

The regular meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on September 21, 1981, by Chairman Ollinger in the Town Hall Council Chamber. T. J. Robbins present.

1. ROLL CALL

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

Commissioners Absent: McPeak

2. APPROVAL OF MINUTES - September 14, 1981

M/S Peterson, Ragan, to approve the minutes of September 14, 1981, as written.

Motion carried; Commissioners Harle and Ollinger abstained.

Commissioner Hayes arrived at this time.

It was announced that the variance application for the Marin Community Playhouse has been withdrawn. In response to Bill Taggart's request, Mr. Robbins explained the reason for the withdrawal, stating that the Playhouse is an illegal use, although it has existing for years, and a variance cannot be approved for an illegal use. He said it is anticipated that the Seminary will be submitting a master plan for an SPD rezoning and at that time the matter of building an addition to the Playhouse can be taken up. Mr. Taggart was advised that staff's decision can be appealed to the Town Council.

3. OLD BUSINESS

- A. Z-187 - Kintetsu Enterprises of America, A/P 5-300-15, off of Woodside Drive, proposed rezoning from PPD R-1 (Preliminary Planned Development with a presumptive use of Single Family Residential) to SPD (Specific Planned Development) for eleven single family dwellings.

Mr. Sohn of Yashima Construction Company, present.

Mr. Sohn referred to marked up site plans of the project which showed recommended development categories, geological categories, floor plans of the three types of structures, and the location of the proposed structures with access.

Bill Werner, 27 Woodside Drive, questioned whether Carlson Avenue will be open and if the developer will be responsible for street improvements.

John Holm, 10 Idlewood Drive, said the proposal is to build in areas that are steeper than the maximums allowed in the Soils Report and, therefore, he feels the plan is non-constructible. He added that the creek runs under the area proposed for the four northerly 'A' units.

Linda Jones, 36 Woodside Drive, reported another automobile accident at the intersection of Idlewood and Woodside Drives and feels the proposed density is too high. She doesn't see how the road can be widened and is also concerned about the proposed location of the four northerly 'A' units.

Jerry Mayer, 122 Oak Springs Drive, asked that the drainage situation be explained.

Dirk Moller, 1 Rancho Drive, said Carlson Avenue is very narrow and is also concerned about the drainage problems.

Mrs. Riddle asked how the applicant was going to use Carlson Avenue and was told that it has been offered for dedication.

Mr. Gambardella, 4 Rancho Drive, said he is concerned about the narrowness of Carlson Avenue and feels the drainage is already going under two roads and cannot go under a third. Mr. Robbins explained staff's proposed drainage improvements and said there will be further hearings on drainage at the use permit stage.

Commissioner Signorelli said he is concerned about the traffic and drainage. He pointed out that the EIR recommended that there be no construction within 100 feet of the toe of the hill and this plan shows construction in that area. Mr. Sohn said they will meet further with the soils engineer and mitigations can be made, eg, retaining walls, etc.

Commissioner Harle said he is dubious about the two 'C' units on a hillside area that will require considerable corrective measures; the 'B' unit off of Cherne Lane; and John Holm's statement that the creek runs through the proposed four northerly 'A' units.

Commissioner Hayes asked what kinds of cuts would be made in the hillside; to which Mr. Sohn said the 'A' units will probably use the existing contours; the 'B' and 'C' units will tend to be on stilts, with the 'C' units on the flatter part of the site as much as possible. Commissioner Hayes said he is concerned about the location of the 'B' unit off of Cherne Lane and plans to go downslope compound the dangers up there. He has serious reservations about the most westerly 'A' unit; the most westerly 'C' unit to the left on the plan is primarily an old land slide area and a combination of fill; and the three 'A' units at the top area concern him but perhaps engineering can help.

Commissioner Peterson said he is comfortable with staff's recommendation for a 24 inch drainage pipe. He prefers this plan to the one originally submitted.

Commissioner Ragan feels this is one of the most difficult sites to build on in San Anselmo and this plan is similar to the Loma Robles project that slid. He said this density is too high and at the most will approve six.

Commissioner Ollinger said he is pleased to see detached homes on this plan, but has reservations about houses so close to the old fill area and feels the density is too high as this is a precarious place.

Commissioner Ollinger told the applicant that the Commission is asking for further drainage information in relation to designing specific safe building sites.

M/S Ragan, Hayes, to refer Z-187 back to the applicant for further revision dealing with the concerns expressed above and submission to the Planning Commission on November 16, 1981.

Motion passed unanimously.

It was announced there will be no further notice by mail; however, the neighborhood will be posted ten days prior to the meeting.

- B. C-183 - Marin Savings and Loan, "United Market", 100 Red Hill Avenue, A/P 6-167-04, design review of exterior alterations.

John Sutti, Architect, present.

M/S Ragan, Peterson, to approve C-183 for Marin Savings and Loan at the United Market, 100 Red Hill Avenue, A/P 6-167-04, design review of exterior alterations, per the drawing received by the Town on August 18, 1981.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

4. NEW BUSINESS

- A. Z-209 - Nos. 26, 28, 42, 50, 54 and 60 Mariposa Avenue and Nos. 24, 36, 40, 57, 76 and 110 Ross Avenue, A/P Nos. 7-284-23, 7-284-43, 7-284-28, 7-284-30, 7-284-31, 7-284-32, 7-282-06, 7-282-19, 7-282-18, 7-284-06, 7-281-10 and 7-281-21, respectively, proposed rezoning to either R-2 (Two Family Residential), R-3 (Multiple Family Residential) or P (Professional), and initial environmental review.

There were no comments from property owners on Ross Avenue.

M/S Peterson, Ragan, to recommend to the Town Council to rezone the following lots on Ross Avenue on the basis that it is consistent with the General Plan:

<u>Address</u>	<u>Present Zoning</u>	<u>Proposed Zoning</u>
24	R-3	R-2
36	C-2	R-3
40	C-2	R-3
57	C-2	R-3
76	R-2	R-3
110	R-1	R-2

Motion passed unanimously.

Don Brewer, representing Florence Morford, owner of 60 Mariposa Avenue, asked that subject lot be rezoning to R-3.

Barbara Tracy, 64 and 66 Mariposa Avenue, expressed concern about the drainage problems and the possibility of further development increasing the problems. Mr. Robbins pointed out that should 60 Mariposa Avenue, or any other lot, be developed, there will be a drainage study.

M/S Peterson, Ragan, to recommend to the Town Council to rezone the following lots on Mariposa Avenue on the basis that it is consistent with the General Plan:

<u>Address</u>	<u>Present Zoning</u>	<u>Proposed Zoning</u>
26	C-2	R-3
28	C-2	R-3
42	R-1	R-2
50	R-1	R-2
54	R-1	R-2
60	R-2	R-3

Motion passed unanimously.

It was announced that these proposed rezonings will be heard by the Town Council on October 13, 1981.

- B. V-980 - Philip C. Lieb, 66 Brookmead Place, A/P 5-111-54, 1'7" west and east sideyard variances to construct living additions within 6'5" of the west and east side property lines.

Philip Lieb, applicant, present.

Mr. Lieb pointed out that the existing house is very small. Letters of support were received from the neighbors.

Commissioners Hayes and Ollinger were concerned about the effect of this addition on the east side neighbors.

M/S Peterson, Signorelli, to approve V-980 for Philip C. Lieb, 66 Brookmead Place, A/P 5-111-54, 1'7" west and east sideyard variances to construct living additions within 6'5" of the west and east side property lines, on the grounds that it will not be detrimental to the neighborhood; it will permit the enjoyment of substantial property rights; the west sideyard variance is necessary to permit the addition of a bathroom of useable size; the east sideyard variance is necessary to permit a useable eating area adjacent to the kitchen;

it is a narrow lot; and since neither neighbor has an objection it seems reasonable to accomodate the applicant without forcing him to unnecessarily occupy his backyard.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- C. V-982 - Joseph Ingrassia, 70 Karl Avenue, A/P 6-052-15, 13'6" to 15'6" frontyard variances to construct a living addition within 6'6" to 4'6" of the front property line (after-the-fact).

Joseph Ingrassia, applicant, present.

Mr. Ingrassia said the cottage was constructed in 1946 and he wants to add a room as his daughter will be moving in the unit. Mr. Robbins pointed out that if the unit is rented in the future, a use permit will be necessary.

M/S Hayes, Signorelli, to approve V-982 for Joseph Ingrassia, 70 Karl Avenue, A/P 6-052-15, 13'6" to 15'6" frontyard variances to construct a living addition within 6'6" to 4'6" 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; and is necessitated by the configuration of the structure on the lot and its proximity to the side property line.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

5. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 10:20 p.m. to the next regular meeting on October 5, 1981.

Lisa Burclin

LISA BURGLIN
PLANNING ASSISTANT