

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Sharp on June 3, 1985, at 8:00 p.m. in the Town Hall Council Chamber. Lisa Wight, Planning Technician, present. George Davison, Director Public Works/Planning, present for Item 3F.

1. ROLL CALL

Commissioners present: Bergeson, Harle, Heubach, Kroot, Sharp, Sousa  
Commissioners absent: Hayes

2. APPROVAL OF MINUTES

March 25, 1985

Item 2, change "Approval of the minutes . . ." to "The minutes . . ."

Item 3 I, paragraph 9, change " . . . and no garage would be acceptable." to " . . . and no garage would be unacceptable."

Item 3 E, paragraph 4, eliminate " . . . ; does not encroach upon required setbacks;"

M/S Heubach, Sousa, to approve the minutes of March 25, 1985 as amended.

Motion carried; Chairman Sharp abstained.

May 6, 1985

Item 4 A, paragraph 4, change "He said a building . . ." to "She said a building . . ."

Item 4 A, paragraph 7, change " . . . there his property . . ." to " . . . that his property . . ."

Item 5 C, change " . . . and an lack . . ." to " . . . and lack . . ."

M/S Heubach, Harle, to approve the minutes of May 6, 1985 as amended.

Motion carried; Chairman Sharp abstained.

May 20, 1985

Minutes were not available so continued to June 17, 1985.

3. PUBLIC HEARINGS

A. U-598/V-2040 - Kenneth J. Piro, 318 Butterfield Road, A/P 5-042-13, use permit and variance requests - CONTINUED TO JUNE 17, 1985.

B. NU-46/V-2052 - Barbara O'Brien, 25 Hillcrest Court, A/P 5-092-04, use permit and variance requests - CONTINUED TO JUNE 17, 1985.

C. Z-237 - Robert and Mary Brooks, between Valley Road and Camino de Herrera, A/P Nos. 5-081-07 and 5-081-19, Town initiated rezoning from R-1 to R-1 H to combine with A/P 5-031-35 (currently zoned R-1 H for five units) for a total density of five units and the initial environmental review - CONTINUED TO JUNE 17, 1985.

D. Z-236 - Karl H. Baeck, 36 Ross and 29/35 Woodland Avenues, A/P Nos. 7-282-17 and 7-282-19, rezoning from R-3 (Neighborhood Apartment District) to SPD (Specific Planned Development) for 19 apartment units (16 existing; 3 additional proposed) and the initial environmental review.

Karl Baeck, applicant, and Edward Hageman, designer, present.

Ms. Wight noted the staff memos dated May 6 and June 3 supporting the proposal for additional units, but pointing out the concerns of the neighbor at 24 Ross Avenue.

Jerry Frank, owner of 24 Ross Avenue, said he had met with the applicant and had advised that he would like the addition pulled back six feet (in addition to the five feet originally proposed). He feels the new proposal to pull a section of the addition back an additional three feet will not mitigate the adverse affect on views from his apartment building next door.

Mr. Hageman stated that if the additions are pulled six feet further from the side property line, the light to the applicants' lower existing units will be diminished.

Commissioner Bergeson said he appreciated the attempt of the applicant to mitigate the problem; however, he agrees with Mr. Frank that the three foot building indentation is just a token answer to the problem. The other Commissioners agreed. Commissioner Harle pointed out that if views are to be diminished, better it be to the applicants' units than to the neighbors. The Commissioners generally agreed that they are in favor, however, of adding three units.

Mr. Hageman suggested the addition on the north end be moved back three feet so that 58 feet of the 93 foot length will be eight feet from the side property line. Mr. Frank agreed this would help address the problem.

M/S Bergeson, Heubach, to refer Z-236 for Karl H. Baeck, 36 Ross and 29/35 Woodland Avenues, A/P Nos. 7-282-17 and 7-282-19, rezoning from R-3 to SPD for 19 apartment units and the initial environmental review back to the applicant to discuss the plans with the neighbor and bring the revised plans to the meeting of June 17, 1985.

Motion passed unanimously.

- E. V-2060 - Bonnie Wudtke, 115 Brookmead Court, A/P 5-131-11, variances to construct a studio - CONTINUED TO JUNE 17, 1985.
- F. V-2062 - Don and Connie Velazquez, 27 Oakwood Court, A/P Nos. 5-062-80 and 5-062-83, a 20 foot frontyard variance to construct a garage and dwelling within zero feet of the front property line; and a third story variance.

Don and Connie Velazquez, applicants, and Douglas Anawalt, architect, present.

Mr. Davison distributed new plans to the Commission noting they were just received this afternoon and require new variance requests which will necessitate renoticing the neighborhood. He pointed out that the staff memo was prepared based on the plans previously submitted and staff has not had time to review these new drawings. The applicant has requested the item be heard, but understands action cannot be taken at this hearing.

Tom Hendricks, 23 Carlson Court, Philip Miller, 50 Oakwood Avenue, Rick Sheviakov, 30 Oakwood Avenue, Gene Puerling, 22 Oakwood Avenue, and David Scalise, 25 Carlson Court, felt the item should be continued to provide a review period.

Mr. Anawalt said he revised the plans to provide morning sun to the living areas.

Mr. Davison said he is satisfied with the engineers' reports and feels it would be counter productive to have drilling equipment on this lot at this stage. He pointed out that the dwelling will barely be visible from Carlson Court, rather the concerns should be the view from Oakwood Avenue. He also advised that from a physical standpoint it will be possible to construct a dwelling within all the setback requirements but it will have a much more imposing effect.

The Commissioners agreed to discuss the application, but continue it before taking action.

Commissioner Harle said he had requested the additional information as he could not make the finding of no detriment until the safety question was approached.

Commissioner Heubach said he agrees with the philosophy of the staff memo and feels it would be better to condition any variances on design review.

Commissioner Sousa said he would be inclined to support granting variances, but is concerned about the detriment.

Commissioner Kroot said the variances are justified, the problems to the neighbors will be during construction, and that one advantage will be a turnaround on the new driveway. He requested that the topo lines on the drawings be certified by a licensed surveyor.

Chairman Sharp said the information he has received from the engineers makes him lean towards approval; however, he is concerned about the steepness of the lot.

Staff recommended the item be continued for four weeks to give the applicant adequate time to submit new information and to provide staff and public review.

M/S Heubach, Bergeson, to continue V-2062 for Don and Connie Velazquez, 27 Oakwood Court, A/P Nos. 5-062-80 and 5-062-83, for setback and story variances to the meeting of June 17, 1985.

Motion failed: AYES: Bergeson, Heubach, Kroot  
NOES: Harle, Sharp, Sousa

M/S Harle, Kroot, to continue V-2062 for Don and Connie Velazquez, 27 Oakwood Court, A/P Nos. 5-062-80 and 5-062-83, for setback and story variances to the meeting of July 1, 1985.

Motion passed unanimously.

- G. PP-6 - Slide Mountain Corporation of Indian Hills Company, end of Tomohawk Drive, A/P Nos. 177-220-50, 177-250-40 and 177-250-41, preliminary plan review of twelve single family dwellings - CONTINUED TO JUNE 17, 1985.
- H. SR-347/C-205 - Martinizing Cleaners, 754 Sir Francis Drake Boulevard, A/P 6-091-39, review of two signs with a total area of 34 square feet and the window graphics (both referred by Planning Director).

Alex Najafi, applicant, and his father were present.

Ms. Wight advised staff has no problem with the proposed signs which are well within the allowable area, but are concerned with the boldness of the blue graphics and felt it necessary to refer this matter to the Commission. She also stated staff had received verbal complaints about the graphics.

Messrs. Najafi asked for the Town's support in starting their business. They said the signs and graphics are necessary to attract customers.

Carl Bellini, owner of the property, said he supports the application.

Bob Pedrick, representing the licensing broker for Martinizing Cleaners, advised the trademark colors are blue and white and submitted pamphlets showing the graphics used on their buildings.

M/S Harle, Sousa, to approve S-347 and C-205 for Martinizing Cleaners, 754 Sir Francis Drake Boulevard, A/P 6-091-39, two signs with a total area of 34 square feet and the window graphics, on the basis that it will not be detrimental to those working in the area; it is aesthetically compatible with the existing improvements; will not tend to cause the surrounding area to depreciate materially in appearance or value; will not create unnecessary traffic hazards due to distraction; and is necessary for the enjoyment of substantial property rights.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- I. Z-238 - Max F. and M. Monica Holsinger, H & P Holdings, 51 Essex Street, A/P 6-121-38, rezoning from R-3 (Neighborhood Apartment District) to SPD (Specific Planned Development) for 11 apartment units (10 existing; 1 additional proposed) and the initial environmental review.

Max and Monica Holsinger, applicants, present.

Ms. Wight referred to the staff memo recommending approval of the unit.

William Dill, 520 Red Hill Avenue, reviewed the plans and had no objections.

M/S Heubach, Sousa, to recommend to the Town Council acceptance of the Negative Declaration as prepared by staff dated May 24, 1985.

Motion passed unanimously.

M/S Heubach, Sousa, to recommend to the Town Council approval of Z-238 for Max F. and M. Monica Holsinger, H & P Holdings, 51 Essex Street, A/P 6-121-38, rezoning from R-3 to SPD for 11 apartment units (10 existing; 1 additional proposed), on the grounds that it is consistent with the General Plan particularly with the intent underlying the Housing Element; and that it will not be detrimental to the health and safety of persons residing in the area, based on the plans received May 14, 1985.

Motion passed unanimously.

It was announced the Negative Declaration and zoning will be heard by the Town Council on June 11, 1985.

- J. AR-5 - Philip and Barbara Tamarkin, Oak Springs Drive, next to Kite Hill area, A/P 5-011-64, architectural plan review of one of the two single family dwellings on Parcel B.

Philip and Barbara Tamarkin, applicants, present.

Ms. Wight referred to the staff memo suggesting this item be heard, but no action taken until staff has approved the improvement plan.

The Commissioners had no objection to the proposed dwelling.

M/S Heubach, Kroot, to continue this item to June 17, 1985, so the improvement plan can be submitted and approved by staff.

Motion passed unanimously.

- K. V-2063 - Richard H. Doyle, Jr., 3 Indian Rock Court, A/P 5-102-54, three story variance for a new dwelling.

Richard Doyle, applicant, present.

It was noted that in addition to a three story variance, the proposed height is 37 feet, which will require a variance.

Commissioner Heubach suggested stepping the house up the hill so that it does not appear so monolithic from the front.

The applicant felt that is a good point and wasn't sure if he would construct the house per these drawings; he just wanted the third story. Staff advised his drawings must accurately reflect what he plans to build.

M/S Heubach, Harle, to continue V-2063 for Richard H. Doyle, Jr., 3 Indian Rock Court, A/P 5-102-54, three story variance for a new dwelling, to June 17, 1985, with revised drawings to be submitted.

Motion passed unanimously.

- L. V-2064/C-206 - William Hendrickson, 524 San Anselmo Avenue, A/P 6-102-10, parking variance for a second floor addition and design review of exterior alterations including deck and arbor additions.

William Hendrickson, applicant, and Douglas Anawalt, architect, present.

Ms. Wight advised the parking variance is for the second floor addition as it will be an increase in the intensity of use. Although the lower area will be divided into three retail spaces, a parking variance will not be required for this lower area unless there is a high intensity use, i.e., restaurant.

Mr. Hendrickson advised a restaurant will not be in his building.

Mr. Anawalt reviewed the plans, indicating the location of the balconies and arbors. He pointed out the entry arbors on Sir Francis Drake Boulevard and San Anselmo Avenue will bring attention to the bridge as a gateway to the downtown. The arbors and repair of the bridge are to be a joint project between the applicant and Town. He proposes to unify the entire building, which includes Rossetti's, and install new awnings. The colors will be low key with a slight accent for the trim. He recommended that rather than bring color samples back to a meeting, that he do a brush-out.

The Commissioners were pleased with the plans.

M/S Kroot, Harle, to approve V-2064 and C-206 for William Hendrickson, 524 San Anselmo Avenue, A/P 6-102-10, parking variance for a second floor addition and design review of exterior alterations including deck and arbor additions, with the exception of the colors which will be heard at a future public hearing, on the grounds that it will not be detrimental to those living or working in the area; it will grant substantial property rights; the special circumstances are that there is not space for parking on the site; it will be functionally and aesthetically compatible with the existing improvements in the area; it will not tend to cause the surrounding area to depreciate materially; and will not create unnecessary traffic hazards; based on the drawings received May 21, 1985.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- M. V-2065 - Jim and June Hitchner, 200 Oak Springs Drive, A/P 5-292-05, a 4'8" south sideyard variance to construct a greenhouse within 3'4" of the south side property line; a five foot south sideyard variance to construct beam extensions within one foot of the south side property line; a 2'6" north sideyard variance to construct a deck within 3'6" of the north side property line; and a six inch north sideyard variance to construct first and second floor additions within 7'6" of the north side property line.

Jim Hitchner, applicant, present.

Ms. Wight advised the greenhouse is a large structure; however, the neighbors should not be affected due to the configuration of the structures on the lot.

Mr. Hitchner submitted photographs of the greenhouse, which he purchased from Cost Plus in San Francisco, and of the stones he plans to use at the base.

Joseph Olmedo, 204 Oak Springs Drive, said he supports the application..

M/S Bergeson, Sousa, to approve V-2065 for Jim and June Hitchner, 200 Oak Springs Drive, A/P 5-292-05, a 4'8" south sideyard variance to construct a greenhouse within 3'4" of the south side property line; a five foot south sideyard variance to construct beam extensions within one foot of the south side property line; a 2'6" north sideyard variance to construct a deck within 3'6" of the north side property line; and a six inch north sideyard variance to construct first and second floor additions within 7'6" of the north side property line, on the grounds that it is necessary for the preservation and enjoyment of substantial property rights; it will not materially affect adversely the health and safety of persons in the neighborhood; and the special circumstances are the existing building materials for the greenhouse dictate extending into the setbacks; and the neighbor concurs with the application; based on the drawings received June 3, 1985.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

N. Review of Affordable Housing Site Study and Recommendation to Town Council - CONTINUED TO JUNE 17, 1985.

#### 4. WORKSHOP

Discussion of Possible Future Uses of Red Hill School Site.

John Sharp, a member of the school siting committee, asked for the Commission's input on possible uses of the property.

The Commission generally felt the use of the property should be something that will not preclude using it as a school in the future. A youth center was suggested as something needed in Town.

#### 5. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 11:25 p.m. to the next regular meeting on June 17, 1985.

*Lisa Wight*

LISA WIGHT  
PLANNING TECHNICIAN