

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Hayes on March 21, 1983 in the Town Council Chamber at 8:00 p.m. Lisa Wight, Planning Technician, present.

1. ROLL CALL

Commissioners present: Bergeson, McPeak, Signorelli, Sousa, Hayes  
Commissioners Absent: Harle, Sharp

2. APPROVAL OF MINUTES - March 7, 1983

M/S Bergeson, Sousa to approve minutes of March 7, 1983. Signorelli, McPeak abstain. All other Ayes.

3. PUBLIC HEARINGS

A. U-573 Randall E. Karkkanen 75 Red Hill Avenue

Mrs. Karkkanen said she had asked her musicians to turn their music down, and they had done so, and there had been no other complaints.

Staff reported no complaints from Police Department.

M/S McPeak, Sousa to continue the Use Permit for Randall E. Karkkanen, 75 Red Hill Avenue, A/P 6-214-03, on the basis of the positive three month review 3/21/83. Passed unanimously. P/C 3/21/83

B. V-1049 Larry E. Buchanan 88 Elm Avenue

Staff reported an additional variance requirement of 1 foot from the front property line. A letter from the owner of 92 Elm Avenue supporting the application was received.

Mr. Buchanan said he wanted to enclose his carport for security reasons. He said he had checked with all of his neighbors and none had any objection.

Mr. William DeBischoff, 91 Elm Avenue said he was in favor of the application.

Commissioner Signorelli pointed out the carport will be a little shy of the legal size requirement. Mr. Buchanan said he intended to bring it out approximately 2 feet more in the front. Staff pointed out this would require an additional variance.

M/S McPeak, Signorelli to approve application of Larry E. Buchanan, 88 Elm Avenue, A/P 7-054-03, for a 3 foot east sideyard and a 3 foot frontyard variance to construct a garage to within 5 feet of the east property line and to within 17 feet of the front property line on the basis that granting this variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property involved and it will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood; variance is necessary for the preservation and enjoyment of substantial property rights; and is necessitated by the placement of the carport on the lot. Passed unanimously. P/C 3/21/83

C. V-1052 Dr. and Mrs. R. D. Friedman 161 Prospect Avenue

Bill Kapranos, landscape architect presented the application. Dr. Friedman present.

There was no one else in the audience to comment.

M/S McPeak, Signorelli to approve V-1048, application of Dr. and Mrs. R. D. Friedman, 161 Prospect Avenue, A/P 6-231-35, for an eleven foot frontyard variance to construct a pool and a spa within nine feet of the front property line; a sixteen foot frontyard variance to construct pool equipment within four feet of the front property line; and a five foot sideyard variance to construct an open deck to within one foot of the side property line on the basis that the 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

it will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood; variance is necessary for the preservation and enjoyment of substantial property rights, and is necessitated by the placement of the dwelling; the need to protect the oak trees dictates that these variances be granted.

Passed with 4 Aye votes. Commissioner Bergeson abstained because of a possible conflict of interest. P/C 3/21/83

D. V-1051 Robert and Barbara Howard 5 Hawthorn Avenue

Mr. Howard said he wished to replace an existing building.

Staff had no comment.

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

M/S McPeak, Bergeson to approve V-1049, application of Robert and Barbara Howard, 5 Hawthorn Avenue, A/P 5-125-06, an eight foot west sideyard variance and a 15 foot rearyard variance to rebuild a garage within zero feet of the side property line and five feet of the rear property line; and a nine foot rearyard variance to construct an open deck within five feet of the rear property line on the grounds that 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 it 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 placements of the buildings on the lot.

Passed unanimously.

P/C 3/21/83

E. SS-249 James Quinn 205 Scenic Avenue

Mr. Quinn said this lot line revision was requested to place his garage entirely on his property. He said when he purchased the property last year it was his understanding that the garage encroached onto Mr. Leonard Largeteau's property and had for many years. It was the desire of both property owners to realign the property line so the garage was all on the one property.

Mr. Largeteau agreed with what Mr. Quinn said.

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

M/S Signorelli, McPeak to approve SS-249, application of James Quinn, 205 Scenic Avenue, A/P 7-032-13 and Leonard Largeteau, 183 Scenic Avenue A/P 7-032-15 and 26 for a lot line relocation: This would be in conformance with the General Plan and Zoning Ordinance of the Town of San Anselmo.

Passed unanimously.

P/C 3/21/83

F. V-1050 Richard and Sharon Smith-Allen 150 Jordan Avenue

Mr. Smith-Allen said he wished to continue the same line of the present house; there is a patio in the rear yard, but he wishes to preserve that for use of his expected child. He said he spoke to his neighbor who had no objection to the construction. The Commission agreed this was the best way to add living space and preserve a yard for the expected child and advised the applicant on ascertaining whether the toe of the retaining wall footing is under the area of the proposed addition.

M/S Bergeson, Signorelli to approve V-1050 Richard and Sharon Smith-Allen, 150 Jordan Avenue, A/P 6-144-07 for a 5'6" frontyard variance to construct a living addition to within 14'6" of the front property line and seven feet of the north side property line.

Passed unanimously.

P/C 3/21/83

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 building on the lot.  
Passed unanimously. P/C 3/21/83

Commissioner McPeak submitted a proposed density ordinance which he said was composed of former submissions and new wording. He said he has asked George Davison to look at it before the special meeting. He thought it was time to set public hearings and hoped this would be done at the next special meeting. He said he would like to see the General Plan updated along with the density ordinance and said it was his hope to have time to work on this.

At 9:05 p.m. the meeting adjourned to the special meeting of March 28 for a study of the proposed density ordinance.

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