

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Hayes at 8:00 p.m. on February 1, 1982, in the Town Hall Council Chamber. George Davison and Lisa Burglin present.

1. ROLL CALL

Commissioners Present: Harle, Hayes, McPeak, Ollinger, Peterson,  
Ragan, Signorelli  
Commissioners Absent: None

2. APPROVAL OF MINUTES

December 7, 1981

M/S Signorelli, Peterson, to approve the minutes of December 7, 1981, as written.

Motion carried; Commissioners McPeak and Ragan abstained.

January 25, 1982

M/S Peterson, Ragan, to approve the minutes of January 25, 1982, as written.

Motion carried; Commissioners McPeak and Ollinger abstained.

3. OLD BUSINESS

- A. V-987 - William Entwisle, 1220 Sir Francis Drake Boulevard, A/P 5-222-15, variance for a lot size of approximately 6,700 square feet (7,500 required) and a variance for an average width of 44 feet (75 required).

Monte Deignan, designer, present.

Commissioner Ragan, acknowledging that he was not present at the December 7th hearing, said he feels this is overdevelopment for the lot and may set a precedent.

Commissioner Ollinger pointed out that the additional units will basically be contained in the existing building structure so there will be no change with regards to lot size.

Mr. Deignan added that the units will be small with a moderate rental fee.

M/S Ollinger, Peterson, to approve that portion of V-987 for William Entwisle, 1220 Sir Francis Drake Boulevard, A/P 5-222-15, for a lot size of approximately 6,700 square feet and for an average width of 44 feet, on the grounds that it will not be detrimental to the neighborhood; is necessary for the enjoyment of substantial property rights; and is necessitated by the configuration of the lot and the placement of the structure on the lot.

Motion carried: AYES: Harle, Hayes, McPeak, Ollinger, Peterson  
Signorelli  
NOES: Ragan

Applicant was advised of the ten day appeal period.

- B. V-995 - Jeremy H. Levin, 23 Hillcrest Avenue, A/P 7-121-06, a 4'10" frontyard variance to construct an open deck addition within 9'2" of the front property line.

Jeremy Levin, applicant, present.

Mr. Levin said he has reached an agreement with his neighbor, Fern Parker, that he will move the deck no closer to her and will not plant foliage under the deck so as to protect her view.

Commissioner Ollinger said he has reservations as it is a small lot and the structures gradually keep getting larger.

Mr. Bianco, 17 Hillcrest Avenue, said the drawing submitted by the applicant is inaccurate as the porch and steps are in the street.

Commissioner Signorelli pointed out that the stairs afford accessibility to both houses and are an asset, rather than a liability.

M/S Peterson, Harle, to approve V-995 for Jeremy H. Levin, 23 Hillcrest Avenue, A/P 7-121-06, a 4'10" frontyard variance to construct an open deck addition within 9'2" of the front property line, on the grounds that it is necessary for the substantial enjoyment of property rights; it will not be detrimental to the neighborhood; and is further necessitated by the size and configuration of the lot and the placement of the structures on the lot.

Motion carried: AYES: Harle, Hayes, McPeak, Peterson, Signorelli  
 ABSTAIN: Ragan  
 NOES: Ollinger

Commissioner Ragan abstained as he had not visited the site.

#### 4. NEW BUSINESS

- A. Z-217 - Town of San Anselmo, A/P 6-013-42, Monterey Terrace, east of No. 1 Monterey Terrace, proposed rezoning from PPD R-1 (Preliminary Planned Development with a presumptive use of Single Family Residential) to R-1 (Single Family Residential); and the initial environmental review.

Carl Baumsteiger, owner of the property, present.

Mr. Davison said these four lots of record should never have been rezoned from R-1 to PPD, and had they been owned individually they may not have been rezoned. He added that under the lot slope policy, in accordance with the combining ordinance of 1979, three of the lots can be considered legal building sites. The fourth lot could be a legal building site provided there is a lot line revision between it and its neighbor.

M/S Ragan, Harle, to approve the Negative Declaration for Z-217 as prepared by staff.

Motion passed unanimously.

M/S Ragan, Signorelli, to recommend to the Town Council to rezone A/P 6-013-42, Monterey Terrace, from PPD R-1 (Preliminary Planned Development with a presumptive use of Single Family Residential) to R-1 (Single Family Residential), on the basis that it is consistent with the General Plan.

Motion passed unanimously.

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

- B. SR-330 - Spotless Cleaners, 42 Red Hill Avenue, A/P 6-201-02, sign variance for a 60 square foot single face reader board with fluorescent illumination.

Adam Morgan, applicant, present.

Mr. Morgan said he plans to eliminate the use of temporary paper signs announcing sales and use a reader board instead.

Several Commissioners said there are too many signs on the property presently. Although the applicant is entitled signs for each use (alteration shop, cleaners, suede and fir, etc.), it would be more aesthetically pleasing to have one sign that says 'Spotless Cleaners Complex' with directions to the different buildings. Comments were made that no one can miss the complex and it is very confusing as to which shop to go to with signs on every building. It was explained to the applicant that one large sign, replacing the others, could be 150 square feet maximum and perhaps a professional can design an attractive sign.

Commissioners McPeak and Harle felt that this sign will be unobtrusive.

Mr. Davison suggested that approval of this sign be contingent upon the applicant finishing the painting of the 'Alterations' building and the landscaping for the complex.

Commissioner Hayes commented that this might be too many signs competing with the other businesses. Commissioner Peterson added that the effect of a reader board is something you might see driving down the Sunset in Los Angeles.

Mr. Morgan suggested that at the next meeting he will bring in examples of what he plans to write on the reader board.

M/S Ragan, Ollinger, to refer SR-330 back to the applicant to be heard on March 1, 1982; and to submit information including all suggestions offered by the Commission as indicated in these minutes.

Motion passed unanimously.

Mr. Morgan was advised by staff to submit the information within two weeks from this date.

- C. NU-29 - Carol Wells, 84 Berkeley Avenue, A/P 5-165-15, use permit for a second living unit in an R-1 zone.

Carol Wells, applicant, present.

It was noted that two letters of opposition had been received from John and Marion McGuire, 80 Berkeley Avenue, and Jean Whelen, 90 Berkeley Avenue.

Ms. Wells said there are presently no cooking facilities in the lower area of the dwelling.

Edmund Jagels, 79 Berkeley Avenue, said there is a parking problem in the neighborhood and to approve a second unit would set a precedent in the neighborhood.

Diana Stone, 98 Berkeley Avenue, said the neighborhood is deteriorating due to the number of cars parked on the street and full-time business uses in the area - one of which has a washer and dryer running 24 hours a day; one is an appliance business; and the other has used cars.

Some of the Commissioners expressed concern about the parking situation on that street and suggested the Police Department be contacted when there are problems.

Commissioner Signorelli stated that the neighbors' objections are directed at concerns unrelated to this application. Staff noted there are 18 available second units in the 'Morningside' neighborhood; this would be the tenth approved unit.

M/S McPeak, Signorelli, to approve NU-29 for Carol Wells, 84 Berkeley Avenue, A/P 5-165-15, use permit for a second living unit in an R-1 zone, on the grounds that it is necessary for the enjoyment of substantial property rights; and will not be detrimental to the health and safety of persons in the neighborhood.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

##### 5. DISCUSSION ITEM

Board of Directors, Robson-Harrington House Association - Volunteer Representative

Commissioner Signorelli expressed interest in volunteering.

M/S McPeak, Ragan, to nominate Commissioner Signorelli as a representative to the Board of Directors of the Robson-Harrington House Association.

Motion passed unanimously.

6. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 10:07 p.m. to the next regular meeting on March 1, 1982.

*Lisa Burghin*

LISA BURGLIN  
PLANNING ASSISTANT