

The regular meeting of the San Anselmo Planning Commission was called to order by Vice Chairman John Sharp at 8:03 p.m. on June 4, 1984 in the Council Chamber. L. Wight, of staff present.

1. ROLL CALL

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

Commissioners Absent: Bergeson

2. APPROVAL OF MINUTES

Typos noted on page 1 and 2.

Item B. Bill and Vivian Silva had no number designation. Add V-2004.

Item B. V-2004 should have special circumstances added: and is necessitated by the configuration and existing structure on the lot.

M/S Hayes, Signorelli to approve minutes of May 21, 1984 as amended above. Passed with 4 Aye votes. Commissioners Kroot and Sousa abstained.

3. PUBLIC HEARINGS

A. SR-344 The Pool Scene

At the applicant's request this item was continued to June 18, 1984.

B. A/P Nos. 177-250-44, Indian Rock Court, 7-021-23, Forest Avenue, and 7-031-01, Summit Road - Commission Review of the Conformance to the General Plan of the three Town-owned surplus parcels with an R-1 use on each.

After a very brief discussion, M/S Signorelli, Sousa, regarding A/Ps 177-250-44, 7-021-23 and 7-031-01, the Planning Commission finds for each parcel:

1. It is the property of the Town of San Anselmo;
2. The Town proposes no future public use of each parcel;
3. It is zoned R-1;
4. This zoning conforms to the Town General Plan.

Mike Garvey, Town Administrator explained the necessity of the statements regarding Town-owned parcels which will be sold as surplus property.

Commissioner Sharp wanted to be sure there was no implied guarantee that each parcel is a building site.

Motion passed unanimously.

P/C 6/04/84

C. V-2006 Francis B. Niess - 108 Hilldale Drive

Staff report was read.

Speaking against the variance were Leo Dwyer, 112 Hilldale Drive; Charlene Dwyer, 112 Hilldale Drive. Objections were: All houses are same, this one would be different if it had a greenhouse in front. They have difficulty visualizing what the addition would look like.

Judd Brown, 101 Hilldale Drive said the Planning Commission should have a definite elevation and fence height.

Mr. Niess said he was willing to build a fence or landscape the front of the property; however, this is the structure he wants to place there.

Commissioner Harle pointed out this greenhouse is to into a recessed area and would have a marginal encroachment at the worst. It will be no closer to the street than the garage and the bedroom.

Commissioner Hayes said he did not think the Commission had enough information. More detailed renderings were needed. Most importantly, he is concerned about precedent setting. By finding of special circumstances that would merit granting of a variance the Commission would open the door to similar findings for all of the neighbors. He said the neighborhood can be easily disrupted. The lawns tend to provide a sense of open space; if one by one the Commission were to make findings allowing construction along the street, one would see the frontyard grow smaller and smaller.

Commissioner Sharp said he did not feel there was enough information. He wanted to see the elevations. He said there is a very sensitive character to the neighborhood. It is very compact and has the potential of changing the character of the neighborhood more easily than some other types of neighborhoods.

He would like to see the application referred back for some elevations showing the greenhouse as it connects to the house and where the fence will be.

At this point the applicant asked for a vote on the item.

M/S Harle, Sousa, approval of V-2006, application of Francis B. Niess, 108 Hilldale Drive, A/P 6-155-12, for a 4'6" to 6'6" frontyard variance to construct a greenhouse to within 15'6" to 13'6" of the front property line on the basis that it 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 necessary for the preservation and enjoyment of substantial property rights; variance is necessitated by the structure and configuration of the house itself, particularly the interior design. Passed by the following vote:

AYES: Harle, Kroot, Signorelli, Sousa

NOES: Hayes, Sharp

Applicant was notified of the 10-day appeal period. P/C 6-04-84

D. V-2007 Mr. and Mrs. Ron Moore, - 12 Entrata Avenue

Staff read report. Applicants were present.

Vincent Drucker, 14 Entrata, said all of the neighbors are very pleased about the upgrading Mr. and Mrs. Moore propose.

M/S Hayes, Sousa to approve V-2007, application of Mr. and Mrs. Ron Moore, 12 Entrata Avenue, A/P 6-241-25, for a two foot rear yard variance to construct additions within 18 feet of the rear property line; a third story variance to enclose an existing unfinished basement and add another story; a 15 foot frontyard variance and a six foot north side yard variance to construct a garage within five feet of the front property line and two feet of the north side property line, on the basis that it 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 materially be detrimental to the Public welfare or injurious to property or improvements in the neighborhood; variance is necessitated by the steepness of the site, the location of the house on the lot, and the increase in density of use will be modest in that it will conform to the same building outlines as the present structure. Passed unanimously. Applicants notified of the 10-day appeal period. P/C 6-04-84

E. V-2008 Jerry Lloyd 17 Plumas Avenue

Staff outlined the previous variance granted to Bill Johnson earlier in the year

Applicant present.

Speaking against granting of the variance were: Ed Jenkins, 100 Scenic Avenue; Charles Snyder, 11 Plumas Avenue; Suse Daniel, 15 Plumas Avenue; Elizabeth Berryhill, 18 Plumas Avenue; Eloise Rivera, 21 Plumas Avenue; Mr. Rivera, 21 Plumas, Marina Johnson, 7 Plumas. Reasons given were: parking, narrow street, soil, drainage, possible slide encroachment, area grossly overbuilt, variance on a building constructed for speculation; loss of view, chimney too close to existing dwelling would create a fire hazard, soil stability, non-conforming use at end of Plumas on Morton Lane takes all existing parking, especially on curve, fire truck could not get through; dwelling too large with too many variances, too close to the property line; no hardship shown, unity and integrity of neighborhood is going to be messed up; the integrity of the hill is messed up.

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Bill Johnson, owner of the parcel said he felt the proposed house fits in well. It was pointed out the former proposal was for a house of 1700 square feet plus parking; this is 1200 square feet plus parking.

The Commissioners expressed concern over the difficulties with the lot while acknowledging that it is a building site. The highest part of the house being in front makes the house appear larger. They are concerned over drainage, the closeness to the street, visual impact. There appears to be no significant hardship.

M/S Hayes, Harle to refer the application, V-2008, of Jerry Lloyd, 17 Plumas Avenue back to the applicant for further consideration in line with the comments and discussions heard at the meeting and for resubmittal at the June 18th meeting. Passed unanimously. P/C 6-04-84

F. SS-256 Town of San Anselmo Indian Rock Court

The Director of Public Works explained the property trade-off involved in this deal, explaining with this subdivision, the Town would have a good sellable lot as would the adjacent property owner. The Commissioners agreed this was a good deal, and

M/S Hayes, Signorelli, approval of SS-256, Town of San Anselmo, Indian Rock Court, A/P Nos. 5-102-54 and 177-250-44, for a lot line revision, creating no new lots. Passed unanimously. A 10-day appeal period was announced. P/C 6-04-84

Commissioner Sharp asked to have a trailing item on the next agenda regarding possible rezonings in the area bounded by San Anselmo Avenue to Kensington from the South side of Woodland Avenue to the North side of Mariposa Avenue.

At 10:55 p.m. the meeting adjourned to the next regular meeting of June 18, 1984.

THELMA FOSTER