

The regular meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on August 16, 1982 by Chairman Hayes in the Town Hall Council Chamber. L. Burglin of staff present.

1. ROLL CALL:

Commissioners Present: Harle, McPeak, Peterson, Signorelli, Hayes

Commissioners Absent: Bergeson, Gaidano

INTRODUCTION OF NEW COMMISSIONER:

John Sharp, appointed by the Town Council as Planning Commissioner on August 10, 1982 was introduced by the Chairman.

2. APPROVAL OF MINUTES - August 2, 1982

M/S McPeak, Peterson to approve the minutes of August 2, 1982, as written. Passed by 2 Aye votes, Peterson and Signorelli abstaining, Harle not present during vote.

3. NEW BUSINESS

A. V-1028 RUSSELL AND MARION O'NEAL 931 San Anselmo Avenue

Commissioner Hayes stated he did not feel he had a conflict of interest, but wanted to state for the record, his mother-in-law has resided in Golden Years Guest Home for the past five years.

Mr. O'Neal stated he had operated the guest home for 20 years and had never encountered a complaint, damage or adverse affect from lack of parking, and that the garages which are proposed to be remodeled into living quarters have never been used as garages, only for storage.

Mrs. Marion Hixon of Mill Valley, Realtor, spoke in favor of the variance.

There was no one else in the audience to speak on the application.

Staff recommended against the application for variance.

M/S McPeak, Harle to approve V-1028, application of Russell and Marian O'Neal for a variance of 1 parking space and to allow the existing 5 parking spaces to be 15.5 x 9.7 feet in size, with a zero frontyard setback, contingent upon providing 2 additional parking places in the future, should there be a problem; and a 15 foot rearyard variance to construct an addition to the laundry room within 5 feet of the rear property line on the basis that the granting of this variance is necessitated by the existing layout on the lot; granting of this variance is necessary for the preservation and enjoyment of substantial property rights; the granting of this variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property involved, and it will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property involved, and it will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. Passed unanimously. P.C. 8/2/82

Applicant was informed of the 10 day appeal period.

U-579 RUSSELL AND MARIAN O'NEAL 931 San Anselmo Avenue

M/S McPeak, Peterson to approve a use permit to expand the capacity of a guest home at 931 San Anselmo Avenue from 15 persons to 23 persons, and the number of employees to increase from four to six persons subject to their being required to add 2 more parking spaces should there be future problems with parking in the area. Use Permit granted will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood, or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the Town, and that the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. Passed unanimously. P.C. 8/2/82

B. NU-27 THEODOR EHRLER 11 SKYLINE ROAD

Mr. Ehrler stated he had garage parking for 1 car and could provide a total of 3 spaces.

Staff reported 5 second unit vacancies in this neighborhood.

Diane Kavantjas, 15 Skyline Road, wished to object to the application because the windows of the second unit look right into her living room and bedroom and the parking problem is horrendous; there is not enough parking now; the lot is too small to accomodate 2 families. She also stated the proposed second unit had not been occupied for the past 20 years that she knows of.

The property owner across the street objected because of parking. He also stated Mr. Ehrler does not live in one of the units, but next door in another house.

M/S Peterson, McPeak to refer NU-27, application of Theodor Ehrler, 11 Skyline Road, back to the applicant and to staff for determination of 3 issues:

1. Is an after-the-fact building & plumbing permit required?
2. Is a variance required?
3. For discussion between Mr. Ehrler and his neighbors who were here this evening to determine whether screening or fencing or something can be done to protect the privacy of the owners of the adjacent property so that we might make a finding that the unit would not be detrimental to the neighborhood.

Passed unanimously.

P.C. 8/2/82

C. V-1029 JOHN AND LAURIE MCINNIS 117 WOODLAND AVENUE

Mr. and Mrs. McInnes were present.

M/S McPeak, Signorelli to approve V-1029 John and Laurie McInnes, 117 Woodland Avenue, A/P 7-281-20, application for 4'7" street sideyard variance to construct a second floor addition to within 7'5" of the street side property line and a two-foot street sideyard variance to construct a first floor addition within 10 feet of the street side property line, on the basis that granting of this variance is necessitated by the small size of the lot and the location of the house on it. Granting of this variance is necessary for the preservation and enjoyment of substantial property rights; the granting of this variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property involved, and it will not be materially detrimental to the public welfare or or injurious to property or improvements in said neighborhood.

Passed unanimously.

P.C. 8/2/82

D. V-1030 HENRY VAN DYKE, JR. 16 FOOTHILL ROAD

Mr. Van Dyke was present. This application was heard out of order.

There was no one in the audience to comment on the application.

M/S Peterson, Signorelli, to approve V-1030, Henry Van Dyke, Jr. 16 Foothill Road, A/P 7-033-05 for a six foot north sideyard variance and a 4 foot south sideyard variance to construct an addition and new roof, structure within two feet of the north property line four feet of the south sideyard property line; and a variance to allow a third story, on the basis that the variance is necessary for the preservation and enjoyment of substantial property rights; the granting of this variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property involved, will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood, and is necessitated by the configuration of the lot and placement of the structure on the lot. Passed unanimously.

P.C. 8/2/82

At this point Commissioner McPeak stated this would be an ideal time for a public hearing on the density ordinance since the hour was early.

Mr. Signorelli briefly reported on his special assignment and asked for clarification of the parcels being considered. He was told it was parcels of 1 acre or greater, of which there are 53; of that number, 47 are undeveloped and 6 partially developed.

Commissioner Peterson asked that thanks be expressed to Commissioner Gaidano for a job well done and his dedication to the group.

4. MEETING ADJOURNED at 9:20 p.m. to a special meeting of August 23, 1982 for a density ordinance workshop and the special meeting (Redwood Hills DEIR) September 13, 1982.

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