

The regular meeting of the San Anselmo Planning Commission was called to order on January 21, 1980, at 8:00 p.m. by Chairman Harle in the Town Hall Council Chamber. T. J. Robbins, Assistant Director Public Works/Planning, present.

1. ROLL CALL

Commissioners Present: Buckle, Harle, Hayes, McPeak  
Commissioners Absent: Olive, Ollinger, Ragan

2. APPROVAL OF MINUTES - January 7, 1980

Item 4c, change first motion, "to approve the Negative Declaration" to "to accept the Negative Declaration." - Buckle.

M/S Buckle, Hayes, to approve the minutes of January 7, 1980, as amended.

Motion carried; Commissioner McPeak abstained.

3. OLD BUSINESS

- A. V-852 - Patricia Frisch, 37 Cordone Drive, A/P 5-223-09, variances to construct hot tub, deck and tub equipment - CONTINUED 02/04/80.
- B. SS-223 - Ronald and Kay Camozzi, 20 Oak Avenue, A/P 7-266-24, lot line adjustment between their lands and lands of 18 Oak Avenue, A/P 7-266-23 - CONTINUED 03/03/80.
- C. V-866 - The Friendly Foam Shop, 27 San Anselmo Avenue, A/P 7-302-15, parking variance (constructing second story addition) - CONTINUED 02/04/80.
- D. C-168 - The Friendly Foam Shop, 27 San Anselmo Avenue, A/P 7-302-15, design review of second story addition - CONTINUED 02/04/80.
- E. U-540 - Peter Pomilia, 21 Tamalpais Avenue, A/P 7-212-19, use permit for fish delivery - CONTINUED 02/04/80.
- F. Z-186 - Holstein Road, A/P Nos. 177-160-02, 177-160-07, 177-160-08, 177-160-10 and 177-160-11, proposed rezoning from Limited Agricultural, minimum lot size of two acres, to PPD R-1 (Preliminary Plan Development with a presumptive use of Single Family Residential), B-87.

Mr. Robbins said staff is recommending the properties be rezoned to R-1 B-87, rather than PD.

Don Mansell, 50 Holstein Road, concurred with the recommendation.

M/S McPeak, Buckle, to recommend to the Town Council to approve Z-186, rezoning A/P Nos. 177-160-02, 177-160-07, 177-160-08, 177-160-10 and 177-160-11 from Limited Agricultural, minimum lot size of two acres, to R-1 (Single Family Residential) B-87.

Motion carried: AYES: Buckle, Harle, McPeak  
ABSTAIN: Hayes

Commissioner Hayes abstained as he lives in this area.

- G. Z-188 - 22 and 26 Belle Avenue, A/P Nos. 7-301-11 and 7-301-12, proposed rezoning from C-2 (Central Business District) to either R-1 (Single Family Residential), R-2 (Two Family Residential), R-3 (Neighborhood Apartment District) or P (Professional Zone).

Mr. David Campbell, half owner of 22 Belle Avenue, said he is not aware of the allowed uses under the different zonings and would like some time to obtain information. He said the existing use is both commercial and residential.

Ron Glander, representing the Bank of America for 26 Belle Avenue, agreed the hearing should be continued.

M/S McPeak, Hayes, to continue Z-188 to the February 4, 1980 meeting.

- H. V-850 - Robert C. Martin, S & M Construction, Greenfield Avenue, A/P Nos. 6-123-03 and 6-123-05, application for variances to construct a driveway structure - WITHDRAWN.

4. NEW BUSINESS

- A. V-870 - Virginia Arthur, 57 Berkeley Avenue, A/P 5-163-04, application for a 1'3" sideyard variance for a hot tub within 6'9" of the side property line; a 2'5" sideyard variance for an open deck within 3'7" of the side property line; and an eight foot sideyard variance for a 9'11" high fence within zero feet of the side property line - AFTER-THE-FACT.

Ms. Arthur, applicant, present.

Ms. Arthur said she didn't realize permits were necessary for the construction. The 9'11" high fence will actually only be two feet above the hot tub.

M/S Buckle, McPeak, to approve V-870 for Virginia Arthur, 57 Berkeley Avenue, A/P 5-163-04, a 1'3" sideyard variance for a hot tub within 6'9" of the side property line; a 2'5" sideyard variance to construct an open deck within 3'7" of the side property line; and an eight foot sideyard variance for a 9'11" high fence within zero feet of the side property line; on the basis that this will not be detrimental to the community; that it is necessary for substantial property rights; and that it is a reasonable location to put a hot tub due to the slope of the lot.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- B. SS-228 - Robert C. Martin, Brookside and Cordone Drives, A/P 5-222-01, application for a lot line relocation for 52, 56, 60 and 64 Cordone Drive - CONTINUED 03/03/80.
- C. V-871 - Mr. and Mrs. John Weston, 322 Greenfield Avenue, A/P 6-121-07, application for an 11 foot frontyard variance to enclose an existing porch within nine feet of the front property line; a 14 foot frontyard variance to construct a bay window within six feet of the front property line; and a nine foot frontyard variance to construct stairs within five feet of the front property line.

Mr. and Mrs. Weston, applicants, present.

Commissioner Hayes noted William Wells' letter opposing the application. Mr. Wells lives next door at 320 Greenfield Avenue and feels the project will restrict his air flow and visibility.

M/S Buckle, Hayes, to approve V-871 for Mr. and Mrs. John Weston, 322 Greenfield Avenue, A/P 6-121-07, an 11 foot frontyard variance to enclose an existing porch within nine feet of the front property line; a 14 foot frontyard variance to construct a bay window within six feet of the front property line; and a nine foot frontyard variance to construct stairs within five feet of the front property line, on the basis that it is needed for substantial property rights; that it will not be detrimental to the community; that it is necessary in order to expand the small house; that it is needed for better internal circulation; and that expansion in other directions would be difficult because of the steepness of the lot.

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 10:02 p.m. to the special meeting on January 23, 1980.

*Lisa Burklin*

LISA BURGLIN  
PLANNING ASSISTANT