

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Ed Bergeson at 8:00 p.m. on October 1, 1984 in the Council Chamber.
L. Wight of staff present.

1. ROLL CALL

Commissioners Present: Harle, Hayes, Heubach, Kroot, Sousa, Bergeson

Commissioners Absent: Sharp

2. APPROVAL OF MINUTES - August 20, 1984 - September 17, 1984

There was not a quorum present to approve the minutes of August 20, 1984. Held over to next meeting.

M/S Heubach, Harle to approve the minutes of September 17, 1984. Passed with five Aye votes: Commissioner Kroot abstained.

3. PUBLIC HEARINGS

The Chairman announced items A (V-2023 - Marsili) and C (V-2025 - Johnson) were continued to the meeting of October 15, 1984.

The Chairman announced item G (S-95 - Howey/Ohlson) had been withdrawn.

B. U-587 Brian and Darlene Young

Staff recommended approval.

Mr. Young reported now that they were serving dinners they would like to offer beer or wine to their diners.

M/S Hayes, Kroot, U-597, application of Brian and Darlene Young, Hilda's Coffee Shop, 639 San Anselmo Avenue, A/P 7-212-24, for a use permit for the on-sale use of beer and wine be approved on the finding that the use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the Town, and granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. Passed unanimously. Applicant notified of the 10-day appeal period. P/C 10-01-84

D. C-202 - James Watroba

Dan Goltz, architect, was present with Mr. Watroba. He presented the application.

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

Several of the Commissioners commented on how nice it would be to have this restaurant open again.

M/S Heubach, Sousa, to approve C-202, application of James Watroba (previously The Arbor), 636 San Anselmo Avenue, A/P 6-102-28, design review of the exterior alteration, based on the finding that it 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 the area; will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel; will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area. Approval based on plan prepared by Dan Goltz and submitted to the Town on September 12, 1984. Passed unanimously. P/C 10-01-84

E. V-2026 Jules Kline and Judy Dornbush

Staff reported this application was to reconstruct a garage with a 4 foot height addition to provide for a storage loft.

Mr. Kline and Miss Dornbush were present.

Miss Myrtle, 37 Oak Knoll, said she objected to the application because of the ivy and blackberries that grow on the property line, and there is no way for the owners to get in and clean them out. She also thought the four-foot height addition would prevent some sunlight from coming into her rearyard. She said when she rebuilt her garage she was required to build 5 feet from the rearline.

Applicants stated they would be willing to provide some access at the rear of the garage.

M/S Hayes, Heubach, to approve V-2026, application of Jules Kline and Judy Dornbush, 46 Florence Avenue, A/P 7-014-29, for a 7 foot east sideyard variance and an 18 foot rearyard variance to remodel a garage and add a loft to within 2 feet of the rear property line and 1 foot 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 the neighborhood; variance necessitated by the placement of the structure on the lot and its proximity to the side and rear property lines; variance is a minor one in that it constitutes a reconstruction of an existing garage and approval makes reference to the amended plans as marked up by staff on October 1, 1984, originally having been received by the Town on August 29, 1984. Passed unanimously. Applicant informed of the 10-day appeal period.

P/C 10-01-84

F. PP-3 Lehrer and Sons, Inc. Laurel Canyon

Staff briefly outlined the history of the property. She suggested open space and access should be addressed at this hearing. Dave Coleman, architect, presented the plan. The plan indicated 7 dwelling sites, but he said only 5 would be chosen. He stated at this point he did not foresee any retaining walls for Redwood Road. He states trails or open space had not been considered up to the present time, but the applicant would be willing to study the situation and make a presentation at a subsequent meeting.

Dr. Segal, 419 Redwood Road asked what was going to be done with Redwood Road. He felt heavy equipment and materials being brought in would total the road. He felt this development would increase the hazard to the people. Mr. Kushman, current owner of the property, said the main trail that people use is the fire road to Laurel Avenue.

Prospective builder, Tim O'Donoghue, said he had offered the open space to the Town who had refused it, and he only wanted 5 building sites he would gladly designate the balance of the lot for open space. There ensued a discussion of liability toward people using open space.

At this point Commissioner Kroot stepped down from the Planning Commission to take part in the discussion as a member of the audience. He said he was concerned with site 7 which adjoined his property.

Commissioner Hayes said he would like to see some statement on the map of the proposal for open space and access as well as the proposed property lines. He said he felt site 4 was quite close to the slide area and site 7 too close to the side of the property. He was a little concerned about site 1 being pretty close to the main drainage course. The Commission agreed with Commissioner Hayes and felt these items should be shown on subsequent submission.

M/S Hayes, Heubach to continue the hearing of this application to the meeting of October 15, 1984. Passed unanimously.

P/C 10-01-84

At this point Commissioner Kroot returned to the Commission.

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H. V-2027 Yohann Anderson

Mr. Anderson said he started digging the pool to get fill for his frontyard. When the pool company came, they told him there would be some filling to be done.

Staff recommended approval.

M/S Harle, Kroot to approve V-2027, application of Yohann Anderson, 33 Nokomis Avenue, A/P 6-074-33, application for a three-foot rear yard variance to construct a swimming pool within five feet of the rear property line on the basis that the variance is necessary for the preservation and enjoyment of substantial property rights; will not materially adversely affect 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 by the size and configuration of the property which would make it difficult to locate the pool otherwise. Passed unanimously. Applicant notified of the 10-day appeal period.

P/C 10-01-84

At 10:15 p.m. the meeting adjourned to the next regular meeting of October 15, 1984.

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