

August 14, 1967

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Perry in the Council Chamber at 8:00 p.m. on August 14, 1967.

1. ROLL CALL

Commissioners Present: Anderson, Greighton, Gue, West, Perry
Commissioners Absent: Heinecke, Moore

2. APPROVAL OF MINUTES OF JULY 24, 1967

Commissioner Gue moved the minutes of July 24, 1967 be approved as written seconded by Commissioner Greighton, unanimously approved.

3. OLD BUSINESS

NONE

4. NEW BUSINESS

A. USE PERMIT APPLICATIONS

- (1) U-130 Application of Perrone Hardware for outdoor display in sidewalk area at 912 Sir Francis Drake Boulevard.

Mr. Furbush of Grubb and Ellis Company was present on behalf of Perrone Hardware. He stated that the developers and merchants were looking for something to attract people to that end of the Red Hill Shopping Center. He stated any outdoor display would be attractively done and would be policed by the Shopping Center and the Merchant's Association.

Commissioner West said he was concerned about setting a precedent for outdoor display.

Commissioner West moved that U-130, application of Perrone Hardware for outdoor display in the sidewalk area be approved for a period to end December 31, 1967. The display area is to be confined to the sidewalk to the north of the main entrance of the store in a width not exceeding four feet from the store front; that this temporary permission is given considering that the sidewalk is covered; it is an adequate width; and is not a regular pedestrian sidewalk. Commissioner Greighton seconded the motion, and it was unanimously approved.

- (2) U-131 Application of C. N. Hadley for a home occupation (accounting business) at 1405 Sir Francis Drake Boulevard. A/P 5-191-10.

Commissioner West said he felt this Use was very distinct from other types of home occupations and felt it would present no problem of storage, materials, parking, access, noise, fumes or other considerations that are often involved in home occupations.

There was no one present in the audience objecting to the application.

Commissioner West moved that U-131, application of C. N. Hadley for a Use Permit for a home occupation (accounting business) at 1405 Sir Francis Drake Boulevard be approved. Motion seconded by Commissioner Gue and unanimously approved.

B. ADJUSTMENT APPLICATION

- (1) ADJ. 374. Application of Glen Graham for a 4 foot variance in sideyard setback to construct a carport at 70 Scenic Avenue. A/P 5-191-10.

Mr. Graham stated he would like to install a prefabricated carport of a design compatible to his house. He preferred to place the carport in this location so it would not be just below the neighboring property's bedroom window.

Mrs. Gertrude Adams, owner of the adjacent property said she approved the application for the variance. There was no one in the audience to protest the application.

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Commissioner West moved that ADJ. 374, application of Glen Graham for a 4 foot variance in sideyard setback to construct a carport at 70 Scenic Ave. A/P 7-054-15, be approved with the condition that the Design for the structure be subject to approval by our Design Review Committee. Motion seconded by Commissioner Creighton and unanimously approved.

C. SUBDIVISION APPLICATIONS

- (1) SS-144 Application of Donald Knorr for a lot line revision of A/P 6-244-20 & 46. 14 Entrata Avenue

Mr. Knorr said the purpose of the exchange of property was to bring the building into conformance with setback requirements. Mrs. Candray said the exchange of property is a definite improvement. Mr. Knorr said both his and Mrs. Candray's Title Companies have approved the exchange, and he has the deeds with a legal description.

Commissioner Gue moved that SS-144 be approved with the necessary variance to construct a carport per Mr. Knorr's Architectural Drawing dated 5/26/67; that the construction of the carport be approved by the Design Review Committee Motion seconded by Commissioner Creighton and approved by the following vote:

AYES: Commissioners Anderson, Creighton, Gue, Perry
ABSTAINING: Commissioner West

Commissioner West moved the following amendment to Mr. Gue's motion: That the motion approving SS-144 be amended to require that deeds transferring the property be recorded within a period of thirty days from August 14th. Commissioner Anderson seconded the motion which was unanimously approved.

- (2) S-74 Charles Lavaroni. Application for two-lot subdivision of lots 12-A, 14 & 15 Hampton Court. A/P 5-248-10. Tentative Map

Mr. James Orendorf, acting as Mr. Lavaroni's authorized agent, was present as were Mr. and Mrs. McCutcheon, prospective purchasers of lot #1. The Engineer's report stated that a subdivision had been granted adjacent to this property on September 28, 1964, at which time it was stipulated that curb, gutter and sidewalk be installed the length of Lot "D" from the corner of Hampton Avenue, down El Cerrito Avenue.

Commissioner West said he felt the important consideration was the exception from the required lot width. He said he felt a bond should be required for any improvements the Commission required.

Commissioner Anderson moved that with regard to S-74, application of Charles Lavaroni, the tentative map be approved, waiving the average minimum lot width of 50 feet on parcel 1 and 60 feet on parcel #2, and requiring the improvements previously installed should be repaired and curb and gutter and sidewalk installed along the full frontage of El Cerrito Avenue;

Further requiring the overlay of the full width of Hampton Avenue for the full frontage of the two parcels, and additional width to be provided at El Cerrito Avenue to meet the new curb. P.C. 9/18/67

D. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

- (1) U-126. Request of R. O. Ulrich to be heard regarding conditions of Use Permit granted May 1, 1967

Mr. Ulrich said his Use Permit restricted any outdoor storage at night. He would like to request that this restriction be lifted.

Commissioner West said he felt the Commission should reconsider the restriction. He said the reason the restriction was imposed was because outdoor display of this type tends to result in a junk yard effect. He felt limited overnight use could be considered.

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Commissioner Creighton said he felt if 7 or 8 cars in various states of disassembly were left outdoors over a period of time, it would create a policing problem. Commissioner Gue agreed; he felt 7 or 8 cars left outdoors overnight was excessive.

Commissioner West moved that U-126 be amended, deleting the condition that there be no automobiles or materials stored or parked outdoors overnight and substituting the provision that no more than 4 automobiles and no material be stored or parked outdoors overnight. Commissioner Anderson seconded the motion which passed by the following vote:

AYES: Commissioners Anderson, West, Perry

NOES: Commissioners Creighton and Gue

Commissioner Anderson, said, he voted yes on the premise that it is a revokable permit with the idea that we can watch it. He said that he can't help but feel that the building is overcrowded.

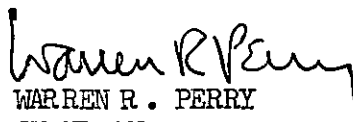
- (2) Setting of Public Hearing for the purpose of determining if the area bounded by San Anselmo Avenue, Bolinas Avenue, Kensington Road and Woodland Avenue should permit rezoning up to and including R-3.

No action was taken on this item. It will be scheduled for the next regular meeting of the Planning Commission.

E. CORRESPONDENCE

NONE

There being no further business to come before the Commission, the meeting adjourned at 9:45 p.m.


WARREN R. PERRY
CHAIRMAN