

142 The regular meeting of the San Anselmo Planning Commission was called to order on June 16, 1980, by Chairman Harle at 8:00 p.m. in the Town Hall Council Chamber. George Davison and T. J. Robbins present.

1. ROLL CALL

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

2. APPROVAL OF MINUTES

June 2, 1980

Item 4A, in motion, change "Further move that the applicant drop the floor two feet . . ." to "Further move that the applicant drop the floor no more than two feet for root protection . . ."

Item 4D, change "Peter Boles of Frank Cuthbert's . . ." to "Peter Boles . . ."

M/S Signorelli, McPeak, to approve the minutes of June 2, 1980, as amended.

Motion passed unanimously.

3. DISCUSSION

Susan Dubin-McNeil of the Switching Yard was present with several young artists. She proposes to paint a mural on the wall of Room 6 of the Isabel Cook Community Center, which faces the Red Hill Shopping Center.

George Davison said that he has the authority to approve such a project at staff level, but wondered if the Commission might want a say in it.

The artists showed samples of their work to the Commission and audience.

M/S Ollinger, Signorelli, to accept the proposal for the Switching Yard at the Isabel Cook Community Center to create a mural at 1022 Sir Francis Drake Boulevard, and that there will be no further need for design review by the Planning Commission.

Motion passed unanimously.

4. OLD BUSINESS

A. Creek Park Final Phase

George Davison presented some revisions proposed by himself for the Hub Bus Transfer Facility. He showed the telephones outside the two bus shelters. He proposed a lawn in the center of the facility, as it will require low maintenance. Although the undergrounding of utilities in this area will put off the undergrounding on Red Hill Avenue, he recommends that it be done. He, along with the owner, Bill Hendrickson, and his architect, Doug Anawalt, feel there should be no parking between the two buildings. The service entrance will have a steep grade and he proposes that the driveway be in a different material than the walkway for safety reasons. He feels the service driveway is necessary, otherwise the delivery trucks will park in the bus spaces.

Paul Leffingwell said he feels the phones should be in the shelters, otherwise the simplicity of the design will be broken. He agrees the utilities should be undergrounded. The service driveway will be used by vehicles and pedestrians anyway so he feels using a different material for the driveway than the walkway will only break up the continuity of the design. Mr. Leffingwell's proposed retaining wall at the beginning of the driveway was approximately 20 feet longer and two feet higher than the one foot high wall proposed by Davison. Mr. Leffingwell pointed out that the shorter and lower the wall, the steeper the grade.

Val Schaaf, engineer, said the grade proposed by staff will be dangerous to pedestrians as the trucks will not be able

to see the bottom of the driveway as they approach and drive over the top.

Dan Goltz suggested that Mr. Leffingwell's design be used, rather than Mr. Davison's.

David Sheeter, Paper Ships Bookstore, said he is concerned about the proposed lack of parking for the tenants of the stores.

M/S Ollinger, McPeak, to approve the design of the Hub Bus Transfer Facility based on the design concept submitted by Johnson, Leffingwell and Guthrie dated September 10, 1979, and that there be further discussions between the Town, property owner, and the Town's design consultants to resolve the north corner of the west building and maintaining a ten percent grade in that area, that a taxi stand not be included on Center Boulevard within the Creek Park area, and that the concept of no parking between the existing buildings is to be accepted.

Motion passed unanimously.

Mr. Davison said that if they are at an impasse, they will bring it back to the Planning Commission for discussion.

M/S McPeak, Signorelli, to recommend to the Town Council to postpone the Red Hill undergrounding and proceed with the undergrounding of the utilities around the Hub Bus Transfer Facility.

Motion passed unanimously.

- B. Z-183 - Dr. Hartmut Fischer, Summit Road, A/P Nos. 7-031-23 and 7-031-24, use permit/design review for one house under previously approved SPD rezoning.

Dr. Fischer, applicant, and his architect from HEI Architectural and Landscape Design, San Francisco, were present.

The architect said the house has been lowered five feet and some of the concrete walls have been substituted with redwood siding. The deck off the living room is now at ground level. He presented a scaled model of the proposed house.

Commissioners Harle, Peterson and McPeak expressed concern with the massiveness of the structure even though it has been reduced from the original plan.

Howard Blair, 53 Summit Road, said he likes the new design better; however, he is still concerned about the cement trucks that will be driving up the road for the concrete pours.

Jonathon Braun, Scenic Avenue, said the property is a landmark and told the Commission that their votes are very serious.

M/S Ollinger, McPeak, to approve Z-183 for Dr. Hartmut Fischer, Summit Road, A/P Nos. 7-031-23 and 7-031-24, use permit/design review for one house under previously approved SPD zoning, as per the drawings received by the Town on June 9, 1980; on the basis that it will not be detrimental to the neighborhood; and that it is necessary for the enjoyment of substantial property rights.

Motion passed unanimously.

- C. U-551 - Drs. Peter and Janice Barry, 821 Sir Francis Drake Boulevard, A/P 6-081-07, use permit for medical offices for one orthopedic surgeon and one general practitioner in a R-3 zone - WITHDRAWN.

## 5. NEW BUSINESS

- A. V-888 - Joseph Amigone, 66 Tamalpais Avenue, A/P 7-211-34, a 4'1" sideyard variance and a 4'5" sideyard variance to construct a living addition and enclosed spa within 3'11" and 3'7" of the side property line; an eight foot sideyard variance and a 20 foot rearyard variance to reconstruct a garage within zero feet of the side and rear property lines.

Bruce Pendergraft, architect, present.

Mary Karaden, 76 Tamalpais Avenue, was present. In response to her questions, Mr. Pendergraft said the oak trees will not be disturbed and the addition has to be in the north sideyard for better circulation. He added that he spoke to a neighbor to the right of the garage and the neighbor is in favor of the reconstruction.

Commissioner Ollinger said he would prefer it if the garage were not rebuilt and have the cars park out in the open.

M/S McPeak, Signorelli, to approve V-888 for Joseph Amigone, 66 Tamalpais Avenue, A/P 7-211-34, a 4'1" sideyard variance and a 4'5" sideyard variance to construct a living addition and enclosed spa within 3'11" and 3'7" of the side property line; an eight foot sideyard variance and a 20 foot rearyard variance to reconstruct a garage within zero feet of the side and rear property lines, with a 1'6" overhang, on the basis that the present building layout with respect to the property lines presents a hardship; that it is necessary for substantial property rights; and that it will not materially affect adversely the health or safety of persons residing in the neighborhood; to be based on drawings received by the Town on May 30, 1980.

Motion passed unanimously.

Applicant advised of the ten day appeal period.

- B. Z-191- Magnolia Avenue, Library Place, City Hall Avenue, proposed rezoning of 22, 23 and 27 Magnolia Avenue and 11 and 19 Library Place from C-2 to either R-1 or P; 26 Magnolia Avenue from C-2 to R-3; 30 and 36 Magnolia Avenue and 33 City Hall Avenue from C-2 to R-1; 29 Magnolia Avenue from C-2 to either R-1, R-2 or P; 31 Magnolia Avenue from R-1 to R-2; 54 Magnolia Avenue from R-3 to R-2; City Hall Avenue, A/P 7-214-28, from C-2 to either R-3 or P; 35 City Hall Avenue from R-1 to either P or C-2.

It was noted by staff that 36 Magnolia Avenue has an existing use of two family residential, rather than R-1 as originally thought. Also, 54 Magnolia Avenue has five units on the property, rather than a two family residential use.

Anabelle Wood, 23 Magnolia Avenue, said her property is zoned C-2 with an R-1 use and she does not want the zoning changed.

Chuck Kroeger and Jack Forster, 11 Library Place, pointed out that the building would be difficult to convert to an R-1 use as it is essentially a warehouse.

Valerie Brozzo, 27 Magnolia Avenue, said it is fine with them if the property is rezoned from C-2 to P.

The Planning Commission agreed that 54 Magnolia Avenue should remain zoned C-2.

M/S Ollinger, Signorelli, to recommend to the Town Council that 31 Magnolia Avenue, A/P 7-214-51, be rezoned from R-1 to R-2.

Motion carried: AYES: Harle, Ollinger, Peterson, Signorelli  
NOES: McPeak

Commissioner McPeak said he voted no because the proposed zoning change might increase density and traffic on the street.

M/S McPeak, Peterson, to recommend to the Town Council that 30 Magnolia Avenue, A/P 7-212-36, be rezoned from C-2 to R-1.

Motion passed unanimously.

M/S Signorelli, Ollinger, to recommend to the Town Council that 36 Magnolia Avenue, A/P 7-212-37, be rezoned from C-2 to R-2.

Motion carried: AYES: Harle, Ollinger, Peterson, Signorelli  
NOES: McPeak

M/S Ollinger, Peterson, to recommend to the Town Council that 26 Magnolia Avenue, A/P 7-212-35, be rezoned from C-2 to R-3.

Motion carried: AYES: Harle, Ollinger, Peterson, Signorelli  
NOES: McPeak

M/S McPeak, Signorelli, to recommend to the Town Council that 22 Magnolia Avenue, A/P 7-212-34, be rezoned from C-2 to P.

Motion passed unanimously.

M/S Ollinger, McPeak, to recommend to the Town Council that 23 Magnolia Avenue, A/P 7-214-60, be rezoned from C-2 to P.

Motion passed unanimously.

M/S Signorelli, McPeak, to recommend to the Town Council that 27 Magnolia Avenue, A/P 7-214-59, be rezoned from C-2 to P.

Motion passed unanimously.

M/S Ollinger, McPeak, to recommend to the Town Council that 29 Magnolia Avenue, A/P 7-214-21, be rezoned from C-2 to P.

Motion passed unanimously.

M/S Ollinger, McPeak, to recommend to the Town Council that 19 Library Place, A/P 7-214-29, be rezoned from C-2 to P.

The Commission agreed that this location should be zoned for commercial use. Commissioners Ollinger and McPeak withdrew their motion and second.

The Commission agreed to leave 11 Library Place zoned C-2.

It was determined that A/P 7-214-28 on City Hall Avenue has the apartment building on it that fronts on Tunstead Avenue.

M/S Ollinger, McPeak, to recommend to the Town Council that 33 City Hall Avenue, A/P 7-214-27, be rezoned from C-2 to R-1.

Motion passed unanimously.

The Commission agreed that 35 City Hall Avenue should remain zoned R-1.

## 6. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 11:50 p.m. to the next regular meeting on July 7, 1980.

*Lisa Burglin*

LISA BURGLIN  
PLANNING ASSISTANT