

78 The regular meeting of the San Anselmo Planning Commission was called to order on December 3, 1979, at 8:00 p.m. by Chairman Olive in the Town Hall Council Chamber. T. J. Robbins, Assistant Director Public Works/Planning, present.

1. ROLL CALL

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

2. APPROVAL OF MINUTES - November 19, 1979.

M/S Ragan, McPeak, to approve the minutes of November 19, 1979, as written.

Motion carried; Chairman Olive abstained.

3. OLD BUSINESS

- A. Z-173 - Ben O'Hare, Redwood Road, A/P Nos. 7-097-02, 7-097-05 and 7-141-04, proposed rezoning from PPD R-1 (Preliminary Plan Development with a presumptive use of Single Family Residential) to SPD (Specific Plan Development) - CONTINUED 12/17/79.
- B. V-852 - Patricia Frisch, 37 Cordone Drive, A/P 5-223-09, variances to construct hot tub, deck and tub equipment - CONTINUED 12/17/79.
- C. EU-5 - George Noble, 47 Humboldt Avenue, A/P 7-033-01, use permit to allow an existing second unit to remain on change in ownership - CONTINUED 12/17/79.
- D. SS-223 - Ronald and Kay Camozzi, 20 Oak Avenue, A/P 7-266-24, lot line adjustment between their lands and lands of 18 Oak Avenue, A/P 7-266-23 - CONTINUED 12/17/79.
- E. V-866 - The Friendly Foam Shop, 27 San Anselmo Avenue, A/P 7-302-15, parking variance (constructing second story addition) - CONTINUED 01/07/80.
- F. C-168 - The Friendly Foam Shop, 27 San Anselmo Avenue, A/P 7-302-15, design review of second story addition - CONTINUED 01/07/80.
- G. Design Review of Creek Park Bus Stop, and consideration of Negative Declaration.

Mr. Robbins said this plan is one of two plans recommended by the Commission at their meeting on March 19, 1979, out of four proposals.

Commissioner Hayes noted there will be a loss of ten parking spaces with this proposal.

Commissioner McPeak said he would rather see one bus shelter, than two. He also said he generally uses the service entrance off of Center Boulevard when being picked up after work. Commissioner McPeak suggested there be benches outside the shelters.

Commissioner Ollinger questioned whether there would be markings indicating where busses should stop, i.e., paint on the street. He also questioned why the lighting is not indicated on the plan.

Commissioner Buckle questioned whether there was a specific reason for the triangular-shape of the shelters; he suggested the plastic span of ten feet for the shelters will not work; perhaps the retaining wall face should be textured concrete; air circulation is necessary, as plastic gets hot in the summer - perhaps there can be holes on the top or bottom; the coniferous trees are all grouped together on one side - the other trees will lose their leaves in the winter - perhaps they should be spread out; some of the trees are shown in boxes and some in circles on the drawing - why?

Commissioner Hayes asked if a handicapped group had looked at the proposal. Commissioner Ollinger said the "Section" sketch on the drawing shows two 2 x 6s with a 4x block, which

may be a head knocker.

Commissioner Olive suggested the landscaping may be a problem if the bushes are too low and thick for the safety of persons.

The Commissioners felt adequate information was not available to approve the design.

M/S Buckle, Ragan, to accept the Negative Declaration for the Creek Park Transit Station as prepared by staff.

Motion passed unanimously.

M/S Ragan, Ollinger, to direct staff to require from the architects of the Creek Park Bus Station answers to all of the questions put forth by the Planning Commission at their meeting December 3, 1979, prior to approval of design review.

Motion passed unanimously.

#### 4. NEW BUSINESS

- A. V-868 - Steve and Cathy Dorinson, 130 Sycamore Avenue, A/P 6-083-19, eight foot sideyard variance to construct a one-car garage within zero feet of the side property line.

Steve and Cathy Dorinson, applicants, present.

M/S Ragan, Hayes, to approve V-868 for Steve and Cathy Dorinson, 130 Sycamore Avenue, A/P 6-083-19, eight foot sideyard variance to construct a one-car garage within zero feet of the side property line for the reasons that the lot is narrow; the configuration of the property line is such that there is no other place to construct the garage on the lot; that it is necessary for substantial property rights; and that it will not be adverse to persons living in the area.

Motion passed unanimously.

- B. U-542 - Ma Prem Gulamo and Veet Manas, 5 Greenfield Court, A/P 6-212-39, use permit for the home occupation of a meditation center and the resale of books and tapes.

Harold Carter, 316 Greenfield Avenue, said he also is representing William Wells, 320 Greenfield Avenue. They are concerned about parking and traffic.

Mr. Manas said the operation is limited to four or five people meditating at any one time. There are books and tapes available if those persons wish to purchase them. This is two evenings per week - Sundays and Wednesdays from 7:00 to 10:00 p.m.

Letters of support were received by the Commission from neighbors in the area.

Ms. Gulamo said if the operation grows, they will look for a larger building.

Mr. Carter said the operation seems small enough that there shouldn't be any problems as far as parking and traffic.

M/S Ragan, Buckle, to approve U-542 for Ma Prem Gulamo and Veet Manas, 5 Greenfield Court, A/P 6-212-39, use permit for the home occupation of a meditation center and the resale of books and tapes, with the provisions that during the evenings of meditation those individuals attending park cars in such a manner so as to not be objectionable to those in the neighborhood; and that the use not exceed three evenings per week.

Motion passed unanimously.

Applicants were advised of the ten day appeal period.

- C. V-869 - Mike Palumbo, 155 Oak Avenue, A/P 7-271-04 and 7-271-05, third story and access-over-an-easement variances.

Mike Palumbo, applicant, present.

Mr. Robbins explained that 169 Oak Avenue previously received a variance for parking next to the front property line. Mr. Palumbo now proposes to construct a driveway to the north of the house at #169, around to the rear of the house where a garage will be built. He also proposes to continue this driveway up to the house at 155 Oak Avenue.

Mr. Palumbo said he has a building permit for the house at 155 Oak Avenue with access to this house from Oak Avenue. He feels his new proposal will be more satisfactory.

Mr. Robbins noted there is a bench in through the proposed path of the driveway and there are not as many trees to be cut down as there would have to be with the previous proposal.

Norman Ginsberg, 171 Oak Avenue, questioned the width of the proposed driveway. Mr. Palumbo said there will be approximately a 30 foot apron and will narrow to ten feet wide.

Commissioner Buckle said he would like to see a profile of the driveway showing grades; he wants to see that the engineering of this proposal would support it.

Commissioner Ollinger suggested that the proposed drive would continue right behind the garage at #169 up to #155. It would be like having a street and there would be little privacy for #169, as the garage will not be set back from the driveway.

M/S Buckle, Ragan, to continue V-869 for Mike Palumbo, 155 Oak Avenue, A/P Nos. 7-271-04 and 7-271-05, third story and access-over-an-easement variances, to the meeting of December 17, 1979, for the primary purpose that additional engineering information be submitted, which includes the driveway profile showing the existing and designed grades, and to relate this design to the topo slopes on the plan view, and any other pertinent information (i.e., cross sections), which is necessary to review this proposal.

Motion passed unanimously.

Mr. Palumbo noted that his reasons for this proposal are that this will be less obtrusive; it will be more in keeping with the neighborhood (aesthetically); he felt it would be more acceptable to the Town; it will be upgrading the existing residence (#169); large trees in the front of the lot (#155) will be saved.

- D. C-169 - James Howey, 21 Mariposa Avenue, A/P 7-301-06, design review of commercial alterations.

John Keane, architect, present.

Mr. Keane, referring to a color rendering, said the main color of the building will be off-white with plum and beige trim. They plan to remove two trees (Bradford Pears) because they are in the way of the proposed entrance, but these trees will be replaced on the lot.

The architect has proposed that '21' be 7'6" high on the building next to one of the doors. Mr. Robbins pointed out that per Section 9-7.304(B) address numbers cannot exceed 18 inches in height and width per numeral unless a larger size is approved by the Design Review committee.

M/S Ragan, Ollinger, to approve C-169 for James Howey, 21 Mariposa Avenue, A/P 7-301-06, design review of commercial alterations, as shown on the drawing dated November 7, 1979, with the color scheme as submitted (in the file).

Motion carried: AYES: Hayes, McPeak, Olive, Ollinger, Ragan  
NOES: Buckle

Commissioner Buckle voted 'no' because the address numbers are too large and the front of the building will be too plain.

Applicant was advised of the ten day appeal period.

5. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 10:47 p.m. to the special meeting on December 12, 1979.

*Lisa Burclin*

LISA BURGLIN  
PLANNING ASSISTANT