

September 18, 1967

The regular meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on September 18, 1967, by Chairman Perry in the Council Chamber.

1. ROLL CALL

Commissioners present: Anderson, Heinecke, West, Perry

Commissioners absent: Creighton, Gue, Moore

2. APPROVAL OF MINUTES OF MEETING OF AUGUST 21, 1967

Commissioner West moved, seconded by Commissioner Anderson, that the minutes of the meeting of August 21, 1967 be approved. Unanimously approved.

3. OLD BUSINESS

NONE

4. NEW BUSINESS

A. ADJUSTMENT APPLICATIONS

- (1) ADJ. 375. Application of E. Keith Franc and A. L. Pansini for a 15 foot variance in frontyard setback to construct a cardeck at 560 Sequoia Drive. A/P 6-118-16 (lots 8, 9, 10).

Mr. O'Rourke pointed out that the application would actually require three variances: a sideyard, frontyard and size variance.

Mr. Franc said the reason for the sideyard variance was he had oriented the building with the trees and topography. He felt the carport should be separated from the house. Mr. Franc said he felt at 18'x26' cardeck should adequately handle two cars.

Commissioner West felt the problem was in another area. He said the entire parcel had been divided in an inadequate manner considering this is one of the steepest areas in the City

Commissioner Anderson moved that ADJ. 375, application of E. Keith Franc and A. L. Pansini for a 15 foot variance in frontyard setback to construct a cardeck at 560 Sequoia Drive be granted subject to the cardeck's being a full 20 feet long on the shortest side, and that the necessary frontyard variance, in accordance with plot plan submitted by E. K. Franc, sheet No. 1, dated 7/14/67, also be granted. Motion seconded by Commissioner Heinecke and approved by the following vote:

AYES: Commissioner Anderson, Heinecke, Perry

NOES: Commissioner West

B. SUBDIVISION APPLICATIONS

- (1) S-76 Martin Smolak. Application for two-lot subdivision and lot line revision A/P 7-271-19 & 22 and 73-021-01 (in the Town of Ross)

E. Keith Franc, Architect, was present with Mr. and Mrs. Smolak. He said he had spoken to Mr. Lygren, Town Engineer of Ross, and the portion of this application that is in Ross is considered a non-conforming building site as it now stands.

Mr. Fred Nicholas, Woodhaven Road, Ross, questioned where the access would be from. He stated there has been a chain across the private road from Oak Avenue for three years.

Mr. J. P. Jones, Woodhaven Road, Ross, said that he is a neighbor of the Smolaks and that he has no objection to the lot line revision; however, he would like a firm commitment from the Smolaks that if access to the parcel is to be through the private road that they will participate in the maintenance of the road.

Mr. Smolak agreed.

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Commissioner West said he felt that Ross should be invited to annex the portion of the proposed lot B that lies within the limits of San Anselmo.

Mr. Smolak asked if he were expected to give the Sanitary District a ten foot strip of land.

Mr. Henderson, 133 Oak Avenue, San Anselmo said that the property is located on a private road, and it should be made clear that the access would be through the Town of Ross only.

Commissioner West moved that S-76, Martin Smolak, application for two-lot subdivision and lot line revision A/P 7-271-19 & 22 and 73-021-01 (in the Town of Ross) be approved subject to the following conditions:

1. That a public utility easement be granted to the Sanitary District of a width and in a location to be mutually agreed upon by the owner of the property and the manager of the Sanitary District.
2. That an agreement, in a form to be approved by the City Attorney, shall be entered into between the City of San Anselmo and the owner or future owners of Parcel A requiring the owner to maintain the roadway easement along the southerly boundary of parcel A in a condition to permit access for fire protection.
3. That the access to Parcel B shall be from Woodhaven Road in Ross and not from Oak Avenue in San Anselmo.
4. That the Commission recommend that the City of San Anselmo invite the Town of Ross to annex that portion of Parcel B which presently lies in San Anselmo in order to avoid future problems resulting from the parcel lying astride the City Limit of San Anselmo and the Town of Ross.
5. That deed restrictions for the benefit of each of the owners of property abutting Woodhaven Road in the Town of Ross and in the City of San Anselmo, the form thereof to be to the satisfaction of the San Anselmo City Attorney, be recorded, requiring that the portions of Parcel B lying in the City of San Anselmo and in the Town of Ross remain in the same ownership and shall constitute but one building site.

Motion seconded by Commissioner Anderson and unanimously approved.

- (2) S-74 Charles Lavaroni. Modification of Improvements required by Planning Commission on August 14, 1967

Upon a recommendation of the City Engineer, Commissioner Anderson moved with regard to S-74, Charles Lavaroni, an amendment to prior approval as follows: Strike from the previous motion: "Further requiring the paving of half the width of El Cerrito Avenue to city standards along the 120 foot frontage of the parcel facing El Cerrito Avenue", and substituting: "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". The remainder of the motion to be the same as previously moved. Motion for amendment seconded by Commissioner Heinecke and unanimously approved.

5. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

A. Proposed Revisions to Sign Ordinance

Inasmuch as there were no copies of the Mill Valley Sign Ordinance available for the meeting, it was not possible to consider the Chamber of Commerce recommendation. Copies of the Mill Valley Ordinance will be obtained and available for the next Commission meeting.

At 10:00 p.m. Commissioner Anderson moved, seconded by Commissioner West, unanimously approved, the meeting be adjourned.

Warren R. Perry

 WARREN R. PERRY
 PLANNING COMMISSION CHAIRMAN