

The regular meeting of the San Anselmo Planning Commission was called¹³⁷ to order by Vice-Chairman Ollinger at 8:00 p.m. on June 2, 1980, in the Town Hall Council Chamber. T. J. Robbins, Assistant Director Public Works/Planning, present.

1. ROLL CALL

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

Vice-Chairman Ollinger welcomed Mr. Peterson to the Planning Commission.

2. APPROVAL OF MINUTES - May 19, 1980

Commissioner Ollinger asked that the minutes of May 19, 1980, be approved as written.

AYES: Hayes, McPeak, Ollinger, Signorelli
ABSTAIN: Peterson

3. OLD BUSINESS

- A. NU-18 - H. Scott Thompson, 15 Rutherford Avenue, A/P 5-127-14, use permit for a second unit.

H. Scott Thompson, applicant, present.

Mr. Thompson said the other owner of the property, Linda Miller, is living downstairs and he is living upstairs.

M/S Hayes, Signorelli, to approve NU-18 for H. Scott Thompson, 15 Rutherford Avenue, A/P 5-127-14, use permit for a second unit, on the grounds that it is necessary for the enjoyment of substantial property rights and it will not be detrimental to persons residing in the neighborhood.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- B. SS-220 - Jeffory Kroot, A/P 7-182-02, across from 600 Redwood Road, request for a one year extension for recording of the final map for a two lot parcel split to August 6, 1981 (tentative map approved August 6, 1979).

Jeffory Kroot, applicant, was not present.

Mr. Kroot had submitted a letter to the Commission stating that due to financial constraints he will not be able to make the improvements this year.

M/S McPeak, Hayes, to approve a one year extension for SS-220 - Jeffory Kroot, A/P 7-182-02, across from 600 Redwood Road, for the recording of the final map to August 6, 1981.

Motion passed unanimously.

4. NEW BUSINESS

- A. SS-235/Z-183 - Jim Chapman, Summit Road, A/P Nos. 7-031-23 and 7-031-24, two lot parcel split (revised map from that approved November 5, 1979) and use permit/design review for one house under previously approved SPD rezoning.

Jim Chapman, applicant, and Bill Beck, architect, present.

Mr. Robbins noted that a 20,000 gallon water tank will be required, although it does not show on the tentative map. This tentative map shows Parcel 1 to be smaller than that previously approved.

Mr. Chapman said the property line had been moved to accomodate the two houses within the trees.

Jonathon Braun, Scenic Avenue, brought up the possibility of Parcel 2, which is over four acres, being split in the future.

Mr. Robbins pointed out that a future split would require a SPD public hearing and parcel split hearing.

Howard Blair, 50 Summit Road, said the proposed houses protrude too high on the ridges. Gay Kagy, 280 Redwood Road, said the General Plan calls for preservation of the ridges. Veronica Basker, 106 Humboldt Avenue, also expressed concern about preserving the ridges.

Commissioner Signorelli said the trees are very large and will camouflage the structures. Commissioner Peterson added that the architects have done a good job at placing the structures on the proposed lots.

Commissioner Hayes said that in moving the house to the left on Parcel 1 it will be more visible; however, he has no alternatives.

Commissioner McPeak said that although the construction will be on the ridge this is one instance where he cannot see how we can deny the application.

Mr. Braun said from the east the property is heavily wooded but when looking at it from the southwest there is a cut bank with a grassy area and the structures will be visible.

Commissioner Ollinger said he has no problems with the lot split application. However, Parcel 1 will have a house that has a large section rising up at the west end, which is at the highest elevation of the property. Parcel 2 has a house which rises on a high point of the lot and the land falls away from it making it look even higher.

M/S Hayes, McPeak, to approve SS-235 for Jim Chapman, Summit Road, A/P Nos. 7-031-23 and 7-031-24, two lot parcel split based on the revised map received by the Town of San Anselmo on May 2, 1980, as a revision from that approved on November 5, 1979.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

Some of the Commissioners expressed concern that the house on Parcel 2 has a very prominent section on the ridge line and suggested a floor plan may be helpful to see if changes could be made. Mr. Robbins suggested that if that elevation is objectionable (a floor plan is not required with this application), then the floor plan would have to be secondary to that objection.

Commissioner Signorelli suggested that the back of the house be dropped a bit if possible.

Mr. Beck said he can take two feet off the height of the roof. Commissioner McPeak suggested that all the roofs be dropped two feet.

M/S McPeak, Hayes, to approve Z-183 for Jim Chapman, Summit Road, A/P Nos. 7-031-23 and 7-031-24, use permit/design review for one house under the previously approved SPD rezoning, based on the drawings dated March, 1980, Sheets 1, 7 and 8, to be subject to lowering of the roof heights by two feet, on the basis that it is necessary for the enjoyment of substantial property rights and it will not be detrimental to the neighborhood;

Further move that the applicant drop the floor no more than two feet for root protection.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- B. Z-183 - 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.

Hartmut Fischer, applicant, and Todd Kosker, Architect, present.

Mr. Kosker said the concrete will probably be painted an earth tone and ivy will be planted to grow on the sides of the building.

Howard Blair said there would be a major impact from the cement trucks going up and down the roads for this concrete house. Mr. Robbins said the property owner will be responsible for any damage to the roads from the construction equipment.

The Commissioners expressed concern over the height of the building and that it looks massive. Mr. Kosker said the house is much more sensitive to the land than the drawings show. Commissioner Peterson said the proposed building has an institutional look and is not in character with other residences in the area.

Mr. Kosker said he will bring a scaled model to the meeting on June 16, 1980.

M/S McPeak, Signorelli, to continue Z-183 for Hartmut Fischer to the meeting of June 16, 1980.

Motion passed unanimously.

- C. SS-236/Z-184 - Spaulding Street, a portion of A/P Nos. 6-271-37, 6-271-38, 6-271-39, 6-271-40, 6-271-46, 6-271-49, 6-271-50, 6-271-51, 6-271-52, 6-271-53, 6-271-54, 6-271-55, 6-271-56 and 6-271-57, and all of A/P Nos. 6-271-47 and 6-271-48, tentative parcel map and use permit/design review for a private parking lot under previously approved SPD rezoning.

George Martinis, applicant, present.

Mr. Robbins said he doubts the parking lot will be visible except from Guasco's parking lot as the applicant plans to cut 60 feet into the hillside for the lot. Commissioner Hayes suggested that some type of screening with plants be over the retaining wall.

M/S Signorelli, Peterson, to approve SS-236 and Z-184 for George Martinis, Spaulding Street, a portion of A/P Nos. 6-271-37, 6-271-38, 6-271-39, 6-271-40, 6-271-46, 6-271-49, 6-271-50, 6-271-51, 6-271-52, 6-271-53, 6-271-54, 6-271-55, 6-271-56, 6-271-57, and all of A/P Nos. 6-271-47 and 6-271-48, tentative parcel map and use permit/design review for a private parking lot under previously approved SPD rezoning based on the drawing received by the Town of San Anselmo on May 14, 1980, with the recommendation that suitable plantings be on the upper wall preferably something that will spill over the wall, i.e., creeping rosemary, but not ivy.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- D. V-885 - Lawrence and Barbara McCune, 133 Melville Avenue, A/P 7-231-41, a five foot sideyard variance and a four foot sideyard variance to construct a second floor addition and an open deck within three feet and two feet of the side property line, respectively.

Barbara McCune, applicant, and Peter Boles, architect, present.

Mr. Boles explained that the proposed addition is on the second floor because there is a patio on one side and an unstable sloping area on the other.

M/S Hayes, McPeak, to approve V-885 for Lawrence and Barbara McCune, 133 Melville Avenue, A/P 7-231-41, a five foot sideyard variance and a four foot sideyard variance to construct a second floor addition and an open deck within three feet and two feet of the side property line, respectively, on the grounds that it is necessary for the enjoyment of substantial property rights; it will not be detrimental to the neighborhood; and is necessitated by the nature of the lot and placement of the house upon the lot.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- E. U-550 - Gary and Ingrid Grethen, 204 Sir Francis Drake Boulevard, A/P 6-252-02, use permit for the on-sale of beer and wine at 'The Depot Cafe.'

Gary and Ingrid Grethen, applicants, present.

The applicants told the Commission they serve brunches and luncheons seven days a week.

M/S McPeak, Hayes, to approve U-550 for Gary and Ingrid Grethen, 204 Sir Francis Drake Boulevard, A/P 6-252-02, use permit for the on-sale of beer and wine at 'The Depot Cafe' on the grounds that it is necessary for the enjoyment of substantial property rights; and it will not be detrimental to the neighborhood or people on the premises.

Motion passed unanimously.

Applicants were advised of the ten day appeal period.

- F. 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.

Drs. Peter and Janice Barry, applicants, present.

Mr. Robbins said a commercial use of this type on this lot would require eight off-street parking spaces and there are only three spaces now. He said two more spaces could be provided in the garden area.

Dr. Barry said they would prefer to not touch the garden area. He works full-time, but is in surgery two mornings a week and the office is closed on Wednesdays. His wife, Dr. Janice Barry, works part-time. They have one full-time and one part-time employees. Combining the employee and patient parking spaces, they use approximately seven spaces.

Commissioner Hayes noted that access is difficult to that site. Al Creighton, 56 Bella Vista Avenue, submitted a letter to the Commission signed by himself, Madeline Schurer, 50 Bella Vista Avenue, Ms. Wianheff, 17 Bella Vista Avenue, and Jerry Arbini, 21 Bella Vista Avenue, stating that there is inadequate parking, heavy traffic, Bella Vista is not a city maintained street, and there is a no left hand turn onto Bella Vista at the corner where the office is.

Commissioner Ollinger suggested the possibility that the use of the building be confined to the first floor and, therefore, the number of parking spaces required would be less.

Alice Shiffman, realtor, suggested that Bella Vista be made one-way. Mr. Robbins said he will bring that up at the next Traffic Safety Committee.

M/S McPeak, Hayes, to continue U-551 for Drs. Peter and Janice Barry to the meeting of June 16, 1980.

Motion passed unanimously.

- G. V-886 - Wiley E. Thompson, 63 Redwood Road, A/P 7-083-11, 13 foot and nine foot frontyard variances to reconstruct a garage (with an 18 inch overhang for deck above) within seven feet and 11 feet of the front property line.

Wiley Thompson, applicant, present.

M/S Hayes, Peterson, to approve V-886 for Wiley E. Thompson, 63 Redwood Road, A/P 7-083-11, 13 foot and nine foot frontyard variances to reconstruct a garage (with an 18 inch overhang for deck above) within seven feet and 11 feet of the front property line, 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 persons residing in the neighborhood; that it is necessitated by the topography of the lot in that there is no other reasonable location for the proposed structure; and that it is a minor infraction in nature as it is a reconstruction of a previously existing structure.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- H. V-887 - David Kasdan, 172 Barber Avenue, A/P 6-191-15, a six inch south sideyard variance and a four foot rearward variance to construct an open deck within 7'6" of the south side property line and ten feet of the rear property line; an eight foot rearward variance to construct a hot tub within 12 feet of the rear property line; and a two foot north sideyard variance and an eleven foot rearward variance to construct support equipment within six feet of the north property line and nine feet of the rear property line.

David Kasdan, applicant present.

Mr. Kasdan said one of his neighbors supports his application.

M/S Hayes, McPeak, to approve V-887 for David Kasdan, 172 Barber Avenue, A/P 6-191-15, a six inch south sideyard variance and a four foot rearward variance to construct an open deck within 7'6" of the south side property line and ten feet of the rear property line; an eight foot rearward variance to construct a hot tub within 12 feet of the rear property line; and a two foot north sideyard variance and an eleven foot rearward variance to construct support equipment within six feet of the north property line and nine feet of the rear property line, on the grounds that it is necessary for the enjoyment of substantial property rights; it will not be detrimental to persons living or residing in the neighborhood; it is necessitated by the placement of facilities on the lot; and that it is a minor infraction in nature.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

5. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was 11:18 p.m. to the next regular meeting of June 16, 1980.

Lisa Burklin

LISA BURGLIN
PLANNING ASSISTANT