

88 The special meeting of the San Anselmo Planning Commission was called to order by Chairman Harle on January 16, 1980, at 8:00 p.m. in the Town Hall Council Chamber. C. R. Leitzell, Director Public Works/Planning, and T. J. Robbins, Assistant Director Public Work/Planning, present.

1. ROLL CALL

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

2. CITIZENS COMMITTEE REPORT FOR ZONING OF UNDEVELOPED LANDS

Members of the Committee, Peter Fraser, Carl Baumsteiger, Robert McPeak and Irene Wise, briefly explained their Report to the audience (see minutes of November 28, 1979, for detail).

Mr. Leitzell explained the staff report. His recommendation is that the allowable density be higher in the newly developed areas with wider streets (generally north and east of Sir Francis Drake Boulevard):

<u>Zone</u>	<u>Elevation</u>	<u>Allowable Density</u>
1	Below 100 feet	Per San Anselmo Slope Policy
2	100 - 200 feet	2.00 (1 Unit/½ Acre)
3	200 - 500 feet	0.67 (1 Unit/1½ Acre)
4	Above 500 feet*	0.33 (1 Unit/3 Acre)

*All Zone 4 areas are presently outside of the Town limits in unincorporated "ridge" areas.

Mr. Leitzell said the areas south and west of Sir Francis Drake Boulevard are generally screened from view but have poor access and utility services and, therefore, suggests the density be lower:

<u>Zone</u>	<u>Elevation</u>	<u>Allowable Density</u>
1	Below 100 feet	Per San Anselmo Slope Policy
2	100 - 200 feet	1.00 (1 Unit/1 Acre)
3	200 - 500 feet	0.33 (1 Unit/3 Acre)
4	Above 500 feet	0.20 (1 Unit/5 Acre)

Mr. Leitzell suggested that the following be added to Section 1c, "In no case shall the total number of units exceed the total number of units computed in accordance with Paragraph 1b above after subtracting the unstable portion of area in either zone." He also said Section 2a should read, "All grading shall be performed in strict compliance with applicable Town codes." He pointed out that Sections 2b, c, e, f and 3e should be omitted, as they are covered with existing ordinances or codes. Drainage should be revised, "The creeks and areas adjacent thereto shall be kept in their natural state insofar as possible."

Regarding the improvement of substandard streets in Section 2g, he feels it does not state how costs are to be proportioned nor who is to bear these costs.

Mr. Leitzell said the proposed text does not include all the ridges outlined in the General Plan. This will then cover future annexation areas. He feels a vertical distance is preferable to a fixed horizontal distance in preserving the ridgetop contour as seen from the valley.

Mr. Leitzell feels development within the Ridge zone should be prohibited unless there is no reasonable alternative to such construction and the area within the Ridge Zone should be included in determining the number of units permitted on the property. Construction of streets and utilities may be permitted within the zone where necessary, but such construction should be designed to maintain the natural contour of the ridge. Screening of structures should be required; street lights should be of low intensity and

low in profile; power and telephone lines shall be installed underground (if possible).

Johnathon Braun, 479 Scenic Avenue, said PD zoning and design review is necessary for public input. "Numbers" should not be used in determining density because it will result in ridge development. Although there is no money to purchase open space, he feels the Planning Department should be aware of other alternatives and make that information available to the public. There should also be restrictions on cutting trees on undeveloped lots.

Veronica Basker, 106 Humboldt Avenue, said she does not want to pay for improvements on streets for new development.

Attilio Segale, 20 Holstein Road, said the Commission should consider our transportation system in the future; we may all be riding busses.

Jack and Gayle Horn said they are property and business owners in San Anselmo. They wish to develop their property on Redwood Road and support the Citizens Report.

Howard Blair, 50 Summit Road, said he is losing the right to have access to his home. He feels there should be no ridge development at all.

Paul Brand, 130 Allyn Avenue, said the Committee had been balanced with developers, environmentalists and some neutral; however, many people quit in frustration, as nothing was being accomplished. He favors Mr. Leitzell's report. He is not sure the second units should be discontinued upon change in ownership; PD zoning is necessary.

Olof Mran said he is a business owner in San Anselmo. He feels the property owners have the right to build and supports the Citizens' Report.

John Hyman, Oakland, said he is interested in developing some property on Oak Springs and supports the Citizens' Report.

Marylee Woforent, Rosenthal Tract, said that just because the Committee spent a lot of time on the Report does not make it "a good one." Mary Cone, 349 Redwood Road, agreed, adding that she supports Mr. Leitzell's report.

Gay Kagy, 280 Redwood Road, thinks there should be design review for developments, i.e., look at creek setbacks or access, etc.

Claudia Tarantino and Bill Abright, 190 Oak Avenue, and Carolyn Turner said they prefer Mr. Leitzell's report.

Ted Kreins, Tiburon, showed sketches indicating blind spots on some ridges where buildings can be hidden from the valley and asked that this be taken into consideration.

A few persons commented that San Anselmo should be careful not to take the Marin County "elitist view" that "I've got mine; you can't have yours."

Jean Holm, 10 Idlewood Drive, read a letter written by her husband, John Holm, which expressed concerns about ridgeland development (see letter in file).

Gary Armour said the bonus option is a good idea. He suggests accepting the Citizens' Report with the proviso that any developer must present a report to go through design review.

Dave Bacigalupi, 56 Alder Avenue, noted that it is unfortunate people dropped out of the Committee; if a consensus could not have been reached, then two reports could have been presented. Personally, he does not want any ridge development, but that is not fair.

M/S Harle, Buckle, to continue this item to another meeting, January 23, 1980, to discuss more intelligently.

Motion passed unanimously.

Commissioner Buckle added it should be limited to Commission discussion.

3. ADJOURNMENT

The special meeting of the San Anselmo Planning Commission was adjourned at 11:30 p.m. to the regular meeting on January 21, 1980.

Lisa Burglin

LISA BURGLIN
PLANNING ASSISTANT