

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Stan Hayes at 8:00 p.m. in the Council Chamber on August 15, 1983. L. Wight of staff present.

1. ROLL CALL

Commissioners Present: Bergeson, Harle, McPeak, Sharp, Sousa, Hayes

Commissioners Absent: Signorelli

2. APPROVAL OF MINUTES:

June 13, 1983. Held over until both Commissioners Hayes and Signorelli were present.

June 18, 1983. Chairman Hayes suggested the finding be added to V-1061. M/S Sousa, Bergeson to approve minutes of July 18, 1983 as amended. Passed unanimously.

August 1, 1983. M/S McPeak, Sousa to approve the minutes as written, for August 1, 1983. Passed by the following vote:
 AYES: McPeak, Sousa, Sharp
 ABSTAIN: Bergeson, Harle, Hayes

3. PUBLIC HEARINGS

A. V-1066 David and Jo Ann Salmons

Mr. Salmons stated he had lowered the proposed roof line to 2.5 foot rise on center; he said he wished to add a skylight and solar collectors.

Mr. Marstin Talant, 31 Rowland Avenue said he still felt strongly the plan would adversely affect his property rights in that it would shadow his property where he has his garden and fruit trees.

M/S McPeak, Harle, to continue the application to September 19th to give the applicant time for reconsideration of the location of the roof line. Passed unanimously.
 P/C 8-15-83

B. NU-36 Bobby Sandler

Mr. Sandler stated the new unit would add no extra people or cars to the neighborhood since occupants would be members of his present household.

M/S Harle, McPeak to approve NU-36, application of Bobby Sandler, 98 Florence Avenue, A/P 7-011-06, for a use permit for a permit for a new second living unit, on the grounds that it will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of proposed use, or be detrimental or injurious to property and improvements in the neighborhood of the general welfare of the Town and the granting of the application is necessary for the preservation and enjoyment of substantial property rights of petitioner, and is in conformity with the housing provisions of the General Plan. Passed unanimously. P/C 8-15-83

Applicant notified of the 10-day appeal period.

C. V-1069 Barry Ulrich and Karin Ulrich

Mr. Ulrich was present, and there was no one else in the audience to comment on the application.

M/S McPeak, Sharp, to approve V-1069, application of Barry Ulrich and Karin Mitchell Ulrich, 247 Sequoia Drive, A/P 6-117-02, for a seven foot frontyard variance, a two foot west sideyard variance, and a five foot rearyard variance to construct a second floor addition within 13 feet of the front property line, six feet of the west side property line and 15 feet of the rear property line; a five foot frontyard variance to construct a first floor addition within 15 feet of the front property line; a 6'6" frontyard variance to construct an open deck within 7'6" of the front property line; and a parking variance for one space to be 15 feet in length, on the grounds that the lot is very small and most of the construction except for the deck is within the existing building line;

granting of the variance is necessary for the preservation and enjoyment of substantial property rights; will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property involved and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.
Passed unanimously. P/C 8-15-83

Applicant notified of the 10-day appeal period.

D. Z-190 John Kapelowitz and Leslie Decker

Mr. Kapelowitz and Ms. Decker present and stated they were planning a funicular for going up the hillside; the proposed dwelling is pier and grade beam foundation, so there will be no ground work. When asked about fire protection Ms. Decker stated there was a fire road above and also possible unimproved access for fire vehicles from Cordone Drive.

Mr. Alan Beallo, 6 Brookside Drive asked to see the drawings, but offered no objections.

The Commission was concerned with the color of the siding of the house, the garage and possible shelter for the funicular.

Mr. Bob Sandusky, architect, was present, and he said they were willing to listen to the Commission suggestions for exterior design. He asked for conditional approval of the dwelling so they could get started.

M/S McPeak, Sousa, for conditional approval of Z-190, John Kapelowitz and Leslie Decker, 74 Mountain View Avenue, A/P 5-212-07, use permit for Design Review under SPD for a single family dwelling based on the drawing received by the Town July 27, 1983, the conditions being the location and arrangement of the proposed garage and exterior of the residence and the funicular, the landscape screening aspect between the Brookside neighborhood and the residence.
Passed unanimously. P/C 8-15-83

E. V-1070 Fred Tabarracci

Mr. and Mrs. Tabarracci and their two sons were present. There was no one else in the audience to comment on the application.

M/S Harle, Bergeson, to approve V-1070, application of Fred Tabarracci, 2 Santa Cruz Avenue, A/P 6-011-31, for an eight foot southwest sideyard variance to construct a garage within 12 feet of the southwest side property line and a five foot northeast sideyard variance to construct a swimming pool within three feet of the northeast side property line; and a three foot northeast sideyard variance to install pool equipment within five feet of the northeast side property line, on the ground that granting of the variance is necessitated by the configuration of the property and the placement of the improvements; variance granted with the provision that substantial precautions be taken to baffle noise made by the pool equipment. Granting of the variance is necessary for the preservation and enjoyment of substantial property rights; will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property involved and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood. Variance granted in accordance with drawings submitted to the Town on July 27, 1983. Passed unanimously. P/C 8-15-83

F. V-1071 Dean and Hollis Williams

Mr. Williams said he had tried to minimize removal of shrubs, trees and greenery. There was no one in the audience to comment on the application, other than Mr. Williams. Mr. Williams stated further he had contacted all of the contiguous neighbors, and no one objected.

M/S McPeak, Sharp, to approve V-1071, application of Dean and Hollis Williams, 44 Tamalpais Avenue, A/P 7-211-27, for an eight inch frontyard variance to construct open stairs within 13'4" of the front property line; a 17'8" variance and a 7'7" west sideyard variance to add to a garage within 2'4" of the rear property line and 6 inches of the west side property line; a 3 foot west sideyard variance to construct an open deck on the second floor within 3 feet of the west side property line; a 7 foot east sideyard variance to raise the house and

construct a second living unit underneath within 1 foot of the east side property line; that provision be made for a standard size parking area between the main building and turn-around in front of the garage; that parking be all-weather surface; that the driveway be 8 feet wide; variances granted on the basis that duplex unit and garage construction is an expansion of existing structures, and the necessary parking to accommodate the duplex unit is being provided off-street in this fashion; it was found that granting of the variance is necessary for the preservation and enjoyment of substantial property rights; 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 will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood. Passed unanimously. P/C 8-15-83

Applicant informed of the 10-day appeal period.

G. V-1072 Mr. and Mrs. R. Anstey

Mr. Anstey was present, and there was no one else in the audience to comment on the application.

M/S Harle, Bergeson, to approve V-1072, application of Mr. and Mrs. R. Anstey, 66 Durham Road, A/P 5-202-24, for a 4 foot east sideyard variance to construct a garage within four feet of the east side property line and a 2 foot variance for an eave overhang to within 2 feet of the east side property line, on the grounds that granting of the variance is necessary for the preservation and enjoyment of substantial property rights; 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 will not be materially detrimental to public welfare or injurious to property or improvements in said neighborhood. It was found construction conditions and layout of the land require this placement of the addition. Passed unanimously. P/C 8-15-83

Applicant notified of the 10-day appeal period.

H. V-1073 Kevin Hill

Mr. and Mrs. Hill were present, and there was no one else in the audience to comment on the application.

M/S Sharp, McPeak to approve V-1073, application of Kevin Hill, 220 Brookside Drive, A/P 5-132-31, for a 3 foot north sideyard variance to construct an addition to within five feet of the north side property line on the basis that it will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property involved and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood; granting of the variance is necessary for the preservation and enjoyment of substantial property rights, and is necessitated by the placement of the existing structure on the lot. Passed unanimously. P/C 8-15-83

I. V-1074 Howard Stubblefield

Mr. Stubblefield said they had accomplished considerable alteration to the dwelling and this deck will pull it all together. There was no one else in the audience to comment on the application.

M/S McPeak, Sousa to approve V-1074, application of Howard Stubblefield, 24 Longview Avenue, A/P 6-153-11, for an 8 foot frontyard variance to construct an open deck within six feet of the front property line, based on the fact that it provides some outside area and that the variance is necessitated by the placement of the improvements on the lot; granting of the variance is necessary for the preservation and enjoyment of substantial property rights; 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. Variance based on drawings submitted to the Town and dated July 27, 1983. Passed unanimously. P/C 8-15-83

K. V-1068 Antone F. Sousa

M/S McPeak, Sharp to approve V-1068, application of Antone F. Sousa, 4 Glen Road, A/P Nos. 7-012-29 & 41, for a seven foot rearyard variance to construct an open deck and addition within seven feet and 13 feet of the rear property line, respectively; and a one-foot east sideyard variance to construct an open deck and a three foot east sideyard variance to construct an addition within five feet of the east side property line; and a third story variance, based on location of the building on the lot; granting of this variance is necessary for the preservation and enjoyment of substantial property rights; 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. Approved after-the-fact, and in accordance with drawings submitting to the Town and dated 8-15-83.
Passed unanimously. P/C 8-15-83

Applicant was informed of the ten-day appeal period.

The meeting adjourned at 10:15 p.m. to the special meeting of August 29, 1983.

Thelma Foster