

PLANNING COMMISSION MEETING OF JULY 11, 1988

A special meeting of the San Anselmo Planning Commission was called to order on July 11, 1988 at 7:00 p.m. by Chairman Hayes in the Council Chambers. Staff present: John Kottage, Director of Public Works and Planning.

A. ROLL CALL

Commissioners Present: Harle, Sias, Julin, Kroot, Yarish, Hayes
Commissioners Absent: Manning

B. PROPOSED AMENDMENTS TO THE LAND USE, CIRCULATION AND OPEN SPACE ELEMENTS OF THE SAN ANSELMO GENERAL PLAN

Chairman Hayes presented an overview of what was discussed at the last General Plan meeting.

John Kottage suggested passing over the rest of the Land Use items in the absence of John Roberto and go on to the review of the Circulation and Open Space Elements.

Mr. Kottage noted that there has been a request by a Councilmember for a special notice to those properties in the R-3 districts affected by the proposal to lower the allowable residential densities. Mr. Kottage asked for Planning Commission input on this request.

Commissioner Harle was not clear why the proposal to decrease densities was even considered. Commissioner Sias was surprised about the proposal to decrease densities and felt a press release should go out along with a notice to those residents affected. Commissioner Julin felt either a press release or a notice would be fine. Chairman Hayes would like to have a press release and proper noticing to the residents.

It was decided that staff would prepare a press release and a courtesy notice would be sent to the R-3 property owners.

CIRCULATION ELEMENT

Item 17 - Street Classification.

John Kottage gave an overview and noted this is an attempt to classify the streets in San Anselmo as either residential, collector or arterial.

Commissioner Harle did not think Forbes should be classified as a collector street because of its limited access. John Kottage said it was defined as a collector because it carries a substantial amount of traffic.

Commissioner Yarish asked if the proposed classification of streets was related to or have an effect on the Municipal Code. John Kottage said the General Plan defines the nature of the classifications and makes reference to the desirable amount of use of each classification. The residential streets and arterial streets have well defined roles in the General Plan, residential being low local traffic carriers, while arterials carry a large volume of through traffic. He suggested that the purpose of this area of the General Plan is for usage goals to the Town, rather than what the streets are currently being used for.

Chairman Hayes thought Redwood and Scenic Roads should be residential loop streets as opposed to collector streets.

Commissioner Harle asked what type of action is taken with each classification. John Kottage said the classification sets direction on how the street can be used and developed in the future. Discouraging through traffic is a primary goal related to the residential streets.

Chairman Hayes cited the wording on page 32 in the proposed General Plan under Objectives as what actions are related to each classification.

Commissioner Harle did not see the point in distinguishing between collector and residential streets. Commissioner Sias asked what the repercussions would be, if the distinctions between the street types were dropped.

Mr. Kottage said he would have to defer to John Roberto for the implications of dropping the street classifications.

Commissioner Julin said they are just standard engineering definitions, and perhaps there could be a glossary in the General Plan that includes these definitions.

Commissioner Harle said if a distinction is made between the streets then a policy should be set up to define the difference in use associated with each use. He added that even if the distinction exists he is not clear on why it needs to be included in the general plan.

Sarah Nome 77 Alder, agreed that perhaps there need not be a distinction between the streets.

Gay Kagy, 280 Redwood Road, agreed with Commissioner Julin.

Commissioner Yarish suggested a wording change on page 34, policy 8.4 to delete collectors and add "...and some residential streets at".... (No action taken on this proposal)

*M/S Sias, Julin to approve designating Redwood Road and Scenic as residential street.

All ayes. Motion passed unanimously.

Item 18 - Roadway Extensions to Adjoining Communities

John Kottage explained the proposed suggestions.

Sarah Nome, 77 Alder, does not like having to go through San Rafael to get to the highway and would prefer a bypass link from Sir Francis Drake Blvd to the highway. As an example a road through the Cemetery area of San Rafael, or from somewhere through Fairfax to the highway.

Johnathan Braun, 479 Scenic, felt that San Francisco Blvd and Butterfield Road are not practical possibilities and should not be included in the General Plan.

Paul Gutfreund, 216 Oak Springs, agreed with Johnathan Braun.

Gay Gagy, 280 Redwood Road, said if we want to keep San Anselmo a small community then we do not want roadway extensions through San Anselmo.

Commissioner Yarish was sympathetic with the property owners on Butterfield Road and was generally in support of the wording as proposed in the amendment.

Commissioner Kroot echoed Commissioner Yarish.

Commissioner Sias said that Sir Francis Drake Blvd is already at maximum capacity.

Commissioner's Julin and Harle support the statement as written in the proposed amendment.

*M/S Yarish, Harle to approve wording in item 18 of the June 27, 1988 amendment report titled - "Roadway extensions to adjoining communities".

All ayes. Motion passed unanimously.

*Commissioner Yarish proposed adding the word "strongly" before "opposed" in item 18.

All ayes. Motion passed unanimously.

Patty Carrie Cavanaugh, offered that it is impractical to think that expansion will not take place and there should be some provisions made to handle it in a reasonable fashion.

Sarah Nome, 77 Alder, said that if the Town and County Club project is approved in Fairfax, there will be a major increase in traffic through San Anselmo.

Item 20 - "Word Change" (taken out of order)

All Commissioners felt the words "narrow, circuitous" should be deleted.

Gay Kagy, 280 Redwood Road, felt they should be deleted.

*M/S Sias, Julin approve the proposed wording of Policy 10.4 on page 35 with deletion of word "narrow circuitous".

All ayes. Motion passed unanimously.

Item 19 - Parking

John Kottage presented an overview.

Commissioner's Sias, Harle and Julin had no problem expanding the policy to include new parking standards for all residential streets.

Chairman Hayes was unable to locate the parking related policy in the summary and would like clarification before making a decision.

Commissioner Sias suggested getting a clear explanation of the proposed parking standards and where they are specified in the General Plan.

John Kottage said he envisioned the change in the residential parking standards to be worked out in details using the ordinance revision process rather than in the General Plan process.

Chairman Hayes said page 36, policies 12.2 through 12.4 are related to parking standards on residential streets.

Commissioner Julin said her intent was to get a reading of the desirability of on street parking vs. off street parking in all residential areas. She felt it would help in making decisions in future variance applications if this policy was clarified.

Lucile Dandeleit, 126 Redwood, asked if the parking policies refer only to Town maintained streets or all streets.

Chairman Hayes said the intent of the General Plan is to take all streets into consideration.

John Kottage agreed with Chairman Hayes but would ask John Roberto.

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Nancy Cecil, 1 South Oak, felt that all of the streets in Town should be included.

*The consensus of the Commission was to defer this item.

Item 21 - New Goals

Item 21A

John Kottage presented an overview.

Commissioner Harle asked what the creation of sub regional planning board involved.

John Kottage said he envisions this as an advisory body rather than a decision making body but the Commission may want to clarify the wording.

Commissioner Harle wanted to: (1) add the word "advisory" (2) strike "oversee", add "provide review and comment on" to item 21 a. He was in favor of the idea that Towns in the Ross Valley have a central place to send information to regarding future development.

*M/S Julin, Sias to approve item 21A with the wording change as defined by Commissioner Harle.

All ayes. Motion passed unanimously.

Item B

Mr. Kottage believed the concept is good however if it is included in the General Plan it may put a burden on the Town, that the Town will not be able to achieve.

Johnathan Braun, 479 Scenic, thought "barring" was a strong word.

Commissioner Yarish stated that "barring" was not his intent when bringing up this proposal. Perhaps a better word would be "discourage".

Commissioner Harle said local people naturally want to take the most direct route from one part of Town to another. He would not agree to barring people from certain streets.

Nancy Ross, 238 Oak Springs, thinks these restrictions are unnecessary.

Commissioner Julin felt it was important to promote traffic safety but perhaps it would be better to state the concepts in general terms and then approach the resolution of problems on a case-by-case basis.

Commissioner Kroot had reservations about this item. He would be more comfortable with the word "discouraging", rather than barring.

Commissioner Sias thought there could be some limits placed on turning movements during certain hours but the policy should not prohibiting through traffic.

Chairman Hayes thought this issue was adequately explained on page 33, under objective 4 and it was not necessary to have it stated again.

Commissioner Yarish said it was also adequately covered on page 32, under objective 1.

*The consensus of the Commissioners was that the issue of "through traffic on residential streets" was already

adequately covered in the draft plan and that the amendment was not necessary.

Item 22 - Bikeway Policies

John Kottage said it was suggested in the joint meetings that it might be impossible to enforce the proposed bikeway policies and thought that policies 5.3 and 5.4 on page 33 should be dropped. Perhaps just include 5.1.

Commissioner Yarish said if the Town were a new development it would be possible to separate automobiles and bicycles traffic but because the Town is well established, this entire section of the draft is suspect.

Commissioner Kroot concurred, adding that San Anselmo has no flat area like Mill Valley. He had no objection to bicycles using the existing streets.

There was a general discussion of changing the wording while still retaining objective 5.

Chairman Hayes suggested that the wording on page 27 of the current General Plan under item II. E. may be the best way to convey this policy.

Commissioner Yarish felt it was equally unrealistic to keep the wording in the draft related to bike trails. Chairman Hayes suggested that staff could incorporate some of the wording in item I. A.2 on page 27 of the current General Plan and some of the wording in item II. E. into the draft general plan and present it at the next meeting.

*M/S Sias, Yarish, to request staff to prepare different wording, incorporating the wording of items I A.2, and II.E. on page 27 of the current General Plan.

Item 23 - Level of Service on Roadways

23-A. The recommendation of level "D" during peak hours

John Kottage presented the issue, noting that service level "C" equals 75% of the roadway's capacity, "D" equals 90% capacity and "E" equals 100% capacity. As a point of interest he said that San Rafael adopted level "D" as their standard.

Johnathan Braun, 479 Scenic, asked if perhaps the service level shouldn't be raised.

Commissioner's Yarish and Kroot did not have a problem with "D" being the standard.

Commissioner Sias asked what the current service level of Sir Francis Drake was currently at. John Kottage said that typically after the 1986 project which created a 2nd travel lane, the service level was level "C" from Butterfield Road to the HUB during the commute period.

Commissioner Harle wondered what the implications of this decision was. He would agree to "D" but wondered what would happen if this standard was put to a test.

Commissioner Julin said that level "D" is fine with her

Chairman Hayes supported level "D".

*M/S Sias, Kroot to approve traffic flow of level "D" on item 23 - Level of Service on roadways.

All ayes. Motion passed unanimously.

*Chairman Hayes wondered what our alternatives would be if the traffic load reached level "D"? Mr. Kottage said there are measures to increase roadway capacity which can be taken on the arterials without adding additional lanes to Sir Francis Drake Blvd. For example creating two lanes out of Butterfield near its intersection with Sir Francis Drake Blvd. Also, adjustment and improvements can be made to signal timing.

*Chairman Hayes thought that policy 3.1 on page 32 needed to be modified. He suggested adding "primarily" after..."be maintained"...

Commissioner Sias suggesting adding a policy under Objective 3, making reference to an Advisory Planning Board.

23-B. Comments on short exceptions to level "D"

Commissioner Yarish thought policy 3.3 needs to be included to allow the Town leeway.

Commissioner Harle suggested modification of 3.4 to state the Town will not undertake the widening of Sir Francis Drake Blvd.

Mr. Kottage said there may be adverse implications to the residential streets if we don't allow some improvement to the arterials.

Commissioner Sias wanted to delete 3.3, stating that it would induce arterial traffic to use the side streets. He did not feel the level should fall below "D."

Commissioner Harle wanted to eliminate 3.3.

Commissioner Julin suggested eliminating 3.3 and then talk about the larger issues.

Chairman Hayes agreed to deleting 3.3.

*M/S Julin, Sias to eliminate 3.3 on page 33.

All ayes. Motion passed unanimously.

OPEN SPACE ELEMENT

General comments

Paul Gutfreund, 216 Oak Springs, commended the Open Space Committee for their efforts in preparing an excellent document. There were a few items that he felt should be carried forward from the existing General Plan to the revised General Plan, specifically on page 17 items: I.D. through I.G.

He also stated that he has gathered information regarding Oak Springs Drive that the Town may want to include in Appendix A-24. This information relates to concerns a development will have on proximal houses, effects on the neighborhood and effects on the community and environment. He presented the documents to the Commission, stating 88 residents of Oak Springs have already signed a petition agreeing with the concerns mentioned above. In addition he has included a signed petition from people who enjoy the open space and are opposed to development of Oak Springs Slope.

Mr. Kottage said the information gathered by Mr. Gutfreund, would be valuable information for the review of this R-1H property, but he was not sure it would be appropriate for inclusion in the General Plan. The information in Appendix

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A-24 speaks more to the general issues that are commonly handled in general plan documents..

Chairman Hayes agreed with Mr. Kottage and added that any person proposing a development in the Oak Springs area would be happy to know what the neighbors expect prior to initiating development.

Paul Gutfreund wondered if there could be a mention in the appendix that the additional information exists elsewhere. Mr. Kottage said the normal way of proceeding with this type of information would be to put the information into the historical file on the property. Normally this information would not be include in the General Plan.

Johnathan Braun, 479 Scenic, felt that the wording of "one unit per acre" on page 23 of the Land Use Element was inconsistent with the intention of this section.

Regarding Appendix A, Map 3, the Open Space Committee has not yet come up with a recommendation but will. He wanted the Open Space Map in the proposed General Plan to be updated to reflect the newly developed areas. Mr. Kottage said staff would appreciate it if the Open Space Committee could do the research necessary for this update. Johnathan Braun agreed.

Johnathan Braun asked if the Open Space-Conservation Map that is in the Current General Plan could also be updated and included in the draft General Plan.

Chairman Hayes said he thought that was a good idea because he refers to the conservation zone map frequently.

*Mr. Kottage did not think the update of the Open space-Conservation Map was included in the current General Plan revision contract but would relay the information to Mr. Roberto.

Item 24 - Reword Policy 2.7 on page 43

None of the Commissioners had objections to the rewording.

*M/S Kroot, Julin to revise the wording in policy 2.7 on page 43 to the wording used in the amendments proposed in the June 27, 1988 staff report.

All ayes. Motion passed unanimously.

Item 24-Reword Policy 2.8 on page 43

Chairman Hayes said that this item has not received a lot of support so he will withdraw it. He did however propose that the language used in the R-1H zone ordinance be incorporated in this section.

*M/S Yarish, Kroot to reword policy 2.8 on page 43 to reflect language of the R-1H Ordinance regarding construction in the ridge zone.

Ayes: Yarish, Kroot, Julin, Hayes.
Abstain: Harle

Item 25-Access to Open Space

Johnathan Braun, 479 Scenic, suggested adding a policy that rule governing bicycle usage of fire roads in Town be similar to those imposed by the Marin Municipal Water District on the bicycle usage of its roads.

M/S Sias, Yarish to add policy number 4.8 on page 44, with wording as follows: "that access to the fire road be

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provided to bicycles under conditions similar to those imposed by Marin Municipal Water District.

*All ayes. Motion passed unanimously.

Item 26-Open Space Map

*All were in favor of the concept of revising the map but requested a copy of the proposed map for review before taking final action.

The special meeting of the Planning Commission was adjourned at 11:15 p.m. to the next regular meeting of July 18, 1988.

BARBARA CHAMBERS
ADMINISTRATIVE SECRETARY/TECHNICIAN