

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 December 19, 1983. Lisa Wight of staff present.

1. ROLL CALL:

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

Commissioners Absent: McPeak, Signorelli

2. APPROVAL OF MINUTES - December 5, 1983

Commissioner Sharp pointed out in the first line of page 2, EIR should be changed to "Negative Declaration". M/S Bergeson, Sharp, minutes be approved as corrected. Following abstained: Sousa, Harle. All others Aye.

3. PUBLIC HEARINGS

A. Z-224 Dennis Allan Odgers. The Chairman announced this item continued until January 16, 1983.

C. Z-225 Peter Fraser, et al. The Chairman announced this item continued until January 16, 1983.

B. SS-254 Henry H. Wilkins, 154 Hilldale Drive

V-1085 Henry H. Wilkins, 154 Hilldale Drive

Present for the applicant: Joe Grippi, Surveyor and Ray Foreaker, Engineer.

Staff presented Fire Department memo, which appeared to indicate while the Fire Marshall would not recommend access from two streets, there were no laws to prevent granting normal vehicular access from Hilldale Drive and a different address for emergency vehicles from Forbes Avenue.

The Police Chief reported another car had gone off the road and landed in the lot only two days after the last meeting. He reiterated he felt Forbes access unsafe. He also said two accesses were very difficult for emergency services and deliveries.

Debbie Stutsman, 152 Hilldale Drive told of an ambulance driving around in circles trying to find an address off Hilldale Drive.

Dick Stutsman referred to requirements for a Fire Hydrant, and the Commission felt several points in the Fire Marshall's memo were ambivalent; he was asked to come to the meeting to clarify his position.

Merry During, 156 Hilldale Drive said she and her husband had been promised a private road for three homes when they purchased their property 35 years ago from Mr. James Leach. The three home owners have maintained the road and had it resurfaced twice in that time.

Beryl Webber, 147 Hilldale Drive, said she and her husband were very good friends of Jim Leach, and she had heard him say many times he had a verbal agreement with the three property owners never to have access for another house on Hilldale Drive. He did, in fact, move back to Hilldale Drive because of the privacy it afforded him.

Chief Mollenkopf of the Fire Department arrived at this time and stated there were many problems associated with dual access. He said a good example was the recent construction on North Grove Hill which was required to provide hydrant service on North Grove Hill, and which subsequently used Searles Lane as the main access. He said he would not require the hydrant within 150 feet of the dwelling for one house only; that fire protection would be available. He reiterated one access was far more desirable than dual access for safety and protection of residents of the new dwelling.

Joseph Grippi said the applicants felt if they were granted access from Hilldale Drive, they would be able to provide two short sections of guard rail on Forbes Avenue for the protection of the public.

Commissioner Bergeson again stated he felt the Town should take steps to protect the lot on Forbes Avenue.

M/S Bergeson, Harle to approve the Negative Declaration as provided by staff, for a two-lot parcel split dated October 7, 1983 and further dated October 12, 1983. Passed unanimously.

M/S Harle, Bergeson, to approve SS-254, application of Henry H. Wilkins, 154 Hilldale Drive, A/P Nos. 6-144-14, 25 and 36, for a two-lot split on the basis that the subdivision, together with the provisions for its design and improvement is consistent with the General Plan of the Town.

Mr. Grippi asked if the placement of the guardrail could be tied into the issuance of a building permit rather than as a condition of subdivision.

Mrs. Weber from the audience asked who then would be financially responsible for installation of the guardrail, and Mr. Grippi answered whoever purchased the new lot would.

M/S Harle, Sousa to reconsider the preceding motion. Passed unanimously.

Commissioner Harle further moved a condition to the previous motion be added that guardrails be placed appropriately on Forbes Avenue to guard against automobiles coming off Forbes Avenue onto the building site, and that these be provided as part of the issuance of a building permit, and further the condition be stipulated on the parcel map to the satisfaction of the Police Chief. Passed unanimously.

M/S Bergeson, Sharp, V-1085, application of Henry H. Wilkins, 154 Hilldale Drive, A/P Nos. 6-144-24, 25 & 36, for a variance to have access to a building site via an easement over another parcel, be approved on the basis that granting of the application is necessary for the preservation and enjoyment of substantial property rights and granting of such application, under the circumstances of this particular case, will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood. Passed unanimously.

Applicant was informed of the ten-day appeal period.

Dick Stutsman, 152 Hilldale said he had a hard time accepting a Negative Declaration when a 14 foot roadway is going to be put in which will involve extensive grading and paving. P/C 12-19-83

D. V-1090 Jan and Lise' Polster

Both applicants present.

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

M/S Bergeson, Sosua, approval of V-1090, application of Jan and Lise' Polster, 20 White Way, A/P 7-141-05, for a 17 foot frontyard variance to construct a garage over an existing car deck within three feet of the front property line on the basis 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, further variance is necessary for the preservation and enjoyment of substantial property rights; variance is necessitated by the existing conditions of the parking deck, and the addition of a garage structure would not encroach into the neighborhood. Passed unanimously.

Applicants notified of the ten-day appeal period. P/C 12-19-83

E. V-1091 Hugh and Jon Marchant 65 Ross Avenue
 C-198 Hugh and Jon Marchant

Michael Sam of David Hanchette & Associates was present for the applicants.

Alan Bronstein, owner of 80 Ross Avenue was concerned about the appearance of the project. He asked for mature plantings. There was no one in the audience to comment on the variance application.

M/S Harle, Bergeson, V-1091, application of Hugh and Jon Marchant, 65 Ross Avenue, A/P 7-284-05, be approved for a 9 foot frontyard variance for parking space 1; 4' and 2' west sideyard variance for 2 car carport; 3' west sideyard variance for parking spaces 1, 4 & 5, and a 16 foot rearyard variance to expand a studio, on the basis that the granting of the application 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; variance is necessitated because the construction on the property indicates this would be the logical way to provide parking. Passed unanimously.

Applicants informed of the 10-day appeal period. P/C 12-19-83

F. V-1092 Carla M. Flood 89 Woodland Avenue

Mrs. Flood present.

Don Russell, property owner immediately behind the property asked the height of the deck. Mrs. Flood said the deck was a former sunporch that was being modified into a deck 32" above grade.

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

M/S Bergeson, Sharp, to approve V-1092, application of Carla M. Flood, 89 Woodland Avenue, A/P 7-281-08, for a nine-foot frontyard variance to construct a second floor covered porch and addition within 11 feet of the front property line; and a five foot rearyard variance to construct an open deck within nine feet of the rear property line, on the basis that the granting of the application 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; variance is necessitated by the fact that the addition is already contained within the structure as it exists. Passed unanimously.

Applicants informed of the ten-day appeal period. P/C 12-19-83

C-198 Hugh and Jon Marchant - 65 Ross Avenue

M/S Sousa, Bergeson to approve C-198, application of Hugh and Jon Marchant, 65 Ross Avenue, A/P 7-284-05, design review of proposal to raise single family dwelling and construct two additional apartments underneath, and expand one unit in the rear structure in accordance with plan submitted 11-30-83, having found the design of the proposed improvement is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area; provides for protection against noise, odors and other factors which may make the environment less desirable; will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area, will not create unnecessary traffic hazards and will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area. Passed unanimously.

Applicant informed of the ten-day appeal period. P/C 12-19-83

At this point the Chairman questioned whether the Planning Commission should reconsider zoning for the entire area since there have been so

many applications recently. It was the consensus of the Commission they should make a study of the area from San Anselmo Avenue to Kensington from the South side of Woodland Avenue to the North side of Mariposa Avenue at the first possible opening on the Agenda.

G. C-199 Doug Elliott and Sim Van Der Ryn

Doug Elliott explained they had lowered the roof line and made various other changes in the plan.

Alan Bronstein made a comment about the rim line and suggested some detailing.

M/S Sharp, Harle, C-199, application of Doug Elliott and Sim Van Der Ryn, 76 Ross Avenue, A/P 7-281-10, design review of 13 townhouses in accordance with plan submitted December 19, 1983 on the basis that it was found that the design of the proposed improvement is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area; provides for protection against noise, odors and other factors which may make the environment less desirable; will not tend to cause surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development; will not create unnecessary traffic hazards due to congestion, distraction of motorists and provides for satisfactory access by emergency vehicles and personnel; and will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area. Passed unanimously. P/c 12-19-83

Applicant informed of the 10-day appeal period.

4. APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN

Robert McPeak was unanimously elected as Chairman for 1984. Ed Bergeson was unanimously elected Vice Chairman for 1984.

Staff announced a combined workshop meeting with the Town Council on the Hillside Density Ordinance to be held in the Council Chamber January 17 starting at 7:30 p.m.

At 11:00 p.m. the meeting adjourned to the next regular meeting of January 16, 1984.

Thelma Foster