

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Ed Bergeson at 8:00 p.m. on July 2, 1984 in the Council Chamber. L. Wight of staff present.

1. ROLL CALL

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

Commissioners Absent: Sousa

2. APPROVAL OF MINUTES - June 18, 1984

Corrections: Page 2, paragraph 3, Ed Jacobs should be changed to Ed Jenkins.

Page 3: Paragraph 2. Commissioner Kroot wished to have added: He did concur in the parking variance.

Typographical error on page 4, paragraph 6, maining should be changed to remaining.

M/S Singorelli, Kroot, to approve minutes as amended. Passed with 5 Aye votes. Commissioner Sousa abstained.

3. PUBLIC HEARINGS

A. SR-344 - The Pool Scene. Staff reported this item will be removed from the Agenda. If the Pool Scene wishes to continue with a sign variance, a new application and new fee will be required.

B. V-2010 Lorne Peterson

Mr. Peterson asked to keep his parking the way it is and for permission to continue to park on Town-owned property.

M/S Signorelli, Harle to approve V-2010, A/P 6-118-17 for a variance of one parking sapce to continue existing parking on the grounds that it will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, granting of the variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood; granting of the variance is necessary for the preservation and enjoyment of substantial property rights, on the basis that it continues existing parking and the alternatives to the proposal would yield negible additional benefits. Passed unanimously. Applicant notified of the 10-day appeal period.  
P/C 7-02-84

C. Z-180 Mr. and Mrs. A. Negrin

Mr. Negrin said the deck he proposed was at ground level and below the existing deck and would match the design of the existing deck.

Commissioners felt it was a good project. Several did state they would have liked to have had a rendering or elevations.

M/S Hayes, Kroot to approve Z-180, application of Mr. and Mrs. A. Negrin, 99 Holstein Road, A/P 177-160-04 an amendment to the Specific Planned Development use permit for a redwood deck as indicated on the plan received by the Town of San Anselmo on June 13, 1984; the Commission found the amendment would 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, granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. Passed unanimously.

The applicant was notified of the ten-day appeal period. P/C 7-02-84

D. V-2012 Carl and Carol Thut

Mr. Thut said they propose to replace the existing deck and stairs because they have deteiorated and are now unsafe.

M/S Harle, Signorelli to approve V-2012, application of Carl and Carol Thut, 181 Ridge Road, A/P 5-172-36, for a six foot north sideyard variance and a 14 foot rearyard variance to construct an open deck and stairs within zero feet of the north side property line and rear property line; this construction would have no detriment to the neighborhood since it is a replacement of an existing structure, similar in design and somewhat less in its impact, and the configuration and placement of the present home necessitates this sort of structure; granting of the variance is necessary for the preservation and enjoyment of substantial property rights. Passed with five Aye votes; Commissioner Signorelli abstained since he prepared the drawings for the application.

E. V-2013 Don and Mary Russel

Mr. Russell said he intended to raise the rear section which consists of two bedrooms and add a recreation/family/storage room below on the first floor.

Carls Flood, adjacent rear property owner explained how she purchased a small one-bedroom home, and then the old Crisp house, a two-story dwelling, was moved in on one side, and she has the two-story dwelling for the Russian Church on the other side, and so then she felt it would be to her best interests to add a second story to her small dwelling, which would otherwise be dwarfed by the adjacent two-story buildings. She then removed a sunporch from the rear of her home to provide a rearyard. Now, she stated, this request for a variance to add a second story to within 10 feet of her rear property line will create a canyon-like area in the rear of the dwelling. Her privacy will be invaded and the result will be a mass of construction. She obtained a variance for a fence to be 8 feet high, but that would not provide the privacy she desired if a two-story dwelling was allowed in the rear setback. Mrs. Flood said she was not against a second floor; however, she felt it should be placed in the front of the yard.

Mr. Russell explained that only two years ago he completely reroofed his home which entailed removing all five shingle courses, the sheathing and replacing the rafters. He said he could not afford to once again cut into the roof. It would be a dreadful waste of money.

There ensued a lengthy discussion of the question of equity by the Planning Commissioners.

M/S Harle, Signorelli, to approve V-2013, application of Don and Mary Russell, 88 Ross Avenue, A/P 7-281-14, for a three-foot northeast sideyard variance and a ten foot rearyard variance to raise the rear of the dwelling to allow two stories and construct underneath within five feet of the northeast side property line and ten feet of the rear property line, on the grounds that it 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 said neighborhood, granting of the variance based on the hardship caused by the configuration and character of the existing structures. Variance is as indicated on the drawings received June 13, 1984 by the Town of San Anselmo.

Passed with five Aye votes. Commissioner Bergeson voted No.

Applicant notified of the ten-day appeal period. P/C 7-02-84

F. Z-183 Hartmut Fischer 80 Summit Road

Keith Franc was present on behalf of the applicant. He stated he had worked with Leonard Largeteau on the palms. The need for moving the house was explained. Other than relocating the house, everything else would be the same.

Jonathan Braun made note of the prominence of the structure in the view from Ross Valley. He said moving the house would increase the visual impact, and he felt there were alternatives.

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M/S Signorelli, Harle, approval of Z-183, application of Hartmut Fischer, 80 Summit Road, A/P 7-031-36, an amendment to the Specific Planned Development use permit for a single family dwelling on the basis that it is in conformance with the General Plan, and it was found after investigation by staff, the Contractor and Engineer, that this would be a more appropriate location for the project. Granting of the Use Permit Amendment is based 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, will not 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. Amendment in accordance with plans submitted to the Town June 21, 1984. Passed unanimously.

Applicant notified of the ten-day appeal period.

P/C 7-02-84

G. Z-183 Hartmut Fischer 100 Summit Road

Mr. Franc stated this new plan would add to area of the decks in front and move the garage slightly. It is a better site plan and better architecture. There will be less grading, less disrupting of the contours and roots of the existing oak trees.

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

M/S Hayes, Harle to approve Z-183, application of Hartmut Fischer for an amendment to an SPD Use Permit for a single family dwelling on the grounds that it would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the Town; granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. Approval in accordance with marked up drawings dated June 13, 1984. Passed unanimously.

Applicant notified of the 10-day appeal period.

P/C 7-02-84

#### 4. WORKSHOP

Study of the area from San Anselmo Avenue to Kensington Road from the south side of Woodland Avenue to the North side of Mariposa Avenue, regarding zoning.

The Commission agreed they should look at trends in the neighborhood and would need more detail for the next meeting. They agreed to include property up to Sunnyside Avenue and Bolinas Road.

At 10:40 p.m. the meeting adjourned to the July 16 meeting.

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