

The regular meeting of the San Anselmo Planning Commission was called to order on August 17, 1981, at 8:00 p.m. by Chairman Ollinger in the Town Hall Council Chamber. T. J. Robbins present.

1. ROLL CALL

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

Commissioners Absent: Harle

2. APPROVAL OF MINUTES

July 27, 1981

Item 3A, between paragraphs 11 and 12, add: "Commissioner Signorelli noted that the graded roadways across the hillside were necessary for the equipment and operator moving to each location during the soils test."

M/S Peterson, Ollinger, to approve the minutes of July 27, 1981, as amended.

Motion carried; Commissioners Hayes, McPeak and Ragan abstained.

August 3, 1981

M/S Signorelli, Ollinger, to approve the minutes of August 3, 1981, as written.

Motion carried; Commissioners Hayes and Ragan abstained.

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 a residential development - CONTINUED 09/21/81.

B. Lucille Dandeleit was present to compliment the Planning Commission and staff for approving a mural to be painted in Town. Mr. Robbins noted the location has been changed to the south wall of 198 Sir Francis Drake Boulevard and was approved by staff.

4. NEW BUSINESS

A. V-973 - Jack Leahy, 136 Oak Avenue, A/P 7-273-28, ten foot and six foot frontyard variances to construct a parking deck and garage, and an interior stairway within ten feet and fourteen feet of the front property line.

Jack Leahy, applicant, and his architect, Robert Huston, present.

Mr. Haynes, 68 Austin Avenue, expressed concern about the effect of the proposed structure on his view, roof water and the relocation of the power pole and fire hydrant for the new driveway.

Mr. Robbins said the building permit will be conditional upon the roof water being properly drained onto Oak Avenue. Mr. Leahy said Pacific Gas and Electric had informed him that the power pole is old anyway, and a new type of light fixture will be placed on it. He also pointed out that the fire hydrant will only be moved 50 to 60 feet.

Mr. Wells, 7 Melville Avenue, said he is concerned about possible erosion on the downslope. Mr. Robbins assured him that any disturbed ground during construction will have to be restored.

The Commissioners agreed this project will improve the parking situation.

M/S McPeak, Peterson, to approve V-973 for Jack Leahy, 136 Oak Avenue, A/P 7-273-28, ten foot and six foot front-yard variances to construct a parking deck and garage, and an interior stairway within ten feet and fourteen feet of the front property line, on the grounds that it will afford the substantial enjoyment of property rights; it will not be a detriment to the neighborhood; and is necessitated by the placement of the existing building on the property.

Motion passed unanimously.

Applicant was advised of the ten-day appeal period.

B. NU-26 - Chris and Suk Henderson, applicants, present.

Mr. Henderson stated the second unit had been abated upon his purchase of the property at the direction of staff as there were no more second units permitted in his neighborhood at the time. The elderly tenant has continued to live there; however, she has had to share the cooking facilities with the Henderson's.

There was discussion over staff's recommendation to provide a third paved parking space in the existing front yard parallel to the driveway within the fenced-in area. The Commissioners agreed it would be expensive for the applicants to relocate the water meter in that area and, therefore, this condition should not be required.

M/S McPeak, Peterson, to approve NU-26 for Chris and Suk Henderson, 31 Lansdale Avenue, A/P 7-012-37, use permit to allow a second unit in an R-1 zone, subject to the condition that only two cars be domiciled at the property; on the grounds that it will not be detrimental to the neighborhood; it meets the requirements of the Second Unit Ordinance; and is necessary for the substantial enjoyment of property rights.

Motion passed unanimously.

Applicants were advised of the ten-day appeal period.

C. V-974 - Van Hampton, 226 Oak Springs Drive, A/P 5-291-04, a seventeen-foot rear yard variance to construct a patio room within three feet of the rear property line.

Van Hampton, applicant, present.

Mr. Hampton presented a revised drawing showing a flat roof on the proposed room, which would decrease the height five to six feet as a compromise with his neighbor, Paul Gutfreund, 216 Oak Spring Drive.

Mr. Gutfreund said he has no objections to the proposed room.

Commissioner McPeak was concerned that the next door neighbors, Curtiss and Sandy Kim, 222 Oak Springs Drive,

- E. V-976 - Janice Sundstrom, 48 Redwood Road, A/P 7-081-43, a three foot rearyard variance to construct an enclosed utility porch within 17 feet of the rear property line.

Janice Sundstrom, applicant, present.

M/S Ragan, Hayes, to approve V-976 for Janice Sundstrom, 48 Redwood Road, A/P 7-081-43, a three foot rearyard variance to construct an enclosed utility porch within 17 feet of the rear property line, for the reasons that it is the only area due to the configuration of the house on the lot; it will afford the substantial enjoyment of property rights; and will not be offensive to those in the neighborhood.

Motion passed unanimously.

Applicant was advised of the ten-day appeal period.

- F. Z-208 - Richard Ryerson, 510 Center Boulevard, A/P 7-015-08, use permit/design review of professional office building under a Specific Planned Development.

James McDonald, architect, present.

Mr. McDonald showed a colored rendering of the proposed project, indicating the existing and new plantings. Mr. McDonald pointed out that there will be an irrigation system and the property will be erosion controlled at the creek bank. He also submitted samples of the shingles and roof material.

M/S Ragan, Hayes, to approve the use permit/design review under Z-208 for Richard Ryerson, 510 Center Boulevard, A/P 7-015-08, based on the drawings dated May 28, 1981, and August 7, 1981; on the grounds that it will afford the substantial enjoyment of property rights and it will not be objectionable to the neighborhood; with the condition that proper erosion control methods be undertaken with regard to building on the creek.

Motion passed unanimously.

Mr. McDonald was advised of the ten-day appeal period.

5. DISCUSSION

- A. At the request of Commissioner Ragan, Alan Bruce's memo regarding the Indian Hill Development project to be heard by the Town Council on August 25, 1981, was discussed. Commissioner Ragan stated that Mr. Bruce's comments unnecessarily reflect on the Planning Commission's ability to do their job and only the Town Council has the right to do so. The other Commissioners generally agreed that the memo may have been a bit harsh so they suggested the Chairman advise Mr. Bruce of their feelings in a private conversation. The Commissioners felt that the Town Administrator should not insert his political philosophies in memorandums prepared by staff; that if he wishes to express his own political thinking and desires that he prepare his own memos.
- B. M/S Ragan, McPeak, to schedule a special meeting for September 14, 1981.

Motion passed unanimously.

6. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 10:10 p.m. to the special meeting on September 14, 1981.

Lisa Burklin
LISA BURGLIN
Planning Assistant