

A regular meeting of the San Anselmo Planning Commission was called to order on November 18, 1985 at 8:04 p.m. by Vice Chairman Kroot in the Council Chamber. Public Works/Planning Director Kottage was present.

ROLL CALL

Commissioners Present: Harle, Hayes, Heubach, Kroot, McPeak
 Commissioners Absent: Bergeson, Sharp

APPROVAL OF MINUTES, MAY 20 AND NOVEMBER 4, 1985

M/S, Heubach-Harle, to approve the minutes of May 20, 1985 as submitted. Motion passed by the following vote:

AYES: Harle, Hayes, Heubach
 ABSTAIN: Kroot, McPeak

V-2094, John Blackwell, 1354-1367 San Anselmo Avenue, A/P 7-522-04: 6 foot sideyard variance to construct an open deck to the property line on the southeast side; a third floor variance to finish an attic space for living space to be added to the second floor unit. Zoned R-2.

The applicant was present.

Staff expressed concern that finishing of the third floor landed itself to establishment of a third living unit.

At the direction of the Commission, the plans had been revised from the previous meeting to reduce the deck's intrusion into the sideyard setback and to add a second interior stairway to the third floor.

It was the consensus of the Commission that the modifications could prejudice the applicant by assuming he may illegally use the third story as a separate living unit.

M/S, Heubach-Harle, to approve V-2094, John Blackwell, 1365-1367 San Anselmo Avenue, A/P 7-522-04, six foot sideyard variance to construct an open deck zero to two feet within the side property line on the southeast side; a third floor variance to finish an attic space for living space to be added to the second floor unit, consistent with the drawings received November 14, 1985, on the grounds that the granting of the variance is necessary for the preservation and enjoyment of substantial property rights, it will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. Motion passed unanimously.

V-2096, Steve Haramis, 217 San Anselmo Avenue, A/P 7-284-17, application for parking variance for three spaces upon conversion of a residential building to office use; nine spaces required, six provided.

Staff reported that there has been no history of parking problems in this area, but recommended the use of the building be limited to two offices and one retail unit.

M/S, Heubach-McPeak, to approve V-2096, Steve Haramis, 217 San Anselmo Avenue, A/P 7-284-17, parking variance to three spaces upon conversion of residential building to office use to allow for six parking spaces as opposed to the nine required, as depicted on the drawings dated September 18, 1985 and October 19, 1985, on the grounds that the granting of substantial property rights will not adversely affect the health and safety of persons in the neighborhood, and with the condition that the use of the subject building be limited to two second floor offices and one ground

floor retail space, as shown on pages 1 and 2 of the plans by E. Keith Franc dated October 18, 1985, and amended by staff to show the existing number of parking spaces. Motion passed unanimously.

C-208, Steve Haramis, 217 San Anselmo Avenue, design review for front exterior alteration.

M/S, Hayes-Heubach, to continue C-208 to the next regular meeting for the purposes of submittal of additional information for design and landscaping. Motion passed unanimously.

V-2097, Steve Zamlich, 70 Barber Avenue, A/P 6-191-34, application for 9 inch, 1 foot one inch, and 1 foot 10 inch variances for an existing dwelling within 7 feet 3 inches, 6 feet 2 inches and 6 feet 8 inches from the north side property line. After the fact.

The applicant was present and explained that the variance was required due to discovery of an inaccurate survey.

M/S, Heubach-Hayes, to approve V-2097, Steve Zamlich, 70 Barber Avenue, A/P 6-191-34, variance to 9 inch, 1 foot one inch, and 1 foot 10 inch variances for an existing dwelling within 7 feet 3 inches, 6 feet 2 inches and 6 feet 8 inches from the north side property line, on the grounds that it is not a grant of special privilege, the granting of the variance is necessary for the preservation and enjoyment of substantial property rights and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood, with the special circumstances being that the house is built partly in the setback as a result of a surveying error, but it results in no detriment to the neighborhood, in accordance with plans received October 30, 1985. Motion passed unanimously.

V-2079, Ruth Truett, 28 Laurel Avenue, A/P 7-111-10, an amendment to V-2079 to allow a 15 foot rear yard variance to construct a two-story garage to within 5 feet of the rear property line to correct an architectural error, to allow a 17 foot rear yard variance to construct a garage to within 3 feet of the rear property line.

Staff's primary concern with the application was the second story above the garage and its proximity to the rear property line.

Ms. Truett stated that after excavation had begun, they discovered the architect had miscalculated the rear setback.

M/S, V-2079, Ruth Truett, 28 Laurel Avenue, A/P 7-111-10, an amendment to V-2079 to allow a 17 foot variance to construct a two story addition within 3 feet of the rear property line for correction of an architectural error, on the grounds that it is necessary for the enjoyment of substantial property rights, it is not injurious to property or improvements in the neighborhood, and is necessary to correct a previous architectural error, the impact of this change is not detrimental, with reference to plans received July, 1985 as amended by staff November 18, 1985. Motion passed unanimously.

Z-143 Amendment #3, Red Hill Shopping Center, 850 - 900 Sir Francis Drake Boulevard, A/P 6-061-23, amendment to enhance and expand the western portion of the Center and discussion of environmental impact.

The applicant was not present and therefore the Commission agreed to continue the item to their regular meeting of December 2, 1985.

ADJOURNMENT

The meeting was adjourned at 9:04 p.m.

Beth Calamar