

A regular meeting of the San Anselmo Planning Commission was called to order on August 4, 1986 at 8:08 p.m. by Commissioner Harle in the Council Chamber. Planning Technician Wight was present.

ROLL CALL

Commissioners Present: Harle, Manning, McPeak, Zaharoff

Commissioners Absent: Hayes, Heubach, Chairman Kroot

APPROVAL OF MINUTES, JULY 21, 1986

On page 5, the spelling of Jonathan Braun was corrected.

M/S, Manning-Zaharoff, to approve the minutes of July 18, 1986 as corrected. Motion passed by the following vote:

AYES: Harle, Manning, Zaharoff

ABSTAIN: McPeak

PUBLIC HEARINGS

OLD BUSINESS:

SS-263 - Paul Tietjen, 1348 San Anselmo Avenue, A/P 7-051-07, two lot parcel split and initial environmental review - CONTINUED TO 8-18-86

V-2110 - Anthony Avellino, 184 Butterfield Road, A/P 5-101-39, a five foot rearward variance and a eight foot south sideyard variance to construct a garage within 15 feet of the rear property line and zero feet of the south side property line; and a six foot south sideyard variance to construct an addition within two feet of the south side property line.

The applicant was present.

A proposal to construct a two-car tandem garage and storage building along the north side of the house within zero feet of the north side property line was continued by the Commission at its meeting of March 3, 1986. The applicant has reworked the proposal, which now locates the garage at the end of the existing paved driveway. Staff recommended the garage be a minimum of two feet from the south side property line for maintenance purposes.

M/S, McPeak-Zaharoff, to approve V-2110, Anthony Avellino, 184 Butterfield Road, A/P 5-101-40, a five foot rearward variance and a six foot south sideyard variance to construct a garage within 15 feet of the rear property line and two feet of the south side property line; and a six foot south sideyard variance to construct an addition within two feet of the south side property line, on the basis that the creek reduces the lot size, that granting the application is necessary for the preservation and enjoyment of substantial property rights, that it will not adversely affect or be materially detrimental to properties or improvements in the neighborhood. Motion passed unanimously.

AR-6, Quarry Mountain, Incorporated, End of Tomohawk Drive, A/P Nos. 177-220-50, 177-150-40 and 177-150-41, master building envelope and landscape plan for entire subdivision and design review of homes on Lots 9 and 10 - CONTINUED TO 8-18-86.

NEW BUSINESS:

SR-341 - Bank of America, 401 San Anselmo Avenue, A/P 7-251-22, variances for an additional sign.

George Hellerich, representating Mina-Tree Signs, Inc. for Bank of America, was present.

The proposal was for a a projecting, inter-illuminated sign constructed of white plexiglass with routed faced blue letters. It will be located under the canopy, which faces north/south and extends four feet over the sidewalk right-of-way. The bottom of the sign, which will extend 43.5 inches into the right-of-way, is 7'9" above grade.

M/S, McPeak-Zaharoff, to approve SR-341 - Bank of America, 401 San Anselmo Avenue, A/P 7-251-22, variances for an additional sign, based on the grounds that the sign is in keeping with the existing signs, strict application of the provisions of the sign ordinance would give results inconsistent with the purposes and intent of the sign ordinance, the granting of the variances will not adversely affect the public health, safety or welfare or be detrimental to the properties in the surrounding area, as submitted on the drawings received July 14, 1986. Motion passed unanimously.

Alma R. Wiederhoeft, 327 Butterfield Road, A/P 5-022-62, two-lot parcel split with exceptions and the initial environmental review - CONTINUED TO 8-18-86.

SS-265 - Ulf Moren, 1316 San Anselmo Avenue, A/P 7-051-14, two-lot parcel split with exceptions and the initial environmental review - CONTINUED TO 8-18-86.

V-2123 - Jodie Holsten, 125 Pine Street, A/P 7-252-14, an eight foot west sideyard variance and a ten foot frontyard variance to construct a carport within zero feet of the west side property line and ten feet of the front property line; a six foot east sideyard variance and nine foot frontyard variance to construct a garden shed within two feet of the east side property line and nine feet of the front property line; a five foot east sideyard variance and one foot rearward variance to construct an addition within three feet of the east side property line and 19 feet of the rear property line; and a one foot east sideyard variance and seven foot rearward variance to construct an open deck within five feet of the east side property line and seven feet of the rear property line.

The applicant was present.

The proposal is for a 96 square foot garden shed in the front and east side setbacks, a one-car carport in the front and west side setback and a 169 square foot laundry room addition which continues the building lines along the east and rear of the house within the setbacks.

Planning Technician Wight reported that staff recommended reduction of the height of both the garden shed and the carport and a minimum two foot maintenance setback for the carport.

The Commissioners expressed concern about the location, height and corrugated plastic roof of the garden shed in the front yard.

Mary Fishman, 129 Pine Street, submitted a site plan of her property in relation to 125 Pine Street. Ms. Fishman expressed concern about the carport, which would essentially be a 16 foot fence against her front yard that would close her yard and keep out light. She said it would be more appropriate to the neighborhood to have the carport in the rear, where it should be lower in height. She said the garden shed is not appropriate in the front yard and she too was concerned about the appearance of a fiberglass roof. She added that there is always alot of clutter on the property and she was concerned about allowing things to get started and not get finished.

Karin Ludwig, 147 Pine Street, said she agreed with Ms. Fishman's comments and added that continuance of construction is an ongoing problem at 125 Pine, and it is time to complete what has been going on for a long time before new projects are started.

Ms. Holsten said her prime concern was the laundry room and agreed to withdraw here applications for the garden shed and carport.

M/S, McPeak-Zaharoff, to approve V-2133, a five foot east sideyard variance and one foot rearyard variance to construct an addition within three feet of the east side property line and 19 feet of the rear property line and a one foot east sideyard variance and one foot rearyard variance to construct an open deck within five feet of the east side property line and 13 feet of the rear property line, 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 and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood, with the changes as modified on the drawing dated June 29, 1986. Motion passed unanimously.

ADJOURNMENT

On motion duly made and seconded, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Beth Calamar