

The regular meeting of the San Anselmo Planning Commission was called to order by Vice-Chairman Robert McPeak on June 6, 1983 at 8:00 p.m. in the Council Chamber. Lisa Wight of staff present.

1. ROLL CALL

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

Commissioner Absent: Hayes.

2. APPROVAL OF MINUTES:

M/S Signorelli, Sousa, minutes of May 2, 1983 be approved as written.

Passed with 3 Aye votes: Commissioner Sharp and Bergeson abstaining.

M/S Sharp, Signorelli, minutes of May 16, 1983 be approved as written.

Passed unanimously.

3. PUBLIC HEARINGS

A. SS-250 B. M. Beins 95 Hillside Avenue, 99 Hillside Avenue, 428 Laurel.

Mr. Beins gave a presentation covering the entire history of the property, addressed the question of the present resident of 428 Laurel Avenue; the possibility of dividing #99 Hillside from the balance of the property and the parking situation.

Staff stated all second units (3) were registered; 428 Laurel could not be since it is a substandard building.

Speaking against the application were: Bob Pettijohn, 61 Hillside Avenue; Sheldon Donig, 340 Laurel Avenue; Howard Mollenkopf, 220 Laurel Avenue; Susan Schaadt, 54 Hillside Avenue.

Richard Stuart, 65 Hillside questioned the ownership of the diagonal parking on Hillside in front of 95.

Reasons given for opposition were: Too much traffic on Hillside; parking completely inadequate in area of 95 & 99; fire truck could not turn around and possibly even reach the area; drainage; overuse of an R-1 lot.

The Commissioners expressed views that this existing use was an overuse of the property. They had problems with the number of units that now exist. Parking inadequate, drainage, density, traffic on Hillside and the fact that denying the subdivision on Laurel Avenue would not improve the traffic/parking on Hillside Avenue. Another area of concern--this is an area of a conservation zone where a requirements is of 1 acre or more per unit, and to grant this subdivision would not be in character with what the Planning Commission has done elsewhere. The request would not be in conformance with the General Plan.

Several of the Commissioners indicated they might be more amenable to some provision whereby discontinuance of the use of the non-conforming units would be assured when the property changed hands, and in the event some actual proposal for increased on-site parking were to be submitted with an application for subdivision.

M/S Bergeson, Sharp that the application of B. M. Beins, 95 Hillside Avenue, 99 Hillside Avenue and 428 Laurel Avenue, A/P Nos. 7-121-26 & 27 for a two-lot split be denied on the basis of the high intensity of use is inconsistent with the General Plan. Passed unanimously. Commissioner Bergeson said he wanted it understood that the existing number of units has no bearing on the motion.

The applicant was informed of his right to appeal the decision of the Planning Commission to the Town Council within ten days.

B. NU-28 Billie Cotie 103 Carlson Avenue

Paulette Gruder and Denise Heaney were present to represent Mrs. Cotie who was working. Miss Gruder informed the Commission that in addition to the railroad car, Mrs. Cotie rents 2 bedrooms and occupants have use of the entire house. and it was M/S Signorelli, Sharp, to continue the matter to the June 20 meeting to give staff time to further investigate the heretofore unknown use of renting rooms and to make a determination if this use also requires a use permit.

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

C. U-587 Elizabeth J. Heaphy 849 San Anselmo Avenue

Mrs. Heaphy said she would have day care only; no children would be there at night.

Mr. Barnes, San Anselmo Avenue, said he was opposed to the application since it would adversely affect his health, peace, comfort and general welfare. He resides immediately adjacent to the applicant's property. He stated he was only notified the day of the meeting; several of the other property owners in the neighborhood did not receive notices, he said. He requested a continuance.

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

M/S Sharp, Signorelli to continue the application of Elizabeth Heaphy, 849 San Anselmo Avenue; A/P 7-162-07, for a use permit for a day care center for pre-school children to the June 20 meeting in order to give Mr. Barnes a chance to discuss the matter with his neighbors. Passed with 5 Aye votes and Commissioner Bergeson voting "No".

Mrs. Heaphy was advised she might wish to ask some of the neighbors to attend the next meeting and express their affirmation of the application.

D. V-1057 Barry Murphy 28 Fern Lane

Mr. Blackwell, builder, was present with Mr. Murphy. There was no one else in the audience to comment on the application.

M/S Harle, Bergeson to approve V-1057, application of Barry Murphy, 28 Fern Lane, A/P 7-041-08, for a three foot northwest sideyard variance to construct an addition to within five feet of the northwest property line on the basis that 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. Application granted in accordance with drawings received by the Town on May 2, 1983.

Passed unanimously. The applicant was notified of the ten-day appeal period.

E-1058 Robert T. Burke 48 San Rafael Avenue

Mr. Burke stated he wished to remove the unsightly shed and continue the building line of the dwelling with another room and a deck.

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

M/S Signorelli, Sousa to approve V-1058, application of Robert T. Burke, 48 San Rafael Avenue, A/P 7-141-08, for a three foot northeast sideyard variance and a two-foot northwest sideyard variance to construct an addition to within five feet of the northwest property line on the basis that 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. Application granted in accordance with drawings received by the Town on May 17, 1983. Passed unanimously.

Applicant was informed of the ten-day appeal period.

V-1059 Dennis and Therese Norton 5 Morningside Drive

Mr. and Mrs. Norton were present. Staff explained application.

M/S Sousa, Signorelli, to approve V-1059 application of Dennis and Therese Norton, 5 Morningside Drive, A/P 5-182-02, an 11 foot frontyard variance and a three foot east sideyard variance to enclose a porch within nine feet of the front property line and five feet of the east side property line; and a 4.5 foot frontyard variance to construct an addition within 15.5 feet of the front property line; and a parking size variance for one space to be 9 x 16 feet feet, on the basis that it is a continuation of the existing building,

that 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 based on drawings submitted to the Town May 16, 1983.

The applicants were notified of the ten-day appeal period.

G. Z-176 Jeff Kroot

This item was withdrawn from the agenda because the PPD had expired.

H. Design Review of the Creek Park Bridge

George Davison, Director of Public Works presented the application. He indicated finishes would be the same as for the Hub Bus Transfer Facility.

M/S Bergeson, Sousa to approve C-195, Design Review of Creek Park Bridge, colors to be the same as used on the bus stop, design as shown on engineered plan dated May 19, 1983. Passed unanimously.

At 10:25 p.m. the meeting adjourned to the special meeting of June 13, 1983 at which time there will be a continued public hearing of the density ordinance.

Thelma Foster