

The regular meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. by Vice Chairman Robert McPeak in the Council Chamber on August 1, 1983. George Davison of staff present.

1. ROLL CALL

Commissioners Present: Sharp, Signorelli, Sousa, McPeak

Commissioners Absent: Bergeson, Harle, Hayes

2. APPROVAL OF MINUTES

June 13, 1983. Commissioner Signorelli asked to have the minutes corrected to reflect a change in what Commissioner Hayes had said and to add 4 paragraphs which he felt should be shown in the minutes. Inasmuch as Commissioner Hayes was not present, it was M/S Sousa, Signorelli to postpone approval until the next regular meeting.

July 18, 1983. Continued to the next regular meeting.

3. PUBLIC HEARINGS

The Chairman announced because of a lack of a quorum to vote on Item 3 H, it would be continued until the next regular meeting.

A. U-576 Doug Bullis

James Hastings, Attorney-at-Law, was present with Mr. Bullis. He stated he understood from staff that Mr. Bullis' application for amplified music would be considered at this meeting.

Staff reported this was simply a 90-day review of the use permit in accordance with the granting of the permit. He stated further, if the applicant wished to have amplified music considered, he should send a letter request, and the item would be scheduled for the next planning commission agenda in accordance with timing for a public hearing.

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

Mr. Bullis asked for a temporary permit until the application could be heard. He said his was a quiet place to go, and the amplification would not intrude into the street. It was the consensus of the Planning Commission that this was not permissible, and the item should be set for a Public Hearing for the first available meeting.

SR-339 Rossetti's

Mrs. Rossetti stated they wished to add an awning that was different from the hardware store next door since people confused them with the hardware store. There would be a sign on the awning.

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

M/S Sharp, Signorelli to approve SR-339, application of Rossetti's, 520 San Anselmo Avenue, A/P 6-102-10, for a variance for a third sign to be on awning. Passed unanimously. P/C 8/01/83

M/S Sharp, Signorelli, to approve C-196, application of Rossetti's 520 San Anselmo Avenue, A/P 6-102-10 for design approval of an awning insert on the basis that it is functionally and aesthetically compatible with existing improvements and the natural elements in the surrounding area; will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area, and is necessitated by the unique difficulty that the existing signs are difficult to see. Approved as presented on the application and color as shown in the sample appended to the drawings submitted to the Town on June 29, 1983. Passed unanimously. P/C 8/01/83

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C. NU-35 Thomas F. O'Leary 137 Morningside

Mr. O'Leary stated parking could be made available in the frontyard parallel to the street in a graveled area, if a third space was needed.

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

M/S Signorelli, Sousa, to approve NU-35, application of Thomas O'Leary, 137 Morningside Drive, A/P 5-143-07, use permit for a second living unit, having found 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; granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. Passed unanimously.

Applicant was informed of the 10-day appeal period.

D. V-1066 David and Jo Ann Salmons

Staff reported there would be an impact by virtue of raising the roof and adding a dormer.

Mr. Salmons said this is currently a rental unit occupied by a single tenant. He said the addition of a loft would allow a child a place to sleep.

Marstin Tallant, 31 Rowland Court, said he opposed the application for the reason the building is almost on the property line in the middle of his lot; a structure of that height will further block the sun from his home. He said there are three bedrooms along that side of his home, and the proposed addition to the structure would also block any passive solar heat he might receive in the winter. He said at the present height, the structure casts a shadow across his lot in the summertime.

It was the consensus of the Commission that they would be unable to make a finding that the construction would not be materially detrimental or injurious to property in the neighborhood. Several Commissioners expressed the idea that there are other ways of increasing the size of the second unit, and it was M/S Signorelli, Sharp to continue the hearing and either set a special meeting or set the hearing no later than the September 19 meeting. Passed unanimously. P/C 8-01-83

E SR-340

Mr. Tom Bardel, Mobil Oil Company, presented the application, stating the station would become self-service, with the addition of a small snack sales room and a diesel pump.

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

M/S McPeak, Sharp to approve SR-340, application of Mobil Oil Corporation, 631 Sir Francis Drake Boulevard, A/P 6-101-05, for signs as submitted on the drawing dated 8-01-83, with the following changes:

(1) Deletion of signs 4 and 5 (2) reduction of sign 1 to not more than 40 square feet (3) deletion of east facing No. 8 sign; the Commission made the findings that the strict application of the provision of the Code would result in unreasonable practical difficulties; the granting of the application will not adversely affect the public health, safety or welfare or be detrimental to or endanger or depreciate the property located in the surrounding area. Passed unanimously. P/C 8-01-83

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C-197 Mobil Oil Corporation

Staff suggested quick couplers to each landscaped area.

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

M/S Signorelli, Sousa to approve C-197, Mobil Oil Corporation, 631 Sir Francis Drake Boulevard, A/P 6-101-05, design review of exterior alterations subject to the following conditions:

(1) Provide for water in each island as approved by the Director of Public Works (2) That provision for proper maintenance be provided; approved in accordance with plans dated 4-21-83.

Passed unanimously.

P/C 8-01-83

F V-1067 Hub Limited Partners

Matt Guthrie presented the application; he stated there would be 5,500 square feet of retail/office space provided with 14 parking spaces.

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

M/S Signorelli, Sousa, to approve V-1067, application of Hub Limited Partners, 754 Sir Francis Drake Boulevard, A/P 6-091-39, for width of parking spaces to allow 8'6" wide spaces as per the plan dated July 18, 1983; 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, granting of the variance is based on the orientation of the building on the parcel.

M/S McPeak, Signorelli, to approve V-1067, application of Hub Limited Partners, 874 Sir Francis Drake Boulevard, A/P 6-091-39, design review of office/retail building, subject to: Provision for irrigation of landscaping to the approval of the Director of Public Works, erosion control for the hill behind the site, and the westerly driveway resolved between the Planning Director and the Police Department, as shown on plan dated 4-21-83, and in accordance with color sample submitted with application. Passed unanimously.

P/C 8-01-83

G. Z-190 Steven Delaney

Mr. Delaney said they had studied the site and this seemed to be the best location for the dwelling.

M/S Sharp, Sousa, to approve Z-190, application of Steven Delaney, 77 Mountain View Avenue, A/P 5-212-06, for a use permit for design review of a single family dwelling on the basis that it is in accordance with the general plan. Passed unanimously.

P/C 8-01-83

ADJOURNED at 10:45 p.m. to the special meeting of August 8, 1983.

Thelma Foster