

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Stan Hayes at 8:05 p.m. in the Council Chamber on December 5, 1983.

1. ROLL CALL:

Commissioners Present: Bergeson, McPeak, Sharp, Signorelli, Hayes.

Commissioners Absent: Harle, Sousa

2. APPROVAL OF MINUTES - October 3 and November 7, 1983

M/S Signorelli, McPeak, passed unanimously, the minutes of October 3, 1983 be approved as written.

Minutes of November 21, 1983: Page 1, last paragraph "B". Motion was made by Commissioner Bergeson. Page 2. Item "C". First sentence should have addition of ...a real estate person indicating the easterly dormer would lessen the value of the property at 209 Ross Avenue. Third paragraph from bottom, second sentence "She" should be changed to "He). Last page, Item 5, 1 should have a period after 2.3.6. Balance of the sentence should be deleted.

M/S McPeak, Signorelli to approve minutes of November 21, 1983 as amended. Passed unanimously.

The Chairman announced the following items were continued to the meeting of December 19, 1983:

Z-284 Dennis Allan Odgers - 122 Sycamore Avenue

Z-225 Fraser, Horn, et al Redwood Road

Item V-1085 Henry H. Wilkins, variance application was withdrawn.

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

Staff reported the Negative Declaration did not show access and perhaps the proposed access from Forbes Avenue would alter the findings.

Applicant was present with Jos. Grippi, Surveyor and Ray Foreaker, Engineer.

Chief Del Santo of the Police Department reported the proposed driveway appeared to be in the middle of a turn. He said there was a problem with traffic, also with the probable location of the dwelling, which, he assumed, would be near the proposed garage. He said in the past five years about 12 cars had gone off the roadway and landed in the vicinity of the proposed garage. He said cars going off had been going in both up and down directions.

Ray Foreaker, engineer on the project, said they had explored both access from Hilldale and from Forbes Avenue. He said he thought Forbes Avenue was a viable access. He said the structure would probably be over the garage at street level.

Mr. Wilkins, applicant, stated he lived adjacent, and he did not believe any cars had gone over the hill since the late 50's.

Mrs. During, 156 Hilldale Drive said she has lived there for 34 years, and there have not been 12 cars go over the street into the lot in that time, perhaps 3 or 4. She also stated they had bought their lot and were promised no more dwellings would be served by the easement. She said she did not think it right to expect residents of 34 years to give up their privacy.

Steve Levine, 62 Forbes Avenue said he backed up the Chief regarding the traffic on Forbes Avenue. He said there are no guard rails; Forbes Avenue is becoming a major thoroughfare.

Dick Stutsman, 152 Hilldale Drive said the Negative Declaration did not address access from Hilldale Drive. He said cars on Hilldale Drive already exceed the speed limit--Hilldale Drive is shown to be 25 feet wide, and Forbes Avenue 24, so width of the streets is nearly the same. A larger curb around the property on Forbes Avenue could mitigate the problem, he felt.

Commissioner McPeak said he was not sure the access from either street would keep the cars from driving over the curb and landing on the property. He said he would like the Town to install a guardrail.

Commissioner Sharp agreed and said he too would like to see the Town put up a guardrail.

Commissioner Bergeson said a guardrail was an item for the Town to attend to for public safety. He said he favored the Hilldale access.

Mr. Grippi, on behalf of the applicant said Public Works Director Davison had suggested a dual access; the one for residents and other auto traffic would be from Hilldale Drive; however, the street address and emergency vehicle address would be from Forbes Avenue. Mr. Grippi indicated in exchange for this dual access, the applicant might be willing to install two short pieces of guardrail on Forbes Avenue frontage.

Mr. Stutsman said there would be a severe environmental impact if access from Hilldale Drive were approved.: The easement would have to be widened; retaining walls constructed; more pavement placed, causing more runoff; trees and bushes would have to be cut, and there would be increased noise. He felt all of these would cause the present negative declaration to be invalid, and would urge that an Environmental Review be made if access were to be granted from Hilldale Drive.

The Chairman asked staff if all of the statements in the Negative Declaration would be "NO" if access were from Hilldale Drive, and she agreed this would be true. He said there would be no need then to reprepare a negative declaration.

It was pointed out that since the variance application had been withdrawn the Commission could not properly consider access from Hilldale Drive.

M/S McPeak, Signorelli, SS-254, Henry H. Wilkins, 154 Hilldale Drive, A/P Nos. 6-144-24, 25 & 36, for a two-lot parcel split and environmental review be referred back to the applicant and to staff for a study, review and report on access for emergency vehicles to the site for each of the two alternatives. Passed unanimously. P/C 12-05-83

D. EU-24 Wade and D. Heather Schlueter

Staff reported no complaints on this existing second unit and recommended approval.

M/S McPeak, Sharp to approve EU-24, application of Wade and D. Heather Schlueter, 19 Allyn Avenue, A/P Nos. 7-095-16 & 17, for a use permit for an existing second unit upon change of ownership be approved, having found the unit complies with Sections 10-6.303(a), (b), (c), (d), (f) and (g) of the San Anselmo Municipal Code; use permit to become valid upon signing of a rental guarantee contract between the applicant and the Town. Passed unanimously. P/C 12-05-83

E. NU-35 and V-1089 Roberto and Eloise Rivera

Staff reported this was the last available vacancy for a second unit in this particular neighborhood. Staff had no objection and recommended approval.

Mr. Oscar Rossini, 161 Elinor Avenue, Mill Valley, represented the applicants.

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M/S Bergeson, McPeak, to approve NU-35, application of Roberto and Eloise Rivera, 21 Plumas Avenue, A/P 7-063-01, for a use permit for a new second unit in accordance with the drawings received by the Planning Staff on 11-9-83 based on the finding that the application is in compliance with section 10-6.303 of the San Anselmo Municipal Code, and all current codes; use permit to become valid upon signing of a rental guarantee contract between the applicant and the Town. Passed unanimously.

M/S Sharp, Signorelli, V-1089, application of Roberto and Eloise Rivera, 21 Plumas Avenue, A/P 7-063-01, a five foot north sideyard variance to construct a garage and a deck within three feet of the north side property line be approved 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 and 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.
Passed unanimously. P/C 12-05-83

F. C-197 Chevron USA, Incorporated.

Mr. Bob Reed of Chevron presented the application. He proposed a change in the drawings submitted to the extent that the rock will extend to the sill line only and a simulated board will be used above to match the existing exterior of the building.

M/S McPeak, Signorelli, C-197, application of Chevron USA, Incorporated, 700 Sir Francis Drake Boulevard, A/P 6-091-40, design review of exterior changes, on the basis that it is in conformance with Section 10-4.07 of the San Anselmo Municipal Code. Passed unanimously.

At 10:10 p.m. the meeting adjourned to the special meeting of December 12.

THELMA FOSTER