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The Special Meeting of the San Anselmo Planning Commission was called to order by Chairman Dan Goltz at 8:00 p.m. in the City Hall on March 10, 1975. Representing City Staff: T. J. Robbins, Associate Engineer/Planner

1. Roll Call

Commissioners Present: Ainsworth, Goltz, Fischbein, Strassman, Ragan  
Commissioners Absent: None

2. Approval of minutes of March 3, 1975.

M/S Ragan, Fischbein the minutes be approved as amended. Passed unanimously.

Amendments: Pg. 1, 3-A, 6th para. to read: Commissioners Ragan and Ainsworth agreed if a person was within setbacks, and in the absence of conflict with a true Heritage Tree Ordinance, he should be able to build where he wanted.

Pg. 2, 3-B(1), 3rd para. to be deleted.

Pg. 3, 3-B(2), 2nd para. to include: Commissioner Goltz answered Mr. Signorelli, that...point system was a part of San Anselmo General Plan Housing Element and the San Anselmo City Council has voted to participate with county.

Pg. 3, 3-B(2) last para. of 2nd motion, second line to read: "...save mature oak tree..."

Pg. 3, 3-B(3) 4th para. last sentence to be deleted.

Pg. 4, 3-B(3) 1st para. after end of motion: Name change to Mr. Ed Poser

Pg. 4, 3-B(3) 2nd motion to read: M/S Fischbein, Goltz to add: The use also falls within a conflict with the General Plan, specifically with the Proposed Ridgetop Ordinance and to overcome this conflict the applicant would be restricted to building below his 75' line, specifically, no higher than 280'.

Pg. 4, 3-B(4) Addition or para. between para. 2 and 3: Commissioners observed noticeable slippage in front of lots.

Pg. 5, 3-B(5) 2nd motion, correct spelling of Goltz.

Pg. 5, 3-B(6) 1st para., correct spelling of "Ed Poser"

Pg. 6, 3-B(8) motion, name change from "Michael" to "Milton"

Pg. 6, 3-B(9) motion, 2nd condition to read: Leave existing vegetation on the ancient slide area undisturbed.

Pg. 7, variance 1, 5th para., 9th word to read "put" rather than "out"

3. MATTERS FOR CONSIDERATION

A. U-399, City of San Anselmo, City Facilities - Capital Improvement Proposal (Firehouse site, San Anselmo and San Rafael Avenues; addition to City Hall complex)

For Correction Chairman Goltz announced he was advised by the City Attorney he had a conflict of interest with this item so he would turn the meeting over to Vice Chairman Strassman.  
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Staff stated a Negative Declaration had been issued. The 10 days posting time had expired last Monday and no protest had been received.

Mr. Wagstaff presented two plans for City site. Scheme A showing City Staff (Administration, Police Dept. and Public Works) utilizing City Hall and the parking area now occupied by Police cars for building. New parking would be provided at Ferrero property, the house being removed. The Fire Dept. would move to their own quarters at the corner of San Anselmo

clean of store and merchandise debris;

- 2. That landscaping be adequately maintained and dead or ~~dying plants be replaced as necessary.~~
- 3. That, as necessary, private policing of the outdoor areas be provided during the 11:00 p.m. and 6:00 a.m. hours to prevent disturbances to the neighborhood resulting from the late hour operations;
- 4. Use permit to be reviewed in three months or upon violation of any above condition or if the late hour operation creates a nuisance in the neighborhood.

Motion carried: Ayes: Goltz, Ragan, Strassman  
 Nays: Ainsworth  
 P/C March 3, 1975

C. Variances

- 1. VAR-596, J. W. Rowley, 10 Oak Avenue, A/P 7-266-21, request 5' sideyard and 5' frontyard setback to construct addition to house.

Applicant was present.

Commissioner Strassman questioned applicant as to what he thought the extraordinary conditions were which would justify the granting of a variance.

Mr. Rowley replied it was a small house and the one it was hard on his wife (who had to live in it all day).

M/S Strassman, Goltz that VAR-596, for J. W. Rowley, 10 Oak Avenue, A/P 7-266-21 be denied on the basis that we cannot find that there are exceptional or extraordinary conditions applying to the land, building, or use referred to in the application, which circumstances or conditions do not apply generally to other land, buildings, and/or uses in the district; or that the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner.

Commission told applicant that if he wanted to put over this application they might be willing to retract motion.

Applicant was willing. Commissioner Strassman withdrew motion, Chairman Goltz withdrew second.

M/S Ragan, Goltz this matter be held over to our meeting of April 7, 1975. Passed unanimously.

P/C March 3, 1975

4. ADJOURN

M/S Strassman, Ragan we adjourn. 2:00 a.m.

DAN GOLTZ, CHAIRMAN  
SAN ANSELMO PLANNING COMMISSION

By Catherine Carpenter  
Catherine Carpenter  
Planning Secretary

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Scheme C was more elaborate, would require the acquisition of an additional 5 parcels. Aesthetically and functionally, Mr. Wagstaff believed Scheme C to be the best, but with the budget, Scheme A would be more realistic.

Mr. Wagstaff suggested the City think in terms of abandoning City Hall Avenue to utilize as a walkway. Basic circulation would then be by Magnolia and thru into Library Place and around.

Scheme B was not shown as it has proposed a move to Isabel Cook School. Even if this had less economic impact, the negative impact in terms of public reaction would be great. The school would not create a good image, plus there were parking problems and hazardous traffic conditions existed.

Parks & Recreation had asked to be considered as occupying the Multi-purpose room at Isabel Cook School and two additional buildings at the rear.

Wagstaff and MacDonald had also been asked to do a study on the Corporation Yard. The Corporation Yard would stay in its present location as the public accepted it there. The Corporation Yard would then be upgraded and screened from Sorich Park.

Mr. Wagstaff stated it was hoped the Public Works Dept. would have been able to move into the building at 15 Magnolia (Ferrero property) in a hurry to allow for some room at City Hall. A sanitary easement goes right under the building which would ruin any long life for building.

Drawbacks to location of Fire Dept. at present City Hall was fire trucks would still have to back in from San Anselmo Avenue.

A termite study was done on City Hall and it was found to be heavily infested. There was also a considerable amount of dry rot. Because of this, the City Hall structure would be hard to reconstruct.

Commissioner Fischbein asked where the City Staff would be working while this was going on. The Fire House would be started, when complete the old Fire House would be revamped. The Administration, Police and Public Works Dept. would be moved back and forth as work was completed. Also, City Manager was requesting the City Council consider renting Bill's Bike Shop which is now available for the Public Works Dept.

Mr. Terry Stephens, 56 San Rafael Ave. did not think the proposed site for the Fire Dept. was a good place. Was there any reason for spreading City facilities out?

Mr. Wagstaff said one reason for the proposed location was the improvement of safe ingress and egress on main arterials. The only option to enable City facilities to be placed in one spot would be the acquisition of Rossi's, which is prime commercial land. Mr. Wagstaff also stated that the Fire Dept. was the only department that did not need to touch base with other departments.

Bob Sandusky, 46 Hillside asked whether alternative sites had ever been considered. Commissioner Ragan stated that back in 1969, Madrone and Center was available, but too expensive. as were others considered.

Mr. Sandusky suggested that the parking be studied in detail, when the time comes, because he did not feel the parking as proposed was adequate considering the amount of traffic generated. A second story should also be considered, using ground level to relieve parking (in favor of acquiring more land).

Commissioner Strassman advised Mr. Sandusky that this plan for City facilities was conceptual, details to come later.

Mr. Sandusky stated for the record that he had no arguments with the plans. He just wanted to bring up points

so that they can be considered in the future. He liked the Fire Dept. as planned. What had been shown was fine.

Commissioner Ainsworth was against eliminating four units of low and moderate income housing. He felt it was almost impossible to create low and moderate income housing and the City should not be an agent for their destruction.

Commissioner Ainsworth stated that it was the Housing goals to provide for low and moderate income housing. While there would be a trade off and while the City would relocate these people, there would still be a loss of four units.

M/S Ragan, Fischbein that the Planning Commission recommend U-399 to the San Anselmo City Council, to adopt Scheme A, Plates 2 and 3 of the Wagstaff & MacDonald site survey as the proposed site for: 1) firehouse and 2) site for remodelling civic facilities, excluding firehouse.

The Planning Commission finds that in the case of the City Hall complex, there is no apparent conflict with the General Plan. In connection with the firehouse site, 717 San Anselmo Ave. and 7 and 9 San Rafael Ave. the only conflict is the displacing of individuals now residing there which could have an adverse affect on housing. However, this possible conflict will be alleviate by process of State Law which requires that the City of San Anselmo provide adequate compensation and relocate these people in San Anselmo.

Motion carried: Ayes: Fischbein, Ragan, Strassman  
Nays: Ainsworth  
Abstain: Goltz

B. Continuation of Public Hearing on the Proposed Heritage Tree Ordinance

M/S Ragan, Ainsworth that public hearing regarding Heritage Tree Ordinance be continued until April 21st. Passed unanimously.

C. Consideration of adoption of Resolution 1509 reflecting revisions of December 26, 1974 to EIR guidelines.

M/S Ainsworth, Ragan to recommend approval to the City Council Resolution No. \_\_\_\_\_, a revised Resolution to reflect amendments dated December 26, 1974, to the Guidelines for Implementation of the California Environmental Quality Act of 1970. Passed unanimously.

Other items considered was the discussion of Planning Commissioners appealing applications. This would be an item on the April 21st agenda.

City Attorney wanted to discuss with Planning Commissioners variance/GPC procedures. This would be discussed at a meeting in May. Chairman Goltz directed Commissioners to make a list of questions to give to Planning Secretary who would copy for City Attorney.

4. ADJOURN

M/S Ragan, Strassman we adjourn. 10:20 p.m.

DAN GOLTZ, CHAIRMAN  
SAN ANSELMO PLANNING COMMISSION

By Catherine Carpenter  
Catherine Carpenter  
Planning Secretary