

The special workshop of the San Anselmo Planning Commission was called to order on January 30, 1984, by Chairman Bergeson at 8:00 p.m. in the Town Hall Council Chamber. Lisa Wight, Planning Technician, present.

1. ROLL CALL

Commissioners present: Bergeson, Harle, Hayes, Signorelli  
Commissioners absent: Sharp, Sousa

2. APPROVAL OF MINUTES - January 17, 1984 - Continued

3. GENERAL PLAN AMENDMENTS

Review of Possible Amendments to the General Plan Relating to Density Allowances on Hillside and Ridge Parcels.

Staff suggested the following amendments:

1. The title of Table III, as prepared by Commissioner Signorelli in November, 1984, read, "Holding Capacity of Vacant Single Family Parcels in San Anselmo."
2. The Sleepy Hollow portion of the present Table III should be a separate table as it is confusing the way it reads now. Alice Miller of County Planning advised staff the latest information is from 1979 and the total buildable units for Sleepy Hollow is still 386; however, it is noted in the appendix to the Countywide Plan that probably only 150 to 250 units will be constructed due to slope conditions, scenic values, and lack of water.
3. Land Use Element, Section B 1 - the statement should be changed to read, ". . . set densities for development on the undeveloped and partially developed hillside and ridge parcels", eliminating the second sentence regarding soils studies as that would be done at the building permit stage, if not at the time of the environmental review, and then include the last sentence, "The holding capacity of the planning area under this type of regulation has been calculated in Table III." It was also suggested the word, "restrict" be replaced.
4. Land Use Element, Section B 2 - should read, "Existing single family residential areas should remain intact." The second sentence should be eliminated as that density does not apply throughout the Town. This change should be taken up with the Housing Element revision.
5. Land Use Element, Section B 4 - the statement, ". . . cut back to a maximum of 20 units per acre . . ." should also be changed at the time of the Housing Element revisions as the Municipal Code allows one multiple unit per 1,500 square feet.
6. Land Use Element, Section B 6 - The statement, "In subdivided lots of record on ridge tops . . .", is limited and to be consistent with the proposed density ordinance, should include "hillside and ridge parcels." The statement should end with ". . . should be required.", eliminating the remainder of the sentence that focuses on ridgetops.

Commissioner Signorelli was concerned about the number of units listed for affordable housing sites in the Housing Element (1981) and questioned whether those should be included in the overall count in Table III. Commissioner Hayes suggested those could be added to the table later at the Housing Element stage.

M/S Hayes, Signorelli, to recommend deletion of the first paragraph of Section B 1 of the Land Use Element and replace it with the following, "It is the intent of this element that the sensitive nature and unique character of each hillside and ridge parcel be taken into account in establishing Town policy regarding development in those areas, particularly where there is cause for concern over public safety (for example, probability of unstable slopes or traffic access difficulties).

Motion passed unanimously.

M/S Hayes, Harle, Section B 6 of the Land Use Element be changed

to read, "On hillside and ridge parcels where geologic . . . be required."

Motion passed unanimously.

Commissioner Hayes referred to his summary/perspective prepared for the meeting on January 17, 1984, and noted his total estimated holding capacity of vacant lands is 262, compared to Commissioner Signorelli's 265 figure. It was noted the density table figures add up to 78, not 86, and although Commissioner Signorelli's were higher by three, it was assumed the same figures were intended to be counted in both versions.

M/S Hayes, Harle, to replace the existing Table III in the Land Use Element with a new version of Table III as shown on the staff handout this evening with the following changes: title to read, "Estimated Maximum Holding Capacity of Vacant Single Family Parcels in San Anselmo"; change "potential units in partially developed . . ." to read, "potential additional units in partially developed . . ."; the numbers be changed from 106 to 103 and 11 to 3 for a total of 254; and this is to be subject to review.

Motion passed unanimously.

M/S Harle, Hayes, paragraph 6 of Section VII A of the Open Space and Conservation Element, delete, ". . . with an average density of 1 unit per 10 acres." and change to read, ". . . with the density of development to be determined by the anticipated impact on water flow and surface stability by the construction of buildings, adequacy of access, and consideration of ridgetop protection." The second sentence to remain unchanged.

Motion passed unanimously.

Staff suggested the ridgetop description that was originally in the density ordinance be put in the Conservation Element.

M/S Hayes, Harle, to amend Section 1 E of the Conservation Element to put an asterisk after the word, "ridgetops" with a footnote at the bottom of the page to read, "\* 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 lies above 300 feet, north of Sorich Park. The Camino de Herrera ridgetop extends from the 400 foot level at the end of Camino de Herrera northward to the upper end of Woodside Drive at the 500 foot level. The perimeter 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."

Motion passed unanimously.

M/S Harle, Signorelli, to separate the San Anselmo and Sleepy Hollow figures in Table III of the Land Use Element into Tables IIIa and IIIb, with an asterisk next to IIIb to refer to a footnote at the bottom of the page, to read, "The figures for Sleepy Hollow are unchanged from the 1976 element."

Motion passed unanimously.

#### 4. HILLSIDE DENSITY ORDINANCE

Review of Draft Ordinance Since Joint Planning Commission and Town Council Workshop on January 17, 1984.

M/S Hayes, Harle, to remove A/P Nos. 177-220-50, 177-250-40 and 177-250-41 from Section 1.6 of the proposed Density Ordinance and put in Section 1.3 for a total density of 12 units with an asterisk referring to a footnote to read, "The number of units established for these parcels is based on the assumption of their combined development."

Motion carried: AYES: Bergeson, Harle, Hayes  
NOES: Signorelli

It was agreed to leave the Fraser property in Section 1.6.

Carl Baumsteiger, 1 Monterey Terrace, owner of A/P 6-013-41, made the following comments: Section 1.1 - the equity provision set the trend for the ordinance and should be put back in; Section 10-3.1206(f) - questioned whether "the public" or "public vehicles" was intended; Section 10-3.1209 - questioned whether it would be required for a developer to go through design review if he just sells lots. It was noted that design review would not be required at that stage; Section 10-3.1209(e)(1) - does this mean any parcel will be required to have open space? He was advised it does not mean that; Section 10-3.1210(a)(b) - construction within the ridge zone is so restrictive it doesn't seem possible.

Staff asked the Commission to consider an amendment to the Circulation Element as follows: Section I E: "Encourage through traffic to use arterial streets. Restrict neighborhood streets to local traffic and land service." Staff advised the Council will be considering the closing of some side streets to commute traffic.

The Commissioners felt it is really not necessary to make this amendment prior to closing streets as it is addressed in Sections I C and II C in the Circulation Element. They also feel it is inappropriate to consider this amendment at the same time as the amendments that relate to the density ordinance.

Staff asked that one of the Commissioners act as liaison with Jeff Baird and Councilman Ollinger for the Housing Element Revisions. It was announced there is a public workshop scheduled by Jeff Baird on February 16, at 7:30 p.m. in the Council Chamber.

M/S Hayes, Signorelli, that Chairman Bergeson act as liaison.

Motion passed unanimously.

#### 6. ADJOURNMENT

The special workshop of the San Anselmo Planning Commission was adjourned at 11:00 p.m. to the next regular meeting on February 6, 1984.

*Lisa Wight*

LISA WIGHT  
PLANNING TECHNICIAN