

A regular meeting of the San Anselmo Planning Commission was called to order on March 17, 1986 at 8:00 p.m. by Chairman Kroot in the Council Chamber. Planning Technician Wight was present.

ROLL CALL

Commissioners Present: Harle, Heubach, McPeak, Sharp, Zaharoff and Chairman Kroot

Commissioners Absent: Hayes

APPROVAL OF MINUTES - February 24, 1986

M/S, Sharp-Harle, to approve the minutes of February 24, 1986 as submitted. Motion passed by the following vote:

AYES: Harle, McPeak, Sharp, Zaharoff, Kroot

ABSTAIN: Heubach

PUBLIC HEARINGS

V-2110. Anthony Avellino, 184 Butterfield Road, A/P 5-101-40, variances to construct a garage and storage area within the required front and side setbacks - CONTINUED TO 4-7-86.

C-208. Steve Haramis, 217 San Anselmo Avenue, A/P 7-284-17, design review of exterior alterations.

The owner and project architect, Rick Kattenberg, were present.

The design involves the conversion of an apartment building to an office/retail building. It will be a wood structure painted blue with awnings and landscaping.

M/S, McPeak-Heubach, to approve C-208, 217 San Anselmo Avenue, A/P 7-284-17, design review of exterior alterations, on the grounds that it is not detrimental to the community, it is in keeping with the character of the area, it is functionally and aesthetically compatible with the improvements in the neighborhood, and will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area, in accordance with the drawings received February 21, 1986. Motion passed unanimously.

V-2111. Mario and Sue Ellen Lamorte, 45 Entrata Avenue, A/P 6-241-44, 20 foot frontyard and 8 foot north sideyard variances to construct a parking deck within zero feet of the front and north side property lines.

Staff recommended that a minimum 25 foot width from the east side edge of the paving to the west side of the parking deck be maintained to allow 16 feet of travel way and 9 foot of parking area.

The applicants were informed that if the confirmation of the property lines shows that the structures actually encroach onto their neighbors property, they must obtain written permission from these property owners.

M/S, Heubach-Sharp, to approve V-2111, 45 Entrata Avenue, A/P 6-241-44, 20 foot frontyard and 8 foot north sideyard variances to construct a parking deck within zero feet of the front and north side property lines, on the grounds that the granting of the variance is necessary for the preservation and enjoyment of substantial property rights, it is not detrimental to the public welfare or injurious to property or improvements in the neighborhood, it will not materially adversely affect the health or safety or persons living or working in the neighborhood, and there currently is lack of adequate parking

for the house, consistent with the plans received February 26, 1986 by the Town of San Anselmo, with the following condition:

The two center tangents must be a minimum of 25 feet.

Motion passed unanimously.

V-2112 - Monica Martin and Mary Lu Graham, 36 Monterey Avenue, A/P 6-013-17, three foot north sideyard variance to construct an addition and a trellis within five feet of the north side property line.

Staff reported that only the north side variance request had been noticed but it was discovered that a south side variance was also needed.

M/S, Sharp-Heubach, to continue the application to April 7, 1986. Motion passed unanimously.

V-2113 - David and Evelyn Israel, 47 Indian Rock Road, A/P 177-250-23, third story variance to construct a new dwelling.

Staff reported that a three story structure at this site appears to loom substantially and recommended the corners be staked and story poles erected to more accurately assess its impact. Staff also expressed concern about the design and light colors of the house.

Mr. Israel submitted a letter of support from the owners of 53 Indian Rock. He argued that according to the Uniform Building Code, this structure is not considered three stories, and the only portion of the house exceeding two stories is the garage. They had considered building a carport instead of a garage but felt it would not look as nice. Concerning the color of the house, Mr. Israel said they did not want unfinished siding; their idea was to produce a contemporary, clean, quality look and he noted that below his property there is a mint green colored home.

The Commissioners were reluctant to subject a single family home being reviewed for a variance to design review. They noted that a house of the same color and similar design could be built without undergoing any Commission review. They noted that the overall height was 27.5 feet, and that drainage issues will be addressed during the building permit stage.

Commissioner Kroot noted that the structural frame in front of the house emphasizes the vertical height of the building, whereas the other buildings in the neighborhood are emphasized horizontally.

M/S, Harle-McPeak, to approve V-2113, David and Evelyn Israel, 47 Indian Rock Road, A/P 177-250-23, third story variance to construct a new dwelling, on the grounds that it offers no significant detriment to activities in the neighborhood or other considerations of height, it allows enjoyment of substantial property rights, and placement of the garage is dictated by the terrain in front of the house and is necessarily incorporated into the structure in such a way as to require a third story, in reference to drawings and a sample board received March 4, 1986. Motion passed by the following vote:

AYES: Harle, Heubach, Mcpeak, Sharp, Zaharoff

NOES: Kroot

NU-51, Joe L. Miranda, 124 Prospect Avenue, A/P 6-192-15, use permit for a new second living unit in a single family residential zone - CONTINUED TO 4-7-86.

V-2114. Joe L. Miranda, 124 Prospect Avenue, A/P 6-192-15.  
parking variance for existing parking to remain within the  
setbacks. - CONTINUED TO 4-7-86.

NU-52 - Robert Feld, 401 The Alameda, A/P 5-041-33, use permit  
for an existing second living unit in a single family  
residential zone.

The applicant was present.

M/S, McPeak-Heubach, to approve NU-52, Robert Feld, 401 The Alameda, A/P 5-041-33, use permit for an existing second living unit in a single family residential zone, on the grounds that it 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. Motion passed unanimously.

#### ADJOURNMENT

The meeting was adjourned at 9:25 p.m.

Beth Calamar