

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Ed Bergeson at 8:00 p.m. on November 5, 1984 in the Council Chamber. L. Wight of staff present.

1. ROLL CALL

Commissioners Present: Kroot, Sharp, Sousa, Bergeson

Commissioners Absent: Harle, Hayes, Heubach

2. APPROVAL OF MINUTES - October 15, 1984

It was determined that there was not a quorum present to vote on the minutes; approval was continued until the next regular meeting.

3. PUBLIC HEARINGS

A. V-2025 Carvel and Karen Johnson

The Chairman announced this item was continued to November 19 at the applicant's request.

B. Z-193 Tarrant Bell Properties - Willow Glen

James McDonald, designer, was present. He stated he had a two-hour meeting at the Neaylon home and numerous subsequent telephone conversations.

Bob Neaylon 18 Beverly Way said they have arrived at solutions at the meetings, and he now has no objection whatsoever to the development.

Jim McDonald said they had moved a sideyard setback near the Neaylon home to 20 feet; the existing fence will remain and a new fence from the garage will extend 2 feet into this property to retain the existing hedge. The radius of the cul-de-sac will have a new fence and new sidewalk as requested by the Director of Public Works. They plan to save the plum trees and English Laurel along the property line in the parking area. It will be necessary to remove two plum trees. There would be a slight change in the plan to offset 2 drain inlets to save the plum trees. With regard to colors: Developers hope for cedar shingle side walls, but plan to bid with an alternate of stained plywood sidewall.

Mr. Neaylon again brought up the non-use of Beverly Way and Mountain View for construction vehicles.

Mr. McDonald pointed out the developers have always intended to improve the turn-out lane of Sir Francis Dr. and he stated there are no plans to use either street for construction access. He did say, however, the two single family dwellings must receive their materials from Rivera since it is the only way to get to them.

Mr. Neaylon wanted the culvert under Drake to be a part of the project.

Mr. McDonald said the City had hydrology studies and an improvement drawing for this culvert done by VHS. He said if the Town requires this as a condition of the building permit, they would do so, but were not offering because of the considerable expense.

There was some discussion of the increased capacity possibility of the culvert and staff pointed out off-site improvements and other site improvements would be considered with the improvement plan.

The Commissioners said they were concerned with the traffic problems--no doubt this project will add an impact on the situation and some attention should be given to mitigating the impact at the proper time. A general concern was expressed about the signalization--it should be given consideration. Improvement of the capacity of the drainage channel by 15% was discussed. Ingress and egress for Unit H should be carefully considered. It was hoped that as many trees as possible would be saved.

Mr. McDonald stated even a 15% increase in capacity of the culvert would be insignificant compared to the area served by this culvert.

M/S Sousa, Kroot, to approve a Use Permit for the Specific Planned Development for 19 Townhouses and two single family dwellings on A/P 5-244-17, 1330 Sir

Francis Drake Boulevard, Tarrant Bell Properties, known as "Willow Glen" in accordance with the original drawing dated October 3, 1984, drainage plan dated October 29, 1984, and proposed revisions dated 5 November 1984; approval includes possible use of two alternate materials and colors dated 11-5-84, on the basis that it conforms with requirements of 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, and that the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. Passed unanimously. Applicant informed of the 10-day appeal period.

C. NU-39 Octavio and Daisy Saez de Ibarra

Mrs. Ibarra said she planned to have her son liv in this second unit which consists of a former family room, bathroom and bedroom; however, her son changed his mind and now they wish to rent it to an older single person. They plan to add a sink and a wood stove.

Staff reported no objection to the use, stating there are 6 more available spaces in this district for second units. A total of 18 were allowed for the neighborhood.

Larry Nilsen, 32 Meadowcroft urged the Commission to discourage second units in the neighborhood, since the lots were small, parking scarce, and it is a single-family neighborhood.

M/S Kroot, Sousa, to approve NU-39, application of Octavio and Daisy Saez de Ibarra, 27 Broadmoor Avenue, for a use permit to legalize a second living unit in a single family residential zone as shown on the drawing attached to the application dated 10-28-84, and the finding that the second unit will not adversely affect the health, safety, peace, morals, comfort, and general welfare of the Town, and granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. Passed unanimously. Applicant informed of the 10-day appeal period.

NU-40. Dr. and Mrs. Russell Sandberg 433 The Alameda

Staff announced this application for a second unit included the request for an exception to the owner-occupancy of one unit. Staff said the second unit was in the main dwelling and there was adequate parking. There would be 3 vacancies in The Alameda neighborhood if this application is granted. Staff also stated a hardship should be stated for the exception.

David Hoag was present to represent Dr. Sandberg. He said his interest is property management. He said Chris Beech the present tenant was present and that he wished to move his disabled mother into the lower unit.

Mr. Charles Richardson stated he represented many neighbors in the area and he presented a petition opposing the granting of the Use Permit on the basis there is no hardship; the street is in deplorable condition; there is a lot of traffic; no sidewalks, off-street aprking is scarce. He stated Mrs. Sandberg had told several of the women in the neighborhood they would be away from 3 to 10 years.

Mr. Beech said he had leased the dwelling three months ago for 2 years with an option on the third. He said he intends to bring his handicapped mother to live in the downstairs unit.

James McDonald said he was a resident of the neighborhood, and had signed the petition for the reason he could see no hardship in this application and to grant the application would be an exploitation of the single family residential neighborhood.

The Commissioners expressed sympathy with the tenant's plight; however, no major hardship could be found.

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M/S Sharp, Kroot, to deny the application of Dr. and Mrs. Russell Sandberg, for a use permit for a second living unit in a single family zone and request for an exception to the requirement for an owner to live on the property because of the significant traffic impact on the neighborhood and because it would cause a significant adverse impact and the application could demonstrate no hardship to justify the exception. Passed unanimously. Applicant was informed of the 10-day appeal period.

E. V-2030 Joe and Susan Neil 220 Crescent Road

Staff reported no objections.

Bruce Tuthill, Architect was present and he explained the reason for requesting a variance. He also stated the building would probably be 2 feet narrower and 2 feet shorter on the rear line because the owners want more space between the garage and their home.

Dick Tracy, 228 Crescent Road asked if the applicants would restore the curb where the driveway now exists. He said this would create 2 parking spaces.

M/S Sharp, Sousa to approve V-2030, application of Joe and Susan Neil, 220 Crescent Road, A/P 7-221-05, for an eight foot frontyard variance to construct a garage with a second story within 12 feet of the front property line on the grounds that it is necessitated by the configuration of property and 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 the neighborhood; granting of the variance is necessary for the preservation and enjoyment of substantial property rights; approval based on the drawing dated 10-15-84. Passed unanimously. Applicant notified of the 10-day appeal period.

F. S-96 Lehrer & Sons, Incorporation - Laurel Canyon

Commissioner Kroot said he intended to abstain from voting, and therefore there would be no quorum.

Staff reported there were deficiencies in the submission and perhaps they could be pointed out to the applicant, and if anyone in the audience had input, it could be heard. All agreed.

Staff reported the subdivision map needed to have the road easements shown, to specify the types and densities of plants; unstable soil areas should be shown, state any variances from established R-1 zoning, the private open space, although indicated, was not clear. The retaining wall details should be shown.

Staff recommended the Negative Declaration of 1980 be used for this application; however, she felt it should be updated.

Mr. David Coleman, was present to represent Lehrer and Sons, Inc. He felt the application should be continued to the next meeting.

Elaine Driscoll, owner of an adjacent parcel asked about use of Laurel Avenue; and about the design of the dwellings.

Joan Meisell, 500 Redwood Road spoke about the slide/washout at Gerlak Road. She said 4 out of the past 5 years the road has washed out and the upper 3 dwellings would not be accessible from Redwood Road, the lower end, but would only be accible by going to the western end of Redwood Road and then going up the hill that way. At that point her driveway is the only one to turn around in, and it faces the wrong way. She asked if it would be possible to either require the developer to repair the slide or if there would be some way the Town could share the cost of the slide repair with the developer. Barring that she requested turn-arounds near the slide area. She then asked about sewerling the new dwellings, saying she would prefer Redwood Road because she would like to use it.

Dr. Segal, 419 Redwood Road, felt since the EIR was from 1980 the situation has changed. He said two new homes were constructed; there had been a washout and two homes had slid. He felt the Negative Declaration might be different now.

M/S Sharp, Sousa to continue S-96, application of Lehrer & Sons, Inc., Laurel Canyon to the November 19 meeting. Passed with three Aye votes and Commissioner Kroot abstaining. P/C 1

G. AR-1 David H. G. Coleman

Mr. Coleman stated this was a very heavily wooded lot, and there was not much landscaping needed except for erosion control. He plans to use Rosemary as a ground cover, junipers and cotoneaster and some manzanita as well. There will be some exterior lighting, kept at a minimum, for the driveway and stairs and security lights on the building. He will use redwood plywood with a composition shingle roof and the painting will be earth tones. It will be a low-profile and low key project.

Mr. and Mrs. Jack Deignan, 60 South Oak Avenue spoke against the development, bringing up several past problems.

M/S Sharp, Kroot to approve AR-1 for Architectural Review as represented in the drawing received by the Town of San Anselmo on October 17, 1984 on the grounds that the finding contained in the application on Page 2, items A through F have been satisfied in accordance with samples submitted with application. Passed unanimously. Applicant was informed of the 10-day appeal period. P/C

H. AR-2 Jess and Ann Lieberman

Mr. Coleman represented the Liebermans in this application. Mr. Coleman said he planned minimal landscaping with cotoneaster, manzanita, Rosemary and a few rhododendrons.

M/S Kroot, Sharp to approve AR-2, application of Jess and Ann Lieberman, South Oak Avenue, A/P 7-241-56 and 7-241-58, architectural review for one single family dwelling in the Hillside Density District on the basis that the plan is consistent with A - F of the Hillside Density Ordinance, based on the plans dated 10-84 and received by the Town of San Anselmo on October 17, 1984, color and material samples as presented, using Olympic stain and John Mansville roof. Passed unanimously. Applicant informed of the 10-day appeal period. P-C

V-2031 Mr. and Mrs. James Reilly

Mr. Reilly was present.

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

M/S Sharp, Sousa, to approve V-2031, application of Mr. and Mrs. James Reilly, 53 Grove Lane, A/P 7-162-27, for a 4.5 foot west sideyard variance to construct an addition to within 3.5 feet of the west side property line on the basis that the variance is necessitated by the configuration of the property and 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 the neighborhood; granting of the variance is necessitated for the preservation and enjoyment of substantial property rights. Approval based on the drawings submitted to the Town on October 16, 1984. Passed unanimously. Applicant informed of the 10-day appeal period. P/C

At 10:45 p.m. the meeting adjourned to the next regular meeting of November 19, 1984.

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