Second Unit Floor Plan' and 'Plot Plan - Alternate 2' received by the Town May 7, 1979.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- B. U-529 - California University For Advanced Studies, Scott Hall, 2 Kensington Road, A/P 7-292-03, application for a use permit to allow the school to operate in a R-1 zone.

Denis Hemmerle, President of the University, present.

Mr. Hemmerle said there are approximately 50 students in the Program presently, but there are never more than 12 - 15 students on campus at one time. There are approximately ten employees, who also have staggered hours. The regular hours of operation will be during business hours; however, since most of the students work, the facility will be open late in the evening for a few students. Hopefully, the facility could also be open on weekends.

John Colteaux, 55 Kensington Road, said he is concerned about exactly what uses there are at the Seminary presently. He said there is increased traffic and parking problems and it has had a serious effect on the neighborhood. He suggested the Town request the Seminary to report all uses on the campus.

Mr. Hemmerle said his lease specifically states that he shall not "over burden" the available parking.

M/S Ollinger, Hayes, to approve U-529 for California University For Advanced Studies, Scott Hall, 2 Kensington Road, A/P 7-292-03, application for a use permit to allow the school to operate in a R-1 zone, with the following stipulations:

1. That the maximum number of students at any one time not exceed 20; and
2. that the number of employees at any one time not exceed ten.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

The Commission directed staff to have the Seminary present a complete picture of the activities and uses at the Seminary and available parking:

1. Internal activities;
2. List of tenants and their operations;
3. Location of all activities; and
4. Location of parking lots and number of spaces allotted.

This is to come back to the Commission for their review on June 4, 1979.

- C. V-830 - June Hengst, 156 Meadowcroft Drive, A/P 5-141-09, application for a third story variance.

Sherwood Steele, designer, present.

Ms. Steele said the applicant does not plan to add to the overall height; just extend the ridges.

M/S Goltz, Hayes, to approve V-830 for June Hengst, 156 Meadowcroft Drive, A/P 5-141-09, application for a third story variance on the basis that the lot is long and narrow; the existing building floor plan is such that the proposed space in the addition cannot go reasonably in any other location; that it is necessary for the applicant to exercise her property rights; that the granting of this variance will not be detrimental to those living in the neighborhood; that this variance be based on plans received by the Town of San Anselmo on April 18, 1979 consisting of a main floor, attic, northwest and east elevations and a plot plan.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- D. V-831 - Janet M. Hansen, 29 Tamal Avenue, A/P 6-042-17, application for a one foot sideyard (east) variance to construct an addition within seven feet of the side (east) property line; and an eight foot sideyard (west) variance and a ten foot rear-yard variance to construct an addition within zero feet of the side (west) property line and ten feet of the rear property line, respectively.

Janet M. Hansen, applicant, present.

Applicant had submitted two proposals for an addition. The Commission felt the addition (either on the west side or the east side) did not have a hardship and suggested the applicant restudy her proposal. Commissioner Goltz further suggested that the greenhouse and addition be coordinated with the existing house.

M/S Goltz, Buckle, to refer V-831 for Janet M. Hansen, 29 Tamal Avenue, A/P 6-042-17, application for a one foot sideyard (east) variance to construct an addition within seven feet of the side (east) property line; and an eight foot sideyard (west) variance and a ten foot rear-yard variance to construct an addition within zero feet of the side (west) property line and ten feet of the rear property line, respectively, back to the applicant for reconsideration of the proposal; to be reheard on May 21, 1979.

Motion passed unanimously.

- E. V-832 - Gordon Noble, 15 Alderney Road, A/P 5-242-03, application for a seven foot frontyard variance to construct a deck within seven feet of the front property line (after-the-fact).

Geoffrey Noble, applicant's son, present.

Mr. Noble said they are just replacing the existing stucco deck with a redwood deck, and extending it a bit. The applicant said he was not aware a variance was required when he began the work.

M/S Buckle, Hayes, to approve V-832 for Gordon Noble, 15 Alderney Road, A/P 5-242-03, application for a seven foot frontyard variance to construct a deck within seven feet of the front property line, on the basis that the lot is oddly shaped and small; that it is necessary for the enjoyment of substantial property rights; and that it will not have a significant effect on the health and safety of persons residing in the area in that this application is to replace an existing deck.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- F. U-530/V-833 - Douglas Anawalt, 702 San Anselmo Avenue, A/P 6-102-21, application for a use permit to allow outdoor eating, and a parking variance to enlarge a non-conforming use.

Douglas Anawalt, applicant, present.

Mr. Anawalt said he proposes four outside tables; there are presently five inside. Mr. Robbins said the building cannot provide adequate parking presently (although when Creek Park is completed, there may be some available parking for the store) and, therefore, requires a parking variance since the applicant is enlarging the business (with outdoor eating).

M/S Buckle, Goltz, to approve U-530 for Douglas Anawalt, 702 San Anselmo Avenue, A/P 6-102-21, application for a use permit to allow outdoor eating, on the basis that it is necessary for the preservation and enjoyment of substantial property rights; that it will not be detrimental to the community; that it is a small addition for outside eating and will not significantly increase the traffic.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

M/S Buckle, Hayes, to approve V-833 for Douglas Anawalt, 702 San Anselmo Avenue, A/P 6-102-21, application for a parking variance to enlarge a non-conforming use, on the basis that it will not be detrimental to the area; that it is necessary for the preservation and enjoyment of substantial property rights; and the hardship that there is no reasonable place to supply additional parking.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- G. C-161 - William Hendrickson, 638 - 730 San Anselmo Avenue, A/P 6-102-21, design review of an arbor.

William Hendrickson, applicant, present.

Mr. Hendrickson's plan proposed to build an arbor from the 'Factory Store' down to the 'Sweet Sensations' store; the Commission suggested that this arbor be continued down to 'Flash'. However, it was noted that the 'Flash' store is only about one foot away from the sidewalk and, therefore, any arbor/awning at this point would have to be retractable. It was also suggested that the 'Marin Shoe Service' have some type of arbor to tie in with the other buildings on that row.

M/S Goltz, Ollinger, to approve C-159 for William Hendrickson, 638 - 702 San Anselmo Avenue, A/P 6-102-21, design review of an arbor, as shown on the plans received by the Town April 19, 1979, Sheet 1 'Proposed Arbor' and Sheet 2 'Section For Arbor' with a semi-transparent stain.

Further move that this application be held open for further study of building color and treatment of the end stores, 'Marin Shoe Service', 'Flash' and 'Simone's', and study of a method of putting up signs.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

5. DISCUSSION

- A. Proposal by staff to review all minor commercial improvements, i.e., awnings, minor exterior changes.

The Commission agreed that it would be better for applicants and the Town if a group of people, i.e., the Commission, review exterior changes to commercial buildings, rather than one staff member. Commissioner Goltz said, however, that he will look

over the Design Review Ordinance and perhaps come up with some suggestions.

B. Review of the Annual Capital Improvements Plan 1979/80.

M/S Buckle, Ragan, to forward the Annual Capital Improvements Plan 1979/80 to the Town Council with no comments.

Motion passed unanimously.

C. Gasoline Reimbursement For Planning Commissioners.

Commissioner Ragan said he had proposed to the Town Administrator that since the Commissioners each drive approximately 15 miles per meeting to view the individual sites, they be reimbursed for gasoline.

Commissioner Hayes felt the reimbursement was not necessary; however, the other Commissioners agreed that there be a mileage reimbursement.

M/S Goltz, Buckle to recommend to the Town Council that due to the rising cost of operating a motor vehicle, the Planning Commissioners should be paid a reasonable monthly amount for operating a vehicle based on a formula the Commission feels is fair based on the fact that the Commissioners drive approximately 25 miles per month, and at a \$.20 per mile amount, this would equal \$5.00 per month per Commissioner.

Motion carried: AYES: Buckle, Goltz, Ollinger, Ragan
NOES: Hayes

6. DOWNTOWN REZONING WORKSHOP - CONTINUED 05/21/79.

7. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 11:30 p.m. to the next regular meeting of May 21, 1979.

Lisa Burklin

LISA BURGLIN
PLANNING SECRETARY