

The regular meeting of the San Anselmo Planning Commission was called to order at 8:05 p.m. by Chairman Harle on July 7, 1980, in the Town Hall Council Chamber. George Davison and T. J. Robbins present.

1. ROLL CALL

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

Commissioners Absent: McPeak

2. APPROVAL OF MINUTES - JUNE 16, 1980 - CONTINUED

3. DISCUSSION

- A. Environmental review, and consideration of the second units resolution amending the number of units allowed by neighborhood.
- B. Environmental review, and consideration of the density ordinance.

The Commissioners agreed that the second units resolution should be discussed at a public hearing before the density ordinance.

M/S Ollinger, Ragan, to set a special hearing on the proposed second unit resolution on July 23, 1980, and review of the density ordinance on July 30, 1980, and that appropriate public notice be given prior to these meetings.

Carl Baumsteiger suggested that the hearing be put over until September, 1980, so that proper notice can be given to all property owners.

It was suggested that a notice be sent with the garbage bill and an ad placed in the newspaper. Mr. Davison pointed out that the garbage bills are sent once every two months so the hearing couldn't be held until September.

M/S Ragan, Hayes, to reconsider the previous motion setting the special meetings on July 23, 1980, and July 30, 1980.

Motion passed unanimously.

M/S Ragan, Signorelli, to hold a special meeting on September 29, 1980, for the environmental review and consideration of the second units resolution amending the number of units allowed by neighborhood; and to request staff to give appropriate notice by mailing it with the bills prepared by the San Anselmo Garbage Disposal Company and any other appropriate means.

Motion passed unanimously.

4. NEW BUSINESS

- A. V-894 - Denise Stecher Hazleton, 564 Scenic Avenue, A/P 7-064-24, a 20 foot frontyard variance to construct a carport within zero feet of the front property line.

Bill Bevin, representative, present.

Mr. Robbins said staff has no problems with the application and it will not be a detriment to the neighborhood.

M/S Hayes, Ragan, to approve V-894 for Denise Stecher Hazleton, 564 Scenic Avenue, A/P 7-064-24, a 20 foot frontyard variance to construct a carport within zero feet 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 residing in the neighborhood; and is necessary due to the steepness of the lot and the configuration of the structures upon it; to be based on the map received by the Town on June 9, 1980.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- B. V-889 - Robert D. Swanson, 51 Austin Avenue, A/P 7-266-13, a 15 foot frontyard variance and a 4'6" sideyard variance to reconstruct and expand an existing garage within five feet of the front property line and 3'6" of the side property line.

Robert Swanson, applicant, present.

Mr. Swanson said he is expanding the garage in order to accomodate two automobiles. No trees will be removed.

Commissioner Ragan said he could not see a hardship as the applicant could reconstruct the garage within the eight foot required sideyard setback. Mr. Swanson said the slab exists, which is a hardship, and it is in excellent condition.

Commissioner Ollinger suggested the peaked roof is rather high and appears to loom out over the sidewalk. Mr. Swanson said he proposes the peaked roof to match the existing roof on the house.

M/S Hayes, Signorelli, to approve V-889 for Robert D. Swanson, 51 Austin Avenue, A/P 7-266-13, a 15 foot frontyard variance and a 4'6" sideyard variance to reconstruct and expand an existing garage within five feet of the front property line and 3'6" 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 the health and welfare of the neighborhood; and that it is necessitated due to the pre-existing condition in that the foundation for the garage remains on that side and will be integral to the proposed expansion.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- C. V-890 - Katharine, Salim and Adam Yanow, 34 Sais Avenue, A/P 6-072-18, a 7'11" north sideyard variance to construct an addition to an existing accessory building within one inch of the north side property line; and a 19'8" rearyard variance to reconstruct an accessory building within four inches of the rear property line (this is not a second unit; sleeping only as bathing facilities will not be allowed).

Adam Yanow, applicant, present.

Mr. Yanow said he would like to have bathing facilities in the accessory building and pointed out that the Municipal Code does not say a second unit may be established by bathing facilities. Mr. Robbins said it is simply a means of control as it would be easy to put a hot plate in and with bathing facilities it could be a second unit.

Mr. Yanow said the Murphy's at 30 Sais Avenue support the application; however, the Carlton's at 39 Calumet Avenue had been upset that the Yanow's didn't discuss their project with them. Commissioner Peterson said he wants to hear from the Carlton's because it looks like they cannot even open their window because of the reconstructed wall.

Mr. Yanow insisted that he has no plans to use the building as a second unit. The family needs a larger house and fixing up the accessory building is economically feasible.

Mr. Robbins pointed out that even if the Yanow's do not build the addition, if they reconstruct the accessory building alone they will be subject to variance approval.

Commissioner Harle said he objects to the statement that the building "can become a second unit" when the real question is whether it is or is not a second unit because it prejudices the applicant's honesty.

Commissioner Peterson said he will approve the reconstruction of the building, but not the addition, to which Commissioner Ollinger, Hayes and Signorelli agreed.

M/S Ragan, Signorelli, to refer V-890 back to the applicant for resubmittal on July 21, 1980.

Motion passed unanimously.

- D. V-891 - Janet Bollow, 109 Allyn Avenue, A/P 7-101-04, an eight foot frontyard variance to construct an addition within 12 feet of the front property line; and a 2'6" sideyard variance to construct an enclosed staircase within 5'6" of the side property line.

Janet Bollow, applicant, present.

M/S Ragan, Signorelli, to approve V-891 for Janet Bollow, 109 Allyn Avenue, A/P 7-101-04, an eight foot frontyard variance to construct an addition within 12 feet of the front property line; and a 2'6" sideyard variance to construct an enclosed staircase within 5'6" of the side property line for the reasons that the configuration of the land is such that this application meets the hardship requirements of the ordinance; it will give the applicant reasonable property rights; and that it will not be offensive to anyone in the neighborhood; based on plans received by the Town on June 20, 1980.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- E. V-892 - James Coy, 25 Canyon Road, A/P 7-064-14, a two foot frontyard variance to construct a carport platform within 18 feet of the front property line; and a height variance of six feet to construct a house (Info: the top of the dead tree is approximately the height and location of the ridge of the roof).

James Coy, architect, and Ed, Chris and Michael Coyne, owners, present.

Mr. Coy said the parking variance will allow another tree to remain. The height variance is necessary because of the steepness of the lot and to get the bedrooms high enough for adequate light and air.

Commissioner Hayes said the design of the house is such that it would be better on a flat lot. He feels it is out of character with the neighborhood.

Commissioner Peterson said he doesn't see the front of the house as visually imposing to any of the neighbors. He doesn't feel it is a large house and is a good plan on a difficult site.

Commissioner Harle said the height is a self-imposed hardship.

Jonathon Braun, Scenic Avenue, said he is freaked out that such an enormous house will be constructed there. George Magid, 49 Canyon Road, said he will lose his view of the bay. He also said the design does not fit in with the neighborhood. Mr. Magid also mentioned parking problems and the difficulty for the Fire Department to get through the trees in that area to fight fires.

Commissioner Harle said he cannot approve this large Victorian house on stilts.

M/S Ragan, Ollinger, to approve that portion of V-892 for James Coy, 25 Canyon Road, A/P 7-064-14, a two foot frontyard variance to construct a carport platform within 18 feet of the front property line, for the reasons that the configuration of the lot is such that it requires placing the parking area within the frontyard setback; that it will afford reasonable property rights; and that it is not offensive to the neighbors; and to continue that portion of the variance dealing with the height of the house to the meeting on July 21, 1980; to be based on the drawings received by the Town on June 20, 1980.

Motion passed unanimously.

Applicants advised of the ten day appeal period.

- F. V-893 - San Francisco Theological Seminary, A/P 7-292-03, variance to add to a nonconforming use by constructing seven guest units with a lounge in an R-1 zone on Kensington Court (the Seminary is a legal, non-conforming use - established prior to use permit requirement for private school. Section 10-3.2306 of the SAMC requires variance for enlarging).

Don Duerr and Dr. Come, representatives of the Seminary, and Mr. Hooper, architect, were present.

Mr. Duerr said the individual units will not have cooking facilities; however, there will be facilities in the lounge. The units will not be contiguous to any public street as it fronts on Kensington Court and Seminary Road.

The units, according to Mr. Duerr, will be for parents of students or dignitaries and the stay will be anywhere from one to four days at a time. Some guests will come by car and others will be met at the airport. Dr. Come said that Baird Hall cannot be remodeled with individual bathrooms as that would cut down on the space of the building and would actually be very expensive.

Helene Robertson, 38 Austin Avenue, said that based on the fact that this property is zoned R-1, it is an imposition to the neighborhood to have a motel-type building there. Referring to this proposal and the apartments recently constructed on Mariposa Avenue, she said it is not aesthetically pleasing.

Mrs. Longfellow, 38 Sunnyside Avenue, said she walked up Kensington Court and Austin Avenue (it was later determined she meant Kensington Road and Austin Avenue) today and there were 65 cars at 1:30 p.m. and 30 cars at 5:30 p.m. She feels there are magnificent homes in the Seminary that could be used for dignitaries.

John Colteaux, 55 Kensington Road, said when the Lloyd Center was first proposed, the Seminary promised adequate parking on Seminary Hill and Kensington Court. He claims the people do not park up there, but rather park on Kensington Road and Austin Avenue. He said the Seminary always promises parking on Kensington Court with every proposal. He suggested the Seminary prepare a plan outlining possible future projects in the Town. He feels the present uses go beyond the expectations of people buying homes in that area.

Dr. Come said the Seminary has changed their approach and believe that it is important to train lay people, as well as those in the ministry, in communication skills, counseling and education methods, and this new approach has contributed to the growth of the Seminary. Dr. Come suggested that the neighbors' concerns about parking are not appropriate for this application since the proposal will not generate traffic.

Commissioner Hayes suggested the Seminary sit down with the neighbors and discuss this application and perhaps there might be a compromise.

Commissioner Peterson said the Seminary will have to make a better showing of need for this use as he views it simply as a luxury that is not necessary.

Commissioner Signorelli suggested there be a traffic count made. Commissioner Harle agreed with Dr. Come that this use will not generate traffic, but feels a plan should be presented to the Town by the Seminary outlining their future uses.

Dr. Come said the Seminary is in the process of preparing a five-year plan which will be completed in September, 1980, and will be happy to sit down with the neighbors and discuss this project. Although parking is a problem, the only possible site for a parking facility would be on the field, which the neighborhood probably would oppose.

M/S Ollinger, Peterson, to deny V-893 for the San Francisco Theological Seminary, A/P 7-292-03, variance to add to a nonconforming use by constructing seven guest units with a lounge in an R-1 zone on Kensington Court, on the grounds that it will be detrimental to the neighborhood.

Commissioner Ollinger suggested that the application be held over until the plan is submitted in September, 1980. Mr. Robbins added that the Commission may want to consider rezoning the Seminary property to SPD in order to give the Town more control.

M/S Ollinger, Peterson, to withdraw the previous motion for V-893.

Motion passed unanimously.

M/S Ragan, Ollinger, to refer V-893 back to the San Francisco Theological Seminary for further study; and to continue to such time as their five year plan has been completed and have had an opportunity to discuss this and future plans with interested people living in the neighborhood.

Motion passed unanimously.

- G. U-552 - Susan Deluxe, 25 Tamalpais Avenue, A/P 7-212-18, use permit to allow therapeutic massage in a C-2 zone.

Dr. Paul Stutser, Roseann Gould and Susan Deluxe, applicants, and Peter Blasko, property owner, were present.

The applicants told the Commission there will be approximately three clients there at any one time. There will be few "drop-ins" and the hours will be between 9:00 a.m. and 9:00 p.m.

M/S Signorelli, Ragan, to approve U-552 for Susan Deluxe, 25 Tamalpais Avenue, A/P 7-212-18, use permit to allow therapeutic massage in a C-2 zone.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- H. C-175 - Nancy Howell and Dianne Emerson, 610 Sir Francis Drake Boulevard, A/P 6-092-06, design review of exterior alterations and landscaping.

Nancy Howell and Dianne Emerson, applicants, present.

Mr. Robbins told the applicants to bring in the dimensions of the proposed sign for staff review.

M/S Signorelli, Ollinger, to approve C-175 for Nancy Howell and Dianne Emerson, 610 Sir Francis Drake Boulevard, A/P 6-092-06, design review of exterior alterations and landscaping, as submitted on the drawings dated July 7, 1980.

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 12:32 a.m. to the next regular meeting on July 21, 1980.

Lisa Burglin

LISA BURGLIN
PLANNING ASSISTANT