

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Olive at 8:00 p.m. on March 5, 1979, in Room 6 of the Isabel Cook Community Center, 1000 Sir Francis Drake Boulevard. Staff present: T.J. Robbins, Associate Engineer/ Planner.

1. ROLL CALL

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

2. APPROVAL OF MINUTES - FEBRUARY 5, 1979

Item 2, "Approval of Minutes", change "Chairman Goltz" to "Commissioner Goltz."

M/S Harle, Buckle, to approve the minutes of February 5, 1979, as amended.

Motion carried with three ayes; Commissioner Ragan abstaining; Commissioners Goltz and Ollinger had not yet arrived.

3. OLD BUSINESS

A. Z-172 - 27 Tamalpais Avenue, A/P 7-212-17, proposal to rezone from C-2 (Central Business District) to R-3 (Neighborhood Apartment District) or P (Professional).

Marshall Donig, owner, present.

Mr. Donig said he would like his property to remain zoned C-2, but would settle for P.

M/S Buckle, Ragan, to recommend to the Town Council that Z-172, 27 Tamalpais Avenue, A/P 7-212-17, be rezoned from C-2 (Central Business District) to P (Professional) on the basis that it will not be detrimental to the neighborhood, and the rezoning is in conformance with the General Plan.

Motion passed unanimously.

It was announced that this application will be heard by the Town Council on March 13, 1979.

B. V-812- Jerry Allen Kler, 13 San Rafael Avenue, A/P 7-211-10, application for a 15 foot frontyard variance and a 12 foot rearyard variance to construct three apartments within five feet of the front property line and eight feet of the rear property line, respectively, and a seven foot sideyard variance and a 16 foot rearyard variance for parking within one foot of the side property line and four feet of the rear property line, respectively.

Jerry Kler, applicant, present.

Mr. Kler said he had previously applied for the same variances when the property was zoned P (it has since been zoned R-3 and his original application has dropped the office in each unit). Commissioner Ragan asked about guest parking and Mr. Kler said each of the three parking spaces can have two cars in tandem.

Commissioner Ollinger said he wants to make sure that if a five foot frontyard variance is granted for the fireplaces and seating areas, that the applicant does not go ahead and take a five foot frontyard variance all the way across. Mr. Kler said he does not intend to change the design, as indicated on the drawings. Mr. Kler also added that there is a lot of visual space in the front of these proposed units.

Commissioner Goltz suggested pulling the proposed units back from the frontyard approximately eight feet instead of five feet because the proposed fireplaces and seating area will have an affect on the neighbor to the North of the property. Mr. Kler said this proposal would take away from the intent of his design that he has carefully worked out.

M/S Harle, Ragan, to approve V-812 for Jerry Allen Kler, 13 San Rafael Avenue, A/P 7-211-10, application for a 15 foot

DDC425

frontyard variance and a 12 foot rearward variance to construct three apartments within five feet of the front property line and eight feet of the rear property line, respectively, and a seven foot sideyard variance and a 16 foot rearward variance for parking within one foot of the side property line and four feet of the rear property line, respectively, on the grounds that the shape of the lot and the disposition pose unique difficulties that this is a good solution to the problem; and that it allows substantial property rights; that it will not affect adversely the welfare of the neighboring properties, to be based on drawings dated December 27, 1978, and received by the Town on February 21, 1979.

Motion passed unanimously.

Applicant was advised on the ten day appeal period.

- C. *changed to 7
No. 135 Humboldt* V-814 - Kenneth Houy and W. Eurie and Judith A. Walsh, 32 Foothill Road, A/P 7-033-07, application for a 20 foot rearward variance to construct a carport within zero feet of the rear property line.

Kenneth Houy and Eurie Walsh, applicants, present.

Commissioner Buckle questioned why the drawing showed the proposed carport to be only 19 feet wide, when the requirement is 20 feet. Mr. Houy said someone in the Public Works Department told him the requirement was 19 feet (it is questionable whether Mr. Houy did contact this Department).

It was suggested by the Commission that the carport be 21 feet wide so that there will be 20 feet clear inside.

M/S Goltz, Ragan, to approve V-814 for Kenneth Houy and W. Eurie and Judith A. Walsh, 32 Foothill Road, A/P 7-033-07, application for a 20 foot rearward variance and a two foot sideyard variance to construct a carport within zero feet of the rear property line and six feet of the side property line, on the basis that the lot is relatively narrow and is steep; that the granting of this application is necessary for the enjoyment of substantial property rights; that it will not be detrimental to those living in the neighborhood; and that this approval be based on drawings received by the Town on January 19, 1979, and as corrected at this Planning Commission meeting.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- D. V-815 - Vincent R. Rege, 53 Bella Vista Avenue, A/P 6-082-08, application for a 20 foot frontyard variance to construct a dwelling within zero feet of the front property line.

Vincent Rege, applicant, present.

Commissioner Harle pointed out that the paved road used as "Bella Vista Avenue" goes over the property across the street from 53 Bella Vista Avenue and the actual road as drawn is not paved. Mr. Robbins said that part of land that is Bella Vista Avenue is public way. Mr. Robbins added that an encroachment permit for the driveway could be required.

Commissioner Buckle suggested spinning the proposed house so that the corner that is now touching the front property line would be approximately 3.5 feet away and, therefore, making the house parallel to the front property line. The Commissioners agreed; however, it was noted that the creek banks would be very close to the house in the rear.

Madalin Schuren, 50 Bella Vista Avenue, said the driveway has not been used by the public. She suggested that she grant Mr. Rege an easement and have it recorded so as to protect her property rights. She said the present fence is on the public right-of-way and his gate is on her property; she would like both moved back.

Gene Rege, applicant's partner, said the property has been in the family for years and no one ever knew the boundary lines, so a fence was put up where they thought the property lines were. He feels a front fence is necessary because of traffic.

Commissioner Goltz suggested that Mr. Rege consider moving the front fence so that it will be 20 feet in front of the house and would act like a 20 foot frontyard setback.

M/S Goltz, Ollinger, to return V-815 for Vincent R. Rege, 53 Bella Vista Avenue, A/P 6-082-08, application for a 20 foot frontyard variance to construct a dwelling within zero feet of the front property line, back to the applicant for restudy for relocation of the front corner of the building and study of fence line, and for any legal consultation, to be continued to the meeting of March 19, 1979.

4. NEW BUSINESS

- A. V-823/C-157 - Lorenzo's Italian Cuisine, 729 Sir Francis Drake Boulevard, A/P 6-083-06, design review of restaurant addition in C-3 zone, and a parking variance.

Ronald Foreman, attorney representing Francisco Roldan (owner), and Leon Olsovi, designer, present.

Mr. Robbins said variances are necessary for expanding the non-conforming use and for the number of parking spaces. With the enclosure of the patio, six spaces will be required and the restaurant only has five; however, the valet may be able to fit six.

Mr. Foreman said Lorenzo's has an agreement with Craig Botti, owner of Craig's Place, to use his parking lot in the evening. Mr. Foreman said Lorenzo's only serves dinner, so can also use part of The Cottage's parking area (which is only open during the day).

Mr. Foreman said Lorenzo's turns away 60 to 80 patrons each weekend evening and this is why they are enclosing the patio. Commissioner Ollinger commented that this construction would exceed the limits of that property.

Jerald Jakl, 24 Canyon Road, asked how the cars would be brought to Craig's Place parking lot; Mr. Foreman said the valet would drive them around the block.

M/S Buckle, Raga, to approve V-823 for Lorenzo's Italian Cuisine, 729 Sir Francis Drake Boulevard, A/P 6-083-06, application for a variance to add to a non-conforming use and a variance for tandem parking spaces, on the basis that there are exceptional circumstances of the land which is the smallness of the lot which slopes towards the rear, and also the situation of the existing structure which generally does not apply to other lands; that it is necessary for the preservation and enjoyment of substantial property rights; and that it will not materially affect adversely the health and safety of persons living and working in the neighborhood, with the following conditions:

1. Provide valet parking;
2. that the hours of operation for dinner be between 5:00 p.m. and 12:00 midnight.

Motion passed unanimously.

Applicant was advised of the ten-day appeal period.

Design Review --

Commissioner Goltz said the front of the proposed enclosure is too massive and overpowering. Mr. Olsovi said this front creates a foyer with a double entry. Mr. Olsovi added that the bright neon lighted signs will be removed.

DDC425

Commissioner Ollinger said the building could get very hot in the summer with all the glass; however, Mr. Olsovi said there will be air vents on the ceiling and plexiglass in insulated. Commissioner Buckle said he felt the glasshouse effect was unappealing. Commissioner Ragan agreed, adding that people sitting in the restaurant may not want cars driving past and seeing them. Mr. Olsovi said the glass will start at 4½ feet off the ground so car lights will not interfere.

Chairman Olive suggested compromising between the designer and the Commissioners who are concerned about the glasshouse effect by placing a piece of wood across the glass area to break it up and have lights on it for the walkway. Mr. Olsovi said this would ruin the intent of his design and these exterior lights would shine inside.

Commissioner Harle said he likes the design of the proposed building as submitted.

Commissioner Goltz pointed out that the Commission should not approach the project with a different concept of design in mind, but rather accept the concept and look for ways to make it better.

A Gentleman in the audience said he likes the proposed design.

Commissioner Ollinger suggested lowering the planter on the South side of the building and providing a planter on the other side of the building facing Sir Francis Drake Boulevard. He also suggested plantings in the building so that the inside and outside of the building will be integrated.

Mr. Olsovi said the new sign will be letters painted a muted gold, Lorenzo's Italian Cuisine, with lights.

M/S Goltz, Ollinger, to approve C-157 for Lorenzo's Italian Cuisine, 729 Sir Francis Drake Boulevard, A/P 6-083-06, for the design of the addition with the following stipulations:

1. Planters be designed on the North and East sides to come across the front and tie in with the sides;
2. that the height of the planters be lowered from four feet shown on the rendering to possibly two to two and one-half feet;
3. that the color scheme be natural redwood for paneling, and bronze anodized #313 green house sections;

and that this approval is based on drawings received by the Town on February 13, 1979, with the amendments as noted in the motion.

Motion carried: AYES: Goltz, Harle, Olive, Ollinger, Ragan
NOES: Buckle

Applicant was advised of the ten day appeal period.

- B. C-158- Don Miguel's Mexican Restaurant, 115 San Anselmo Avenue, A/P 7-301-18, design review of window change in restaurant in C-2 zone.

Michael Blume, applicant, present.

Mr. Blume said this was a Safeway store at one time and the concrete pillars for the proposed window are still there. Without the window, the restaurant always looks closed.

Commissioner Buckle questioned why the proposed window is trapezoidal, rather than a rectangle. Mr. Blume said the proposed shape will tie in with the present roof.

Chairman Olive suggested that the proposed shape of the window is distracting from the heavy doors that presently serve as the focal point of the restaurant. Commissioner Goltz said the proposed window shape would be very Mexican looking.

M/S Ragan, Goltz, to approve C-158 for Don Miguel's Mexican Restaurant, 115 San Anselmo Avenue, A/P 7-301-18, design review of window change in restaurant in C-2 zone, as shown on the drawing received by the Town on February 22, 1979.

Motion carried: AYES: Goltz, Harle, Ollinger, Ragan
NOES: Buckle, Olive

Applicant was advised of the ten-day appeal period.

- C. U-525 - Marin Church of the Nazarene, 35 Elm Avenue, A/P 7-052-49,
application for a use permit to allow the church in a R-1 zone.

^ changed to No. 1381 SA Avenue

Dan Hopkins, Pastor, present.

Mr. Hopkins said he petitioned several homes on Elm Avenue, Scenic Avenue and San Anselmo Avenue and received a favorable response for the Church being in the neighborhood. He said only four people flatly said they did not want the Church in the neighborhood.

Mr. Hopkins added that he spoke with Mr. Leitzell in the Public Works Department, who told him that the average home has ten trip-ends per day and, therefore, five homes built on the Yolansdale property would bring 5- trip-ends per day. The Church he claims, would have many less trip-ends.

Mr. Hopkins said the Church presently has 39 members, but hopes to spread his ministry throughout the community to bring in more members. Commissioner Harle questioned whether the playground would be use for overflow parking; Mr. Hopkins said the average day only brings in two cars. However, Mr. Hopkins did add that Easter and Christmas holidays could bring in many cars and possibly the playground would be used for parking. The Church plans to close off the parking lot in the evenings in order to deter vandals and teenagers from parking there. Commissioner Buckle suggested widening the existing driveway to allow two-way traffic.

Mr. Hopkins said the present schedule of services include Sunday School at 9:45 a.m., a morning and evening worship service on Sundays, an evening Church Board meeting once a month, a morning Missionary Council meeting once a month, Evangelistic services twice a year (lasting one week each), and a Vacation Bible School one week in the summer. Mr. Hopkins added there could be more activities in the future; i.e., members may come to the Church to tear up sheets for bandages to be sent to a hospital. Commissioner Goltz questioned whether there would be weddings and receptions at the Church. Mr. Hopkins said he has only performed one wedding in his Church and there was no reception on the premises so he does not envision many weddings.

Al Widenhofer, 60 Elm Avenue, said there are approximately ten neighbors against this use permit. His main concern is traffic in the neighborhood. He also feels that some people probably signed the Church's petition because they wanted the playground, instead of looking at the possible problems that may come up. Mr. Widenhofer added that property values will decrease as a result.

Tilda Thompson, Austin Avenue, said she has lived across the street from another church for years and there have never been any problems.

Margaret Mathews, 72 Foothill Road, said there will be a slight increase in traffic, but this will be justified because the present site is an eyesore.

Jo McPeak, 435 Scenic Avenue, feels the Church will be an asset to the neighborhood.

Lori Rayo, 28 Elm Avenue, said her house looks down on the proposed parking lot. She feels commuters and house guests will use the parking lot unless there is some control. She also questioned the Church's use of lights for the parking lot as she does not want to look down on a "coliseum."

Lorraine Ferrarese, 24 Elm Avenue, said she has always done her best to speak for the community regarding the Yolansdale property; however, now she is speaking for herself - she said she did not buy her house across the street from a parking lot. She also feels having the parking lot right next to the playground with no chain for separation is dangerous.

Judy DeFlynn, 41 Medway Road, Chuck Blackus, 104 Laurel Avenue, and Joyce DeFlynn, 41 Medway Road, expressed support of the use permit application.

Mr. Hopkins suggested the Church post a sign on the property that all cars would be towed and place a chain across the driveway at nights.

Chairman Olive asked Mr. Hopkins if he would be willing to continue the Parks and Recreation summer programs if asked; he said this would not be a problem for the Church.

Bev Egan, realtor, said the Church will not bring the property values down in the neighborhood, and any structural changes to the building will require permits from the Town.

Commissioner Goltz said the parking lot will not be aesthetically pleasing to those neighbors looking down on it and, therefore, suggested planting large trees in the area between the proposed sanctuary and basketball court. Planting trees along the property line on Elm Avenue between San Anselmo Avenue and the point where the playground access is on Elm Avenue, would baffle the sound from people and cars in the parking lot, and stop the glare from the cars. He also suggested plantings along the property line on San Anselmo Avenue in front of the parking lot. Commissioner Goltz said there should be a chain dividing the parking lot from the playground.

Mr. Hopkins said this landscaping would be very expensive and if the neighbors want trees along Elm Avenue, perhaps they could purchase them for the Church. There was no response to this suggestion.

M/S Buckle, Ragan, to approve U-525 for Marin Church of the Nazarene, 35 Elm Avenue, A/P 7-252-49, application for a use permit to allow the Church in a R-1 zone, on the basis that the granting of this application is necessary for the preservation of substantial property rights; and that it will not materially affect adversely the health and safety of persons residing in the neighborhood, to be based on drawings dated February 15, 1979, and received by the Town on February 20, 1979, with the following conditions:

1. That the driveway apron on San Anselmo Avenue be widened to accommodate two-way traffic;
2. that the auto access on Elm Avenue be closed and only open for pedestrian access;
3. that no parking signs be installed at the driveway entrance on San Anselmo Avenue, as approved by the Department of Public Works;
4. that a removable post and chain barrier between the parking area and playground area be installed;
5. that along the West property line beginning from the pedestrian ramp going around to approximately 25 feet from San Anselmo Avenue on Elm Avenue a line of trees be planted in the area between the sidewalk and playground;
6. that at the South end of the parking aisle, a planting area be installed with two trees;
7. that West of the driveway off of San Anselmo Avenue, a planting area be installed with a tree that will grow to large proportions;

8. that at the South end of the chain barrier dividing the parking lot from the playground, there be an extension of the planting and a tree there;
9. that the graphic representation of these planting changes be included in the use permit approval as marked up on the plan dated February 20, 1979; and
10. that the landscaping be completed within one year.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

Commissioner Goltz had suggested the landscaping be completed within six months because Town staff does not have the manpower to police the property to make sure the landscaping is done.

The other Commissioners felt the Church should be given one year to complete the landscaping because of the cost and time involved.

- D. U-526 - The Seasons, 42 Red Hill Avenue, A/P 6-201-02, application for a use permit to allow outdoor eating and the on-sale of beer and wine (continue under new ownership).

J. Hart Squire, applicant, present.

Commissioner Buckle said the name of the restaurant, "The Seasons", is very similar to "The Seasons Ski and Sport" (also in San Anselmo); however, it was agreed that there should not be any problem with this.

Mr. Robbins said the restaurant has adequate parking; the applicant added that El Greco Restaurant uses some of his parking in fact.

M/S Buckle, Ragan, to approve U-526 for The Seasons, 42 Red Hill Avenue, application for a use permit to allow outdoor eating and the on-sale of beer and wine and a non-amplified musical instrument, on the basis that this use has been existing in the past with no complaints; that it will not be detrimental to the health and safety of persons residing and working in the neighborhood; and that the granting of this application is necessary for the enjoyment of substantial property rights, with the condition that the hours of operation be between 11:00 a.m. and 11:00 p.m.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- E. V-818 - Victor Elsey, 8 Deer Park Lane, A/P 7-021-20, application for a 3'6" sideyard variance to construct a path and landing as access to the house within 2'6" of the side property line (after-the-fact).

Applicant was not present. CONTINUED TO 03/19/79.

- F. V-819 - Ron Courtney, 54 Hillside Avenue, A/P 7-121-21, application for an eight foot frontyard variance to construct a second floor addition within 12 feet of the front property line, and a ten foot frontyard variance to construct a first floor addition within ten feet of the front property line.

Mr. Courtney said he will raise the roof slightly to provide an attic with a standard ceiling height. This will not extend beyond the existing boundaries of the house (which is 12 feet from the front property line).

Commissioners Ollinger and Goltz said the second story will be massive and really stand out, and this variance would be difficult to approve because the applicant would be pushing more house into the setback.

DDC425

Commissioner Buckle suggested expanding to the rear of the property, rather than in front. Mr. Courtney explained that this would be a tremendous financial burden.

The Commissioners agreed that the first floor proposal is acceptable, but that perhaps the applicant should rework the second floor design.

M/S Goltz, Ollinger, to approve that portion of V-819 for Ron Courtney, 54 Hillside Avenue, A/P 7-121-21, dealing with the first floor addition, a 12 foot frontyard variance to construct within eight feet of the front property line, on the basis that the site is extremely steep and very little in area to put in additional room; that the granting of this variance is necessary for the applicant to enjoy substantial property rights; and that it will not be detrimental to those living in the neighborhood.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

M/S Ragan, Buckle, that the portion of V-819 for Ron Courtney, 54 Hillside Avenue, A/P 7-121-21, dealing with the second floor addition be referred back to the applicant for restudy.

Motion passed unanimously.

- G. V-820 - Arthur Segal and Alice Webb, 29 Park Drive, A/P 6-041-15, application for a one foot sideyard variance to construct a hot tub within seven feet of the side property line, and an eight foot sideyard variance for tub equipment and enclosure within zero feet of the side property line (after-the-fact).

Arthur Segal and Alice Webb, applicants, present.

Mr. Segal said the gentleman from the hot tub company told him that permits would not be required for installing a hot tub; subsequently, this person has been fired from the company. Mr. Segal said he dug the hole and a licensed contractor installed the tub.

Mr. Becker, 23 Park Drive, said two of his bedrooms are on the side near Mr. Segal's hot tub and equipment room and the noise is unbearable. Mr. Segal said he has made a curfew of 9:30 p.m. for the jets to be run. When the jets are not running there is no motor noise.

Mr. Pizan, 23 Broadway, Fairfax, said there is a noise ordinance in Town and the equipment room should be moved.

Al Lorente, 35 Park Drive, said the only time he has ever been disturbed once when the tub was used by the children between 1:00 a.m. and 5:00 a.m. during Christmas vacation when the parents were on vacation.

Commissioner Harle asked Mr. Becker why he didn't notice the construction of the hot tub. Mr. Becker said he asked the people whether they had permits and they said yes. He said he did not realize that a hot tub had pumps that made noise. Mr. Segal added that to move the pumps would cost approximately \$600.00.

Commissioner Goltz pointed out to Mr. Becker that the hot tub itself only encroaches one foot into the sideyard setback, so moving it back one foot will not help the noise problem from people in the hot tub.

The Commissioners suggested they go to Mr. Becker's home and have the pumps turned on in the hot tub next door to test the noise.

M/S Ragan, Goltz, that V-820 for Arthur Segal and Alice Webb, 29 Park Drive, A/P 6-041-15, application for a one foot sideyard variance to construct a hot tub within seven feet of the side

property line, and an eight foot sideyard variance for tub equipment and enclosure within zero feet of the side property line, be held over until the next regular meeting for purposes of testing noise.

Motion passed unanimously.

- H. V-822 - Benjamin and Margaret Burtt, 70 Park Drive, A/P 6-043-08, application for a 5'8" sideyard variance to construct a fireplace on the first floor within 2'4" of the side property line, and a 2'3" sideyard variance to construct a bay window on the second floor within 5'9" of the side property line.

Benjamin and Margaret Burtt, applicants, present.

Mr. Burtt explained that he had variance approval for the original remodel plan; but now was proposing to add a fireplace and bay window. Mrs. Burtt added that their neighbor, Mrs. Higgins had no objections.

M/S Harle, Buckle, to approve V-822 for Benjamin and Margaret Burtt, 70 Park Drive, A/P 6-043-08, application for a 5'8" sideyard variance to construct a fireplace on the first floor within 2'4" of the side property line, and a 2'3" sideyard variance to construct a bay window on the second floor within 5'9" of the side property line, on the grounds that it allows the enjoyment of substantial property rights; that it will cause no difficulty for persons living in the neighborhood; and the situation of the present house and the terrain involved would present substantial hardship to any other solution, to be based on drawings received by the Town on February 21, 1979.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- I. SS-214 - Alec Liu, 535 Oak Avenue, A/P Nos. 7-201-07 and 7-201-08, application for a lot split and negative declaration.

Alec Liu, applicant, present.

Mr. Liu explained that he purchased parcel 7-201-07 in 1965 (where the house is now situated) and in 1967 purchase parcel 7-201-08 (which was later sold to T.W. Liu in 1973). Unbeknownst to him, Alec Liu claims the property had been illegally subdivided in 1962. He cannot sell parcel 7-201-07 unless the Commission approves this lot split.

Mr. Liu said his father, T.W. Liu, who owns parcel 7-201-08, does not want to sell or develop this parcel.

Mr. Robbins said soils, geological and drainage studies will be required prior to any new construction and any conditions imposed or necessary work completed prior to building permits being issued; Fire Department and Water District requirements shall be met prior to issuance of building permits; and engineering confirmation of septic tank use shall be required prior to issuance of building permit.

Jack Deignan, 60 South Oak Avenue, is concerned that someone may subdivide parcel 7-201-08. Mr. Robbins said that if Mr. Liu decides to further subdivide for development, it would be subject to a public hearing.

"M/S Buckle, Goltz, to approve the Negative Declaration as prepared by Planning Staff for SS-214 for Alec Liu, 535 Oak Avenue, A/P Nos. 7-201-07 and 7-201-08, application for a lot split, on the basis that it conforms to the General Plan; and that it will not be detrimental to persons in the neighborhood.

Motion passed unanimously.

M/S Ragan, Buckle, to approve SS-214 for Alec Liu, 535 Oak Avenue, A/P 7-201-07 and 7-20108, application for a lot split and negative declaration with the provisions:

1. That access over an easement be allowed;
2. that improvements shall be deferred; however, no building permit shall be issued until Fire and Water Department requirements are met and that this parcel split is in conformance with the General Plan.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

5. DISCUSSION

A. Downtown Rezoning Workshop

1. Magnolia Avenue, City Hall Avenue, Library Place -
CONTINUED TO 03/19/79.

6. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 1:44 a.m. to the next regular meeting of March 19, 1979.

LISA BURGLIN
PLANNING SECRETARY