

TOWN OF SAN ANSELMO
PLANNING COMMISSION MEETING OF NOVEMBER 26, 1990

The special meeting of the Planning Commission was convened at 8:00 p.m. by Chairman Yarish. Commissioners present: Julin, Harle, Sias, and Kroot. Commissioners absent: Hayes, Mihaly. Staff present: Town Attorney Roth, Director of Public Works/Planning, John Kottage and Planner, Lisa Wight.

I. Public Hearing 1990 Zoning Ordinance/General Plan amendments.

Director Kottage led the meeting with a discussion of the zoning ordinance that has evolved from the many workshop meetings between Staff, the Planning Commission and the Town Council in keeping with the General Plan of San Anselmo. He stated this meeting is to inform the general public and take any public testimony relative to the draft Zoning Ordinance.

Director Kottage explained the new zone classifications as follows:

R-1C: Single Family Residential - Conservation District

This district is reflected on the General Plan Land Use Map as Low Density Residential Conservation, which allows a maximum density of 1 residential unit for each acre of land. This District is generally applied to those developed and undeveloped lots ranging in size from one to two acres in size and located at or above 150 feet above Mean Sea Level. The purpose of this District is to maintain and enhance the natural land forms and vegetation of the Town's secondary ridgeline and hillside areas by limiting development density and thorough the careful review of architectural design and site development characteristics for new development on undeveloped land.

Commission and Public discussion:

Dan Thomas, Fernwood, wanted to know what the guidelines were for design review on the R-1C parcels. Director Kottage stated they would be the same as those currently used for the R-1H District.

Jonathan Braun, Scenic, wanted to know the design review criteria used for those parcels above 150 feet mean sea level but not in the R-1C District. He felt that it should be clearly stated in the Zoning Ordinance. Planner Wight explained that those parcels would remain in R-1 but would have a design review if the addition or new structure would exceed 800 square feet.

Chairman Yarish wondered what the proposal was to handle those undeveloped R-1 District parcels that exceed 150 feet Mean Sea Level but are less than 1 acre but the R-1C parcels have to be 1 acre per lot. Director Kottage stated there were very few of those parcels. The R-1 parcels over 150 feet Mean Sea Level would have to be at least 15,000 square feet (7,500 x 2) to be subdivided and there are very few of those. In addition they are on steeply sloped land and the steeper the lot, the larger the parcel has to be because of the slope policy of the Town.

R-3 District: High Density Residential District

The General Plan allows for a density range of between 13 and 20 residential units for each acre of land, with a population density of 42 persons for each gross acre of land. Therefore the Zoning Ordinance has reduced the number of units per acre to come in compliance with the General Plan.

R-H0: Residential Housing Opportunities District

This District is not specifically reflected on the General Plan Lands Use Map but is intended to serve as an "overlay" District to the R-1, R-2 and R-3 Districts within the Downtown Mixed designation on the General Plan Land Use Map. The purpose is to provide opportunities for residential densities greater than that provided for in the R-1, R-2 and R-3 Districts, but only through the provision of a minimum of forty percent of the units at prices deemed affordable to lower income households.

Commission and Public testimony.

Chairman Yarish felt that 10% was more of a standard than 40%.

Commissioner Kroot thought that 40% might be impossible.

Director Kottage stated the 40% was taken directly from the General Plan. It thought it was arrived by using the figures from the old General Plan and the Zoning Ordinance and arriving at a medium. He noted that the General Plan has to be amended if the 40% figure is to be changed. He stated that funds have been allocated by the Town Council to update the Housing Element and felt that it would be appropriate to further discuss the percentages at that time.

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Commissioner Sias wondered how anyone could ever have this in the R-1 Zone. Planner Wight stated that was an error and should be deleted.

Gay Kagy, Redwood Road, thought it was a good idea to provide for low income housing but wondered what the controls would be at time of resale. She suggested that the Town use controls similar to that of 2nd units to ensure that the low income units will always be there. Director Kottage explained that there are safety measures to ensure that the units would remain low income because once it is designated low income it is monitored by the Marin County Housing Authority.

C-1: Neighborhood Commercial District

This District has not changed however it now includes the floor area ratio allowable and further attempts to define the intent which is that the lots are to be developed with a low profile.

Planner Wight added that the floor area ratio has been included in Districts C-1, C-2, C-L and C-3 to come into conformance with the General Plan.

C-L Limited Commercial District

This District is new. It is reflected on the General Plan Land Use Map as "Limited Commercial" and allows a maximum Floor Area Ratio of 1.0. This District is generally applied to properties lining both sides of Sir Francis Drake Boulevard, west of The Hub, for approximately 1/4 of a mile, ending at Bella Vista Avenue. The Land Use category was developed as part of the 1988 General Plan to allow only those commercial uses which will not result in the generation of traffic in volumes sufficient to disrupt the flow of vehicular traffic along Sir Francis Drake Boulevard.

Commission and Public testimony.

Roger Pierce stated he is the owner of property at 606 Sir Francis Drake Boulevard (Yoghurt Delight), 610 Sir Francis Drake Boulevard (The Pavilion), and is in the process of purchasing property at 640 Sir Francis Drake Boulevard (Autohaus II). He opposes to the new C-L District because it would preclude the use for which his properties were originally built.

Town Attorney Roth stated that the current use can continue and if there were to be a change in tenants, Town Ordinance states that the existing use can continue as long as there isn't a vacancy for more than six months. Mr. Pierce did not feel that six months was a sufficient amount of time during these economic times.

Director Kottage noted that the C-L use includes furniture stores which are low traffic generators, and therefore any business such as The Pavilion would be in conformance. He added that the intent of the C-L was not to allow gas stations but he felt that an auto repair business would be a low-traffic generator and would consider adding that as a use within this District.

Mr. Pierce stated that there are other businesses that are currently along Sir Francis Drake that would not be in conformance with the Zoning Ordinance. The Veterinary Clinic is another example, as well as the restaurants and fast food businesses.

Commissioner Julin noted that perhaps the uses that were acceptable twenty years ago are not acceptable now because of the increase in traffic on Sir Francis Drake.

Commissioner Sias stated that a depressed business district in San Anselmo would be worse than a traffic problem.

Catherine Servino, owner of the building at 729 Sir Francis Drake, understood the reasoning behind having businesses that are low traffic generators. But on the other hand she wondered what the owners could do with the current buildings. She has been in the process of selling her building and has had difficulty getting the right buyers because of the tight requirements for the use of the building. She stated that her building has been vacant for more than six months and she would like to see that time extended.

Teddy Donaldson, wondered if the Town had the right to preclude people from using their land to make money in light of the fact the businesses are currently existing and the buildings were designed for that specific use.

Commissioner Kroot would like to see a list of the acceptable low or moderately low traffic generators for the next meeting.

Director Kottage stated that staff will prepare a survey for the next meeting that indicates the current use of the businesses in question and whether or not they would be allowed within the new C-L District.

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Commissioner Sias would also like to include in the survey the number of traffic accidents along that area of Sir Francis Drake as well as the figures and rationale used to make the changes to the General Plan.

PF: Public Facilities District

This District is generally applied to all existing major public land uses, including Town Hall, the Public Library, the Ross Valley Fire Department, and public parking lots.

PPD Preliminary Planned Development District and SPD Specific Planned Development District

Commission and Public testimony.

Gay Kagy said she realizes the intent of these Districts is not to increase density but thought it might be misconstrued as such. She wondered if a statement could be made to that affect.

Sec: 10-3-202 Zoning Map; Sec 10-3.203 Zoning Map Adopted; Sec 10-3.204 Uncertainty of District Boundaries

This is only a statement of enforcement details but the standards do not change.

Sec.10-3.301 Scope of Article Provisions; Sec. 10-3.302 Land Use Regulations Matrix

There is a change in format in an attempt to disseminate information easier for the public to understand. This does indicate the changes in the State Law.

Commission and Public Testimony.

Jerry Draper, San Francisco Blvd., said that within the R-1 Zone a Home Occupation is allowed but is restricted to only one employe that resides outside the home. He stated that more people are starting to work at home and wondered if the number could be increased. He also felt that by working in the house could take vehicles off the freeway. Chairman Yarish stated that could create parking problems in the neighborhoods.

Teddy Donaldson questioned why Group Homes would be allowed in the R-1H District. Director Kottage said it is allowable under the State Law.

Jonathan Braun was interested in development standards in primary and secondary ridge areas. Director Kottage indicated that there are development standards and they have not changed. The format has changed to make the information easier for the public to understand.

Sec 10-3.405: Setback Intrusions

- (a) Intrusion into any required setback area up to, but not exceeding, two feet.

Commissioner Kroot commented that he would like to see chimneys and bay windows have a limit of 2'6". Chairman Yarish concurred with Kroot.

- (d) Include into required setback areas up to twenty feet.

Commissioner Kroot thought that 15% slope was the agreed upon percentage and wondered why it now reflects 20%.

Planner Wight stated that staff has prepared a response to this section that was given to the Commission in their packets over the weekend. This was intended to be a discussion item during the workshop meeting prior to this Commission public hearing. She suggested that a lengthy discussion on this section be continued until the next meeting.

Development Standards Matrix

Director Kottage stated that this matrix introduces Floor Area Ratio but the standards have not changed. He felt there was a need to include secondary ridge zones in the matrix, using the same standards as for R-1H.

Commission and Public testimony.

Commissioner Julin thought there was to be a reduction from 40% lot coverage in R-1H to 25%.

Jonathan Braun thought that 40% was definitely in excess for large lots, and even 15% might be too large.

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Commissioner Kroot suggested using similar guidelines as those for Mill Valley.

Chairman Yarish thought there should be some discussion about not including garages, decks and walkways in the lot coverage.

Jerry Draper thought density should be addressed on the buildable land, not just lot coverage.

Director Kottage noted stated that the minimum lot size is one acre but the 7,500 would allow for clustering. It should be noted that clustering is not a right, rather a privilege and the applicant would have to go through a rigorous review process. Kottage stated he will bring back the Mill Valley guidelines for the next meeting.

Commissioner Julin was not sure of the outcome from the workshop discussions under Notes (2).

Commissioner Kroot would like to see the maximum stories reduced in C-2, C-L and C-3 from three to two.

Kathy Sanders, Redwood Road, did not think that an allowance of up to 18' in the ridge top is the intent of the General Plan. She would like to see it 0 feet.

Commissioner Sias thought that was an interesting observation, because he thought that applies to those lands that were all in the ridge.

Kathy wondered if there was a way to change the wording to make it known that it is not always acceptable. Director Kottage suggested that it could be in the form of a footnote that could introduce a tone that implies 18' is not always acceptable.

Commissioner Julin requested that the next meeting start with the discussion of footnotes for the Development Standards Matrix. Planner Wight suggested a workshop starting at 7:00 p.m. to discuss staff's recommendations for exceptions followed by the Public Hearing continuance for discussions on the Zoning Ordinance.

The special Planning Commission was adjourned at 11:00 p.m. to the next regular meeting on December 3, 1990 .