

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 April 2, 1984. Lisa Wight and George Davison of staff present.

1. ROLL CALL:

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

Commissioners Absent: Sousa

2. APPROVAL OF MINUTES: March 5, 1984 and March 19, 1984

Commissioner Signorelli pointed out paragraph 4 of Item G had a typo in the first sentence. "to a a" should be deleted and "that" be inserted in its place.

M/S Sharp, Hayes, the minutes of March 5, 1984 be approved as corrected. Passed unanimously.

M/S Hayes, Sharp, the minutes of March 19, 1984 be approved as written. Passed unanimously.

3. PUBLIC HEARINGS

A. V-1094 - Michael and Maureen Massoletti

This item continued at the applicant's request.

B. V-2000 - Joann and John Cassidy

Both applicants were present. Mr. Cassidy said the present garage has been in that location for the past 60 years; it has so deteriorated it needs to be razed and a new one constructed.

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

M/S Harle, Kroot to approve V-2000, application of Joann and John Cassidy, 1623 San Anselmo Avenue, A/P 5-153-15, for an eight foot south sideyard variance to construct a garage within zero feet of the south 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 be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood; other siting would interfere with the proposed use already contemplated for the front yard area. Passed unanimously. P/C 4-02-84

Applicants were notified of the ten-day appeal period.

C. Z-143 Red Hill Shopping Center

Architect Dan Goltz was present for the Red Hill Shopping Center. He said the buildings at the west end of the Center have never been successful due to the siting of the buildings on the lot and foot traffic patterns. His submission is an effort to improve the usability of that end of the Shopping Center.

M/S Sharp, Hayes to approve the Negative Declaration as recommended by staff and dated February 23, 1984. Passed unanimously.

M/S Hayes, Sharp, to recommend approval of an amendment to the Specific Planned Development at 850 Sir Francis Drake Boulevard, Red Hill Shopping Center, A/P 6-061-23, to extend a commercial building, to the Town Council as per the drawings received by the Town of San Anselmo March 19, 1984; approval based on the preservation and enjoyment of substantial property rights, and is in conformance with the General Plan. Passed unanimously.

Staff announced the Council meeting of April 10 had been cancelled; the meeting will be held on April 17, at which time the rezoning application will be heard.

D. Z-177 James E. Wilson

Public Works Director George Davison reported that the submitted drawings indicate the garage floor and driveway would slope up from the street; whereas, it was the original intent that the driveway slope down from the street. This has resulted in raising the house approximately 2.5 feet higher than shown on approved drawings; however, the entire upper roof line was also raised 2.5 feet. He said the lot may have a steeper slope than the plan originally showed. The building, he said, had a foundation inspection, but had not progressed to the point where a framing inspection had been requested. He felt the builder was near that point when the project was abandoned.

Bill Cullen, architect engaged by the Bank of America and Mr. Tom Wilson, current owner, said he thought the lot was probably somewhat steeper than originally shown on the preliminary drawings.

Mr. Al Negrin, 99 Holstein Road, said he owns the property immediately adjacent to the subject parcel. He said the design of the original house was such that there would be as little as possible overlook in terms of window exposure from this house onto Mr. Negrin's house. The changes that were made in the master bath, moving it from the west side to the north side; changing from only a small window to 3 large windows and a sliding glass door resulted in many areas that overlook his residence, mainly his family room and bedroom. This is not an acceptable situation.

Don Mansell, owner of 90 and 100 Holstein Road presented a drawing showing 3 elevations, the first proposed, the second which received design approval, and third as built. The drawings compared the 3 heights.

Mr. Cullen suggested having the house finished would bring considerable value to the neighborhood. Any loss, he said, came from the adverse effect of an unfinished, deteriorating dwelling on the site.

Larry Grove, 78 Holstein Road, said the house was so large it was very noticeable. He suggested screening.

Mr. Negrin asked to have the windows sharply reduced in size.

Mel Wolf, resident of 100 Holstein Road asked to have the house returned to its original design.

Jim Monroe, 100 Holstein Road resident stated his bedroom faces the building, and because of the windows, will impose on his privacy.

Mr. Mansell asked if the Town could find the true height of the building.

Mr. Davison said he and his staff had no time to do so; if this was necessary, a private consultant would have to be hired.

Several of the Commissioners felt the height of the building could quickly be determined without hiring a consultant.

The architect said he would measure the height.

The Commissioners expressed a desire to have the applicant consult with the concerned neighbors to see if they could work out the problems which were pinpointed at this meeting. Some of the Commissioners expressed disconcertion to find the structure already in place, not having been built to the plans approved by the Design Review process. They asked for a list of the specific differences to be presented and would like to have the information presented in a manner easier to absorb. They also asked for proposed screening, fast-growing vegetation, and an accurate representation of the height.

The architect agreed to meet with the neighbors to try to reach an agreement.

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M/S Sharp, Hayes to continue Z-177, application of James E. Wilson, for 103 Holstein Road, until the meeting of May 7th. Passed unanimously.

There followed a brief discussion as to what could be done to preclude construction of SPD other than approved plans. There did not appear to be any solution other than an intermediate inspection between foundation and framing.

At 10:05 p.m. the meeting adjourned to the next regular meeting of April 16, 1984.

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