

The regular meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on November 3, 1980, by Chairman Harle in the Town Hall Council Chamber. T. J. Robbins present.

1. ROLL CALL

Commissioners Present: Harle, Hayes, McPeak, Ollinger, Peterson, Signorelli
Commissioners Absent: Ragan

2. APPROVAL OF MINUTES - October 20, 1980

Item 3C, Paragraph 7, change " . . . for all projects." to " . . . for all projects in the ridge zone."

Item 3C, after Paragraph 27, add "Commissioner Hayes indicated that taking account of slope and computing density is the central issue. The particulars of this or any other motion to do so are subject to discussion. The motion in its current form is based upon the present Town General Plan"

Item 4A, change the motion " . . . to construct a four foot high front entry gate and fence . . ." to " . . . to construct an eight foot high front entry gate and fence with the front stub to be only four feet high . . ."

M/S McPeak, Ollinger, to accept the minutes of October 20, 1980, as amended.

Motion carried; Commissioner Peterson abstained.

3. OLD BUSINESS

A. Proposed Density Ordinance For Undeveloped Properties - CONTINUED 11/17/80.

B. SS-222 - Wayne Lowe, A/P Nos. 5-300-24 and 5-300-25 (off Woodside Drive and Cherne Lane), request for one year extension for filing of final map (tentative map approval November 5, 1979) to November 5, 1981, for a two-lot development.

Wayne Lowe, applicant, present.

M/S Hayes, Ollinger, to extend another year the filing of the final map for SS-222 for Wayne Lowe, A/P Nos. 5-300-24 and 5-300-25 (off Woodside Drive and Cherne Lane), with the date to be November 5, 1981.

Motion passed unanimously.

C. V-904 - Kirk E. Heiser, 36 Sunview Avenue, A/P 6-164-19, a six foot rearyard variance and a 9'6" rearyard variance to construct an addition below an existing deck within 14 feet of the 35 foot rear property line and 10'6" of the 84.31 foot rear property line; two foot to four foot rearyard variances to construct a window extension within 18 feet to 16 feet of the 35 foot rear property line; a two foot sideyard variance to construct an addition below an existing deck within six feet of the north side property line; and 7'6" and two foot rearyard variances to construct an open deck within 6'6" and 12 feet of the 84.31 foot rear property line.

Kirk Heiser, applicant, and Jeff Portnoy, neighbor, present.

Mr. Heiser showed a new proposal, which had been discussed with Mr. Portnoy earlier, which is to frame the whole side with double glass, rather than framing out with a double glass greenhouse. He suggested placing a large tree in the room so that it would not appear to be a solid wall of glass.

Mr. Portnoy said this plan will be a greater invasion of his privacy as there will be two stories of glass looking down on his property.

Commissioner Ollinger said it seems the objection is the one plane of wall and perhaps there is a way to break it up so as not to be too imposing on Mr. Portnoy.

Mr. Portnoy said he does not see a compromise unless it is absolutely necessary to put in shear walls instead of bracing and if that is the case he will work with Mr. Heiser as he does not want to see the space underneath the deck wasted.

Mr. Robbins suggested that Mr. Heiser show what bracing is required.

Commissioner Harle said it is difficult to make the finding that the proposal will not be a detriment to the neighborhood when Mr. Portnoy says it will be to him.

Commissioner Signorelli said he would approve the plan, but require plantings.

Mr. Heiser then proposed that he will cut the projection in half as a compromise and saw off part of the deck so that light can filter into the addition.

Commissioner Ollinger suggested that Mr. Portnoy be shown an example of the proposed bracing.

Mr. Robbins said he is not sure that bracing alone would not be adequate and that shear walls may not be necessary.

M/S Signorelli, McPeak, to continue this item to the meeting on November 17, 1980.

Motion passed unanimously.

- D. V-910 - Mr. and Mrs. Donald L. Macsuga, 20 Oak Knoll Avenue, A/P 5-154-21, four foot sideyard variances to construct a hot tub and open deck within four feet and two feet of the north side property line, respectively; an eight foot rearyard variance and an eleven foot rearyard variance to construct a hot tub and open deck within six feet and nine feet of the rear property line, respectively - AFTER THE FACT.

Donald Macsuga, applicant, present.

M/S Ollinger, Signorelli, to approve V-910 for Mr. and Mrs. Donald L. Macsuga, 20 Oak Knoll Avenue, A/P 5-154-21, four foot sideyard variances to construct a hot tub and open deck within four feet and two feet of the north side property line, respectively; an eight foot rearyard variance and an eleven foot rearyard variance to construct a hot tub and open deck within six feet and nine feet of the rear property line, respectively, because of the narrowness of the lot and the position of the house relative to the property lines; that it will not be detrimental to the neighborhood; and will allow reasonable property rights.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- E. U-555 - Jennifer DeVito, 540 Sequoia Drive, A/P 6-118-06, use permit to allow a home occupation of a professional consulting service in visual communications and design - CONTINUED 11/17/80.
- F. V-914 - John and Janet O'Connor, 72 Lincoln Avenue, A/P 6-241-18, a third story variance to construct a living addition.

John and Janet O'Connor, applicants, present.

Mr. O'Connor said they had obtained signatures of approval from essentially everyone in the neighborhood except the owners of 74 Lincoln Avenue. He submitted photographs taken from the porch at 74 Lincoln Avenue to show that the proposed addition would not really take away from their view.

Commissioners Signorelli and Ollinger said that perhaps a flat top roof would be a compromise as the addition would not then appear so high.

Warren Fairbanks, 74 Lincoln Avenue, said he is appalled that a suggestion for a compromise has even come up. He chose his property because of the view of Mt. Tamalpais, which will be taken away. He also said the O'Connor's house is large and this addition will result in increased energy as there will be a lack of light.

Mr. O'Connor said his one-story house has only two bedrooms and Mr. Fairbanks' view of Mt. Tamalpais will be magnificent with or without the proposed addition.

Georgine Dufton, 74 Lincoln Avenue, said the window of their house shown in the photographs is not the window where the view will be affected. She mentioned the affect the addition will have on their views from the dining room; to which, Mr. O'Connor said there are evergreen trees there.

Commissioner Harle suggested the Planning Commissioners meet with both property owners at their residences. It was agreed they would meet there on November 16, 1980, at 4:00 p.m.

M/S Hayes, Signorelli, to continue V-914 to the meeting on November 17, 1980.

Motion passed unanimously.

- G. V-915 - Marie Pardi, 54 Sir Francis Drake Boulevard, A/P 6-191-21, six foot and 16 foot rearyard variances to construct living additions and open parking spaces within 14 feet and four feet of the front property line, respectively; four foot rearyard variances to construct an open deck and living addition within ten feet and 16 feet of the rear property line, respectively.

Brent Dickens, architect, present.

Mr. Slattery, 64 Barber Avenue, said he cannot object to the Pardi's building additions on their property.

Commissioner McPeak said there is a hardship with the lot as it is an unusual shape.

Commissioner Hayes said he was not supportive of the variances previously requested because of the proposed P zoning, but he supports these variances.

M/S McPeak, Ollinger, to approve V-915 for Marie Pardi, 54 Sir Francis Drake Boulevard, A/P 6-191-21, six foot and 16 foot rearyard variances to construct living additions and open parking spaces within 14 feet and four feet of the front property line, respectively; four foot rearyard variances to construct an open deck and living addition within ten feet and 16 feet of the rear property line, respectively, on the basis that there is a hardship with the shape and arrangement of the house on the lot; that it will not be detrimental to the neighborhood; and is necessary for the enjoyment of substantial property rights, based on the plan received by the Town on October 3, 1980, Sheet 1.

Motion passed unanimously.

Applicant's representative was advised of the ten day appeal period.

4. NEW BUSINESS

- A. V-916 - Tim Prince, 9 Oak Knoll Avenue, A/P 7-014-16, a five foot sideyard variance to reconstruct a wall on the house within three feet of the side property line with a 2'6" roof overhang.

Tim Prince, applicant, present.

Mr. Robbins said it will be necessary to pave two parking spaces on the lot.

M/S Hayes, Signorelli, to approve V-916 for Tim Prince, 9 Oak Knoll Avenue, A/P 7-014-16, a five foot sideyard variance to reconstruct a wall on the house within three feet of the side property line with a 2'6" roof overhang, on the grounds that it is necessary for the enjoyment of substantial property rights; that it will not be detrimental to the health and welfare of the neighborhood; that it is necessitated by the narrowness of the lot and the placement of the house on it; that it is a minor infraction in nature; and is the closing in of an existing house line.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- B. C-178 - Mario Armuzzi and Uli Seiler, 26 Belle Avenue, A/P 7-301-12, design review of a five-unit condominium.

Mario Armuzzi and Uli Seiler, applicants, and Richard Heglund, architect, present.

Mr. Heglund presented samples of the roof and walls to the Commission. He said there will be 18 white birch trees which can grow to between 30 and 40 feet in height. In response to Commissioner Ollinger's questions, Mr. Heglund said the fence on the west side will have a redwood stain and the garage parking area will be redwood ten feet back from the entrance.

M/S Ollinger, Peterson, to approve C-178 for Mario Armuzzi and Uli Seiler, 26 Belle Avenue, A/P 7-301-12, design review of a five unit condominium, as submitted on the drawings dated October 17, 1980, along with the materials indicated by the architect; and that the color of the parking area be painted in a compatible color scheme.

Motion passed unanimously.

Applicants were advised of the ten day appeal period.

5. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 10:24 p.m. to the next regular meeting.

Lisa Burghin

LISA BURGLIN
PLANNING ASSISTANT