

The regular meeting of the San Anselmo Planning Commission was called to order at 8:05 p.m. by Chairman Stan Hayes in the Council Chamber on November 21, 1983.

1. ROLL CALL:

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

Commissioners Absent: None

Staff: Lisa Wight

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

Because the members did not appear to have copies of the October 3 minutes, they were held over for approval until the next regular meeting.

M/S Signorelli, McPeak to approve the minutes of November 7, 1983 as written. Passed unanimously.

3. PUBLIC HEARINGS

A. Z-224, Dennis Allan Odgers, 122 Sycamore Avenue. Continued to December 19, 1983.

B. SS-254 and V-1085, Henry H. Wilkins, 154 Hilldale. Continued to December 5, 1983.

C. Z-225, Mr./Mrs Peter Fraser; Mr/Mrs Jack Horn, southwest of No. 360 Redwood Road and No. 107 Ailyn Avenue. Continued to December 5, 1983.

4. PUBLIC HEARINGS

A. SR-342, Crocker Bank

There was no one in the audience to represent the Crocker Bank, nor to comment on the application. Staff recommended approval.

M/S McPeak, Sousa to approve SR-342, application of Crocker Bank for a variance for a third sign to be eight square feet in size, to be used at the automatic teller window; based on the location for the proposed sign; Granting of the variance is based on the findings that such sign would not affect the public health, safety or welfare or be detrimental to or endanger or depreciate the property located in the surrounding area: The strict application of the provisions of the sign ordinance would result in unreasonable practical difficulties, or unnecessary hardships for the applicant, which difficulties are unique to the applicant and his use and are not present generally; strict application of the provisions would bring results inconsistent with the purposes and intent of the sign ordinance. Passed unanimously. P/C 11-21-83

B. SR-343. Alec Liu, San Anselmo Investors, 407-11 San Anselmo Avenue

Mr. Liu stated this is a request for an identification sign the for businesses housed inside the building, which would be mounted at right angles to the building under the canopy. He said it will be eight feet above the sidewalk.

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

M/S Bergeson, Sousa, to grant SR-343, application of Alec Liu, San Anselmo Investors, 407-411 San Anselmo Avenue, A/P 7-251-21, for a sign variance for a 18 square foot projecting sign, in accordance with the drawings as presented to the Planning Staff, attached to the application, on the basis that the variance is necessary for the preservation and enjoyment of substantial property right; the strict application of the provisions of the sign ordinance would result in unreasonable practical difficulties, or in unnecessary hardships for the applicant, which difficulties or hardships unique to the applicant and his use and are not present generally; strict application of the provisions of the sign ordinance would bring results inconsistent with the purposes and intent of this ordinance; the granting of the application will not adversely affect the public health, safety, or welfare or be detrimental to or endanger or depreciate the

the property located in the surrounding area. The location of the sign is the only logical location for an identification-type sign.
Passed unanimously. P/C 11-21-83

C. V-1087 Emily and Peter Woodward, 217 Ross Avenue

Staff noted letters from a neighbor and from a real estate person indicating the easterly side dormer would lessen the value of the property at 209 Ross Ave.

Mr. Woodward made a lengthy speech about not being aware of the need for a variance and the fact that the window had been framed for several months and no one had complained until he set the glass. He stated the only view provided on the easterly side was of the neighboring vegetable garden.

None of the Commissioners had a problem with the application; they did not feel moving the dormer back an additional four feet would afford anymore privacy.

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

M/S Harle, Sousa, to approve V-1087, application of Emily and Peter Woodward, 217 Ross Avenue, A/P 7-262-20 for a four foot sideyard variance to construct a dormer addition to within four feet of the side property line and a variance to construct a third story living addition on the basis of the placement of the structure on the lot; it is a logical and reasonable way to get additional living space, and any detriment to the activities, comfort or convenience to those in the neighborhood would be nil. 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 the neighborhood.

D. V-1088, Peter and John Cowperthwaite, 87 Woodland Avenue

John Cowperthwaite stated they wished to move the house from 76 Ross Avenue to this lot. He said his great grandfather built the house, and it has great historic value to the Town. He said he spoke to all of the neighbors and plans to try to comply with their desires. He said to move the house would retain the charm of the neighborhood while upgrading it and add housing.

Bill Davis, 9 Prospect Avenue submitted a letter from the historical society asking approval of the variance.

Carla Flood, the new owner of the house to the west of the lot where the dwelling will set, said she would like to understand the ramifications of the moving. She asked if she could put a second story on her building. She said consideration must be given surrounding properties. The neighborhood did not want creeping R-2 zoning, she reported.

Doug Elliott said he had wanted to restore the old house instead of removing it for construction of the proposed condos at 76 Ross Avenue. He said he knew the house intimately, and felt it would be economically feasible. He felt it very important to save the building. He did point out that getting the building moved off the condo site immediately was urgent, since one more rain would preclude that possibility, and the house would then have to be torn down.

Mr. Cowperthwaite said the house would not have a full basement as it now does, only a 2 foot crawl space. He also said he would have no problem with the size of the second unit; it is proposed to be only 387 square feet.

M/S McPeak, Sousa, to approve V-1088, application of Peter and John Cowperthwaite, 87 Woodland Avenue, A/P 7-281-09, an 18 foot frontyard variance for parking spaces to be within two feet of the front property line; a four foot east sideyard variance for parking spaces to be within four feet of the east side property line; a parking variance of one space - three proposed, four required; a parking size variance for one space to

be 8 feet by 19 feet; a 5.5 foot east sideyard variance and a three foot east sideyard variance for a bay window and a house to be within 2.5 feet and five feet of the east side property line, respectively, based on the difficulties of preserving the existing historic house at 76 Ross Avenue and preserving it as 87 Woodland Avenue as shown in plans submitted to the Town and dated 11-18-83, subject to the condition that one unit will not exceed 500 square feet; 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 the neighborhood. Passed unanimously. P/C 11-21-83

5. DISCUSSION OF HILLSIDE DENSITY ORDINANCE

After a lengthy discussion and two modifications, it was M/S McPeak, Signorelli:

1. The Planning Commission adopts as their proposed ordinance, the outline dated 11/17/83, as modified at this meeting in Sections 3.1.3 and 2.3.6 .
2. To refer to staff for comments at the December 12, 1983 special Planning Commission work shop; and
3. To request Council hold an informal review prior to setting a date for a Planning Commission Public Hearing.

Passed unanimously.

P/C 11-21-83

Meeting adjourned at 10:05 p.m. to the next regular meeting on December 5, 1983.

Thelma Foster