

- 5. I have observed the traffic pattern and flows at this intersection at many different times on many different days. The number of cars backed up in any of the lanes does not increase significantly during the Greenfield green phase. The problem is brought about by the total volume of vehicles travelling on that stretch. The number of cars is quite long even from the beginning of the red phase on Red Hill -- my observation is that this is not compounded significantly during the short Greenfield green phase. The problem is that there are altogether too many cars travelling that stretch.
  - 6. Our General Plan states that accommodation for the private auto will not be encouraged. That was a very difficult and far-reaching decision to have made, but one which was carefully thought out after months of study and deliberation. This realignment would go directly against that policy.
- B. Proposed Heritage Tree Ordinance - Review Town Attorney's redraft. M/S Ragan, Fairchild to hold over the Heritage Tree Ordinance until the meeting of Sept. 8th, 1975. Passed unanimously.

DDB863

ADJOURN

M/S Ragan, Ainsworth to adjourn to the Workshop Meeting of August 18th. Passed unanimously. 10:20 p.m.

DAN GOLTZ, CHAIRMAN  
SAN ANSELMO PLANNING COMMISSION

By Catherine Carpenter  
Catherine Carpenter  
Planning Secretary

The Workshop Meeting of the San Anselmo Planning Commission was called to order by Chairman Dan Goltz at 8:00 p.m. in the Town Hall on August 18, 1975.  
 Representing Town Staff: T. J. Robbins, Associate Engineer/Planner

1. ROLL CALL

Commissioners Present: Ainsworth, Fairchild, Goltz, Greenfield, Ragan,  
 Strassman  
 Commissioners Absent: Bolles

2. APPROVAL OF MINUTES OF JULY 14, 28 AND AUGUST 4, 1975.

M/S Ainsworth, Strassman to approve the minutes of July 14, 1975. Passed unanimously.

M/S Strassman, Greenfield that the minutes of the meeting of July 28th be approved as written. Passed unanimously, Commissioner Fairchild abstaining.

M/S Ainsworth, Ragan to approve the minutes of August 4, 1975 as amended. Passed unanimously, Commissioner Strassman abstaining.

Amendments - Minutes August 4, 1975

Pg. 1, under the approval of the minutes of July 21, 1st amendment, 3rd line change "was" to "were".

Pg. 4, motion under SS-188 from 2nd line on to read: "...this project on the ground of changed circumstances for the reason that the Hub is now the controlling traffic...etc"

2nd para., of same motion to read: "; provided, that if the Town Council should reaffirm this project, move that...etc."

3. OLD BUSINESS

- A. VAR-627 - Mr. & Mrs. Jack Schroth, 28 Elm Ave., A/P 7-023-10, Application for a 3' sideyard and a 4' frontyard variance to construct an open deck.

Applicant was present and had received Staff Report.

Commissioner Ragan asked Mrs. Schroth if she had anything to say about Staff's recommendation to deny this application.

Mrs. Schroth stated that the rear of the house has a small flat patio. In back of this patio is a steep hill held up by a retaining wall (a photograph was passed around to the Commission). She felt to build a deck in this area, as suggested by Staff, would not only be costly, but not as practical or desirable.

Commissioner Greenfield agreed with the applicant. He felt although applicant had living space from the patio, they would not want to put a deck there as they would have to go back into the hill.

Commissioner Greenfield stated he had talked to the neighbors of the Schroth's. They had no objection to the deck. (Applicant had also submitted a petition signed by neighbors to that effect.)

M/S Ainsworth, Ragan to approve VAR-627, application for a 3' sideyard and a 4' frontyard variance to construct an open deck at 28 Elm Ave., A/P 7-023-10, on the basis that there is a site hardship in that due to the upslope in the rear yard substantially limiting developable area of the lot and the modest living space in the existing dwelling, and the fact that a front deck and the increased size of the front deck necessitates a frontyard and sideyard variance, that the granting of the application is necessary for preservation and enjoyment of substantial property rights, and that the granting of the application will not under the circumstances materially adversely affect the health or safety of persons residing or working in the neighborhood or be materially detrimental to public welfare or injurious to property or improvements in the neighborhood.

Motion carried: Ayes: Ainsworth, Fairchild, Goltz, Greenfield, Ragan  
 Nays: Strassman

Applicant was advised that there would be a 10-day appeal period before they could proceed.

## 4. NEW BUSINESS

A. PUBLIC HEARING

- A. Z-151, Proposed Rezoning of Undeveloped Properties in the San Anselmo Planning Area, including ridge lands and Health and Safety Open Space to PD R-1 B440.

Chairman Goltz announced to the audience that there had been a problem in notification of this Public Hearing. Property owners and property owners surrounding the property to be rezoned were, by law, to be notified 10 days in advance of the hearing. Since this was not done, the Town Attorney had advised the Planning Commission, via Staff, to reissue notices to the property owners.

Mr. James McKinney, representing property owner H. Laster, questioned the relationship between the Ridgetop Ordinance and this rezoning. Chairman Goltz stated this was not a Ridgetop Ordinance.

Mr. David Bier, property owner on West Hillside questioned whether comments would be heard if submitted in written form when a person could not be present. Chairman Goltz assured Mr. Bier they would be.

Barbara Crawford, representing Mr. Foster questioned whether the property owner's loss of building sites would be compensated for by the Town.

M/S Ragan, Ainsworth that the public hearing on the proposed rezoning of undeveloped properties in the San Anselmo Planning Area, including ridge lands and Health and Safety Open Space to PD R-1 B440 be continued until September 15, 1975.

Motion carried: Ayes: Ainsworth, Fairchild, Goltz, Greenfield, Ragan, Strassman  
Nays: None

Mr. Robbins felt that a public hearing on the developed properties to be rezoned should be set upon completion of the public hearing on the rezoning of undeveloped property. Commission agreed.

- B. Recommendation to Town Council the appointment of one Planning Commissioner to the Design Review Committee.

Held over until the September 8th meeting.

- C. Election of Vice Chairman

Held over until the September 8th meeting.

Commissioner Ragan excused himself from the meeting (9:00 p.m.)

- D. SS-183 - Hill Construction Co., 6 Alice Way, A/P 5-165-57 (Lot No. 2 Hill Subdivision), application to revise Parcel Map to change alignment of pedestrian and utility easement to accommodate construction of dwelling on Lot No. 2.

Applicant was present.

Staff explained the reason for this revision. Staff felt an honest mistake had been made by applicant.

No one was in the audience to comment on this application.

DDB863

M/S Ainsworth, Strassman to approve revised Tentative Map for SS-183, Hill Construction Co., to realign pedestrian and utility right-of-way between Nos. 2 and 6 Alice Way, A/P's 5-165-61 and 5-165-57, as shown on the revised parcel map dated 8/15/75 on the basis that this approval is in compliance with Section 10-2.707 of the Municipal Code.

Motion carried: Ayes: Ainsworth, Fairchild, Greenfield,  
Goltz, Strassman  
Nays: None

Applicant was advised of the 10-day appeal period.

Chairman Goltz stated he wanted to officially thank David Strassman for the wonderful job as Planning Commissioner and representative to the Design Review Committee he had done over the years.

5. ADJOURN

M/S Greenfield, Ainsworth that the Planning Commission adjourn to the next meeting of September 8, 1975. Passed unanimously. 9:40 p.m.

DAN GOLTZ, CHAIRMAN  
SAN ANSELMO PLANNING COMMISSION

By *Carpenter*  
Catherine Carpenter  
Planning Secretary