

The special meeting of the San Anselmo Planning Commission was called to order at 8:20 p.m. on March 5, 1980, by Chairman Harle in the Town Hall Council Chamber. T. J. Robbins, Acting Director Public Works/Planning, present.

1. ROLL CALL

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

2. CITIZENS COMMITTEE FOR ZONING OF UNDEVELOPED LANDS' REPORT

M/S Hayes, Olive, notwithstanding any previous consideration, that we consider old numbering Section 1b of the Committee Report.

Passed with four ayes votes; Commissioner McPeak voting No.

Discussion of proposed ordinance continues:

M/S Olive, Ollinger, that the Planning Commission accept Section 1, Part B, entitled, "Determination of Total Allowable Number of Units" with part 1 and part 2 as is, but eliminating part 3.

Motion failed to pass by the following vote:

AYES: Olive
NOES: McPeak, Ollinger, Hayes, Harle

M/S Hayes, McPeak; we accept as recommended from the committee report, Section 1b and renumber it Section 1c.

Passed by four aye votes; Commissioner Olive voting no.

M/S Olive, Hayes, we reconsider Section C which would now be Section d, "Distribution of Housing Units", and that it read as follows: "It is the intent of this ordinance that the distribution of housing units also conform to the above zoning by elevation requirement."

Passed by the following vote: AYES: Olive, Ollinger, Harle
NOES: McPeak, Hayes

There was considerable discussion about the result of this section. Commissioner Olive felt it would result in increased density on the upper portions of the lot; Commissioner McPeak said it would encourage cluster-type housing which he approved of. Commissioner Harle said it was up to the builder to decide whether or not he has a buildable site. From the audience, Dan Goltz asked how a dwelling on a proposed zone line would be treated. At this point, Chairman Harle pointed out that there would be approximately only five lots affected by this section.

M/S Hayes, Olive, that we adopt as written by the Committee, Sections d and e, "Maps" and "Deed Restriction", renumbering them e and f, respectively.

Motion passed unanimously.

Section 2. Use Limitations and Land Development Guidelines

M/S Ollinger, McPeak, that we accept Section 2, "Use Limitations and Land Development Guidelines" as follows: Section 2, a, b, c, be omitted because they are covered in current subdivision and building codes; Section 2d "Drainage" read as follows: The areas adjacent to creeks shall be kept as much as possible in their natural state. Section 2e and f be omitted as they are covered in subdivision and building codes; Section 2g be omitted; 2h to be accepted as written in the proposed ordinance.

Motion failed to pass by the following vote:

AYES: McPeak, Olive
NOES: Ollinger, Hayes, Harle

Mr. Robbins asked for a further definition of "creek" since technically there are only two creeks in San Anselmo - San Anselmo Creek and Sleepy Hollow Creek. There are many drainage ditches,

ravines, swales, etc., he pointed out.

From the audience, Dan Goltz said the language of the proposed Section 2, is not ordinance language; it is vague, inconclusive and discretionary. He said policy should not be written into an ordinance, but an ordinance must be spelled out.

Committee member Braun stated it was written in language that anyone could read; he felt it important to keep the standards.

Commissioner Hayes suggested the Section be kept and used for guidelines for design review.

M/S Hayes, Ollinger, that we separate from the proposed ordinance all of Section 2 and recommend to the Town Council for their consideration to adopt as Town policy guidelines and to delete from that Section g.

Motion and second withdrawn by originators.

M/S Olive, Hayes, that we eliminate Section 2 of the ordinance as it was proposed.

Passed unanimously.

Section 3. Protection of Major Ridges

M/S Olive, Hayes, Section 3 a "Intent" read as follows: It is the intent of this ordinance to achieve a balance between community concerns of ridgetop overdevelopment and property owner concerns of confiscatory restrictions.

Passed with four ayes and Commissioner McPeak voting no.

M/S Hayes, Ollinger, that we approve the following: 3 to be renumbered to be, "Definitions" 1. Ridgetops. This section is intended to apply to all ridgetops identified as such in the Town General Plan.

Motion and second withdrawn by originators.

M/S Harle, Ollinger, that ridge tops definition, Item 1 be as follows: Ridgetops are those identified on the Town of San Anselmo Planning Area Map, Open Space - Conservation, inserted between pages 20 and 21 of the San Anselmo General Plan, 1976. The Bald Hill ridgetop extends from the 800 foot level in Ross on the south to the 400 foot level near the San Anselmo/Fairfax boundary on the north. The Red Hill ridgetop extends roughly from east to west above the 300 foot level as shown. The Sunny Hills ridgetop extends from Memorial Park on the west to the San Anselmo boundary on the east. The Indian Rock system of ridgetops lie above 300 feet, north of Sorich Park. The Camino de Herrera ridgetop extends from the 400 foot level near the Fairfax/San Anselmo boundary northward along upper Oak Springs Drive to the northwest apex of the San Anselmo boundary, then northward, eastward, and finally southward around Sleepy Hollow to an end at the 500 foot level in San Rafael east of the northeast boundary of Sorich Park.

Passed unanimously.

Mr. Pfendt from the audience asked to present some drawings concerning ridgetops in the Indian Rock area which he was allowed to do even though the hearings were closed to the public at this time.

M/S Olive, Ollinger, that we accept definition 2 b c as given.

Motion died for lack of a second.

Moved Ollinger 3 b 3, ridge zone read as follows: The ridge zone is defined as the area lying within a 30 foot vertical distance measured perpendicularly down from the ridge line and extending out horizontally from the 30 foot elevation.

Motion died for lack of a second.

M/S Olive, Ollinger, that Section 2 b 3 ridge zone read as follows:

The ridge zone is that part of a ridge on both sides of the ridge line, the elevation of which is within 30 feet of the elevation of the nearest point on the ridge line.

Motion and second withdrawn by originators.

Gay Kagy from the audience said she has researched neighboring cities' definition and found San Rafael by ordinance, used 100 foot vertical; Fairfax uses 75 foot vertical by policy.

Commissioner Hayes said he had received a message from Commissioner Buckle saying Commissioner Buckle felt it a mistake to specify a number. It was his feeling this aspect should be sent to Design Review and every design review item should go through the Council. Another special meeting to consider the proposed ordinance was set for Monday, March 10, 1980. It is hoped that the ordinance could be completed at that time, a new draft can be prepared from minutes of meetings and presented for public consideration as well as Planning Commission approval at the regular meeting of March 17th and to the Council for their meeting of March 25.

Meeting adjourned at 11:50 p.m.

Thelma Foster
THELMA FOSTER

TF:lab