

The regular meeting of the San Anselmo Planning Commission was called to order on January 6, 1986 at 8:05 p.m. by Chairman Sharp in the Council Chambers. John Kottage, Director of Public Works/Planning was present.

ROLL CALL

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

Commissioners Absent: Hayes

Chairman Sharp welcomed Maria Zaharoff and Bob McPeak to the Commission.

ELECTION OF CHAIR AND VICE-CHAIR

M/S, Kroot-Harle, to nominate Commissioner Heubach for chairman.

M/S, Sharp-McPeak, to nominate Vice Chairman Kroot for chairman.

Commissioner Heubach declined the nomination for chairman. The motion and second for his nomination were withdrawn.

Motion in support of Vice Chairman Kroot for chairman was passed with 5 aye votes. Vice Chairman Kroot abstained.

M/S, Harle-McPeak, to nominate Commissioner Heubach for vice chairman. Motion passed with 5 ayes votes. Commissioner Heubach abstained.

APPROVAL OF MINUTES - October 28, November 25 and December 2, 1985

On page 5 of the minutes of October 28th, the first sentence of the fourth paragraph was amended to read, "Commissioners Kroot said he thought fences to 6 feet high should be allowed on property lines in private open space." M/S, Harle-McPeak, to approve the minutes of October 28th as corrected. Motion passed with 4 aye votes. Commissioners McPeak and Zaharoff abstained.

M/S, Heubach-Harle, to approve the minutes of November 25, 1985. Motion passed with 3 aye votes. Commissioners Kroot, McPeak and Zaharoff abstained.

On page 4 of the minutes of December 2nd, the "ayes" vote on V-2099 and U-603 was corrected to exclude Heubach and include Hayes. M/S, Kroot-Harle, to approve the December 2nd minutes as corrected. Motion passed with 3 aye votes. Commissioners Heubach, Zaharoff and Chairman Sharp abstained.

ZONING WORKSHOP: Discussed of goals, procedures and desirability of changing the zoning of the properties at 1535 Sir Francis Drake Boulevard, A/P 5-153-01 (Miwok Station lot) and 805 Sir Francis Drake Boulevard, A/P 6-082-14 and 15 (Shell Station lot).

The purpose of the discussion was to present an overview of the rezoning issue to determine whether the Commission wants to pursue it further at a subsequent hearing.

Planning Consultant John Roberto reported that the issues included development of a policy for the use of vacated service station sites and resolution of apparent inconsistencies between the existing zoning and the General Plan.

The Miwok station is zoned C-1, Neighborhood Business District, but is designated as mixed residential with a density of 6 to 12 units per acre on the General Plan's Land Use Element and Map. The C-3, General Business District, zoning of the Shell Station lot is consistent with the General Plan's Land Use Element and Map but may be inconsistent

with General Plan policy which discourages commercial expansion that increases turning movements on congested Sir Francis Drake Blvd. Mr. Roberto advised that this expansion need not be geographic but could include increase in intensity of use, which is a possibility for the Shell Station lot under the general C-3 zoning. He recommended that either the General Plan or the zoning be amended to establish consistency.

Commissioner Heubach responded that it appeared appropriate to rezone the Miwok Station site to residential use but that the choice was not as clear for the Shell Station lot due to the other commercial uses in its general vicinity. However, in light of the town's need for low and moderate income housing, he would like to look at rezoning the Shell Station lot to residential use.

Commissioner McPeak questioned whether there were other areas in town, particularly other properties on Sir Francis Drake Boulevard, the Commission should review for rezoning from commercial to residential use. He suggested the Commission review zoning on a street by street basis and specifically look at properties zoned commercial but being used as residential for possible rezoning.

Commissioner Zaharoff noted that it was important to address the appropriate zoning of the two service station lots now since they are currently vacant.

Chairman Sharp recommended that to the extent they can, the Commission now look at the zoning of Sir Francis Drake Boulevard corridor, where his concerns are traffic and housing. He was not in favor of amending the General Plan to conform with the zoning and questioned what use is likely to have the least impact on traffic.

Mr. Roberto responded that different uses have different impacts at different times of the day: residential uses have A.M. and P.M. traffic peaks but the traffic generally runs with the flow; commercial uses can generate traffic that runs counter to the flow which creates problems with turning movements.

Discussion on the rezonings was continued to the January 20th meeting.

WORKSHOP: Discussion of goals and procedures associated with revising the Town's parking ordinance and a discussion of the method of financing the creation of additional parking in key commercial areas.

Staff reported that the existing parking ordinance is inadequate in that the number of parking spaces required for commercial properties is related to the size of the building and not the type or number of uses in the building. This kind of formula has proven to be inadequate for commercial uses. In the downtown, there is an insufficient number of parking spaces to support the businesses and in the long run this may mean the purchase of land to provide parking and establishment of an assessment district or in-lieu parking fee program to pay for it.

Each of the commissioners supported the idea of a special meeting to discuss parking ordinance revisions. Commissioner Heubach expressed concern about productivity in this type of discussion as it tends to stir up non-productive emotion and rhetoric; he asked that consultant costs be kept down as much as possible on this review.

Commissioner McPeak suggested there be a general education meeting with a commitment made for separate meetings for the downtown, Sir Francis Drake Boulevard and neighborhoods.

A special meeting was tentatively set for Monday, January 27th, 8 p.m. to 10 p.m., to discuss parking requirements. Both staff and the Commission stressed the importance of notification to the public about this meeting.

PUBLIC HEARINGS

A. V-2102 - William Bluechel, 114 Alder Avenue; Variances to construct a one-story accessory structure in the west side and rear setbacks.

The applicant had requested a continuance and the Commission continued the application to the meeting of January 20, 1986.

B. V-2103 - Duncan and Donna Brydon, 1704 San Anselmo Avenue; A/P 5-143-22; 3 foot sideyard variance to enclose an existing carport within 5 feet of the side property line; 8 foot sideyard variance to construct a trellis within zero feet of side property line; and a 2 + foot frontyard variance to construct a trellis within 18 + feet of the front property line.

The applicants and the project designer, Dan Thomas, were present.

A letter was received from Mildred White, the adjacent property owner at 1440 Sir Francis Drake Boulevard, expressing concern that the enclosure would create a damp, cold corridor between the two houses. Mr. Thomas responded that the downspouts will be installed for drainage into the street.

Commissioners McPeak and Zaharoff expressed concern about the movement of the main entrance from the front to the side in the setback. However, they noted that Ms. White had not mentioned this issue in her letter and that any increase in noise will not have a significant impact since this corner property abuts Sir Francis Drake Boulevard.

M/S, Kroot-Harle, to approve V-2103, application of Duncan and Donna Brydon, 1704 San Anselmo Avenue, A/P 5-143-22 for a 3 foot sideyard variance to enclose an existing carport within 5 feet of the side property line; 8 foot sideyard variance to construct a trellis within zero feet of the side property line; and a 2 + foot frontyard variance to construct a trellis within 18 + feet of the front property line on the grounds that the granting of the variance is necessary for substantial property rights, it is not detrimental to those persons residing and working in the neighborhood, and is appropriate due to the configuration of the site and the existing location of the carport, based on the drawing dated November 1985 and received by the Town December 9, 1985. Motion passed unanimously. The applicant was informed of the 10 day appeal period.

C. U-605 - Wanda M. Macicik, 33 Lansdale Avenue; A/P 7-012-18; Use permit to rent a room.

The applicant was present.

Commissioner Kroot asked whether the property had flooded in the 1982 storm. Ms. Macicik responded that she did not own the property at the time but was informed by the previous owner that it had not flooded.

M/S, McPeak-Heubach, to approve Application U-605 pursuant to the findings that the use will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing in the neighborhood, nor will it be injurious to property and improvements in the neighborhood or the general welfare of the Town as the room(s) are a sufficient distance away from neighboring households and the public right-of-way, and there is adequate off-street parking. Furthermore, the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner in that the intention of the use is not to establish a separate rental unit but to incorporate a boarder into the household using existing space which otherwise would be underutilized. Motion passed unanimously.

D. V-2104 - David Johnson, 170 Spring Grove Avenue; A/P 6-221-06; 4'10" frontyard variance to construct an entry porch and stairs within 15'2" of the front property line; 4'10" sideyard variance to

reconstruct residence destroyed by fire within 3'2" of the east side property line; and variance from two story height limit to construct a garage/laundry/storage area creating 3 stories.

The applicant and his architect, Fredric Divine, were present.

M/S, Harle-Heubach, to approve V-2104, application of David Johnson, 170 Spring Grove Avenue, as shown on the drawings received December 19, 1985, on the grounds that it presents no detriment to activity in the neighborhood, the granting of the application is necessary for enjoyment of substantial property rights, and the perimeters of the reconstruction are set by the terrain and the original construction. Motion passed unanimously.

ADJOURNMENT - The meeting was adjourned at 9:20 p.m. to the regular meeting of January 20th.

Beth Calamar