

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Harle on August 4, 1980, at 8:00 p.m. in the Town Hall Council Chamber. T. J. Robbins present.

1. ROLL CALL

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

2. APPROVAL OF MINUTES

M/S Signorelli, McPeak, to approve the minutes of July 21, 1980, as written.

Motion carried; Commissioner Harle abstained.

3. OLD BUSINESS

- A. SS-211 - Robert and Elizabeth Mason, 36 Oak Avenue and 74 Austin Avenue, A/P Nos. 7-273-06 and 7-273-07, lot line relocation (previously approved in 1977, but expired as final map was not recorded).

Robert Mason, applicant, present.

M/S Signorelli, McPeak, to approve SS-211 for Robert and Elizabeth Mason, 36 Oak Avenue and 74 Austin Avenue, A/P Nos. 7-273-06 and 7-273-07, lot line relocation, based on the map received by the Town of San Anselmo on July 22, 1980.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- B. S-92 - John L. Roe and Rufe Soule, 84 Madrone Avenue, A/P 6-052-21, application to convert 22 apartment units to condominiums.

John Roe and Rufe Soule, applicants, present.

Mr. Robbins told the Commission that the purpose of this hearing is to determine if the subdivision application is consistent with the General Plan. If the Planning Commission recommends approval, then the application will be heard by the Council on August 12th. If approved, the use permit will be considered by the Planning Commission on August 18th.

Commissioner Signorelli said he was appalled at the expense and materials involved to change the type of housing from apartments to condominiums.

M/S McPeak, Peterson, to recommend to the Town Council approval of S-91 for John L. Roe and Rufe Soule, 84 Madrone Avenue, A/P 6-052-21, the tentative map received by the Town of San Anselmo dated July 21, 1980; for the reason that it is consistent with the General Plan.

Motion passed unanimously.

4. NEW BUSINESS

- A. EU-24 - John M. Pitkin and Holly E. Parks, 19/21 Allyn Avenue, A/P Nos. 7-095-16 and 7-095-17, use permit to allow a second unit to remain upon change of ownership - CONTINUED 08/18/80.
- B. SS-238 - Michael and Rosalyn Brandt, 144 Woodland Avenue and 8 Crescent Lane, A/P Nos. 7-221-18 and 7-221-20, lot line relocation.

Michael and Rosalyn Brandt, applicants, present.

Mr. Robbins explained that A/P 7-221-18 cannot be sold unless the lot line between A/P 7-221-20 and 7-221-41 is removed.

M/S Hayes, McPeak, to approve SS-238 for Michael and Rosalyn Brandt, 144 Woodland Avenue and 8 Crescent Lane, lot line relocation, on the grounds that it is necessary for the enjoyment of substantial property rights; it will not be detrimental

to the health and welfare of persons residing in the neighborhood; and it will not be injurious to property and improvements; referring to the tentative map received by the Town of San Anselmo on July 13, 1980.

Motion passed unanimously.

- C. V-896 - David L. and Helen Segale, 128 The Alameda, A/P 5-102-49, a two foot sideyard variance to construct a bedroom addition within six feet of the side property line.

David Segale, applicant, present.

Commissioner McPeak pointed out that the drawing actually shows the addition to be five feet from the side property line, rather than six feet.

M/S Signorelli, McPeak, to approve V-896 for David L. and Helen Segale, 128 The Alameda, A/P 5-102-49, a three foot sideyard variance to construct a bedroom addition within five feet of the side property line, with reference to the plans submitted and received by the Town of San Anselmo on July 18, 1980, with the justification being that the original home was built when the five foot setback was required and since that has changed there is a technicality with the law that places a hardship on the people; that the approval is for the enjoyment of property rights by the property owners; and that it will not be detrimental to the neighborhood.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- D. V-897 - George A. Magid, 49 Canyon Road, A/P 7-064-17, a 16'6" frontyard variance to construct an open deck within 3'6" of the front property line.

George Magid, applicant, present.

Mr. Magid explained that he asked the Fire Department to inspect his house for safety hazards and Chief Mollenkopf recommended that a deck be constructed from one of the bedrooms for an easy exit should there ever be a fire on the property.

M/S McPeak, Hayes, to approve V-897 for George A. Magid, 49 Canyon Road, A/P 7-064-17, a 16'6" frontyard variance to construct an open deck within 3'6" of the front property line, on the grounds that it is necessary for the enjoyment of substantial property rights; it will not be detrimental to persons living in the neighborhood; and it is necessitated by the steepness of the lot and the location of the house on the lot.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- E. V-898 - John and Heidi McLaughlin, 7 Grove Hill Avenue North, A/P 6-111-06, a 19 foot frontyard variance and an eight foot sideyard variance to construct a carport within one foot of the front property line and zero feet of the side property line.

John McLaughlin, applicant, present.

Mr. McLaughlin said parking is a disaster on this street and he wants to provide an additional off-street parking space.

M/S Peterson, Signorelli, to approve V-898 for John and Heidi McLaughlin, 7 Grove Hill Avenue North, A/P 6-111-06, a 19 foot frontyard variance and an eight foot sideyard variance to construct a carport within one foot of the front property line and zero feet of the side property line, on the basis that it is necessary for the enjoyment of substantial property rights; that it will not be detrimental to persons living in the neighbor-

hood; and that because of the location of the structure on the lot there is no other suitable location for off-street parking.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- F. V-899 - Gino Morena, 1428 Sir Francis Drake Boulevard, A/P 5-143-19, a six foot frontyard variance and a 4'3" sideyard variance to extend a porch roof within 14 feet of the front property line and 3'9" of the side property line.

No one was present to represent the applicant.

Mr. Robbins said staff had no problems with the request. During recent repairs it was determined that the roof would have to be replaced and the applicant decided to change the design.

M/S McPeak, Signorelli, to approve V-899 for Gino Morena, 1428 Sir Francis Drake Boulevard, A/P 5-143-19, a six foot frontyard variance and a 4'3" sideyard variance to extend a porch roof within 14 feet of the front property line and 3'9" of the side property line, on the grounds that it is necessary for the enjoyment of substantial property rights; it will not be detrimental to persons living in the neighborhood; and is necessitated by placement of the structures on the lot.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

5. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 8:43 p.m. to the next regular meeting on August 18, 1980.

Lisa Burglin

LISA BURGLIN
PLANNING ASSISTANT