

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Ed Bergeson in the Council Chamber at 8:00 p.m. on May 7, 1984. Lisa Wight of Staff present.

1. ROLL CALL

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

Commissioners Absent: Sharp

2. APPROVAL OF MINUTES - April 16, 1984

M/S Sousa, Kroot, minutes of April 16, 1984 be approved as written. Passed with 4 Aye votes. Commissioners Hayes and Bergeson abstained.

3. PUBLIC HEARINGS

A. SR-344 The Pool Scene

At the applicant's request, this item continued to the May 21, 1984 meeting.

B. Z-177 James Wilson

Architect Cullen presented new drawings. He stated the roof line is approximately 2' 3-4" higher than that originally proposed. He said the drawings indicated the portion of the master bath that the last builder had added was to be removed, baffling placed in front of the master bedroom window and a decorative treatment across the front of the building would be added, which would have the effect of reducing the bulk. Some variegated Hollywood Junipers have been added to the landscaping plan which would also reduce the bulk.

The Public Works Director said he felt more fast-growing plant life should be added and he felt a temporary irrigation system is needed, for perhaps 3 or 4 years until the plants are fully established.

Mr. Don Mansell, property owner directly across the street presented an enlarged photograph of the dwelling and several overlays on a plan to indicate proposed and actual height of construction. He asked the Commission to either require condemnation or conformance.

M/S Hayes, Harle, approval of Z-177, application of James Wilson, 103 Holstein Road, A/P 177-160-12, design review amendment and renewal of a single family dwelling under Specific Planned Development on the basis 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 create unnecessary traffic hazards due to congestion, distraction of motorists and provides for satisfactory access by emergency vehicles; and will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area. Approval is subject to the following conditions:

1. A new building permit be obtained within 30 days, construction to begin within 60 days, work completed not later than six months; said time periods to commence from the date of this action or from the date of final action by the Town Council should the application be appealed.
2. That approval of this action is conditional upon:
 - (a) Submittal and approval of a detailed landscaping and irrigation plan;
 - (b) Samples of paints and/or stains to be used, to be approved by Planning Commission
3. That the changes to the original plan approved by this action are as described on the revised drawings submitted to the Planning Commission for the May 7, 1984 meeting.
4. Plot plan and elevations and changes are as illustrated on drawings submitted May 7, 1984.

It is the Commission's understanding that the changes consist of at least the following: Removal of the addition to the master bath with addition of diagonal brace walls, reducing the appearance of the outside of the house as illustrated by the horizontal baffles.

Passed unanimously. Applicant was informed of the 10-day appeal period.

P/C 5-07-84

Don Mansell, from the audience said he noted the next item on the agenda was an SPD approval, he hoped the Town could take steps to exercise more control over SPD construction.

C. Review of Administrative Draft of the Housing Element

Jeff Baird, Consultant, brought the Commission up to date on the Administrative Draft of the Housing Element. He said this Administrative Draft is the "first cut". It will be presented to the Town Council on May 8; later there will be public hearings.

The format includes three parts; the Housing Plan; Background Basis for San Anselmo's Housing Plan and the Appendices. He then made several suggestions for changes which he proposed to incorporate after the Planning and Council input.

After a moderate amount of input by the Commission, the Consultant was asked to present the draft as well as significant changes suggested by the Commission, to the Council at their May 8 meeting.

P/C 5-07-84

- D. Z-226 - Town of San Anselmo, Nos. 65, 80 and 100 Summit Road, A/P Nos. 7-031-24, 7-031-36 and 7-031-39, Town proposed rezoning from R-1 H (Single Family Residential, Hillside Density District for three units) to SPD R-1 (Specific Planned Development for three units) and the initial environmental review

Staff explained the SPD zoning had expired on these parcels and through an oversight they were not removed from the list of parcels on the density ordinance.

There was considerable discussion about the impact of drainage on adjacent properties.

M/S Signorelli, Harle to recommend approval for the E.I.R. for Z-226 covering Nos. 65, 80 and 100 Summit Road for the proposed rezoning from R-1 H, Single Family Residential, Hillside Density District to SPD R-1, Specific Planned Development. Passed unanimously.

M/S Hayes, Signorelli, to recommend approval to the Town Council of Z-226, Town of San Anselmo the rezoning of said parcels from R-1 H to SPD R-1 for three units on the basis that it is consistent with the General Plan. Passed unanimously.

Staff announced the Town Council would hear the Negative Declaration and the rezoning at their May 8 meeting.

P/C 5-07-84

E. Z-183 - Hartmut Fischer

Dr. Fischer present.

M/S Harle, Sousa to approve U-593, application of Hartmut Fischer, 80 Summit Road, A/P 7-031-36, use permit for a single family dwelling under Specific Planned Development zoning, on the basis that it is consistent with the General Plan; 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, granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner; approval granted in accordance with plan dated March 19, 1984 and received by the Town of San Anselmo on April 17, 1984. Passed unanimously.

Z-183 - Hartmut Fischer

M/S Harle, Signorelli to approve Z-183, application of Hartmut Fischer, 100 Summit Road, A/P 7-031-39, use permit for a single family dwelling under Specific Planned Development zoning based on drawings received May 1, 1984 in the Town Office and under consideration of the Planning Commission May 7, 1984, on the grounds that it is consistent with the General Plan; 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; granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner; approved in accordance with plan dated March 19, 1984 and received by the Town of San Anselmo on April 17, 1984. Passed unanimously.

Applicant notified of the 10-day appeal period for each application.
P/C 5-07-84

G. U-593 All Night Media

Mr. Jay Murphy, real estate person presented the application. He said there will be no retail sales; there will be 12 employees; they have leased an office in the Astorian building just up the street which will provide an additional 3 parking spaces. He stated this location would provide for 6 cars, and employees planned to carpool.

M/S Harle, Kroot to approve U-593, application of All Night Media, 118 Greenfield Avenue, A/P 6-171-03, for a use permit for the manufacturing of rubber stamps in a C-3 zone with the provision that the use permit will be reviewed for problems relating to parking after six months of approval, on the basis that it is an appropriate use for the district; 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; 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 5-07-84

H. V-2002 - Stephen J. Carlson

Mr. Charles Gnecco was present with Stephen Carlson. Mr. Gnecco said they are doing the project together.

Art Hedvall, 14 Madera Avenue said he was concerned with drainage and the road. He acknowledged the need for off-street parking.

M/S Signorelli, Hayes to approve V-2002, application of Stephen J. Carlson, 232 Sequoia Drive, A/P 6-116-01 and 17, for a 12-foot frontyard variance and an 8 foot sideyard variance to construct a garage within eight feet of the front property line and zero feet of the southeast side property line on the basis 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 that the granting of the application is necessary for the preservation and enjoyment of substantial property rights; variance necessitated by the configuration of the lot and the relationship of the structure; approved in conformance with plan received by the Town of San Anselmo on April 17, 1984; a survey will be required based primarily on the proximity of the proposed project with the easterly property line. Passed unanimously. Applicant informed of the 10-day appeal period.

I. V-2003 Lloyd E. Hiatt

Mr. and Mrs. Hiatt stated this was their only option for increasing the size of their dining area.

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M/S Harle, Sousa to approve V-2003, application of Lloyd E. Hiatt, 19 Woodside Drive, A/P 5-056-04 for a 12 foot rearyard variance to construct a dining room within eight feet of the rear property line, on the basis that it 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 of the general welfare of the Town; granting of the variance is necessary for the preservation and enjoyment of substantial property rights; variance necessitated by the configuration of the house and its proximity to the rear property line. Passed unanimously. Applicant notified of the ten-day appeal period.

MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

Lisa Wight explained the Hillside Density Ordinance was adopted with several clerical errors, and it therefore became necessary to set a new public hearing to adopt the corrected version. She confirmed the corrections with the Commission. The Public Hearing was set for May 21, 1984.

Meeting adjourned at 11:55 p.m. to the next regular meeting of May 21, 1984.

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