

The regular meeting of the San Anselmo Planning Commission was called to order by Vice Chairman John Sharp at 8:00 p.m. on October 15, 1984 in the Council Chamber. L. Wight of staff present.

1. ROLL CALL

Commissioners Present: Harle, Hayes, Heubach, Kroot, Sharp

Commissioners Absent: Sousa, Bergeson

2. APPROVAL OF MINUTES - October 1, 1984

M/S Heubach/Kroot to approve the minutes of October 1, 1984. Passed with four Aye votes. Commissioner Sharp abstained.

3. PUBLIC HEARINGS

The Chairman announced Item 3 C, V-2025, application of Carvel and Karen Johnson, 296 Redwood Road had been continued to the November 5, 1984 meeting.

A. V-2023 Mr. and Mrs. Marsili

Staff reported application had not been changed from the previous plan. It was stated if the applicant pulled the addition back they would be allowed to go two stories, and it would have essentially the same impact on the property next door.

Designer Dan Thomas stated the dwelling had met all setbacks in effect in 1954 when it was constructed. He did say if the Commission felt they could not grant the second story variance, he was still desirous of obtaining the small front variance to facilitate ingress and egress from the driveway.

Paul Ferrarese, 24 Elm Avenue, said they were already looking at a massive wall and a second story would be quite overbearing. He said they would lose the visual tree line and sunshine which is already limited. Mrs. Ferrarese spoke against the variance.

The Commissioners pointed out the request would make a very imposing structure; even though the applicants are not requesting a height variance; the proposed height is a problem; the second story addition could devalue the Ferrarese property; this construction would result in a greater impact than any that has come before the Commission in a long time. It would change the character of the backyard.

M/S Heubach/Hayes, V-2023, application of Mr. and Mrs. Marsili, 26 Elm Avenue A/P 7-023-09 be granted for a one foot frontyard variance and a 2'3" north sideyard variance to construct an open deck addition within 3'9" of the north side property line, be granted 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 improvement in the neighborhood. Granting of the variance is necessary in that the expansion of the deck for the parking area underlying it will reduce a hazard which now exists in terms of ingress and egress to parking area under the deck. Variance granted in accordance with drawing submitted 8-25-84. Passed unanimously. Applicant notified of the ten-day appeal period. P/C 10-15-84

M/S Heubach/Hayes, V-2023, application for a 2'6" south sideyard variance and a 4 foot north side variance to construct a second floor addition to within 5'6" of the south side property line be denied on the grounds that the construction proposed would be detrimental to the value of neighboring properties and there is not sufficient basis for hardship and necessity for the proposed construction. Approved with 4 Aye votes: Commissioner Kroot voted No. Applicant was informed of the ten-day appeal period.

B. PP-3 Lehrer & Sons, Inc. Laurel Canyon

Commissioner Kroot stepped down from the Commission for this item.

David Coleman, Architect, was present.

The Commission agreed their requests from the first presentation had been met.

M/S Harle, Heubach acceptance of the preliminary plan for 5 single family dwellings on A/P Nos. 7-131-15, 7-142-01 and 7-182-03 in the R-1 H District, on the basis that it conforms with the requirements of the General Plan, to the requirements of the Hillside Density Ordinance; the plan will not adversely affect the health or safety of persons in or adjacent to the area or endanger property located in the surrounding area. Acceptance is in accordance with the plan received October 12, 1984 by the Town of San Anselmo. Applicant informed of the ten-day appeal period.  
P/C 10-15-84

D. PP-4 Jess and Ann Lieberman, South Oak Avenue

David Coleman, Architect, was present.

Debbie Treewater, 1000 South Oak Avenue, stated she is still concerned for her driveway and the drainage, rocks and mud which are coming down the driveway. It is her only access out of her property.

Mr. Coleman stated an 18 inch culvert had been installed and the runoff water will not be increased, except from the driveway. He said the water which is draining down comes from the spring which has always been there.

The Commission urged Mr. Coleman to communicate with the neighbors as to what steps will be taken to prevent rock and mud coming onto the right-of-way and private access.

M/S Harle, Heubach to accept PP-4, the preliminary plan for Jess and Ann Lieberman, South Oak Avenue, A/P Nos. 7-241-56 and 58, for one single family dwelling in the R-1 H District, approval based on the plan received September 12, 1984 by the Town of San Anselmo: Approval based on the following findings: The plan conforms to the requirements of the General Plan; to the requirements of the Hillside Density Ordinance; the plan will not adversely affect the health or safety of persons in or adjacent to the area or endanger property located in the surrounding area. Passed unanimously. Applicant notified of the 10-day appeal period.  
P/C 10-15-84

E. V-2028, Robert Pohler, 1550 San Anselmo Avenue

There was no one in the audience to comment.

M/S Hayes, Harle, to approve V-2028, application of Robert Pohler, 1550 San Anselmo Avenue, A/P 5-193-10, for a 5'6" east sideyard variance to construct a carport and a deck to within 1'6" of the east side property line; 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, granting of the variance is necessitated by the narrowness of the lot and the proximity of the house to the north side property line. Passed unanimously. Applicant notified of the 10-day appeal period.

F. Z-173 Tarrant Bell Properties - Willow Glen

James McDonald, Designer, presented the plan consisting of 19 Townhouses and two single family dwellings. The two single family residences will front and access on Rivera Drive and will later be subdivided as separate lots. There is proposed four units fronting Sir Francis Drake Boulevard on the southeast side of the property which have been proposed to be split off from the other units for low/moderate income households. These four units are one bedroom units, one of which is provided for handicapped occupancy. The remaining units are accessed

from Sir Francis Drake Boulevard. Thirteen guest parking spaces will be provided on-site.

Larry Blanton of Beverley Way brought up the problem of notifying the neighbors of the hearings. Taking part in the discussion of notifying the neighbors were: Bob Neylon, Richard Tarrant, Steve Partee, Bob Sonnenberg. It was determined that adequate legal notice of the current hearing had been given.

Mr. Blanton asked about the proposed riprap in the Creek, and Mr. McDonald said he was prepared to spend some time either in the homes of the persons in the area or his office and go over the plans, including the riprap proposal, at their convenience.

Steve Partee, 12 Mountain View asked about cleaning the creek, improving the culvert under Sir Francis Drake Boulevard and a drainage plan for the entire property. He also asked about construction crews and trucks of lumber, etc. going on Mountain View Avenue. Jim McDonald said the 2 units on Rivera would have to have material brought in that way since they could not be reached from any other direction.

Mr. Meylan asked if the applicant would stipulate to no weekend or early morning working hours.

Before a Use Permit could be issued several of the Commissioners felt the following should be resolved: Possible flooding; culvert under Drake; traffic/access with attention to the signal light at Drake High School; access to Unit H. There should be a neighborhood meeting to resolve problems at that level.

Mr. Blanton asked for a meeting before the Use Permit is acted upon. Applicant consented to a two week continuance.

M/S Hayes, Harle to continue Z-173, application of Tarrant Bell Properties, Willow Glen, 1330 Sir Francis Drake Boulevard, A/P 5-224-17, for a use permit for the Specific Planned Development for 19 townhouse units and two single family dwellings be continued to the meeting of November 5, 1984. Passed unanimously.

Staff announced there will be no further notices sent of the next meeting.

P/C 10-15-84

G. SS-259 Maria Caboara 1394 San Anselmo Avenue

Staff has prepared a negative declaration for this application. Reported there is adequate parking available.

Mrs. Caboara was present.

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

Commissioner Heubach said he would anticipate a variance; however, he would not favor any building that did not have proper setbacks.

M/S Hayes, Heubach, with respect to SS-259, application of Maria Caboara, 1394 San Anselmo Avenue, A/P 7-022-03, the negative declaration as prepared by staff and dated October 5, 1984 be accepted. Passed unanimously.

M/S Hayes/Harle, approval of SS-259, application of Maria Caboara, 1394 San Anselmo Avenue, A/P 7-022-03, for a two lot parcel split on the basis that it is consistent with the General Plan. Passed unanimously. Applicant informed of the 10-day appeal period. P/C 10-15-84

H. V-2029 Richard H. Doyle, Jr.

Mr. Doyle present.

Staff reported this is a steep upslope, and there is a slide condition on a portion of the lot. A 5' variance would give a southerly exposure without vertical cuts and put the garage as far as possible from the slide area.

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

M/S Kroot, Harle to approve V-2029, application of Richard H. Doyle, Jr., 3 Indian Rock Court, A/P 177-250-48 and 49 and 5-102-54, for a 5 foot frontyard variance to construct a single family dwelling within 15 feet of the front property line on the basis that the granting of the variance is necessary for the preservation and enjoyment of substantial property rights; 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 will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood, variance necessitated for the configuration of the lot.

#### MATTERS FOR DISCUSSION

Commissioner Hayes said the redwood building at the Hub is the nicest he has seen in a long time. The other Commissioners agreed, and it was suggested the Planning Commission might consider an Annual Award for local Architecture.

At 11:20 p.m. the meeting adjourned to the next regular meeting of November 5, 1984.

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