

Approval of Minutes - M/S Goltz, Eisgrau the minutes of December 20th be approved as amended. Passed unanimously. Commissioner Greenfield abstained.

Amendments: Pg. 2, line 1, "...didn't disappear..."

Pg. 2, 3rd para., "M/S Goltz, Eisgrau..."

Pg. 4, 3rd para., delete sentence reading: "A vote was taken."

Pg. 6, 4th line of motion for VAR-709, after "dwelling" add: "be approved."

4. MATTERS FOR CONSIDERATION

- A. Proposed Condominium Conversion Ordinance - Workshop meeting set for February 14, 1977.
- B. Audiotapes - "Exploring Alternatives to Zoning" - Planning Dept. to order two tapes offered on Zoning.
- C. Resolution 1682 establishing the maximum number of second units to be permitted on single family lots in each neighborhood - Commissioner Goltz to present discussion. -- Commission to be prepared to discuss "back"up" chart used for establishing neighborhood density.

5. ADJOURN - Meeting adjourned 11:20 pm

Catherine Carpenter
Catherine Carpenter Secretary

The Special Planning Commission Meeting of January 17, 1977 was called to order by Chairman Duane Ragan at 8:00 p.m. in the Town Hall Council Chambers. Representing Town Staff: C. R. Leitzell, Director of Public Works/Planning.

1. ROLL CALL

Commissioners Present: Bolles, Buckle, Goltz, Hulpke, Greenfield, Ragan

Commissioners Absent: Eisgrau

2. MATTERS FOR CONSIDERATION - Yolansdale School Property

No one was present representing the School Board. Mr. Dale Sittler, audience, stated that Mr. Murphy and Judy Vallas had indicated at the last school board meeting they might attend tonight's meeting, unofficially.

Mr. Sittler advised the Planning Commission that a State Law, effective January 1, 1977, had passed making it necessary for the School District to form a committee of citizens to recommend land use of the surplus property.

Commissioner Greenfield requested a section of the January 12, 1977 Council Action Memo written by Alan Bruce regarding the Yolansdale School be included in the minutes: "2. The Planning Commission has scheduled a general discussion on use of the property for its January 17 meeting. School District representatives will participate in this discussion. Subject to the results of this discussion: Recommended Motion - To release interest in the Yolansdale School property at the offered price of \$218,000. without prejudice to future consideration on a different basis."

Mr. Leitzell advised the present zoning of the Yolansdale School site was R-1 (Single Family Residential). The property is not shown as a site for public acquisition by the General Plan, just a staging area for cyclist. In terms of the future use, the General Plan assumes it to be residential use. The Parks and Recreation Dept. had recommended converting the use back to R-1 and dedicating the play area to the Town.

Mrs. Lorraine Ferrase, 24 Elm Avenue stated she would like to see the land remain R-1. She stated she was concerned about the possible traffic created by the Marin Town and Country Club on San Anselmo Ave.

Mr. Ron Skellinger, across from the school on San Anselmo Avenue, stated his ideal was to preserve the playground and continue the use of the buildings for child care. He stated the San Anselmo-Fairfax

Children's Center was the only child care center serving San Anselmo.

Mr. Stanley Seiderman felt that if the building site was developed, the existing buildings for the school would be demolished. They were buildings already paid for and he felt they could be more useful housing the child care center. He felt single family dwellings would diminish the quality of the neighborhood.

Mr. Dale Sittler stated he was surprised the neighbors had suggested a youth center for the site. That would bring in all kinds of traffic. He also felt development of the property for homes would not provide the low and moderate income housing as outlined in the General Plan. He stated he would rather see the property used as it is -- perhaps use the existing buildings for Parks and Recreation.

Commissioner Goltz stated he wanted to exclude any use that would bring traffic into the area, except residential. He felt the land should either be kept at the current zoning of R-1 or SPD-R-1 and the old school yard kept as a park.

Commissioner Hulpke felt the site should remain R-1. The General Plan stated "high density" should be discouraged. San Anselmo fell well below the national average for parks. Commissioner Hulpke also wanted a use that would not increase the density. She would agree to residential (R-1) use with a portion left for open space.

Commissioner Bolles stated he appreciated the concerns regarding the traffic; however, he felt there were real economic problems with the R-1 use worth considering. He questioned whether the R-1 use would be requiring the Town to take on an additional burden -- an economic survey should be done to see what made sense to do.

Commissioner Greenfield stated he was attracted to Commissioners Goltz and Hulpke's suggestions, but agreed with Commissioner Bolles. What would be the cost of keeping the land empty or as a park? He preferred selling off the three lots or using it as open space.

Chairman Ragan stated he also felt the use shouldn't increase the density.

Commission would attempt to get additional community input.

Chairman Ragan directed Staff to inform the Council that notice had been given to the school district and no one was present to either comment or act officially or unofficially and that the Planning Commission took a dim view of that.

MEETING ADJOURNED 9:55 p.m.


Catherine Carpenter, Secretary

The Regular Meeting of the San Anselmo Planning Commission was called to order in the Town Hall Council Chambers by Chairman Duane Ragan at 8:05 p.m., January 24, 1977.

1. ROLL CALL

Commissioners Present: Buckle, Goltz, Hulpke, Ragan
Commissioners Absent: Bolles, Eisgrau, Greenfield

2. PUBLIC HEARINGS

A. OLD BUSINESS

1. U-465 - Claudine Sumoy - 3 Ray Ct., A/P 5-102-32, application for use permit to allow addition for live-in household help. CONTINUE TO 2/7/77.
2. VAR-707/U-467 - Jose Pons, El Greco Restaurant, 85 Red Hill Ave., A/P 6-214-02, application for variance for kitchen addition and a use permit to continue the on-sale business of serving alcoholic beverages.

Architect Les Stone was present. Application is the same as that