

The Regular Meeting of the San Anselmo Planning Commission was called to order by Chairman Dan Goltz in the Council Chamber at 8:00 p.m. on January 5, 1976. Representing Town Staff: T. J. Robbins, Associate Engineer/Planner; C. R. Leitzell, Director of Public Works/Planning (Part-time)

1. ROLL CALL

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

2. APPROVAL OF MINUTES - DECEMBER 15, 1975

Minutes were held over until the end of the agenda.

3. ELECTION OF CHAIRMAN AND VICE CHAIRMAN FOR 1976.

Commissioner Ragan nominated David Ainsworth as Chairman of the Planning Commission. Commissioner Greenfield seconded the nomination.

M/S Ragan, Fairchild the nominations be closed. Passed unanimously that David Ainsworth serve as Chairman for 1976.

The chair was turned over to the new chairman, David Ainsworth. Chairman Ainsworth stated that in behalf of himself and the other members of the Planning Commission, he wanted to thank Dan Goltz for a job well done.

Commissioner Greenfield nominated Jan Fairchild as Vice Chairperson of the Planning Commission. Commissioner Bolles seconded the nomination.

M/S Greenfield, Goltz the nominations be closed. Passed unanimously that Jan Fairchild serve as Vice Chairperson for 1976.

4. PUBLIC HEARING

A. Z-152 - Rezoning initiated by Planning Commission. Correction in rezoning of three (3) undeveloped properties along the Scenic (Parkway) Highways

This matter was held over until the end of the agenda so as not to delay the people for use permits and variances. There was no one present in the audience regarding this public hearing.

5. NEW BUSINESS

A. Use Permit 307 - Marin Community Workshop, 21 Mariposa Avenue, A/P 7-301-06, application to revise use permit for rehabilitation workshop to increase the number of handicapped adults from 60 to 90.

Mr. Robbins stated that in addition to the comments made in the Staff Report, the Fire Department was requiring ramps for the handicapped. As of this date, they had not been constructed.

Mr. Sy Fox, Director of the workshop was present. He stated that the workshop had already contracted with the Army Corp. of Engineers to put the handicap ramps in.

There was no one, other than Mr. Fox, to speak on this application.

M/S Goltz, Ragan to approve revision of Use Permit 307, application to operate a rehabilitation workshop at 21 Mariposa Ave., A/P 7-301-06 for the Marin Community Workshop as there will be no detriment to the neighborhood based on previous operations. This use permit is approved with the following conditions:

- 1. Maximum clients shall be 90.
- 2. Subject to review on receipt of recognized complaints.
- 3. Subject to meeting any additional fire and building code requirements.

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

Applicant was advised of the 10-day appeal period.

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- B. Variance 647 - Gail Stafford, 95 Holstein Rd., A/P 5-053-03, application for eight foot sideyard and twelve foot frontyard variances and a variance to allow tandem parking.

Applicant was present and had received Staff Report.

Commissioner Goltz felt the driveway and the lack of a garage would visually be detrimental to the neighborhood. He suggested applicant provide a cut into the hill parallel and directly adjacent to Holstein Rd. for automobile parking. Commissioner Goltz also opposed the request for tandem parking.

Commissioner Bolles suggested eliminating the sideyard variance and giving applicant a variance to permit a parking space for one car due to the small size of the house.

M/S Bolles, Ragan to approve VAR-647 for a 12' frontyard variance only and a variance from the requirement of providing two parking spaces to allow provision for a single car parking space at 95 Holstein Rd., A/P 5-053-03, on the basis that there is a site hardship due to the steep upslope that justifies this variance, and in this particular case the variance will not be detrimental to people or property in the neighborhood because of the site location and the variance is required to afford property rights in allowing a reasonable parking arrangement.

A condition of this variance would be that if the house is expanded further from the drawing received 12/11/75 by the San Anselmo Planning Department, submitted by R. L. Stafford designed for Gail Stafford, such that an additional building permit is required subject variance shall be reviewed.

It is recommended that this application be sent to Design Review.

It is the feeling of the Planning Commission that the size of the house (800 S.F.) is such that providing more than a single car parking space does not appear to be necessary because of the single occupancy nature of the structure.

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

Applicant was advised of the 10-day appeal period.

- C. Variance 649 - John Sullivan, 55 Melville Ave., A/P 7-231-26, application for sixteen foot frontyard and six foot sideyard variances to construct carport over existing parking pad.

Applicant was present. Applicant stated he disagreed with several statements made in the Staff Report dated December 22, 1975. Staff had felt there was enough covered space available in the existing one-car garage. Applicant stated there was not enough room to protect two cars and six bicycles.

Mr. Sullivan also disagreed with Staff's belief that the height of the structure would be detrimental to the neighborhood. Mr. Sullivan submitted a petition to the Commission signed by his neighbors stating they did not find the design or height of the proposed carport objectionable and it would not affect their view in any way.

Commissioner Fairchild was concerned that the open carport would not solve the applicant's problem. She questioned whether the minimum amount of shelter outweighed the encroachment into the setbacks. She could not see the hardship with the proposed application and felt it was a disadvantage to the neighborhood.

M/S Goltz, Ragan to deny VAR-649, application for a 20' frontyard and 6' sideyard variance to allow construction of a carport at 55 Melville Ave., on the basis that insufficient hardship exists and that the height of the structure is believed to be detrimental to the neighborhood.

Motion carried: Ayes: Ainsworth, Bolles, Fairchild, Goltz, Greenfield

D. Variance 650 - Geoff & Laura Johnson, 43 Indian Rock Rd., A/P 177-250-0 application for a fifteen foot frontyard variance to allow construction of a garage.

Mrs. Johnson and architect Jim McDonald were present.

M/S Ragan, Goltz that VAR-650, a frontyard variance of 15' to allow construction of a garage 5' from the front property line at 43 Indian Rock Ct., A/P 177-250-06, be approved on the basis that due to the steep upslope a site hardship exists and that this construction will not be detrimental to the neighborhood in comparison to the required alternatives of a long paved driveway and extensive grading. This variance is necessary to provide property rights in that it allows a reasonable location for requisite parking. Additionally, this drawing, dated 11/10/75, shall be referred to Design Review Committee with special emphasis on the retaining wall to be built behind the garage. The Planning Commission desires Design Review Committee to know the Commission is well pleased with the design of the garage.

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

Applicant was advised of the 10-day appeal period.

At this time the public hearing to consider a correction to application Z-152, a rezoning of properties along the Scenic Highways was taken up.

There was no one present in the audience for the public hearing.

M/S Ragan, Fairchild that the Planning Commission reconsider the minutes made on October 6, 1975 concerning the rezoning of A/P's 6-171-06, 6-171-12, and 6-191-37. Passed unanimously.

M/S Ragan, Goltz that the motion contained in the Planning Commission action memo be incorporated herein as follows:

Move that that portion of A/P 6-171-06 described as "Commencing at a point on the south line of Greenfield Avenue, distant North 88° 29' West 80.2 feet from the Northwest corner of Lot 84, as said Avenue and Lot are laid down and delineated on that certain map entitled, "Map of San Rafael Heights Subdivision One", filed July 7, 1908 in Map Book 2 at page 124, Marin County Records; running thence along Greenfield Avenue, North 88° 29' West 150 feet; thence leaving said Avenue and running South 1° 31' West 71 feet; thence South 88° 29' East 150 feet; thence North 1° 31' East 71 feet to the place of commencement" be rezoned from C-2 to PPD/C-2/F for the purpose of achieving consistency with San Anselmo's Scenic Highways (Parkway) Element of the General Plan.

Move that that portion of A/P 6-171-12 described as "beginning at a point on the South line of Greenfield Avenue, distant North 88° 29' West 440.2 feet from the Northwest corner of Lot 84, as shown upon that certain map entitled, ("Map of San Rafael Heights, Subdivision One", filed for record July 7, 1908 in Volume 2 of Maps, at Page 124, Marin County Records; thence from said point of beginning, South 1° 31' West 71.0 feet, thence N 88° 29' W 87.30 feet; thence N. 1° 31' W 71.0 feet to the South line of Greenfield Avenue; thence S 88° 29' E 87.30 feet to the point of beginning" be rezoned from C-2 to PPD/C-2/F for the purpose of achieving consistency with San Anselmo's Scenic Highways (Parkway) Element of the General Plan.

Move to rezone A/P 6-191-37 from R-1 to PPD/R-1/F for the purpose of achieving consistency with San Anselmo's Scenic Highways (Parkway) Element of the General Plan.

Further move that the above parcels be recommended to the Town Council for rezoning.

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

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6. PENDING MATTERSA. Proposed Heritage Tree Ordinance

Chairman Ainsworth felt the best way to handle the Heritage Tree Ordinance would be to set a public hearing and to have the Commissioners come prepared to answer any questions. Should the Town enact any new tree ordinance? Commissioners should look at the existing ordinance and the proposed ordinance and see what is good and bad about it. Commissioners and Staff should prepare a report for that evening.

Mr. Robbins introduced Mr. Carson Floyd of the Parks & Recreation Department. Mr. Floyd felt the ordinance would be good. He felt, however, the ordinance as proposed was too detailed for the public and should be on a more cultural rather than legal level.

Mr. Floyd suggested the Commission incorporate a list of the trees which were detrimental as well as the proposed list of "desired" trees to be incorporated in the ordinance.

M/S Goltz, Ragan that the Planning Commission set a public hearing of the Heritage Tree Ordinance on February 2, 1976. Passed unanimously.

C. R. Leitzell (Staff) arrived.

Approval of the December 15, 1975 minutes were next considered.

Amendment: Pg. 3, motion recommending County-wide Bike Plan to the Town Council to read as follows:

"M/S Ainsworth, Bolles that we forward the county-wide bicycle plan for consideration by the Town Council along with responses to the attached, correspondingly numbered, Parks and Recreation Committee's comments:

1. Planning Commission has no comment on the multi-use path sign on Pg. 19 on the grounds that San Anselmo does not have any multi-use paths.
2. Route 4, as shown in the plan, was preferred by the Planning Commission with the additional alternate of a Class 3 route between Marin General Hospital and Kent School.
3. Planning Commission agreed with the Parks and Recreation Committee as Staff has an alternate proposal on Sierra.
4. Planning Commission disagreed with the Parks & Recreation Committee to eliminate the route where San Anselmo Avenue crosses Center, north. See routing on map prepared by C.R. Leitzell dated December 15, 1975. The Planning Commission agreed with the suggestion of continuing the path on Lansdale into Fairfax.
5. The Planning Commission disagreed with the Parks and Recreation Committee's proposal to eliminate the route on Butterfield-Fawn Drive because they felt it provided a link to Terra Linda. Further barriers should be provided to deter motorcycles and/or 4-wheel drive vehicles and that any future possibility for this bike route to become a road should be avoided.
6. The Planning Commission recommends Pg. 32, 2nd paragraph be modified to read: "The route starts at the intersection of Magnolia Avenue and San Anselmo Avenue (where it joins Route 4), proceeds east across the footbridge to the intersection of Sir Francis Drake Blvd. and Bank Street, east on Bank Street veering north on Lincoln Avenue to Greenfield Avenue, east on Greenfield Avenue through San Rafael, then eastward on 2nd, 3rd, or 4th Street to the Northwestern Pacific Railroad right-of-way, where it joins Route 1.

7. The Planning Commission agrees with the Parks and Recreation Committee that costly licensing of bikes should be avoided."

M/S Fairchild, Ragan that the minutes of December 15, 1975 be approved as amended. Passed unanimously.

Other Matters

Chairman Ainsworth announced that the League of California Cities would be holding its Annual Planning Commissioners' Institute on February 4-6, 1976 in San Francisco. Anyone interested should contact the Planning Department.


The Sub-committee on the proposed ordinance covering second units would meet Sunday, January 11, 1976 to review the Town Attorney's draft ordinance.

Commissioner Goltz stated he had received a complaint regarding the noise and traffic problems on lower Jordan Avenue and Forbes Avenue. He requested that this matter be put on a Planning Commission agenda for discussion. Chairman Ainsworth stated they would discuss the matter at the February 23rd meeting.

7. ADJOURN

The meeting was adjourned at 11:10 p.m. until January 19, 1976.

DAVID AINSWORTH, CHAIRMAN
SAN ANSELMO PLANNING COMMISSION

By 
Catherine Carpenter
Planning Secretary

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