

64. The Special Meeting of the San Anselmo Planning Commission was called to order by Chairman Duane Ragan at 8:00 p.m., Monday, June 27, 1977 in the Town Hall Council Chambers. Representing Town Staff: T. J. Robbins, Associate Engineer/Planner (part-time) and Lynn McGovern, Planning Technician.

1. ROLL CALL ^{For Correction}
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2. OLD BUSINESS

- A. U-485-Nancy Spencer, 635 San Anselmo Avenue, "The Cheese Store", A/P 7-212-25, application to permit outdoor serving of food and the on-sale business of serving beer and wine.

Applicant was present. After a brief discussion,

M/S Greenberg, Olive to approve U-485, application for the outdoor serving of food and the on-sale business of selling beer and wine for Nancy Spencer, 635 San Anselmo Avenue, on the basis that this will not be detrimental to the neighborhood as any additional parking impact will be minimal, and is necessary to afford property rights in a reasonable use at this location. Passed unanimously.

- B. U-486-Robert and Linda Franco, "Horn of Plenty", 69 Center Blvd., A/P 6-102-21, application to permit the outdoor serving of food.

Applicants were present.

Commissioner Olive asked the applicants whether there would be an indication of where cars should park and a path for cars which drove through from San Anselmo Avenue to Center Blvd. Commissioner Olive felt it was dangerous having the through traffic. Applicant stated this thoroughfare was just for the convenience of the people who worked in the building.

M/S Greenberg, Buckle to approve U-486, application for the outdoor serving of food for Robert and Linda Franco at 69 Center Blvd., on the basis that this will not be detrimental to the neighborhood as any additional parking impact will be minimal, and is necessary to afford property rights in a reasonable use at this location. Passed unanimously.

Associate Engineer/Planner, T.J. Robbins left at this point.

3. APPROVAL OF MINUTES - 6/6, 6/14 and 6/20/77.

M/S Greenberg, Olive to approve the minutes of June 6, 1977 as amended. Passed unanimously.

Amendments: Pg. 1, Item 2 b, 6th para., 2nd line change "units" to "buildings".

Pg. 3, motion, add to 4th condition "dated 6/6/77."

Pg. 4, 9th para., motion, 6th line to read: "...no condition of the land or building requiring a variance, and it blocks light of."...etc.

Same motion change "passed unanimously" to "Ayes: Goltz, Greenberg, Hulpke, Olive, Ollinger, Ragan - Nays: Buckle

M/S Greenberg, Buckle to approve the minutes of June 14, 1977 as written. Motion carried, 2 ayes, Commissioners Olive and Ragan abstaining.

M/S to approve the minutes of June 20, 1977 as amended. Motion carried, 3 ayes, Commissioner Olive abstaining.

Amendments: Pg. 1, last para., last sentence complete para. with word "unpleasant".

Pg. 2, 4th para. from bottom of page, 1st sentence to read: "Commissioner Goltz agreed with Commissioner Ollinger about the units, but felt there should be three rather than four units in the lower entry area."

Pg. 2, motion approving Holsinger's project, 4th line add "new" after "13".

Pg. 3, 5th para. under Item C, delete word "unintelligible".

Pg. 3, 6th para. under Item C, 1st line add "square" between "120 feet".

Pg. 4, motion, 3rd line delete word "not". Should read "...in the event that this particular variance is required." etc.

Pg. 4, 2nd para., starting with 3rd line to read: "...you could see through the building for traffic safety improvement reasons. The amount of parking had been increased from the previous use."

Pg. 5, para. right before Item E, change to read: "Commissioner Goltz stated the Commission would be remiss in allowing this application with 6 variances. The building setbacks might be all right, because of the unusual shape of the lot, but the parking variances are detrimental to the neighborhood and are required because they are self-imposed."

Secretary was permitted to leave at this point. The following notes were taken by the Planning Technician, Lynn McGovern.

2. OLD BUSINESS

C. Proposed Condominium Ordinance

1. Reviewed proposed ordinance section by section.
2. Overall comments at beginning, liked it. Compared to the new Larkspur Condominium Conversion Ordinance, thought it was better - Ragan and Buckle.
3. Changed wording in a few sections.
4. Changes made in Section 6 - Property Owner's Association - changes suggested by Myron Greenberg to comply with legal requirements.
5. Section F-B-2, the wording was changed by Myron Greenberg with input from others -- 3 and 4 were eliminated.

Motion was made to approve proposed Ordinance as amended and send to the Town Attorney. Motion seconded and approved, all ayes.

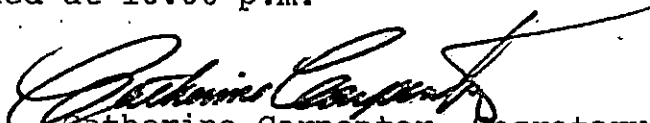
D. Downtown Zoning - For Discussion:

For Correction
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1. Myron Greenberg -- felt essentially we should leave zoning the same. Liked mix of uses within area. If anything, would like to see downzoning. Felt Tamalpais Avenue should be same. Also, agreed with what Dan Goltz said at last meeting about keeping C-2 as it is because remains R-1, because it is not feasible economically for commercial use.
2. George Buckle in favor of Planning Technician's proposal -- the idea of area zoning, and having a comprehensive, long-term zoning plan to protect property rights of persons buying under zoning regulations. Also discussed plans for Town Mall/Overall planning view needed that looks to future.
3. Mary Olive - would like to see R-1 remain and possibly further extended. Would like to see improvement in residential appearance. Wants to explore possibility of rezoning former commuter-train stops at Center/Saunders and Lansdale/San Anselmo Avenues.

Chairman Ragan suggested this item appear on the agenda of July 11 for further discussion when all the commissioners were present.

4. ADJOURN - Meeting adjourned at 10:00 p.m.


Catherine Carpenter, Secretary
Lynn McGovern, Planning Technician

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