

The regular meeting of the San Anselmo Planning Commission was called to order by Stan Hayes, Acting Chairman Stan Hayes at 8:00 p.m. on July 15, 1985, in the Council Chamber. L. Wight of staff present.

1. ROLL CALL

Commissioners Present: Bergeson, Harle, Hayes, Heubach, Kroot

Commissioners Absent: Sousa, Sharp

2. APPROVAL OF MINUTES

The approval of minutes of May 20 and July 1 was continued.

3. PUBLIC HEARINGS

A. NU-46 AND V-2052, BARBARA O'BRIEN, withdrawn

B. V-2060, BONNIE WUDTKE, withdrawn

F. V-2066, LEWIS AND EVELYN CHAMPION, continued to 8-5-85

C. S-97 Tarrant-Bell Properties, Willow Glen

This item had been continued for clarification of exceptions requested from monumentation. Staff pointed out the exceptions on the subdivision map and stated the Town had no problem with these exceptions.

M/S Harle, Heubach, to approve S-97, application Tarrant-Bell, Willow Glen, 1330 Sir Francis Drake Boulevard, A/P 5-224-17, exception to the requirement that all lot corners and angle points be monumented, it being noted that some of the points fall within the building envelope or in the creek bed passed on the findings that this approval preserves substantial property rights, will not be detrimental to the public welfare or activities in the neighborhood, special conditions have been noted previously, namely the location of the points which makes placement of the monuments difficult, final approval to be given by the Town Engineer. Passed unanimously. The ten-day appeal period was announced.

P/C 7-15-85

D. V-2068 Nova Construction

Applicant stated the floor elevation will be raised 1.5 feet; the garage will be smaller and moved to clear the existing trees.

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

Commissioner Bergeson said the applicants appear to have responded to the Commission's concerns at the previous meeting.

M/S Harle, Kroot, to approve V-2068, application of Nova Construction, 270 Redwood Road, A/P 7-095-27, for a 17 foot frontyard variance to construct a garage within three feet of the front property line, on the basis that it is necessary

for the preservation and enjoyment of substantial property rights 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 said neighborhood; placement of carport/garage is necessitated by the grade and terrain and placement of building with respect to the street, variance granted in accordance with drawings received by the Town of San Anselmo on July 12, 1985, except as to the correction of the floor elevation of the deck by 1.5 feet to conform to the height of the street. Passed unanimously. Applicant notified of the 10-day appeal period. P/C 7-15-85

D. Robert and Mary Brooks

Mr. Lewis one of the owners was present and said he had acquired the property 10 or 12 years ago; three years ago the area was approved for 5 units and was subsequently abandoned. He said he now would like to have the property zoned for 6 units. There will be 3 or 4 acres per homesite and no variances will be requested.

Staff reported that through an oversight parcels 19 and 07 had not been included in the original zoning.

Maria Zaharoff, 76 Hawthorn Avenue said Mr. Dal Bozo had felt 5 units was economically feasible and she said the Hillside Density Ordinance did include all 3 parcels when the density of 5 was placed. The parcel, she said, has numerous problems, geological, land slump, there are 2 rare plant species there, drainage., etc. Roads will add to the drainage and geological and rare plant problems She asked the Commission to limit the number of units to 5 for all three parcels.

Iremengard Wessler, 9 Traxler said the hill is 3 to 4 feet back of her property. She said since the road was built, her retaining wall and backyard have been damaged.

Richard Posthumus said he was here to support 5 units only.

Julia Bardwell, 97 Valley Road said last year she had rocks and trees and rubble in her backyard from that hill.

Dick Street, Hillcrest Court said the hillside is very unstable. He said Valley Road would become a big river if this property is developed. He also said Camino de Herrera is one lane already, and cannot handle more traffic.

Steve Endicott, 80 Camino de Herrera asked where the access road will be.

Commissioner Harle pointed out the R-H designation is for the large parcel only. There are two additional parcels which could be building sites. The acreage for the Hillside Density Ordinance was the large parcel only.

Ralph Haag, 47 Valley Road, asked about making Valley Road a one-way street.

Commissioner Heubach said he found it difficult to justify more than 5 building site on all 3 parcels.

Commissioner Harle said there was no development plan before the Commission, studies have not been made for access and drainage, and he said he was willing to rezone for 6 site and wait for a development plan.

Commissioner Kroot agreed with Commissioner Harle, saying the applicant might be entitled to 7 sites.

Commissioner Hayes pointed out if the parcels were not combined by ordinance, there could be 7 sites. He said the geology and access would have to dealt with at the time of an application. He said he favored five building sites.

Commissioner Bergeson pointed out that all densities are maximum and granting the maximum number of sites does not necessarily grant that many R-1 sites. He said he favored 6 sites.

Commissioner Heubach pointed out this parcel borders Fairfax. He said the lower lot is near a ravine and may not be buildable. Mere acreages and arithmetic does not always provide reasonable numbers of sites. He said he favored 5 sites.

Commissioner Hayes said there has been a lot of previous consideration on this site, both in the Hillside Density Ordinance study and the Dal Bozo application. He said he felt 5 sites would be suitable. He felt it important to keep good faith with the neighbors.

Commissioner Bergeson said he now felt the study did include all three parcels and therefore the total should remain 5.

Commissioner Heubach said he felt the negative declaration could be appropriate.

M/S Heubach, Kroot, to recommend acceptance of the Negative Declaration. Passed unanimously.

Commissioner Kroot says they did have 3 parcels. To allow only 5 sites would be downzoning. They should be allowed a total of 6 sites and then let them prove their feasibility.

Commissioner Harle agreed with Commissioner Kroot, he said he still felt the circumstances warrant 6 parcels.

M/S Heubach, Bergeson move we recommend to the Town Council approval of Z-237, Robert and Mary Brooks, between Valley Road and Camino de Herrera, A/P 5-081-07 and 5-081-19, Town initiated rezoning from R-1 (Single Family Residential) to R-1 H (Hillside Density District) to combine with A/P 5-031-35 (currently zoned R-1 H for five units) with a maximum density of 5 units as its combined total density. Passed by the following vote:

AYES: Bergeson, Heubach, Hayes

NOES: Harle, Kroot

Staff announced the application would be heard by the Town Council on July 23, 1985.

G. V-2073 John Condon, 25 Millbrae Avenue.

This property is being sold and the new owners wished to remove the existing garage and replace it with a carport.

Claire Villa, daughter of the former owner said they had discussed the variance with the neighbors, and the neighbors had no objections.

M/S Kroot, Heubach to approve V-2073, application of John Condon, 25 Millbrae Avenue; A/P 6-124-13, an 11'2" frontyard variance and six foot southwest sideyard variance to construct a carport (and remove existing garage) within 8'10" of the front property line and two feet of the southwest side property line on the basis it is necessary for the preservation and enjoyment of substantial property rights; granting of this 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; variance necessitated by the configuration of the site and the position of the existing garage, and in order to save several trees; variance based on drawings received by the Town of San Anselmo on June 17, 1985. Passed unanimously. Applicant notified of the 10 day appeal period. P/C 7-15-85

H. V-2074 Richard F. Evans

Commissioner Heubach said the deck appears to overhang the public right-of-way. He said the plan looks reasonable, but he is disturbed by what looks like the removal of a grove of redwood trees.

Commissioner Harle said he felt the major asset of the lot was the grove of redwood trees.

Richard Evans said the home is not going to impose on any neighbors. He said he did not like to see the trees go either, but if the house goes further uphill a driveway would have to be cut through the trees.

Commissioner Bergeson said he feels an attempt should be made on the part of the designer to place the house without a variance. He would assume every attempt had been made.

Commissioner Hayes said he felt the same as the other Commissioners.

Dr. Evans said a screen of trees will be left between the street and the house. He offered to plant additional trees on the lot.

Mr. Bill Beymark, 71 Longwood Drive said he had put an offer in for the lot, and if he drove up there and saw the stand of redwood trees removed, he would be very upset. He said he could not understand why this room isn't full of neighbors screaming their heads off.

Commissioner Hayes said there are 5 heritage trees that would have to come down, and that should tell the Commission they must look at it very carefully.

Commissioner Bergeson said it looked as though the dwelling was designed for a flat site. It did not appear an attempt has been made to match the house to the site.

Dr. Evans asked to have the application continued until the next meeting.

M/S Heubach, Harle that we continue the application to the next regular meeting of August 5, 1985. Passed unanimously.
P/C 7-15-85

I. V-2075 James and Gayle Hickert

Steve LeBasco said this is an existing structure the roof is 10 feet above the existing room. It will have little or no impact on the neighborhood. Any other addition to the house would be very difficult to impossible.

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

Commissioner Bergeson said it was obvious that this is the only logical way to expand the house. He could see no hardship.

Commissioner Kroot agreed.

M/S Harle, Kroot to approve V-2075, application of James and Gayle Hickert, 415 Sequoia Drive, A/P 6-117-06, for a three story variance to alter an existing lower portion of the dwelling to living area, on the basis granting of the variance is necessary for the preservation and enjoyment of substantial property rights; granting of this 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, and is necessitated by the extreme difficulty of building on the site of the above building. Variance approved in accordance with drawings dated June 21, 1985. Passed unanimously. Applicant notified of the ten-day appeal period.
P/C 7-15-85

J. V-2075 Prudence and Jared Dreyfus

Mr. Dreyfus said he bought the house a year ago and now would like to make a second story addition. There already is a dormer over an existing bathroom.

Runa Guisti, 65 Alder Avenue said if this variance were granted someone else could put a second story on. The proposed addition cuts off the light into her home. She said everyone who has owned the house had added on to it, it now has 5 bedrooms and 3 bathrooms. It is too much house on too small a lot. She said she thinks the Dreyfus family will outgrow the house and move on; however, her family is grown and she will spend the rest of her life there.

Commissioner Bergeson said there are two things that bother him--architecturally it is not good, and he feels an implied threat.

Commissioner Kroot felt the applicant was asking a reasonable thing.

Commissioner Hayes said he had trouble supporting the application since he had difficulty in making a finding.

M/S Heubach, Kroot, to continue the application to the meeting of August 5, 1985. Passed unanimously.

From the audience Sarah Nome, 77 Alder Avenue asked why the inconsistencies in granting of Planning Commission applications. She said some people come in and get applications approved right off and others are required to make changes and come back several time and then do not get the requested application granted. Often the applications are similar.

K. Review of Affordable Housing Site Study and Recommendation to the Council

There was some discussion, and it was generally felt that Page 1, "study Purpose", should have the following included: "Nothing in this report is intended to suggest or imply that this Planning Commission has recommended, or that the Town Council, will approve or disapprove".

Page 6. There was some confusion over the word "Overhead"; its meaning seemed unclear.

Defensive Space: The Commission questioned what it means, and asked if anyone knew. Commissioner Kroot thought it might mean a deck or patio.

Page 33: The second sentence should stop at the word "west": The words "to San Rafael" should be deleted. The above could be replaced with "west to Fairfax".

Page 35. The statement beginning "Almost half of the units in the Barber neighborhood" needs some study. Perhaps that should be changed to "Lincoln Neighborhood".

The Commission agreed it was a good report.

Commissioner Harle said with regard to the Study that he always objected to General Studies and object to unsupported statements.

In the analysis of possible projects there are different square footage figures, from \$40 - \$45 - \$50, and no one had an idea why the prices varied. It was the consensus that these prices were far below current costs. Commissioner Kroot did not think they looked feasible. Commissioner Harle felt uncomfortable with the figures. Commissioner Bergeson agreed.

M/S Heubach, Harle that the Commission recommend to the Town Council they accept San Anselmo Affordable Housing Site Study and Report prepared by Jeff Baird, dated April 1985 and that the comments be passed along to the Council. Passed unanimously. P/C 7-15-85

At 11:20 p.m. the meeting adjourned to the next regular meeting of August 5, 1985.

Thelma Foster