

The regular meeting of the San Anselmo Planning Commission was called to order by Vice-Chairman Bill Ollinger at 8:00 p.m. on December 15, 1980, in the Town Hall Council Chamber, 525 San Anselmo Avenue. T. J. Robbins present.

1. ROLL CALL

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

2. APPROVAL OF MINUTES - December 1, 1980 - Continued.

3. OLD BUSINESS

- A. Z-169 - Smith, Corrigan and Martinelli, 130 Greenfield Avenue, A/P 6-171-06, review of expired Specific Plan use permit (originally approved on December 4, 1978; granted extension to December 4, 1980).

Harold Lezzeni, Designer, present.

M/S Ragan, Hayes, to grant an extension for Z-169 for Smith, Corrigan and Martinelli, 130 Greenfield Avenue, A/P 6-171-06, for the Specific Plan use permit to December 4, 1981.

Motion passed unanimously.

- B. V-914 - John and Janet O'Connor, 72 Lincoln Avenue, A/P 6-241-18, a third story variance to construct a living addition - CONTINUED 01/05/81.
- C. V-920 - Dennis M. Pufpaf, 71 Elm Avenue, A/P 7-052-39, a six foot sideyard variance to construct an open deck within zero feet of the side property line - CONTINUED 01/05/81.

4. NEW BUSINESS

- A. V-922 - Scott K. Shelton, 41 Hillcrest Court, A/P 5-092-12, a five foot sideyard variance to construct a garage within one foot of the side property line.

Scott Shelton, applicant, present.

M/S Hayes, McPeak, to approve V-922 for Scott Shelton, 41 Hillcrest Court, A/P 5-092-12, a five foot sideyard variance to construct a garage within one foot of the side property line, on the basis that it is necessary for the enjoyment of substantial property rights; it will not be detrimental to the neighborhood; it is necessitated by the placement of the house and the access to it with respect to its sideyard; it is minor in nature; and is reconstruction of a present use.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- C. Z-197 - Heide Cronqwist, A/P 7-015-08, located on Center Boulevard near the corner of San Anselmo Avenue and Center Boulevard, environmental review and proposed rezoning from PPD R-1 F (Preliminary Planned Development with a presumptive use of Single Family Residential, Street Frontage) to SPD (Specific Planned Development) for a professional office.

Heide Cronqwist, applicant, present.

Ms. Cronqwist said the proposed building is to be 4,000 square feet with two offices upstairs and two downstairs and there will be the eleven required parking spaces. Mr. Robbins pointed out that the number is correct; however, they are substandard in size and some are in tandem (five of which to be used by employees). Mr. Robbins said the Chief of Police is concerned about parking, especially the possibility of parking on the apron in front of the site. There is off-site parking in the lot on Lansdale, which is not heavily used, but he pointed out that the application should be supportive on its own in terms of parking.

The Commissioners expressed concern about the proposed parking although they are supportive of the professional office use. Commissioner Signorelli noted that the General Plan states that this area is for such a use.

James Coy, Architect, arrived at this time. He said the primary objective was to provide as many spaces as possible while staying away from the creek and preserving trees. There is also a sewer easement running across the front of the property which influenced the positioning of the building.

M/S Hayes, McPeak, to accept the Negative Declaration for Z-197 as prepared by staff and dated December 5, 1980.

Motion passed unanimously.

The Commissioners discussed different parking arrangements with the Architect.

M/S Hayes, McPeak, to continue Z-197 for Heide Cronquist, A/P 7-015-08, located on Center Boulevard near the corner of San Anselmo Avenue and Center Boulevard, to the meeting of January 5, 1981.

Motion passed unanimously.

- B. V-923 - Stan and Bea Baker, 46 Hillside Avenue, A/P 7-121-18, a 19 foot frontyard variance to construct a carport within one foot of the front property line, and a third story variance.

Marshall Balack, designer, present.

Mr. Balack explained that the Baker's bought the house in a deteriorated and unsafe condition and decided to solve some circulation problems during the renovation, thus the need for the stair tower. He said the variances will not effect the neighbors.

M/S Ragan, Signorelli, to approve V-923 for Stan and Bea Baker, 46 Hillside Avenue, A/P 7-121-18, a 19 foot frontyard variance to construct a carport within one foot of the front property line, and a third story variance, on the grounds that the property configuration is such that variances are required; that it meets the provisions of the Code in terms of hardship; that it will be no problem to the neighbors; and gives the applicant substantial property rights.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- E. V-924 - Kenneth P. Munson, 28 Hooper Lane, A/P 7-012-07, a seven foot frontyard variance to construct a living room and bedroom extension within 13 feet of the front property line.

Ken Munson, applicant, present.

M/S Ragan, Hayes, to approve V-924 for Kenneth P. Munson, 28 Hooper Lane, A/P 7-012-07, a seven foot frontyard variance to construct a living room and bedroom extension within 13 feet of the front property line, on the grounds that the configuration of the lot is such that this variance meets the provisions of hardship in our Code; it will give the property owner substantial property rights; and will not be offensive to the neighborhood.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- F. V-925 - Kathryn Cunningham and Warren Prostrollo, Jr., 41 Prospect Avenue, A/P 6-181-10, a four foot frontyard variance to construct an open stairway within ten feet of the front property line.

Kathryn Cunningham and Warren Prostrollo, Jr., applicants, present.

M/S Hayes, Ragan, to approve V-925 for Warren Prostrullo, Jr. and Kathryn Cunningham, 41 Prospect Avenue, A/P 6-181-10, a four foot frontyard variance to construct an open stairway within ten 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 the neighborhood; that it is necessitated by the placement of the house near the front property line on the lot; and it is the reconstruction of a previously existing structure.

Motion passed unanimously.

Applicants were advised of the ten day appeal period.

- D. Z-198 - Jerry Dal Bozzo, A/P Nos. 7-131-15, 7-142-01 and 7-182-03, located between Laurel Avenue and Redwood Road, environmental review and proposed rezoning from PPD R-1 (Preliminary Planned Development with a presumptive use of Single Family Residential) to SPD (Specific Planned Development) for four single family dwellings.

Jerry Dal Bozzo, applicant, Dan Haran, and Joe Grippi, Surveyor, present.

Commissioners Signorelli, Hayes and McPeak said they had nothing to add to the environmental checklist.

Commissioner Ragan requested the following items be changed from "No" to either "Yes" or "Maybe":

<u>Items</u>		<u>Items</u>	
1 a, b:	Yes	6 a:	Yes
1 d:	Maybe	8:	Maybe
3 a:	Maybe	13 a, b, d, f:	Yes
3 b:	Yes	14 a:	Yes
3 f:	Maybe	16 e:	Yes
4 a:	Yes	18:	Maybe
5 a:	Yes		

Based on his additions to the environmental checklist, Commissioner Ragan stated an EIR should be required. He suggested the possibility that a future developer might further subdivide these four proposed parcels and questioned whether the Town could prohibit such. If it can be guaranteed there will be no future subdivisions then that will be fine.

Joe Grippi said the proposed density ordinance would permit 11.6 sites on these properties and the applicant only proposes 4 sites.

Dr. Segal mentioned the last slide at Gerlack and Redwood Roads, pointing out the soil is unsafe.

Ken Anderson, 468 Laurel Avenue, suggested the hearing be postponed as adequate time was not given to review the environmental checklist. He also suggested that the sites be limited to four and then he would not press for an independent EIR.

Mr. DePrado, 248 Redwood Road, said it is very steep in this area.

Gay Kagy, 280 Redwood Road, added that the area is so steep that the deer go around it.

Mary Cone, 349 Redwood Road, requested there be a full EIR.

Commissioner McPeak pointed out that any future subdivisions would necessitate public hearings.

Commissioner Ollinger told the applicant to realize the parking and traffic concerns so that they can be discussed better at the next meeting.

M/S Signorelli, McPeak to continue Z-198 for Jerry Dal Bozzo, the Negative Declaration as prepared by staff, to the meeting on January 5, 1981.

Motion passed unanimously.

M/S Ragan, Signorelli, to continue Z-198 for Jerry Dal Bozzo, A/P Nos. 7-131-15, 7-142-01 and 7-182-03, located between Laurel Avenue and Redwood Road, proposal to rezone, to the meeting on January 5, 1981.

Motion passed unanimously.

Mr. Robbins asked the Commission if they had any specific comments for the applicant regarding the site plan. Commissioner Ragan felt the building site for Parcel No. 3 is bad and that some stipulation should be made that from that point up there will be no improvements.

Brandy Marts, partner with applicant, said that when she and Mr. Dal Bozzo spoke with Mr. Robbins they mentioned the possibility of limiting the parcels to four and that is their intent.

5. APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN OF THE PLANNING COMMISSION FOR 1981

Commissioner Ragan nominated Bill Ollinger for Chairman.

AYES: Hayes, McPeak, Ragan, Signorelli

NOES: None

Commissioner Ragan nominated Stan Hayes for Vice-Chairman.

AYES: McPeak, Ollinger, Ragan, Signorelli

NOES: None

6. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 10:50 p.m. to the next regular meeting on January 5, 1981.

*Lisa Burglin*

LISA BURGLIN  
PLANNING ASSISTANT