

The regular meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on December 7, 1987, by Chairman Hayes in the Town Hall Council Chamber. Staff present: John Kottage, Director Public Works/Planning, Lisa Wight, Planning Technician, John Roberto, Planning Consultant and Hadden Roth, Town Attorney.

A. ROLL CALL

Commissioners present: Harle, Julin, Yarish, Manning, Sias, Hayes
Commissioners absent: Zaharoff

B. APPROVAL OF MINUTES - November 16, 1987

M/S Harle, Julin to approve the minutes with the following corrections: Page 6, paragraph 1, delete "there exists" and add in at the end of the sentence "should be required"; page 6, paragraph 5, change "colleges" to "colleagues".

AYES: Yarish, Julin, Harle, Manning, Hayes
ABSTAIN: Sias

C. DISCUSSION OF SCHEDULING SPECIAL MEETING FOR PUBLIC HEARING FOR PP-9/AR-7: Robert M. Yeakey, 80 South Oak Avenue, A/P 7-241-50, preliminary plan review and architectural review of a single family dwelling in an R-1 H zone.

David Holcomb, Attorney for Mr. Yeakey requested that the Planning Commission hold a special meeting on December 17, 1987 to review the application. Staff indicated that it would not allow for the required 10 day noticing so it was decided that the application would be held on December 21, 1987 at the regularly scheduled Planning Commission meeting.

D. PUBLIC HEARINGS

1. A-144 - Mauro Passeti, 60 Mariposa Avenue, A/P 7-284-32, design review of ten apartment units and review of the environmental document.

Mauro Passeti, applicant, present.

Mr. Roberto presented the Staff Report dated December 4, 1987 stating the applicant has made an application to the Town of San Anselmo for design review approval for a 10 unit residential apartment project located at 60 Mariposa Avenue. The property is zoned R-3 (1 unit/1,500 sf), but the General Plan designates the property mixed residential, 6-12 units per acre (1 unit/3,600 sf). The Town Attorney, has determined that Mr. Passeti has the right to submit an application at R-3 District densities even though the current zoning is inconsistent with the Town's General Plan as referenced by a letter to Lisa Wight, Planning Technician, dated January 2, 1987 from the Town Attorney.

The Town's Planning and architectural consultants have had a number of meetings with Mr. Passeti and his architect focusing on the site planning modifications to his original proposal based on the comments made by the consultants. The application before the Commission at this time reflects the thinking of the Town's planning and architectural consultant in terms of site location of building and open space.

Staff has prepared an environmental checklist on the design review application and is recommending the adoption of a negative declaration. Should the Commission concur with staff recommendation a Negative Declaration will be prepared and posted for the project. The Commission can not act on the design review application until the Negative Declaration has been posted for the time period required by law.

The applicant has provided small private useable outdoor space in the form of decks and balconies for each of the ten dwelling

units. The large landscaped area on the western portion of the property can be improved as common open space for all the dwelling units. The Commission should discuss and determine the best use of this larger common open space area. The applicant has separated pedestrian and vehicle access to the site and the dwelling units. Staff concurs with the applicants pedestrian and vehicular circulation proposal. The applicant has provided 3 additional parking spaces beyond that required by the zoning code. Staff believes that these three extra stalls should be designated as guest parking areas. The apartment manager should be responsible for insuring that tenants do not use these three stalls for parking.

Staff has requested that the applicant provide articulation in the building elevations. This objective has been met in concept with the exception of the lower portions of the east and west elevations. Landscaping against the building in these areas could reduce the current blank massing of the wall.

Staff can recommend approval of the site layout and location of buildings, but has no specific recommendation on building design or materials. The Commission should hold a public hearing on the design review application and direct staff to prepare a resolution which would support the Commissions desired action on the design review application. The resolution and environmental document can be brought back at the next regular meeting of the Planning Commission for final action.

Mr. Passetti thought Mr. Roberto has done a fine job and had no additional comments to make at this time.

Richard Tracy, 64-66 Mariposa, wanted to know if there were provisions for carrying flood or drain water from the site. He said he was required to get flood insurance on his parcels.

Mr. Kottage, stated that it is not in a flood zone on the Flood Insurance Rate Map therefore it is a local drainage issue.

John Silvey, 50 Mariposa, recognizes the owner's right to build but although there is mixed residential in this area he wondered how much can be built without having an impact on the neighborhood. Sohner Court is already going in and with this 10 unit building he thought traffic and noise should be addressed. He felt that the 10 units looked too large for this lot. Mr. Silvey stated that the eastern exposure would affect his and encouraged the Planning Commission to review the screening for this unit.

Mrs. Tracy, 64-66 Mariposa, echoed Mr. Silvey stating the wall was permanent and needs screening. She would also suggest something other than the Japanese maples, perhaps trees that are faster growing. Mrs. Tracy said that all the parcels from Ross Avenue backing up to Mariposa are pitched towards the applicants parcel and her parcel and there is flooding on a routine basis. She feels there needs to be an intense study done with regards to drainage.

Mr. Passetti said his property was not affected by the 1982 flood and his carrier does not require flood insurance.

Commissioner Yarish was in agreement with some of the comments. The landscaping seems sparse. The east and west elevations could be improved with more articulation.

Commissioner Sias echoed Yarish. Some work needs to be done to break up the walls and soften the east and west elevations. He was also concerned about drainage and would like to see staff propose solutions.

Commissioner Harle was in agreement with the other Commissioners and added that drainage has always been a problem. The Richmond/Mariposa intersection can not handle the water runoff but is not sure what the solution could be.

Commissioner Julin was questioning number 7 on the Environmental Document regarding light and glare. She was unable to see the night lighting on the applicant's plans and wondered what was proposed and if there would be security lighting in the open space. She would like to see some color samples of the trim, siding, etc and would like to see more screening. She Agrees that maples are slow growing and would like to see something else. With regards to the dumpster, Commissioner Julin thought perhaps it would better closer to the street so the garbage trucks could get in and out without disturbing the tenants.

Mr. Roberto replied that we can ask for lighting to be indicated on the plans.

Mr. Passetti agreed with Commissioner Julin regarding the dumpster and said he would address her concerns to the architect.

Commissioner Harle understood the suggestion about having the dumpster in front however it could then have an impact on the neighborhood.

Commissioner Manning echoed what has been said and added he felt more information is needed on the drainage.

Chairman Hayes said the east and west side wall will present a troublesome view to the neighbors and feels there needs to be articulation. With regards to the lighting he feels there should be a sufficient amount of lighting for safety but not to over light the neighborhood.

Mr. Passetti said that he asked his architect to leave off the lighting, thinking it would be done during the permit stage and at that time was going to contact the Police Department.

Commissioner Sias would like to see more lighting on the walkway at the east edge of the property.

Chairman Hayes was wondering if it was necessary to have 2 pathways from building C, stating that it will have to be lighted all night. Mr. Roberto responded by saying there is a way to eliminate some walkway and he will work with Mr. Passetti and it.

Mr. Roberto indicated that hydrology is the big issue and perhaps putting some requirements on the applicant like those done for the Sohner Court application would be in order. Staff will make sure that this project will not make the area worse. With regards to lighting, usually the exterior light is what causes concern but if low level lighting is used that would solve the problem.

Chairman Hayes felt that the guest parking needed to be clearly defined. Mr. Roberto agreed and added that Mr. Passetti originally proposed 2 more parking spaces but staff wanted to soften the area with less black top and since he exceeds the necessary parking by 3 spaces, Mr. Passetti agreed.

Commissioner Sias wanted to know the last time the Commission tested the reality of parking spaces in the building code. Mr. Roberto felt the zoning ordinance does not fulfill the needs of today and it does have to be addressed in the future.

M/S Yarish, Julin to continue A-144 - Mauro Passetti, 60 Mariposa Avenue, A/P 7-284-32, design review of ten apartment units and review of the environmental document to the next regular meeting of December 21, 1987. Motion passed unanimously.

2. U-630 - Lloyd Tupper, Marin Community Christ Church of Religious Science, 540 San Anselmo Avenue, A/P 6-102-31, use permit for a church, and review of the Negative Declaration of Environmental Impact.

V-2215 - Lloyd Tupper, Marin Community Christ Church of Religious Science, 540 San Anselmo Avenue, A/P 6-102-31, parking variance for a change in use.

Lloyd Tupper, applicant, present.

John Kottage presented the staff report stating the Marin Community Christ Church of Religious Science proposes to use the entire building as follows: 5,500 square feet of the building will be used for Church assembly. This portion of the building fronts on Sir Francis Drake Boulevard. 1,450 square feet will be used for a retail Church bookstore and will occupy the north side of the San Anselmo Avenue frontage. 2,000 square feet on the mezzanine will be used for Church offices. 3,700 square feet on the first floor will be used for classrooms, counseling, kitchen, restrooms, hallways and storage. 350 square feet will be made available to the downtown Merchant's Association/Chamber of Commerce and will occupy the south corner of the San Anselmo Avenue frontage. Mr. Kottage said this application does require multiple uses and he wanted to focus on the major concerns. One is the intense use of the site on Wednesdays 7-9 p.m. and Sundays 8 a.m. to 12 p.m. The hours the Church would be in full service there would be anywhere from 200 to 250 parishioners. Staff is not clear if this is an over intensity of use for this site. The intense use is only 2 times a week and not during commute time and it is also different than the formal use of the retail site. With regards to parking there will not be an impact on the downtown area during the week because the meetings on Wednesday will be held in the evening after commute traffic and after the commercial buildings have closed. Comments have been received that the general welfare of the Town might be affected by the change of use from retail to a Church, i.e., loss of property tax (if the building is sold to the Church), loss of municipal services tax, loss of business license fee and loss of sales tax revenue. This problem has been dealt with by the San Francisco Theological Seminary. Each year the Seminary voluntarily donates \$10,000 to the Town of San Anselmo for the general purposes of maintenance for public facilities.

Other comments received are that the 250 members attending the Church services on Sundays between 8:00 a.m. and 12:00 p.m. will become familiar with and use the Town's restaurants and stores. These are persons who may not necessarily shop here otherwise and this could raise the sales tax collected by other businesses.

Comments have been received that the use of the property for a Church is not consistent with the General Plan. This property is designated as 'General Commercial' on the Land Use Map of the General Plan. While staff cannot find a portion of the General Plan that conflicts with the proposed use of this property as a Church, staff provides the discussion of Commercial use found in the General Plan for review and consideration in the staff report.

Lloyd Tupper, applicant, said he has been contacted by several people about his application, some people have been very kind and some quite nasty. He said that there seems to be a question of his "Product" which is God. His church has one half million dollars in income and he wants to turn the Kaufman building from a sows ear to a silk purse. There is always a reaction when people try to do something good or different. The reality is that there has been no requests from other retailers to take on this site. With regards to the health, safety, peace and morales as some of the findings in the code, he could not see where his Church would be detrimental in anyway to the neighborhood or Town. He thinks there is a movement to bring a Church back to the downtown of San Anselmo. Parking would be an issue whether there was a Church on the premises or a retail outlet. Mr. Tupper said that they are good people and his product "teaching religious beliefs" although not profitable in terms of dollars, is a good product. With regards to his bookstore he said that the books are clearly related to what we teach therefore he will not take potential revenue away from the other bookstores in the area and he wanted to state that his books will generate revenue and they do pay sales tax. Mr. Tupper had no objection donating money to the Town for the upkeep of roads, etc. like the Seminary does and stated they did not want something for nothing. He did not feel parking was an issue as they will not be using the premises during peak hours.

GENERAL PUBLIC COMMENTS

Mr. Mozart Kaufman, owner of building, passed out an article entitled "Goodwill's Battle in Oakland" from the S.F. Chronicle dated December 2, 1987. He gave the history of Kaufman's Department Store from 1960 when he opened with only 4,000 square feet to the present day, stating that with the inception of Northgate, Bon Air Center and the Village, people just are not interested in this size building for retail so far off Highway 101 with inadequate parking. He said it is really Kaufmans' loss in not anticipating the power of a shopping center in 1960 - but who could anticipate such power. Mr. Kaufman said we don't need more shops in San Anselmo, we need more customers. The Church gives us a chance to save a building, make half of the frontage on San Anselmo Ave. retail and bring in people who are loyal, affluent and Church goers. All we have to give them is the right merchandise and good service and they will give us business.

Bill Jelinek, 53 Florence, felt strongly about keeping the street commercial. He said he is not against any religion, the Town has 9 churches but he does not feel that a church should go into a commercial use. Marilyn Ormand, owner of Miscellaneous, had a petition in her shop for those merchants opposed to a non commercial use for the Kaufman building, addressing issues such as it being against the general welfare of the Town and inconsistent with the General Plan. Approximately 19-20 merchants have signed the petition. Mr. Jelinek referenced an article in the Ross Valley Reporter where Mayor Cordingley talked about revitalizing the downtown and there have been several meetings addressing the ways to increase revenue in the downtown area. What is currently being proposed is not going to provide tax revenue or services to our residents. Approximately 20% of the Town's budget comes from sales tax and business licenses. Merchants are working hard to improve the image of the downtown area and if a non commercial use goes in the message will be that the downtown can not survive, which is not true. With regards to traffic, he disagrees with staff. He believes there could be a parking problem during the week. Lastly, he said that Carter Collins's application for Dancewonder was denied and he felt the use was the same and Dancewonder was only going to have 100 people at a time, therefore he feels the Commission should also deny this application.

Mary Maher, Mother May I, 718 San Anselmo Avenue, said as a merchant she does not think having the Church on the Kaufman's site is a bad idea and if parking is an issue then the Town should build a parking lot. What the Town needs is customers and if the Church can provide the customers she would not mind having them park in front of her store. On a personal note, she used to be a member of this Church and her life has changed dramatically, therefore she is in favor of this Church.

Christopher Lee, 46 Magnolia, said it seems reasonable to have a choice but the reality is the parking situation. What will happen during the Antique Fairs or the Town Fairs when San Anselmo Avenue is closed off to traffic. He said Mr. Anawalt is the architect for the project and he wanted to know why only the Sir Francis Drake side of the building will be remodeled and not the San Anselmo Avenue side.

Steven Leonard, stated he has been doing the marketing for Mr. Kaufman and he said that at 60 cents per square foot, the space is cheaper than storage space in San Rafael. The renovation of Monticito Shopping Center and the PGE site in San Rafael will take even more business from San Anselmo. Even if he was able to bring in retailers there would still be the parking problems.

Raymond Frezacher, San Rafael, felt that the objections stated are not valid in his estimation. He patronized the restaurants and shops in Sausalito when the Church was located there and would do the same in San Anselmo.

Nancy Olson, said people outside of San Anselmo have already set their shopping patterns.

Dan Thomas, 90 Fernwood, said that the building has a 5 year lease and if approved, will create a direction that is irreversible. Once the building is changed from retail to a Church the charm will be lost. He did not think the future of the downtown or what the building represents was a concern to the Church members or Mr. Tupper, it only represented a building. Mr. Thomas felt this application represented spot zoning which is illegal and bad planning.

Jack Callahan, Church member, had been to the Church meetings the last 4 Sundays and has had no trouble parking.

Richard Tracy, 228 Crescent Road, thought this was an inappropriate use of the space. With regards to the bookstore he considered it "dead frontage". With regards to a big department store, he felt it was impractical but possible and said it is almost as though the building was a "white elephant".

Bill Bandy, President, Chamber of Commerce, said he was only stating his feelings, not those of the Chamber, but all businesses need customers and along comes Mr. Tupper and he is going to bring us 250 customers and some of the merchants are complaining. Mr. Bandy said he did a study when he owned his Shoe Store and more than half of his customers were from outside of San Anselmo. He feels the day is over that our Town will be a big retail Town. He did not feel the church was going to have a harmful impact on the Town and also stated he was surprised that Staff did not give the Commission more guidance on this issue.

Robert Epifanio, 83 The Alameda, thinks there are other viable uses for the building and does not feel it should be turned into a non commercial use. He was concerned about tax revenue and parking.

Ann White, said this Town needs more parking and more customers. She felt the Church will bring the customers.

Annette Kaufman responded to Mr. Jelinek saying they have never had an offer on the building before and at the lowest point of their business they had 24 people working for them that parked in the downtown area.

Mr. Tupper responded to the audience by saying they are normal people and did not choose this Town because of the inexpensive rent. It was chosen because many of his people live in the Ross Valley, and because of the close proximity of the S. F. Theological Seminary. It is not his wish to exploit the town. With regards to Mr. Anawalt only remodeling the Sir Francis Drake side of the building, Mr. Anawalt felt they would have trouble changing the San Anselmo Avenue side because of the Planning Commission's strong view on it remaining the same. Regarding the bookstore, Mr. Tupper said there are a wide variety of books, many of which are on the best seller list. Mr. Tupper said he felt the opinion is that San Anselmo wants money, not God.

Marshall Jainchill, Bubba's Restaurant, had mixed feelings, stating he also works in leasing at Frank Howard Allen and agrees the building is a "white elephant". He wanted to know how much revenue is generated from the Church bookstore.

Dan Goltz, 107 Holstein Road, felt the only question that really needed to be answered is if this Church is going to be a detriment. If the application is approved it is necessary that the parking problems do not become worse, and that tight controls need to be put on the hours. Lastly, the Church must give the Town something to make up for this huge difference in parking.

Marilyn Ormond, Miscellaneous, said her employees could not find a place to park before 12p.m. last Sunday.

Rosemary Herbes, Santa Rosa, wondered if the members could be shuttled to the Church from outside the downtown area.

John Fay, Fairfax, had no problem parking last Sunday, however

knows that parking has always been an issue and will continue to be even if the Church does not go in.

Barbara Tracy, 224 Crescent, urged the Commission to look at the long range impact, stating that whenever a Church goes in a shopping center it is usually at the end to allow for parking egress and ingress and thought the Commission should search the General Code and the hearts of San Anselmo residents before making a decision.

June Dowell, Church member, thought the Church was taking dead space and using it and adding to the revenue of the Town.

Mr. Kottage responded to several of the questions saying that there is no Ordinance in the Code that precludes the use of this property; the interpretations of the General Plan does not preclude use of the Commercial area. With regards to the comment about Club Mime, Staff does not believe it has the same uses; regarding "spot zoning", this use brought before the Commission is specifically allowed. Lastly, Staff agrees a gift would be appropriate, similar to the one given by the Seminary and stringent controls should be placed on the application if approved.

Commission Comments

Commissioner Yarish asked the Town Attorney if this use is permitted in the General Plan and Zoning ordinance and what kind of regulations could be put on the applicant to regulate volume and people using the building. To which Mr. Roth responded this is a directly permitted use in the Town in this area. He said that if the Commission makes a decision that traffic is a problem then the application could be denied on that basis. Also, he said it was permissible to regulate parking.

Commissioner Julin wondered if this application was exempt from the loading requirements as stated in the Code sec. 10-3.104. To which Mr. Kottage responded that loading has always been included as part of parking but Staff could break it out if that is the wish of the Commission.

Commissioner Manning felt it might be quite some time before Mr. Kaufman could get a commercial tenant and he knows Mr. Kaufman is anxious to rent the building because it has already been vacant for quite some time. Commissioner Manning said that parking has always been a problem and will continue to be however having a Church on the premises sends a signal out to other store owners that the downtown area is in trouble and this may have a detrimental effect on the businesses and therefore he is not in favor of it.

Commissioner Julin said the retail area of San Anselmo is special and because Kaufmans is right in the heart of the business community she feels it will be a detrimental affect on the other retail shops if a non commercial use comes in. Regarding parking, she does not feel there can be a comparison between a commercial and non commercial use because the non commercial use in this case is like event parking. Regarding the Negative Declaration, she said there is not enough parking or traffic information given the event and nature of the proposed use and does not know if she could support it without constraining mitigations.

Commissioner Harle understood that this use takes large space and thereby weakens the draw of the rest of the retailers but having a building vacant is like having a "tombstone" and he is puzzled about what is appropriate for this building. Regarding parking, he thinks it is a significant detriment to the area. He felt the Negative Declaration was tied into the parking.

Commissioner Sias had major concerns in the intent of the General Plan to institutional use and for the good of the Town in the long run. Regarding parking, he felt it would be detrimental to the business district. He felt the Negative Declaration was tied into parking and with what may be an insolvable problem.

Commissioner Yarish wanted to know if there would be weddings. To which Mr. Tupper replied, yes, but mostly on Sundays. Commissioner Yarish said that if there were 250 people, 3 people per vehicle, that would be 83 cars. That would represent nearly 1/3 of all the downtown parking and would create a strain on the infrastructure of the Town, therefore it is difficult to support this application.

Chairman Hayes said the question is not whether we want a Church or not, the question is whether or not this is the right place for a church. The biggest problem is parking and traffic. There will be a big load on Sundays and during weddings. There are 214 parking spaces in downtown and it would not be hard for him to see 2/3 of the parking taken up during that surge. Chairman Hayes noted that the Church had services last Sunday and thought this was the issue before the Commission. In addressing Mr. Kaufman, he said he has been a big success and an anchor for this business district for many years.

M/S Julin, Harle, to deny U-630 for Lloyd Tupper, Marin Community Christ Church of Religious Science, 540 San Anselmo Avenue, A/P 6-102-31 on the basis that the establishment, maintenance and operation of the use will, under the circumstances of the particular case, be detrimental to the general welfare of the Town, specifically, that the subject use would be detrimental to the existing businesses in the area; and that the parking demand could not be accommodated by the available parking in and near the central business district without harming the existing businesses and residences of the area.

Motion passed unanimously.

Audience was advised of the ten day appeal period.

3. V-2216 - Filippo and Nicolo LoCoco, 638 San Anselmo Avenue, A/P 6-102-37, parking variance for a change in use to a restaurant.

Jack Wilkinson, representative, present.

Ms. Wight presented staff report stating the applicants propose to operate an extension of the existing LoCoco's Pizzeria that has been in Terra Linda for 17 years. There will be only ten seats for customers at counters as the owners want to keep the operation small and encourage take-out. There will be no on-sale or off-sale beer or wine. Hours of operation will be between 11:00 a.m. and 10:00 p.m. seven days a week. Staffing will be a maximum of 4 people in the evening, with a staff of 2 to 3 working during the earlier hours. It is anticipated that the majority of business will be after 5:30 p.m. The property is zoned C-2. Take-out establishments are only permitted in the C-3 district with a use permit. Therefore, the applicant must provide seating for customers to eat on the premises.

There is no on-site parking available. The building is 1,300 square feet, which requires a minimum of six on-site parking spaces. The applicants have submitted a parking comparison between the previous retail clothing use and the proposed restaurant use. They feel the level of activity proposed by their operation will be less than that previously experienced with the clothing store. They base their feeling on there being more customers in the retail store during the holidays and sales events are that the shopping customer spent more time in the store than the restaurant customers will.

Mr. Wilkinson said he was engaged to find a place to have the product but with the majority of off site consumption. He said he has put together a parking survey from 11 a.m. - 6 p.m. and he did not feel they will be creating any more space than the previous space.

Jay Murphy, 112 Laurel, said he is representing the owner of the building in finding a tenant. He said that LoCocos has a very good name and good product.

Bill Bandy, felt it is the best pizza in all of Marin and stated the restaurant will bring people to Town. He did not think there was a parking problem at the end of Town.

Marshall Jainchill, Bubbas Restaurant, welcomed them to San Anselmo and asked the hours of operation.

Commissioner Sias was inclined to support the application.

Commissioner Harle was in support of the application but was concerned about the parking.

Commissioner Julin said if the intent of the Code is not to have take out service then why isn't the applicant requesting rezoning. She felt this might be subterfuge of the Code and therefore she can not support the application as is.

Ms. Wight explained that the applicants were required to have tables and chairs just as other restaurants are required to do in this area. Mr. Wilkinson said there was no subterfuge and the application was perfectly within the code.

Chairman Hayes thought that perhaps the Commission needed to have a meeting at a future date to discuss the C-2 code.

Commissioner Manning and Yarish were in support of the application.

Chairman Hayes was willing to take the application at face value and was willing to approve the application.

M/S Yarish, Sias, to approve V-2216 - Filippo and Nicolo LoCoco, 638 San Anselmo Avenue, A/P 6-102-37, parking variance for a change in use to a restaurant on the basis that: 1. Due to special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the controlling zoning ordinance or regulation deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification, specifically that there is no on site parking available and it will create little or no increase in parking downtown; 2. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated, specifically that the situation of no on site parking is common for all downtown business and this is not unusual.

3. The granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the petitioner, specifically without a parking variance no business would be viable; 4. The granting of such variance, under the circumstances of the particular case, will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood, specifically that this business will offer very little impact if any in the area.

AYES: Sias, Harle, Yarish, Manning, Hayes
NOES: Julin

Motion carried. Audience advised of 10 day appeal period.

The following items are carried over to the next regular scheduled meeting of December 21, 1987 because of the late hour:

V-2213 - Carolyn S. Kinney and Gail R. Turk, 90 Oakland Avenue;
V-2214 - Mr. and Mrs. Ron Moore, 12 Entrata Avenue; V-2207 - Wie-Shing and Lorraine Lee, 208 Brookside Drive.

E. CONTINUED PUBLIC HEARING

1. V-2209 - Carradine, Incorporated Architects, The Alameda, South of 443 The Alameda, San Anselmo jurisdiction A/P Nos. 5-043-16, 5-043-22 and 4-043-31, and County of Marin jurisdiction A/P

Nos. 177-220-54 and 177-220-55, variance for a driveway easement across subject properties and discussion of environmental clearance - Continued to 12-14-87/

2. PP-9 - Robert M. Yeakey, 80 South Oak Avenue, A/P 7-24-50, preliminary plan review of a single family dwelling in an R-1H zone and architectural review of a single family dwelling in an R-1H zone - Continued to 12-21-87.

F. ADJOURNMENT

The regular meeting was adjourned at 12:15 a.m. to the special meeting of December 14, 1987.

Barbara Chambers
Administrative Secretary/Technician