

The regular meeting of the San Anselmo Planning Commission was called to order at 8:10 p.m. by Chairman Harle on May 5, 1980, in the Town Hall Council Chamber. George Davison, Director Public Works/Planning, and T. J. Robbins, Assistant Director, present.

1. ROLL CALL

Commissioners Present: Harle, McPeak, Ollinger, Ragan  
Commissioners Absent: Hayes

2. APPROVAL OF MINUTES - April 21, 1980 - Continued 05/19/80

3. OLD BUSINESS

- A. SS-228 - Robert C. Martin, Brookside and Cordone Drives, A/P 5-222-01, lot line relocation - CONTINUED 05/19/80.
- B. U-547 - Steven Parsons, West Coast Towing, 151 San Anselmo Avenue, A/P 7-301-07, use permit for the storage of vehicles - CONTINUED 05/19/80.

4. NEW BUSINESS

- A. Z-190 - Myra Hardwick, Cordone Drive and Mountain View Avenue, A/P 5-212-02, review of mitigated Negative Declaration, and application for the proposed rezoning from PPD R-1 (Preliminary Plan Development with a presumptive use of Single Family Residential) to SPD (Specific Plan Development) for four single family dwellings - CONTINUED 05/19/80.
- B. V-882 - Clifford S. Knoles, 17 Brookside Drive, A/P 5-181-13, two foot sideyard variances to construct an addition and an overhang within ten feet and eight feet of the side property line, respectively; and four foot frontyard variances to enclose an existing porch and an overhang within 16 feet and 14 feet of the front property line, respectively.

Clifford Knoles, applicant, present.

M/S Ollinger, Ragan, to approve V-882 for Clifford S. Knoles, 17 Brookside Drive, A/P 5-181-13, two foot sideyard variances to construct an addition and an overhang within ten feet and eight feet of the side property line, respectively; and four foot frontyard variances to enclose an existing porch and an overhang within 16 feet and 14 feet of the front property line, respectively, on the basis that the additions are necessary for the enjoyment of substantial property rights; they will not be detrimental to the neighborhood; and because of the small size of the lot and the placement of the house on the lot.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- C. U-548 - San Anselmo Montessori School, 1381 San Anselmo Avenue, A/P Nos. 7-052-55, 7-052-56, 7-052-57, 7-052-58 and 7-052-59, use permit for a private school in a R-1 zone.

Dan Hopkins, Pastor of Church of the Nazarene, present.

Two women from the Montessori School explained that the school is now run by the parents of the children who attend. The hours of operation are 9:00 a.m. to 2:30 p.m., with an occasional board meeting in the evening. They said at noon there can be 19 cars dropping off/picking up the children; normally there are only three cars for the teachers.

Several parents of students were present to support the application. A petition signed by several neighbors on Scenic and San Anselmo Avenues (3 from Elm Avenue) supporting the application was submitted.

M/S Ragan, McPeak, to approve U-548 for the San Anselmo Montessori School, 1381 San Anselmo Avenue, A/P Nos. 7-052-55,

7-052-56, 7-052-57, 7-052-58 and 7-052-59, use permit for a private school in a R-1 zone, on the grounds that it will not be detrimental to the neighborhood and affords the applicant substantial property rights.

Motion passed unanimously.

Applicants were advised of the ten day appeal period.

- D. U-549 - Katherina Pantazes, 112 San Francisco Boulevard, A/P 6-023-06, use permit for the home occupation of child care.

Katherina Pantazes, applicant, present.

Ms. Pantazes said she has eight children come to her home; the oldest age is five years. Her hours of operation are 7:30 a.m. to 7:00 p.m. during the week, and on the weekends the children may be there to 11:00 p.m.

M/S Ollinger, McPeak, to approve U-549 for Katharina Pantazes, 112 San Francisco Boulevard, A/P 6-023-06, use permit for the home occupation of child care, on the basis that it will not be detrimental to the neighborhood and will allow the applicant beneficial use of her property.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

- E. C-174 - Callan Construction, Northern California Savings, 335 San Anselmo Avenue, A/P 7-252-17, design review of a commercial building remodel.

William Patrick, architect, present.

Mr. Patrick showed some revised drawings to the Commission (different from those first submitted).

M/S Ollinger, Ragan, to approve C-174 for Callan Construction, Northern California Savings, 335 San Anselmo Avenue, A/P 7-252-17, design review of a commercial building remodel based on the drawing dated April 18, 1980, and the sketch submitted to the Commission on May 5, 1980.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

## 5. DISCUSSION

Consideration of the Environmental Review for the Density Ordinance.

Mr. Robbins said that assuming practically all developable lots above the 200 foot elevation would exceed a 30 percent slope, staff has come up with a total allowable development of 237 additional units. In comparison to the General Plan number of 178, with the proposed ordinance of 237 there would be a 33 percent increase in allowable new units (59 units) and staff feels this significant enough to require an Environmental Impact Report.

Commissioner McPeak said the General Plan stated there were 225 acres of developable land over 30 percent slope; with a density of one unit per ten acres, the build out would be 22 units. The Committee, however, found there were 48 developable lots. By using the number of 22 units, he feels people would be deprived of developing their land. Therefore, by using the number, 22, as a base in determining density and whether the proposed ordinance will significantly increase the number of units, the information obtained is not correct. Based on this information he cannot say whether he would favor an EIR.

Ken Myer, Elkhorn Way, said he has been following the meetings through articles in the paper and he is concerned with the level of discourse and the lack of information given to the community.

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He said the Commission is considering increasing something that has not been studied. He feels there has been some railroading and the Town has not considered obtaining monies from banks, etc., for this EIR.

Carl Baumsteiger, Committee member, disagreed with staff's assumption that practically all developable lots above 200 feet would exceed 30 percent slope as there are some ridges that are flat on top. He expressed concern over the figure obtained by staff of 237 units; Mr. Robbins said they could meet to compare figures at a later time.

George Stump, 13 Calumet Avenue, Carolyn Turner, 152 Los Angeles Boulevard, Howard Blair, 53 Summit Road, Veronica Basker, 106 Humboldt Avenue, and Frank Tracy, 45 Hillcrest Court, agreed that an EIR should be prepared.

Paul Brand, 120 Allyn Avenue, agreed an EIR should be prepared and added that he feels the Planning Commission has bent over backwards to notify the public of these meetings.

John Sanftner, 9 White Way, read a memo from the Town Administrator to Dr. Segal regarding the repair of Redwood and Gerlack Roads which gives an estimate cost of \$65,000.00. In that letter, Mr. Sanftner said it read that the Town is bankrupt and incapable of maintaining streets. Therefore, Mr. Sanftner feels it is incredible that the Town can talk of massive development on the ridges. He said that if a master EIR is not prepared, he will dip into his own pocket to take legal action against the Town.

Peter Fraser, Committee chairman, said there have been many "numbers" in terms of density thrown around. He feels the 22 unit figure in the General Plan is erroneous and, therefore, the total number of 178 is off.

Hadden Roth, Town Attorney, said that if a master EIR is prepared for the proposed density ordinance the cost cannot be prorated to future developers. The cost can be shifted to future developers based on the extent of benefits derived if the Town adopts a Specific Plan, rather than a density ordinance. He cited Section 65451 and 65453 of the Government Code. Mr. Roth also said that the figure of 178 additional units in hillside areas as allowed by the General Plan had to be used as a base, unless the General Plan were changed.

Commissioners Ragan and Ollinger agreed that a master EIR should be done.

M/S Ragan, Ollinger, with respect to the proposed density ordinance, that the Planning Commission recommend that the Town Council allocate a sum of \$30,000.00 to cover the cost of developing a specific plan for density, as well as costs of preparing a master EIR for this project addressing all future development in San Anselmo and the developable areas north and west of San Anselmo to determine the environmental effects of such development on San Anselmo.

Motion carried: AYES: Harle, Ollinger, Ragan  
NOES: McPeak

## 6. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 10:48 p.m. to the next regular meeting of May 19, 1980.

*Lisa Burglin*

LISA BURGLIN  
PLANNING ASSISTANT