

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Hayes in the Town Hall Council Chamber on May 17, 1982, at 8:00 p.m. T. J. Robbins Present.

1. ROLL CALL

Commissioners Present: McPeak, Peterson, Signorelli, Gaidano, Bergeson, Hayes

Commissioners Absent: Harle

The new Planning Commissioner Edwin Bergeson was welcomed by the Commission.

2. APPROVAL OF MINUTES - May 3, 1982

Commissioner Hayes asked that page 2, paragraph 6, last line, the word "better" be deleted and "safer" be inserted.

M/S Signorelli/Gaidano the minutes be approved as amended. Five Aye votes; Commissioner McPeak abstaining..

The Chairman announced that Z-210 for Jamsheed Jamsheed was to be continued and NU-30 Alfred and Ellen Forristal, had been withdrawn.

3. OLD BUSINESS

B. U-573 Randall E. Karkkanen, 75 Red Hill Avenue, A/P 5-214-03, use permit for live music.

Mr. Karkkanen said he did not plan to have loud music, perhaps a piano for dinner music and maybe live music for special holidays. He said he could remember only 1 complaint since he started, and that had been a particularly warm night when all of the doors and windows were open. He felt the complaint was more for loud talking than for music. On Saturdays, he said, they might have a base guitar and a few other guitars.

Excerpts from a memo from the Police Chief indicated there had been several complaints.

When questioned, Mr. Karkkanen said on weekends they shut down about 1:00 a.m. otherwise at the end of the dinner hour, 9:00 to 10:00 p.m. Mr. Karkkanen said on Wednesdays and Thursdays, sometimes, they had folk singers until midnight; however, on those nights the audience was more quiet than normal in order to hear the musicians.

M/S Peterson/McPeak to approve U-573, application of Randall E. Karkkanen, 75 Red Hill Avenue, A/P 6-214-03, for a use permit for live music, during the period of 6:00 p.m. to 1:00 a.m., subject to periodic review, first review no later than late November 1982; the owner will take necessary action to insure sound baffling as necessary: That this use 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, with the intended controls. Passed unanimously.

4. NEW BUSINESS

A. V-1011 - John and Jean Holm, 10 Idlewood Drive A/P 5-300-31 a 13 foot frontyard variance to construct a master bedroom addition within seven feet of the front property line, and a two foot sideyard variance to construct a workshop within six feet of the side property line.

Staff reported no problem with the plans as submitted.

John Holm outlined the history of the building and explained his reason for needing the variance, citing placement of the house, steepness of entryway, and the need for an extra room to house power equipment which he recently inherited.

M/S Peterson/Bergeson that we approve V-1011, John and Jean Holm, 10 Idlewood Drive, A/P 5-300-21, for a 13 foot frontyard variance to construct a master bedroom addition to within seven feet of the front property line, and a two foot sideyard variance to construct a workshop to within six feet of the side property line, as shown on the plans received by the Town of San Anselmo on April 20, 1982, on the basis that the variance is necessary for the preservation and enjoyment of substantial property rights and 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 and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood, and is necessitated by the size and shape of the lot and the placement of the structure on the lot.

Passed unanimously.

B. Richard Ryerson, Center Investments, 510 Center Boulevard S-9, A/P 7-015-08, subdivision for five commercial condominium units in one building (currently being constructed - specific plan previously approved for five rental offices).

Mr. Ryerson was not present. Staff explained he wished to make a change from what was originally meant to be 5 rental offices to condominium ownership offices.

Commissioner McPeak asked about a condominium agreement and stated some of the residential requirements for condominiums may be applicable.

Staff stated before the project is completed, the Town will have a copy of the CC&Rs and will adhere to state requirements which are quite involved. He also said the Final Map has to go back to the Council through the Planning Commission with the CC&Rs.

M/S Peterson/Signorelli, to approve S-9, application of Richard Ryerson, Center Investments, 510 Center Boulevard, A/P 7-015-08, subdivision for five commercial condominium units in one building (currently being constructed - specific plan previously approved for five rental offices), with particular reference to the plan received by the Town of San Anselmo on April 27, 1982, on the basis that it is compatible with the General Plan. Passed unanimously.

5. Discussion of Administrative Variances

After reiteration of the points made by the Town Attorney at the meeting of May 10, 1982, regarding Title 10, Article 11, Variances, of the Municipal Code, M/S Peterson/Signorelli the Planning Commission reconsider Commissioner McPeak's motion of April 5, 1982 on the same subject. Passed unanimously.

M/S Peterson/Signorelli the Planning Commission recommend to the Council that § 2101 is acceptable; § 2102 should have section (a) deleted. § (b) shall be relettered as (a); § (c) shall be relettered as (b). Passed unanimously.

6. Discussion of Hillside Density Ordinance

There was a general discussion of whether there was a need for a Master E.I.R., and included the following points:

(1) The General Plan already has an E.I.R. and if the densities proposed in the proposed density ordinance do not exceed those in the General Plan, an E.I.R. is not needed. The Town Attorney has stated if there is a variation of 12% or less an E.I.R. is not needed. The proposed density ordinance is less than the 12%.

(2) The proposed density ordinance is a preliminary recommendation, which will be taken up at a later date by the Council at which time, it may be found necessary to do an E.I.R. Staff had received informal estimates of \$25,000 to \$30,000 for a consultant.

(3) Phase I of the Study procedures to establish a Hillside Density Ordinance includes the hiring of an additional part-time staff person to do a study; Phase II, one of the tasks would be to decide if there is need for a consultant.

(4) The Study should be a 4 item procedure, the fourth or missing Phase would be to update the land use element and the housing element, making them compatible--both being out of "sync" with the General Plan.

(5) It should be made clear the Planning Commissioners wish to do the work outlined in Phase I, with the help of a new part-time staff person to gather information and provide continuity to the Commission.

(6) The lower slopes of Sunny Hills, Shaw Drive, Sorich Park and possibly Drake High School (since at some future time it may no longer be used as a school) should all be included in the study.

(7) Monetary consideration should be given before hiring a consultant; one of the Commissioners felt final decision was a political decision, and in these times, large amounts of funds should not be expended if the result would end with a political decision.

(8) Regarding participants, the Commissioners wanted it clear they did not wish to pursue Option B at this time.

M/S McPeak, Peterson that the Study Process to establish a density ordinance be forwarded to the Council for action with a particular request that the Planning Commission as a group conduct the proposed effort with the assistance of a part-time staff person.

Passed unanimously.

Commissioner Signorelli said he felt the need of the ABAG figures. Staff was requested to check on the availability of same.

Meeting adjourned at 10:40 p.m.

Thelma Foster
Acting Secretary