

114 The regular meeting of the San Anselmo Planning Commission was called to order by Vice-Chairman Peterson at 8:00 p.m. on March 1, 1982, in the Town Hall Council Chamber. T. J. Robbins present.

1. ROLL CALL

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

2. APPROVAL OF MINUTES

December 21, 1981

Item 3A, Commissioner Peterson added, "He feels a citizens' committee is worthwhile and is concerned about the cost of a consultant to the Town. As far as going back and forth between the Council and Commission, for the benefit of the citizenry it might be worthwhile to hold joint workshops."

Commissioner Signorelli said he objects to "accepted, but not adopted" when referring to the Density Ordinance and asked that it be changed to "proposed".

Item 4E, change "Bill and Barbara Tracy" to "Dick and Barbara Tracy."

M/S Signorelli, Ollinger, to accept the minutes of December 21, 1981, as modified.

Motion passed unanimously.

February 1, 1982

M/S Ollinger, Signorelli, to approve the minutes of February 1, 1982, as written.

Motion passed unanimously.

3. OLD BUSINESS

- A. Z-199 - Isabel Cook Homes, 1000 Sir Francis Drake Boulevard, A/P 6-032-15, design review of proposed 18-unit housing development.

John Campbell of Agora, and Dick Blood-Bornholdt of the Housing Authority of the County of Marin, present.

Mr. Campbell presented colored renderings of the project along with samples of the design materials. He noted the stucco is to be light brown throughout with the siding to alternate between red and green shades. Additional trees are to be planted.

M/S Ollinger, McPeak, to approve the colors for Z-199, Isabel Cook Homes, 1000 Sir Francis Drake Boulevard, A/P 6-032-15, as shown on the drawings and samples submitted this evening.

Motion passed unanimously.

It was announced that this item will be heard by the Town Council on March 9, 1982.

- B. SR-330 - Spotless Cleaners, 42 Red Hill Avenue, A/P 6-201-02, sign variance for a 46.55 square foot single face reader board with fluorescent illumination.

Daniel Boyter, representative, present.

Mr. Boyter stated that there will be landscaping of the project and if granted permission for a reader board, there will be no more paper signs announcing sales in the windows.

It was pointed out that although the applicant has a different use for each building, i.e., alterations, leather, etc., this proposed reader board will be serving the entire complex. In response to questions raised by Commissioner Ollinger, staff advised that it would be necessary to do further research on the variance request and requested that this item be

continued to the March 15th agenda.

Commissioners Harle and McPeak said they have no objections, although Commissioner McPeak suggested the sign would be more attractive with a wood-type border.

Commissioner Signorelli suggested the reader board be smaller than proposed to perhaps 20 square feet. Commissioner Peterson agreed, adding that he prefers a reader board to paper signs.

M/S McPeak, Harle, to refer SR-330 back to staff and to continue to March 15th.

Motion passed unanimously.

Commissioner Ollinger suggested the Commissioners notice the signs at Captain Video and North Bay Photo, which are similar in size.

4. NEW BUSINESS

- A. V-997 - Gregory A. and Norma J. Roosevelt, 7 Willow Way, A/P 5-072-22, a four foot rearward variance to construct an addition within sixteen feet of the rear property line.

Gregory and Norma Roosevelt, applicants, and Edward Hageman, designer, present.

Mr. Robbins recommended the project.

M/S McPeak, Ollinger, to approve V-997 for Gregory A. and Norma J. Roosevelt, 7 Willow Way, A/P 5-072-22, a four foot rearward variance to construct an addition within sixteen feet of the rear property line, on the grounds that it is a small lot and the location of the house on the lot makes this variance necessary; it will enable the applicant to enjoy substantial property rights; and it will not be detrimental to the neighborhood.

Motion passed unanimously.

Applicants were advised of the ten day appeal period.

- B. V-998 - Richard Dale Stutsman, 152 Hilldale Drive, A/P 6-155-01, a 2'6" sideyard variance to construct a second story addition within 5'6" of the side property line.

Richard Stutsman, applicant, present.

Mr. Stutsman said he has spoken to his neighbor who does not object to the project.

Commissioner Ollinger pointed out that the addition will be to the north side of the neighbor's house, so their sunlight will not be affected.

M/S Ollinger, Harle, to approve V-998 for Richard Dale Stutsman, 152 Hilldale Drive, A/P 6-155-01, a 2'6" sideyard variance to construct a second story addition within 5'6" of the side 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 necessary due to the placement of the structure on the property and the limited available area.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- C. V-999 - Dora J. Hoenes, 130 Scenic Avenue, A/P 7-063-09, 13 foot rear yard variances to construct a cabana within seven feet of the rear property line, with a two foot overhang.

Dora Hoenes, applicant, present.

Ms. Hoenes said she is replacing a building that was weakened by dry rot and recently blew down during a storm.

M/S Harle, Ollinger, to approve V-999 for Dora J. Hoenes, 130 Scenic Avenue, A/P 7-063-09, 13 foot rear yard variances to construct a cabana within seven feet of the rear property line, with a two foot overhang, on the grounds that this is the most appropriate placement on the lot; it will cause no detriment to the neighborhood; and will enable the applicant enjoyment of substantial property rights.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- D. V-1000 - Angela Pierce, 224 Greenfield Avenue, A/P 6-173-17, parking space width variances (constructing a second floor addition on a commercial building).

C-187 - Angela Pierce, 224 Greenfield Avenue, A/P 6-173-17, design review of a second floor addition on a commercial building.

Applicant and Architects, Doug Anawalt and Keith Franc, were not present.

Mr. Robbins noted the applicant has changed his drawing to indicate ten feet wide parking spaces, rather than nine feet; however, staff recommends that the spaces be nine feet, as originally proposed to provide an extra space.

M/S McPeak, Harle, to approve V-1000 for Angela Pierce, 224 Greenfield Avenue, A/P 6-173-17, to permit 12 of 18 parking spaces to be nine feet wide, on the grounds that it will be advantageous to the Town; and it will not be detrimental to the neighborhood.

Motion passed unanimously.

Audience was advised of the ten day appeal period.

Mr. Robbins noted on Sheet 8 of the drawings it indicates a six inch projection over the property line. He said the Director of Public Works is prepared to give an encroachment permit since it is only air space.

There was some confusion as to the color scheme of the building, and the Commissioners felt the architects should be present to answer questions.

M/S McPeak, Signorelli, to continue this item to March 15th for the architect to be present.

Motion passed unanimously.

5. DISCUSSION

1. Receipt of Letter of Appreciation From the Mayor.

Receipt was acknowledged and welcomed.

2. Set Up Special Workshop with Hadden Roth.

Commissioner Peterson told the audience that the Planning Commission had requested the following items be discussed with the Town Attorney:

1. Conflict between proposed, but not adopted, density ordinance and the General Plan;
2. Economic viability;
3. Selective use of development agreements on PD zoning.

Commissioner Peterson added that the Commission specifically asked the Attorney for his guidance and is disappointed that the Town Administrator took out the first question. Commissioner Ollinger suggested there wouldn't be any problem discussing that item at the workshop if desired.

Commissioner Peterson questioned whether the map takes precedence over the tables in the General Plan; are the map and tables inconsistent; and should the map and tables be changed?

Commissioner Harle said he doesn't want to be faced with a density ordinance that is in conflict with a General Plan that is inconsistent.

Mr. Robbins advised the Commission that the Town Administrator has drafted a scope of work, as an initial step, for the consultant which is to be presented to the Commission for review on March 15th. He said the suggestions of a neighborhood by neighborhood approach, public hearings, etc., can be taken up at that meeting also.

Commissioner Signorelli said he objects to spending \$10,000.00 for a consultant when Police and Fire Department positions are threatened. He said the proposed Housing Element is in conflict with the Land Use Element of our General Plan, which provides for a maximum density of one unit per acre in the Conservation Zone. The proposed Housing Element, he said, provides for 12 to 20 units per acre on Sunny Hills and Shaw Drives; both are in that zone. The State Guidelines provide for concurrent amendments to both the density ordinance and the Elements of the General Plan, and this should be done. The question was postponed to March 15th.

M/S McPeak, Harle, that on March 15th, along with review of RFPs for the consultant of the density ordinance, the Planning Commissioners do a little more planning on how they will address hillside density.

Motion passed unanimously.

The Commission agreed to hold the special workshop with Hadden Roth on May 10, 1982.

6. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 10:15 p.m. to the next regular meeting on March 15, 1982.

Lisa Burglin

LISA BURGLIN
PLANNING ASSISTANT