

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES FOR DECEMBER 4, 1995**

The regular meeting of the San Anselmo Planning Commission was convened at 8:00 p.m. in the Council Chamber by Chairman Israel. Staff present was Planning Director Ann Chaney and Associate Planner Lisa Wight.

A. CALL TO ORDER

Commissioners present: Harle, Duys, Mihaly, Wittenkeller, Israel
Commissioners Absent: Sargent

B. CONSENT

1. Minutes - November 6, 1995 and November 20, 1995
2. V-9557/DR-9529 - David Clark, 26 Humboldt Avenue, A/P 7-021-25, An After-The-Fact design review and variance request to maintain an existing garage that was constructed 3' from the side property line (8' required). The garage has a total area of 622 square feet, on property located within the R-1 Zoning District.
3. V-9556 - Dr. Edward Oklan, 16 San Rafael Avenue, A/P 7-162-16, parking variance to reduce the required number of on-site spaces from 6 to 3, and to reduce the required length of two spaces from 19' to 17' and 18', respectively, on property located within the P Zoning District.
4. V-9558/U-9511 - Marcelle Webber, 647-649 San Anselmo Avenue, A/P 7-212-22, 1) parking variance to reduce the required number of on-site parking spaces from 11 to 4, and reduce the required size from 9' by 19' TO 8'8" by 17'; and 2) use permit to allow art classes on property located within the C-2 Zoning District.

M/S Mihaly/Duys, to remove Item B2 - 26 Humboldt from Consent for public discussion and to approve Items B1, B2, and B4 of the Consent.

Conditions for approval:

16 San Rafael Avenue:

That the project be constructed per plans date stamped received by the Town on September 1, 1995, except that the driveway approach shall be widened to accommodate vehicles entering and exiting the spaces. The revised driveway width shall be shown on plans for a Building Permit to be reviewed and approved by the Public Works Director. 2. The total number of employees shall be limited to three. For this particular use, the number of therapists shall be limited to two and efforts shall be made to stagger therapy session hours in order that no more than one client per therapist is at the office at any one time. 3. Because the rear part of the site will be mostly hardscape, a special treatment shall be made to incorporate into the driveway (e.g. use of textured material, brick work) to be shown on Building Plans to be approved by the Planning Director. 4. That if this development which has received discretionary approval has not begun within one year from the date of the final action, the permit shall become null and void. However, this discretionary action may be renewed by the Planning Director for a maximum period of one year provided the applicant places such request in writing to the Planning Director showing good cause prior to the expiration of the discretionary action.

647-649 San Anselmo Avenue and 20 Kientz Lane:

1. that the project be constructed per plans dated stamp received by the Town on November 1, 1995. 2. Assembly type uses such as but not limited to, workshops, classes, and open houses, shall not be scheduled between 11:30 a.m. and 2:00 p.m. weekdays due to limited public parking. 3. in accordance with the ordinance code, any proposal in the future to locate a more intense use in the subject building, as determined by the planning director, may require an amendment to this variance and thereby require planning Commission approval.

All ayes. Audience advised of the ten day appeal period.

C. OPEN TIME FOR PUBLIC DISCUSSION

No one spoke during this time.

D. PUBLIC HEARINGS - CONTINUED

1. Environmental Review/PDP-9501/V-9541 - Jack Hunt, Between 41 and 43 Tomahawk Drive, A/P 177-250-31, 1) Environmental Review, 2) Planned Development Permit, and 3) Variances to ultimately construct a single family home with access via a long driveway off of Tomahawk Drive. A Variance is required to construct a 450' long retaining wall (maximum height of 7') within 3' of the north side property line (8' required) and within 3' of the front property line (20' required); and to construct a series of retaining walls totaling 251' long (maximum height of 9') within 2' of the south side property line (8' required). These retaining walls are proposed for the driveway and parking area and deck. Design Review for a specific house design is not part of this application. The property is located within the R-1-H Zoning District. CONTINUED TO THE MEETING OF 12/18/95

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2. V-9546 - Alan Voigt, 35 Sierra Avenue, A/P 5-194-19, a variance request to: 1) construct an addition that will increase the overall lot coverage to 40% (35% maximum coverage allowed); 2) to increase the height of the entire house by 4', the existing building walls are located 4'-6" from the north, and 4' from the south side property lines (8' required side yard setback); 3) extend a segment of the front building wall out 5'-6", while maintaining a 4'-6" setback from the north side property line (8' required); and 4) construct a new deck that will be 5' from the side property line (6' required). Increasing the height of the house will increase the total floor area of the house from 1,487 square feet to 2,920 square feet including the new garage area. This is located within the R-1 Zoning District. CONTINUED TO THE MEETING OF 12/18/95.

3. V-9553 - Michael and Mary O'Brien, 40 Mountain View Avenue, A/P 5-223-17, a 6' rear yard variance to construct a garage, office and master bedroom within 14' of the rear property line (20' required), on property located within the R-1 Zoning District. CONTINUED TO THE MEETING OF 12/18/95.

4. Town of San Anselmo - Environmental Review, Amendment to the General Plan, and Amendment to the Zoning Ordinance to allow residential uses in CL (Limited Commercial) and C-3 (General Commercial) land use categories and zoning districts. CONTINUED TO THE MEETING OF 12/18/95.

5. PDP-9505/Parcel Split - 9503/V-9549/DR-9525 - Carlos Castro, 444 Redwood Road, A/P 7-191-10, 1) a precise development plan, density determination and design review to subdivide an existing property currently developed with a single family residence in order to construct a new house; and 2) a variance to allow an access easement across the existing driveway for 444 Redwood in order to serve the proposed new parcel; 3) Remove one heritage tree (30" bay); this project will involve the removal of 12 additional bay trees between 6" and 22" in diameter and one 15" walnut tree, on property located within the R-1H Zoning District. CONTINUED TO THE MEETING OF 1/8/ 96

6. DR-9530/S-9503 - Red Hill Shopping Center, 834-916 Sir Francis Drake Boulevard, A/P 6-061-23, design review of new exterior building colors and sign review of a new sign program on property located within the SPD Zoning District. CONTINUED TO THE MEETING OF 12/18/95

E. PUBLIC HEARINGS

Taken from Consent.

V-9557/DR-9529 - David Clark, 26 Humboldt Avenue, A/P 7-021-25, An After-The-Fact design review and variance request to maintain an existing garage that was constructed 3' from the side property line (8' required). The garage has a total area of 622 square feet, on property located within the R-1 Zoning District.

The applicant was present.

Ms. Chaney presented the staff report on behalf of Planner Washington.

Mr. Clark stated there was a wheel chair ramp very close to the garage to allow access for his handicapped son. That is also the reason the carport was enclosed and lengthened.

Bambi Esberg, 12 Vista Lane, is concerned about the 3' area along the back of the garage because of the debris that collects there. That debris is jeopardizing their fence because it pushes against the fence.

Mr. Clark stated that the fence has been in existence since the 1970's.

Commissioner Mihaly said it is clear from the photographs that there is a debris problem although he does not view this as a planning issue. He would like to see the situation resolved however amongst the two property owners.

Ms. Chaney said that the Commission could make a minute motion and staff could follow up on it.

Ms. Esberg stated that if there were the 8' setback the owners would be more inclined to keep that area clean but because there is only a distance of three feet, it is difficult to maintain.

Commissioner Mihaly supported the project with the input from staff about following up with the Building Inspector.

Commissioner Harle said that if the addition of the structure has aggravated the fence problem, it becomes part of the variance application and he is not willing to make a decision of approval without a provision to take care of the neighbor's concerns.

Commissioner Duys is in agreement with Commissioner Harle; she also wants assurance that the structure is in compliance with the building codes.

Ms. Chaney stated that because this is an after-the-fact application, the applicant still is required to get a building permit. If it is not in compliance with the building codes, the owner will have to comply.

Commissioner Mihaly concurred with the comments of the other Commissioners.

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Commissioner Wittenkeller stated that the owner must meet the building codes and it is very important to get the approval with the neighbor because of the violation. He would only approve if the neighbor was in support of whatever means the owner is taking to mitigate the debris problem.

Chairman Israel said no matter what review is performed, there is nothing to preclude this maintenance problem in the future. A solution might be that if the fence ended at the garage it would eliminate the debris problem. He therefore would like to see a long term solution for this problem. If an agreement is worked out with the neighbor and the owner, there is no need to have the application come back to the Commission again.

M/S Harle/Wittenkeller, to approve V-9557/DR-9529 - David Clark, 26 Humboldt Avenue, A/P 7-021-25, An After-The-Fact design review and variance request to maintain an existing garage that was constructed 3' from the side property line (8' required). The garage has a total area of 622 square feet, on property located within the R-1 Zoning District. Approval is based on the following: Variance: 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 classifications, and the granting of a 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. This property has an extreme grade differential from the street to the area of the existing garage. It would be extremely difficult and burdensome to design a garage on this property, that conforms with the setback requirements of the property. Many of the existing houses in this neighborhood have similar driveways with structures that encroach substantially into the front and side setbacks. 2. The granting of the 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 or the applicant and will not be detrimental to the public welfare or injurious to property or improvements in such neighborhood. The proposed residence will not have any detrimental impacts on the adjacent properties. The adjacent home to this site is coated over 20 feet from this structure. Design Review: 1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area. Having constructed a detached two car garage from what was originally an open carport will not dramatically change the character of this neighborhood. This property has been developed in a similar manner as existing residences in San Anselmo. 2. Provides for protection against noise, odors, and other factors which may make the environment less desirable. No unusually high levels of noise or odors resulted from the addition of this structure to the site. The carport is used in a similar manner as other properties in this neighborhood. 3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy. This proposed garage has not resulted in depreciation problems for neighboring residences. The improvements on this property should actually result in the appreciation of property values for this site and adjacent residences. 4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel. The construction of this detached two car garage has not resulted in any traffic problems from occurring in this neighborhood. 5. Will not adversely affect the health or safety of persons using the improvements of endanger property located in the surrounding area. This project will be subject to all of the necessary review safeguards required for constructing a new garage in San Anselmo. 6. Conformance to the approved precise development plans. A precise development plan is not required for a property in the R-1 Zoning District. 7. Adequacy of Screening. This garage is located on the north end of the property which is level and separated from the street by an extreme elevation difference and a heavily landscaped front yard. These factors prevent the garage from becoming highly visible. Furthermore, the neighboring residence to the east is located at least 20 feet from this structure. 8. Selection of architectural features that enable the structure to blend with its environment. The structure's exterior materials of vertical wood siding match those materials used on the main house. Conditions of approval are: 1. That a solution to the fence stress problem be worked out with in a satisfactory manner with the neighbor as well as Town Staff.

All ayes. Audience advised of the ten day appeal period.

1. Environmental Review/ GPA-9503/ Z-9504/ V-9559, Shelagh Kew Barker, 1108 Sir Francis Drake Boulevard, A/P 6-031-09, 1) Environmental review; 2) Amendment to the General Plan Map to change the land use designation from Single Family to Medium Density; 3) Rezoning from R-1 (Single Family Residential) to R-2 (Two Family Residential); and 4) a variance from Footnote 4 of Table 4 A, which is to permit a substandard size lot to be developed as R-2 (the result being no additional living units on the property, but the owner occupancy and rent control requirements being waived).

The applicant and Fred Peterson her Attorney, were present.

Commissioner Wittenkeller stepped down for this application.

Fred Peterson, Attorney, provided a response in writing to the Staff Report, dated December 4, 1995, and presented an overview of this letter to the Planning Commission. In summary he indicated that this situation with his client has a special circumstance. 1) The location of the lot, fronting Sir Francis Drake is one of the special circumstances. 2) The predominant zoning in this area has multi use. 3) There will be no increase in density, because there are already two living units on the property. 4) The property has been devalued because of the location of the property. He stated that although the lot size is not a special circumstances, the lot is just under the allowed R-2 minimum lot size.

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Chairman Israel questioned what would prevent the other 11 properties that were R-1 with 7,000 square feet to add a second unit and then seek the same rezoning classification.

Mr. Peterson, said that he was not precluding that however many of those could already have reached the maximum lot coverage.

In response to Mr. Peterson comments about the "white outs" on the environmental check list, Ms. Wight stated that the environmental check list has been prepared specifically for this project, not for the last project. She was not able to identify that many multi family dwellings within the neighborhood. There is a potential for the other properties if they wanted to tear down the existing dwellings and rebuild similar to the Barker's property.

Commissioner Harle stated that his inclination is to recommend the staff report for denial. In summary, he stated that it is his understanding that the property is not worth as much to the applicant and the Commission is being asked to change the zoning on this property to provide economic relief for the owners. This does not seem like a planning issue.

Commissioner Duys stated that the owner knew of the location of the property on Sir Francis Drake at the time of purchase, and is therefore not a special circumstance. Regarding the rental housing stock, the Town may be retaining the second unit but may not with the primary residence. The reasoning of the R-2 versus the R-1, as stated by Staff, most of the lots may be zoned as R-2, but are used as R-1. It seems like it is a spot zoning issue.

Commissioner Mihaly said that he supports staff's position although there has been good representation by the applicant's attorney. He does not think the Commission could approve a variance even if they wanted to because the R-2 zone does not exist.

Chairman Israel said many of his thoughts have changed throughout the public hearings on this application based on the comments of Mr. Peterson. However, he is concerned about setting a precedent. If other similar properties have a second unit built, their status could also change. Despite the current market rate on a rental unit, there could be no control on the rent. Because of the location of this property on Sir Francis Drake, there could be other properties on Sir Francis Drake that could share the same circumstance. There was a value enhancement presented to this property by granting the second unit and now the applicant is stating that this is a hardship. He stated that within the second unit ordinance he would prefer to see the change take place through that approach, and not the rezoning of the property.

Mr. Peterson would like to give his client some feedback as to whether the Commission would allow a variance to special circumstances of owner occupancy of this project.

Chairman Israel said that he is reluctant to discuss this because it is not really before the Commission at this time.

Commissioner Mihaly responded that he does not support the rezoning because many of the neighbors would come up with other special circumstances. He would be hesitant to approve this without having a workshop to discuss the whole Second Unit Ordinance.

Commissioner Harle said the Second Unit Ordinance was set up as a benefit to the community because it maintains a legal rent control and provides moderate income housing. He is unable to support the application because it is for economic relief, which is not a planning issue.

Commissioner Duys said the owner occupancy is a requirement for the Second Unit and the applicant is asking for an exception.

Mr. Peterson wanted the Commission to make a decision on this tonight.

M/S Mihaly/Harle, to deny the project on the basis of not being able to grant a mitigated negative declaration.

Ayes: Duys, Harle, Israel, Mihaly

Abstains: Wittenkeller

Motion carried. The applicant was advised of the ten day appeal period.

Mr. Peterson stated that they may want to come forward with a new application with and exception to the owner/occupancy at a future date.

2. **DR-9513 Amendment - Andronico's - 100 Center Boulevard, A/P 6-101-04**, amendment to the previously approved design approval for alterations to the parking lot, including elimination of the Sir Francis Drake Boulevard entrance, new retaining walls, landscape changes, a new circulation plan, and additional parking spaces on property located within the C-3 Zoning District.

The applicant was present.

Chairman Israel stated that the detail of the fencing be reviewed by staff. It is not listed on the detail on Sheet A2.

Staff presented a sample of the fence. The applicant stated that there will be plantings over the wall that will cover the galvanized wiring.

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Commissioner Mihaly asked about tree planting in the parking lot. Ms Wight stated the applicant will provide trees in the two foot parking strip that will grow from 8' to 10' but there was no discussion about trees in the parking lot.

Commissioner Wittenkeller said that even a few trees in the parking lot would provide a little relief and that they could be on the second tier of parking, with deep root barriers and a drip system.

The applicant stated that he would be happy to work with staff.

Commissioner Harle stated that the parking space is very small and he wanted to make sure that the parking spaces are not decreased.

Commissioner Mihaly urges staff and the applicant to add some trees to soften the parking lot.

The Commission was able to make the necessary findings.

M/S Duys/Harle, to approve DR-9513 Amendment - Andronico's - 100 Center Boulevard, A/P 6-101-04, amendment to the previously approved design approval for alterations to the parking lot, including elimination of the Sir Francis Drake Boulevard entrance, new retaining walls, landscape changes, a new circulation plan, and additional parking spaces on property located within the C-3 Zoning District. Approval is based on the following: 1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area; The improvements will be functionally and aesthetically compatible with the existing improvements in the area. 2. Provides for protection against noise, odors, and other factors which may make the environment less desirable. The improvements will not cause noise, odors, or other factors which may make the environment less desirable. 3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment or orderly development in such area; This project will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in the area. 4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel; and The improvements will not create unnecessary traffic hazards nor affect satisfactory access by emergency vehicles and personnel. 5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area. See No. 4 above. Conditions of approval are: 1. The plantings be irrigated and maintained in healthy condition 2. That trees be added in the parking lot without jeopardizing the existing parking.

All ayes. Audience advised of the ten day appeal period.

3. DR-9528 - Miranda Leonard, 395 Oak Avenue, APN Nos. 7-241-66 and 67, design review to add a two story addition totaling 357 square feet to an existing house on property located within the R-1 H Zoning District.

David Bassett, Architect and Charles Kertz, Attorney, were present to represent the owner.

Ms. Chaney presented the staff report and explained that one of the items to evaluate is the maximum dwelling size of 5,000 in the hillside. It was just brought to Staff's attention that there are some accessory structures on the lot that were not indicated on the plan. She noted that late mail was received by staff today from Mr. Mark Watts, about his concerns regarding drainage problems.

David Basset presented an overview on the history of the property. He noted that the circulation is very difficult and they are trying to correct this with the addition. They want to preserve the art deco house and are proposing to add to the colors they painted the house last year. He presented photographs of the site when it was previously painted white and a photograph of the site as it is currently painted. The current color blends in to the environment.

Commissioner Duys asked the applicant how he feels about staff's recommendation of changing the paint color on a portion of the house. Mr. Bassett stated that he would take that proposal to the owner.

Ms. Chaney stated that there was a meeting with Mr. Bassett and Mr. Watts about drainage and the debris. They reached an agreement which the Commission could make as a condition if they decided to approve the project.

Mr. Bassett explained the three accessory structures. They are about 8' x 10' each, one has electricity. If they were to remove one of the three accessory structures, they would be under the 5,000 square feet limit.

Commissioner Duys said that size is not a problem. The addition is an infill on the first story and the second story does not create any issues for her; she could make the findings. She was not sure the north elevation needed to be painted a darker color.

Ted Posthuma, 379 Oak Avenue, was surprised to read the letter by Mr. Watts. He said the house has been unoccupied for the last ten years. It is surprising that the addition is monolithic, which is what the Commission and the Council has opposed on his property. He thinks that the project should be continued until the square footage can be verified. He said the infill would be very monolithic to him and although the first story is infill, the second story would be large. He wondered how long this house will be. He stated that he has also had drainage problems on his property and is also concerned about drainage. There is a cluster of eucalyptus trees that are the cause of the drainage problems. He asked the Commission if the applicant is pushing the

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limit. If this application is approved he would like the color changed to make it look smaller and would ask that the drainage problems be mitigated.

Mr. Bassett scaled the house at 106 feet in length.

Mark Kertz, Council to Marinda Leonard, explained that she does not live in the house because the house is not ready to be occupied. In the vicinity of the addition, the drainage flows down hill from that, onto the applicants property.. There is water uphill from the Leonard property that has nothing to do with Ms. Leonard.

Mr. Bassett stated that there is a catch basin uphill that goes from a 16" culvert into a 5" drain.

Mr. Posthuma stated that the eucalyptus trees are the cause of the drainage problems and is asking that the tree be trimmed or removed.

Mr. Bassett stated there are several species of eucalyptus trees on the property and the owner spends several thousands of dollars in maintaining the tress.

Commissioner Witenkeller said the addition is really a miner issue and it is basically an infill. As far as the color is concerned, he does not want to dictate but there is probably some rationale in this case. This addition is small and no one should be offended. He is concerned about drainage but does not think the drainage issue can be solved at the Commission level.

Commissioner Mihaly is concerned about the color felt the darker color will help with the view; therefore, he supports the staff recommendation.

Commissioner Harle supports the staff recommendation. If there is a drainage problem and if it is largely due to the affects of one tree, this should be addressed.

Chairman Israel supports the staff recommendation. He is not uncomfortable with the color proposed, but if the darker color helps the neighbor in reducing the visibility he is inclined to support this. With regard to drainage, a condition might be added that drainage be reviewed during the building permit stage but does not want to imply that the drainage issues should be a burden of the applicant.

Ms. Chaney stated that the Commission add a condition addressing the accessory structures.

M/S Wittenkeller/Mihaly, to approve DR-9528 - Miranda Leonard, 395 Oak Avenue, APN Nos. 7-241-66 and 67, design review to add a two story addition totaling 357 square feet to an existing house on property located within the R-1 H Zoning District. Findings for approval are: Design Review: 1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area. As conditioned, the addition will be compatible with the existing improvements and the natural elements in the surrounding area. The two story addition will "fill in" between two existing two story portions of the house. The materials will be similar and the colors, as conditioned, will blend with the surroundings. 2. Provides for protection against noise, odors, and other factors which may make the environment less desirable. The addition will not have any major long-term detrimental impacts on the environment. Conducting the proposed activity will be consistent with the current activities occurring in this neighborhood. 3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy. An addition to this house will not cause any long term impacts that discourage occupancy. Nor will it cause the depreciation of property values in the surrounding area. This activity is consistent with the activities presently occurring in this area. 4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists or other factors and provides for satisfactory access by emergency vehicles and personnel. This addition to this house will not create unnecessary traffic hazards, distractions to motorists or hinder emergency access in that the use will continue to be a single family home. In addition, the property is large enough that construction vehicles can be parted on-site rather than on the street. 5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area. The proposed addition will conform with all established codes controlling building associated with the construction. These standards have been adopted to ensure that all new development in San Anselmo will not create any adverse or hazardous conditions during construction and after completion. 6. Conformance to the approved precise development plans. A precise development plan addresses site improvements such as access roads, grading, retaining walls, tree removal, etc. Because this addition will not alter the existing access drive, will not require tree removal or grading, it has been determined that a precise development plan is not necessary. 7. Adequacy of Screening. The two most highly visible elevations are the north and south elevations. Approximately five, 20' tall Italian cypress trees are located on the south elevation in front of the proposed addition. On the north elevation, approximately six, 12' tall, Italian cypress trees exist. The height of these trees is not sufficient to cover the second story addition. 8. Selection of architectural features that enable the structure to blend with its environment. Refer to No. 1 and 7 above. Conditions of approval: 1. That the structure be built per plans date stamped received by the Town on September 20, 1995. 2. That all elevations of the new addition be painted with the dark green-gray color as shown on the materials board. 3. That staff receive from the applicant an updated site plan that indicates the accessory structures; and that this addition, including the accessory structures does not exceed 5,000 square feet. 4. That the Public Works Director review the drainage situation with regard to the addition. 5. That if this development which has received discretionary approval has not begun within one year from the date of the final action, the permit shall become null and void. However, this discretionary action may be renewed by the Planning Director for a maximum period of one year provided the applicant places such request in writing to the Director showing good cause prior to the expiration of the discretionary action.

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All ayes.
Audience was advised of the ten day appeal period.

F. GENERAL DISCUSSION .

The Planning Commission will convene at 7:30 p.m. starting January 1996.

Beginning January 22, 1996, staff will have Planning Commission packets available the Wednesday afternoon prior to the Monday hearing.

The dinner for retired Commissioners will be rescheduled to January 8, 1996.

G. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

H. ADJOURNMENT TO December 18, 1995

The regular meeting of the San Anselmo Planning Commission was convened at 11:15 p.m. to the next meeting on December 18, 1995.

BARBARA CHAMBERS