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The regular meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. by Planning Commission Chairman Stan Hayes at 8:00 p.m. in the Council Chamber on July 18, 1983. L. Wight of staff present.

1. ROLL CALL

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

Commissioners Absent: None

2. APPROVAL OF MINUTES

June 13, 1983. Commissioners Signorelli asked for a postponement to the next meeting since he wished to research a particular item. Chair postponed.

June 20, 1983. Chairman Hayes suggested on Page 2, third motion from top of page, it would be more appropriate to use...to approve a use permit and design review. M/S Sharp, Bergeson to approve minutes of June 20, passed with six Aye votes with Commissioner Sousa abstaining.

June 27, 1983. M/S Bergeson, Signorelli, minutes of June 27 be approved as written. Passed with 6 Aye Votes with Commissioner Sharp abstaining.

The Chairman announced Item U-576 - Doug Bullis would be continued until the August 1 meeting.

A. Hartmut Fischer

Ralph Sharp, builder, present for Dr. Fischer, with Detrich Stroeh, Engineer on the project. Photos of the site were presented as well as drawings indicating location of the dwelling and drainage. Mr. Sharp stated a soils report was being completed by Cooper-Clarke. He said he planned to completely pave Summit Road; to trap the water on the driveway, bring it down Summit Road in a paved ditch and create erosion dams. The present slide, he said, would be repaired. Necessary culverts will be installed, the house gutters will be taken into a underground system using leach fields. The foundation will be drilled piers and grade beams.

Jonathan Braun, 479 Scenic Avenue spoke on the application, stating information was not available in the planning office at 2:30 that afternoon, and it was difficult to evaluate information which was presented at the planning meeting.

Gay Kagy, 280 Redwood Road stated public input was at a disadvantage because of the unavailability of the information.

Tim Cowan, 49 Summit Road spoke on the sharp turn of the road.

M/S McPeak, Harle, to approve SS-251, application of Hartmut Fischer, for a two-lot subdivision on Summit Road, A/Ps 7-031-23 and 7-031-36, for a single family dwelling on Lot 2 as shown on the parcel map received by the Town on June 1, 1983, based on conformance with the General Plan.
Passed unanimously. P/C 7-18-83

A. Z-165 Hartmut Fischer

Mr. Sharp stated the building would be a natural shake roof; exterior siding will be stained with a natural color sealer; window frames bronze finish; building will have all natural wood finish, landscaping would be done with 15 gallon live oak trees.

M/S McPeak, Harle to approve Z-165, application of Hartmut Fischer for design review of a single family dwelling based on the plan submitted to the Town on June 1, 1983, as amended by the plan dated July 7 and revised July 18, 1983 on Assessor's Parcels 7-032-24 and 36 on lot 2, in that it 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 the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner, granted subject to:

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1. Natural colors being used on the exterior of the structure;
2. Planting will be maintained until the unit is occupied;
3. A satisfactory plan for access to the garage must be approved by the Planning Commission.

Applicant was advised of the 10-day appeal period.

C. SR-336 Peter Balakas - Marin Steak House

Staff recommends denial.

Applicant represented by Tim Corwin.

Mr. Ward, 150 Prospect Avenue stated he found the building an eyesore and objects to the "tacky" signs and displayed prices.

M/S McPeak, Sousa to disapproved SR-336, application of Peter Balakas, Marin Steak House, 112 Spaulding Avenue, A/P 6-092-03, for a variance to add to a non-conforming use by increasing the size of a freestanding sign in that the area exceeds that allowable by Code and a much smaller sign could be adapted. Passed unanimously.

Applicant was notified of the ten-day appeal period through his representative.

D. SR-337 Beverly Loane - Semi-Precious

Ms. Loane displayed the proposed sign.

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

M/S Bergeson, Signorelli to approve SR-337, application of Beverly Loan, Semi-Precious, 6 Mariposa Avenue, A/P 7-284-38, variance for a projecting sign to be wrought iron rather than the wood or other materials required by Code on the basis 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.

E. V-1061 Gary and Sandra Goodman

Mr. and Mrs. Goodman presented a petition in favor of the application.

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

M/S McPeak, Signorelli to approve V-1061, application of Gary and Sandra Goodman, 83 Valley Road, A/P 5-081-04 for a 1' 6" north sideyard variance to construct an addition within 6'6" of the north side property line; this variance is necessitated by the location of the house on the lot, in accordance with the plan submitted to the Town on June 27, 1983, on the basis that it will not be detrimental to the neighborhood; is necessary for substantial enjoyment of property rights; and is necessitated by the configuration of the building.

F. V-1062 - LaVerne and Donalee Nelson

Mr. Nelson presented his application. There was no one else in the audience to comment on the application.

M/S McPeak, Sharp to approve V-1062, application of LaVerne and Donalee Nelson, 10 Humboldt Avenue, A/P 7-021-09 for a 15 foot rearyard variance to construct a parking deck and workshop within five feet of the rear property line, and a parking size variance for the spaces to be eight feet in width, and a 6 foot variance on the west side to construct within 2 feet of the property; variance is necessitated by the topography and arrangements of the structures; 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. Approved as shown on the drawings submitted to the Town dated June 28, 1983. Passed unanimously. P/C 7-18-83

G. V-1063 Frederick and Janice Usher

Mr. and Mrs. Usher present. There was no one else in the audience to comment on the application.

After considerable discussion regarding the parking which was shown to be a driveway 7 feet wide and 68 feet in length, M/S McPeak, Harle to approve V-1063, application of Frederick and Janice Usher, 37 Magnolia Avenue, A/P 7-213-18, for a 20 foot rear yard variance and an eight foot east side yard variance to renovate and add to an existing garage to convert to living area, and for two tandem parking stalls 7 feet wide; variance necessitated by the smallness of the lot, placement of existing structures; 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 involved and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood. Approved in accordance with drawings submitted to the Town and dated June 28, 1983. Passed unanimously.
P/C 7-18-83

NU-34 Frederick and Janice Usher

M/S McPeak, Signorelli to approve NU-34, application of Frederick and Janice Usher, application for a use permit for a new second unit at 37 Magnolia Avenue, A/P 7-214-18, in that it will not be a detriment to the community, and subject to the providing of a third non-tandem parking space, off-street, or arrangements be made for renting of a legal parking space. Passed unanimously. P/C 7-18-83

H. SS-252 Michael McCormac

Jim McDonald, Designer, presented the application.

Mr. Ward, 150 Prospect, property owner next door objected to the application.

M/S Signorelli, McPeak to accept the Negative Declaration for SS-252, Michael McCormac, 155 Barber Avenue, A/P 6-192-21. Passed unanimously.
P/C 7-18-83

M/S Signorelli, Sousa, to approve SS-252, application of Michael McCormac, 155 Barber Avenue, A/P 6-192-21, for a two-lot parcel split, which is found to be in conformance with the General Plan, and as shown on drawing submitted to the Town on June 29, 1983.

Applicant was informed of the ten-day appeal period.

I. SR-338 Norman R. Bautista

Mr. Bautista presented his application.

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

M/S McPeak, Signorelli to approve SR-338, application of Norman R. Bautista, Offset Express, 500 Red Hill Avenue, A/P 6-121-03, variance for a third sign to be freestanding, based on the inadequate light caused by the windows and overhanging trees, 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 7-18-83

Applicant was advised of the 10-day appeal period.

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J. V-1064 Steve Hoffman

Mr. Hoffman was present. There was no one else in the audience to speak on the application.

M/S Sharp, Harle, to approve V-1064 application of Steve Hoffman, 252 Scenic Avenue for a 20 foot frontyard variance and an eight foot north sideyard variance to construct a parking deck within zero feet of the front and north side property lines, granting of the variance is necessary for the preservation and enjoyment of substantial property rights; granting of the 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 7-18-83.

Applicant was advised of the 10-day appeal period.

K. V-1065 Steven and Katherine Renick

Staff reported the Renicks park their van on Coogin Avenue, but they need a variance of one parking space to increase the living area of their home. Mr. Renick was present.

M/S McPeak, Bergeson, to approve V-1065, Steven and Katherine Renick 1 Roger Avenue, A/P 6-125-01, a four foot frontyard variance to construct an addition within 16 feet of the front property line; a 20 foot frontyard variance to construct a parking deck within zero feet of the front property line, and a variance for one parking space. This variance is necessitated by the location of the existing structure on the property and granting of the variance is necessitated by the location of the existing structure on the property; 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 with six AYE votes; Commissioner Signorelli abstained.

The requirement of the sign ordinance that a projecting sign must be all wood was discussed by the Planning Commission, and it was the consensus that a discussion of possible rewriting of the sign ordinance should be scheduled for the next meeting with a small agenda.

Meeting adjourned at 12:15 a.m. to the special meeting of July 25, 1983.

Thelma Foster