

The regular meeting of the San Anselmo Planning Commission was called to order by Vice Chairman John Sharp at 8:06 p.m. on July 16, 1984 in the Council Chamber. L. Wight of staff present.

1. ROLL CALL

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

Commissioners Absent: Bergeson and Sousa

2. APPROVAL OF MINUTES

Since the minutes of July 2 had not been distributed, approval was continued to the next meeting.

3. PUBLIC HEARINGS

The Chairman announced Item E for Paul Nichols and Melanie Funger is continued to the next meeting.

A. Z-177 James Wilson

Mr. William Cullen, architect, was present. He presented stain samples, indicating the trim to be Olympic Stain, Beachwood and Beige Grey. A landscape plan had been submitted previously.

Dan Goltz, adjacent property owner and original designer of the house, said he wished to see more screening on the northwest side. There should be shrubs to screen the deck and afford privacy for the people using the deck. There are only three live oaks shown in that area. Live oaks are very slow growing. Consideration should be given to planting some faster growing plants to provide privacy until the live oaks grow sufficiently to do so.

James Wilson, 24 Bahama Reef, Novato, owner of the property, expressed his concern that the landscape requirements are growing larger and larger.

Brian Wittenkeller, landscape designer says perhaps there should be a screen for the front; however, the deer are a menace to any shrub planted. He estimated it would be 3 to 4 years before the proposed planting would grow enough to have a softening effect for the dwelling.

Mr. Wilson said he felt to shield the front would take at least 6 foot tall shrubs and it would take a large number of plants.

M/S Hayes, Harle, to approve Z-177, application of James Wilson, 103 Holstein Road, A/P 177-160-12, design review of detailed landscaping and irrigation plan and paint and stain as submitted for the meeting of July 16, 1984 and referencing the plan received by the Town dated June 22, 1984, on the grounds 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 cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area; will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; granting subject to the following conditions:

That additional appropriate screening plants (no fewer than six in number) be selected and planted, the objective of which is to provide maximum screening to the adjacent neighbor to the northwest, with site to be selected as appropriate by the applicant. Passed unanimously.

Applicant notified of the ten-day appeal period.

B. / SS-257 Terry Schenk

Staff recommended acceptance of the negative declaration and approval of the lot split as shown.

Terry Schenk said he was present to answer any questions the Commissioner may have.

Mr. Jay Humbert, 15 Cherne Lane said he was concerned with increased traffic on

- 2 -

Cherne Lane; the possible damage to the steep portion of Cherne Lane, to this end he would like assurance that a portion of the cost of repairing the lower part of Cherne Lane be shared by the builder.

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

Mr. Schenk said only one dwelling would access on Cherne Lane; the other will be on Lillian Court. He also said he would be happy to share in the cost of maintaining Cherne Lane, since a nice entrance is helpful when selling a house.

The Commissioners were concerned over the location of the garage on Lot 2. They felt the garage would be massive because of the height required for the foundation. This problem was discussed at length, and no solution was found. It was suggested that the applicant give considerable thought toward another solution before submitting for design review.

M/S Signorelli, Kroot, approval of the Negative Declaration for SS-257, application of Terry Schenk, A/P 5-300-25, and of the two-lot parcel split under the provisions of the R-1-H zoning ordinance on the basis that it conforms to requirements of the General Plan; conforms to the requirements of the Hillside Density Ordinance; 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.
P/C 7-16-84

Applicant notified of the ten-day appeal period.

C. V-2014 Mr. and Mrs. Alex Scheeline

Staff recommends approval.

Bruce Tuttle, Architect, presented the application.

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

M/S Harle, Hayes to approve V-2014, application of Mr. and Mrs. Alex Scheeline, 242 Butterfield Road, A/P 5-052-19, for a three foot north sideyard variance to construct a family room within five feet of the north side property line 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 improvements in said neighborhood. Variance is necessitated by the placement of the existing structure and the configuration of the lot. Passed unanimously. Applicant notified of the 10-day appeal period.
P/C 7-16-84

D. V-2015 Rae Johnstone 125 Redwood Road

Staff reported Ms. Johnstone has a pre-fab building she wishes to use to block her property from the street since debris is scattered over her lot from the Savannah Avenue frontage.

Patricia Johnstone was present for her mother. She said there was constant vandalism on the Savannah Avenue frontage. Last week a car battery was thrown into her pool and general trashing of the area. There is no policing.

Kathryn Donnery, 32 Savannah Avenue, just opposite, said she feels the building is too close to the street. Savannah Avenue is narrow, and a building of these dimensions would cause a tunnel effect. She said most of the proposed structure would be in the setback. She feels the building should be set a little further back from the street.

Jay Judin, 119 Redwood Road said he felt the carport was a good idea, and he would recommend a berm to keep water off the property. He said if it were made a living unit, the building would remove his privacy. He wondered what would be stored in the building and how often there would be trucks making deliveries. He suggested a fence could be put up to protect the property.

Ms. Johnstone said her mother needed storage space. Because of flooding, she cannot use her basement for storage.

The Commissioners were bothered by the size of the storage building; the fact that it was proposed with no setback from Savannah Avenue; whether or not the proposed car parking deck would indeed be usable; and what the appearance of the building would be since there were no brochures or drawings of the proposed construction.

Ms. Johnstone said it was a pre-fab building with 6 x 6 blocks glued together and fit into notched ends. It would be most difficult and expensive to alter the size of the building, although her mother would be perfectly willing to place it anywhere on the lot the Commission requested. She asked the Commission for guidelines for a subsequent presentation. She also asked the Commission to give her a site and location and approve the application within those dimensions at this meeting.

M/S Harle, Kroot, application V-2015, Rae Johnstone, 125 Redwood Road, A/P 7-083-03, for a 20 foot frontyard variance and a 6 foot north sideyard variance to construct a parking deck within zero feet of the front property line and two feet of the north side property line; a 20 foot frontyard variance and a three foot south sideyard variance to construct a storage structure within zero feet of the front property line and five feet of the south side property line be referred back to the applicant for consideration of revising placement of the storage structure so as to be significantly less encroachment on Savannah Avenue. Passed unanimously.

Commissioner Sharp said he wouldn't vote for the application if it were this size.

Commissioner Hayes said he would like to see a rendering of what the building would look like.

Commissioner Signorelli said he would support the application if it were moved a quarter turn and would be used for a dual purpose; that is, include the garage or parking space inside the building. P/C 7-16-84

4. WORKSHOP

The Commission picked out lots where possible change might occur and each agreed to visit the sites before the next meeting. It is the goal of the Commission to protect the integrity of the neighborhood by anticipating possible zoning requests. The following addresses should be considered:

60 Mariposa, 26 Mariposa, 36/38 Mariposa, 110 Ross, 117 Ross and 23 Belle Avenue.

M/S Sharp, Harle to continue the workshop to the next regular meeting which will be August 6, 1984.

At 11:00 p.m. the meeting adjourned to the next regular meeting.

Thelma Foster