

TOWN OF SAN ANSELMO
PLANNING COMMISSION REGULAR MEETING

January 4, 1982

The regular meeting of January 4, 1982, was not held due to the flood.

All items originally scheduled for this hearing were continued to the next regular meeting on January 18, 1982.

Lisa Burclin

LISA BURGLIN
PLANNING ASSISTANT

The special meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on January 11, 1982, by Chairman Hayes in the Town Hall Council Chamber. T. J. Robbins and George Davison present.

1. ROLL CALL

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

2. Hillside Density - Town Council Direction for Planning Commission Input (Council 12/21 Referral of Staff Report of 11/25).

The Commissioners agreed that the Density Ordinance (approved, but not adopted) not be given up completely and at least used as back up information. Some prefer to see density related to elevation.

Commissioner McPeak questioned the adequacy of an engineer/planner team to address all the concerns, pointing out that if there is such a team, established criteria must be followed for reviewing all lands. The Commissioners generally agreed that a parcel by parcel approach is good, although there should only be a maximum value for density. Commissioner McPeak suggested also having a neighborhood by neighborhood approach.

Referring to the staff memo which read, ". . . coordinate the work of the Open Space Committee with the work of the engineer/planner team", Commissioner Harle said he hopes this does not mean the team must take into account the candidacy of parcels for open space as this could influence their recommendations.

Commissioner Signorelli submitted a written request to Mr. Robbins asking the Town Attorney the specific conflicts between the Density Ordinance (approved, but not adopted) and the General Plan, and an explanation of the Town Attorney's comment that "it is not what is taken, but what is left." Commissioner Signorelli suggested property owners of the vacant lands be notified of density discussions.

Gay Kagy, 280 Redwood Road, suggested the following: 1. the density decision follow the revisions to the General Plan elements; 2. the public review process should be encouraged as neighbors are often more familiar with the land characteristics and can be of help to the developer; 3. as in Ross, there should be recommended maximum densities; 4. the criteria for reviewing sites should include slope - visible condition; access; availability of utilities; and aesthetics (which could be modified further in the planning process).

Carolyn Turner, 152 Los Angeles Boulevard, agreed with Ms. Kagy and stressed the visual criteria. Maria Zaharoff, 1 Traxler Road, also agreed with Ms. Kagy, suggesting that public health and safety be of most importance, as well as traffic and drainage.

Randy Heubach, 61 Lincoln Avenue, and Colonel Smith agreed with staff's recommendation for a parcel by parcel approach.

Carl Baumsteiger, 1 Monterey Terrace, stated 1. the team should take into account existing densities in the surrounding parcels when reviewing undeveloped lands; 2. the maximum/minimum range is not practical as the community will always opt for the lower; 3. ABAG's regional need figures should be taken into account; 4. a property owner must profit; 5. the team would have to be very knowledgeable to take all considerations into account; 6. neighborhood input is not always accurate; 7. property owners of the undeveloped lands should be approached for their input; 8. the density numbers in the Density Ordinance (approved, but not adopted) are what the Town should go on unless it is decided to serve the special interest group who wants no growth.

Mr. Baumsteiger summarized by stating he is disappointed the density ordinance process is starting all over and questioned how many times this will happen as new faces appear at the hearings asking for changes.

Bill Cordingley, 10 Elkhorn Way, asked for a citizens committee as he feels they could communicate to surrounding neighbors, resulting in better communication and organization.

With the understanding that staff now will proceed with cost and time estimates and the drafting of a request for proposals, the special meeting of the San Anselmo Planning Commission was adjourned at 10:45 p.m. to the next regular meeting on January 18, 1982.

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2. APPROVAL OF MINUTES

January 11, 1982

Commissioner Hayes - add the following, "There were five main points discussed - Lot by lot approach - a consensus was reached; the engineer/planner team - the Commissioners felt this was a reasonable idea, but were concerned about funds; citizens committee - the Commission agreed with the Council to not have such a committee; maximum/minimum densities - the Commission felt it is difficult to find a range; planned development zoning - the Commission generally agreed with the thrust of the staff memo."

"It was also stated that the Density Ordinance can be used for informative purposes; there should be specific criteria for the engineer/planner team to follow; the parcels might be studied on a neighborhood by neighborhood basis; and notice of the density discussions should be provided to property owners, people in the area and the general public."

M/S Harle, Signorelli, to approve the minutes of January 11, 1982, with the addendum as suggested by Commissioner Hayes.

Motion carried; Commissioners Peterson and Ragan abstained.

PC '125/82