

88  
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 June 16, 1975. Representing City Staff: C. R. Leitzell, Planning Director, Al Solnit, Advance Planner

1. ROLL CALL

Commissioners Present: Ainsworth, Bolles, Fairchild, Goltz, Ragan, Strassman  
Commissioners Absent: None

2. APPROVAL OF MINUTES OF JUNE 2 AND JUNE 9, 1975.

M/S Ainsworth, Ragan to approve minutes of June 2nd as amended. Passed unanimously.

Amendments:

Pg. 1, last para. to read: Mr. Considine stated that more litter was deposited during the day than after the show. He passed around some photos for the Commission intended to support his statement.

Pg. 2, 6th para. - delete first 2 sentences and replace with: Clyde Niesen, 138 Acacia St., Fairfax stated he was contracted to clean up the place. He had no knowledge of the matter prior to February of this year, when his employment commenced as a clean-up man for the Lion's Share. However, as to the period since February he wanted to point out a few things.

Pg. 3, 1st para. replace 1st sentence with: Commissioner Ainsworth felt that the evidence on the issue of litter was inconclusive.

Pg. 3, 2nd para., replace 1st sentence: Commissioner Ainsworth was specifically concerned with the use of a night club in a mixed residential and commercial neighborhood.

Pg. 3, 4th para., to read: Commissioner Bolles was also concerned with the use of a night club in a mixed residential and commercial area. Commissioner Bolles was concerned with fire safety, but felt that the Fire Dept. had certain responsibilities regarding safety and the matter was their responsibility.

Pg. 3, 6th para. replace 1st two sentences: Chairman Goltz read the three conditions to be met by the Lion's Share, and asked Mr. Considine if he met them. Chairman Goltz felt the use permit conditions had been met and unless shown otherwise there would be no reason to revoke the use permit tonight.

Pg. 3, 2nd para. from bottom, word "oversite" to read "oversight".

Pg. 4, 2nd para. of motion to read: "These standards shall prevail unless changed by a special species list which is to be approved by Resolution of the Town Council and retained in the Public Works office.

Pg. 4, Use Permit #1, U-406, 4th line of motion change to read: "...with Health & Safety and Seismic Elements, such conflicts may be remedied by applicant submitting an engineering geologist and soils engineering reports..."

M/S Ainsworth, Ragan to approve the minutes of June 9, 1975 as amended. Passed unanimously.

Amendments:

Pg. 3, 11th para., 3rd line - word "reced" to be "receded".

Pg. 3, 14th para. starting with 5th line - "...that a majority of the community a) considered the Town a good place to live, b)"like it as it is", and c) expressed concern of the further erosion of environmental quality."

Pg. 3, 16th para., "M/S Ainsworth, Ragan to forward to the Town Council, with a..."

Pg. 4, 2nd complete para., to read: Commissioner Ainsworth opposed the "overall average density of 1 unit per 10 acres" provision. He felt that where health and safety made land unsuitable for development there should be no development, but where land can be shown to be safe then the 1 unit

per 10 restriction stopped being a health and safety restriction and became a land use restriction. He felt that was a terrible land use; one which would insure that only the wealthy could live in those areas and would result in urban sprawl. For that reason he suggested 1 unit per 1 acre.

Pg. 4, para., after motion: "Commissioner Ainsworth and Ragan stated that their sole objection.."

Pg. 4, new para. before motion accepting Land Use Element: The 1-10 unit density is based on the restriction imposed by the Circulation, Open Space and Conservation, and Health and Safety Elements. It has the effect of restricting development on the presently undeveloped hillside areas.

3. MATTERS FOR CONSIDERATION

A. PUBLIC HEARING: Continuation of the public hearing on the Proposed General Plan. For Correction

General and Social Goals <sup>Page 75</sup> A and B were discussed by the Commission and changed to read as follows:

Goal A - Provide for a variety of types of housing appropriate to the existing character of the Town and consistent with San Anselmo's relationship to the housing needs of the larger Marin County community.

Goal B - Accommodate the housing needs of a socially and economically diverse population including those of senior citizens

Goals Relating to New Housing were changed as follows:

Goal A - Evaluate and control impact on new housing on the community, services, physical environment, and the other goals of the element.

Goal B - Provide procedures for making a proportionate share of new housing available to persons of low and moderate income.

Mr. Carl Baumsteiger's suggestion of adding: "Develop procedures to encourage attractive maintenance of structures and grounds and to discourage communal occupancy of single family housing." was considered by the Commission.

The Commission agreed with the intent of the goal, but felt it should be reworded.

Chairman Goltz felt large families had the same impact on the community as communal living. Commissioner Bolles agreed. Commissioner Bolles expressed his wish to be disassociated with any comment which "zeroed in" on people making up a family.

Commissioner Ainsworth stated this goal had the effect of legislating a bias. He suggested implementing this by redefining <sup>For Correction Page 75</sup> the definition of "family" in the Code.

M/S Fairchild, Ragan to recommend that under goals referring to existing housing II-2 we add the following statement as #D: "Develop procedures to deal with public Health & Safety aspects of households with large numbers of persons."

Motion carried: Ayes: Ainsworth, Fairchild, Ragan, Strassman  
Nays: Bolles, Goltz

Under "Meeting the Housing Goals", Commissioner Fairchild added Item D: "Establish a residential development review policy which encourages the provision of adequate numbers of low and moderate income housing units to aid in retaining the economic and social mix of the population."

The public hearing was reopened to the audience. Ms. Audrey

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For Correction Page 16..... Fatooh was upset with the addition of Commissioner Fairchild's regarding households with large families. She felt a statement like that did not belong in the General Plan. Large households may be the only way some persons could survive, and she felt this was justified.

Commissioner Fairchild agreed with Ms. Fatooh, but she felt that if Health & Safety standards were used in a discriminatory manner, she would be the first person to protect the people.

M/S Fairchild, Ainsworth to reconsider the motion.

Motion carried: Ayes: Ainsworth, Bolles, Goltz, Fairchild, Strassman  
Nays: Ragan

Commissioner Ainsworth stated he voted for the original motion because he thought it would be best to have it mentioned, however, he now felt inclined to vote against it.

Commissioner Ragan did not think the goal was discriminatory and felt it should remain.

Commissioner Fairchild stated she was concerned regarding the problem when people in the community were not responsible. She felt it was, however, something that could be dealt with without it being a goal.

M/S Fairchild, Ainsworth to recind the motion.

Motion carried: Ayes: Ainsworth, Bolles, Fairchild, Goltz  
Nays: Ragan, Strassman

John Colteaux felt the Commission might consider wording such as: "Accommodate other forms of living in the traditional R-1 areas as long as such forms conform to traditional family standards".

He felt the Commission should recognize singles/families who might want to group together; but should insure the other residents are not driven out.

Mr. Al Solnit, Advance Planner felt the zoning was the least effective method of keeping household sizes down. He stated the Building and Health Code with the standards for minimum amount of sleeping space, and fire safety regulations could be used. The Commission could also develop a tough parking ordinance, or one about leaving camping vehicles in driveways, etc.

For Correction Page 15..... Under the "Conditions of Housing and Housing Problems" the following statement was added:

The increasing number of non-traditional family households sometimes provides additional problems in the area of adequate Health and Safety standards of the community as a whole. While San Anselmo should not prohibit or isolate this community of citizens, methods should be found to prevent the development of nuisances, health and safety hazards or other detrimental effects on the residential nature of the community.

M/S Ragan, Strassman that the statement as just prepared be added to Page II-5 as a separate paragraph just before the paragraph "Housing Needs".

Motion carried: Ayes: Ainsworth, Fairchild, Goltz, Ragan, Strassman  
Nays: Bolles

M/S Ainsworth, Ragan to forward to the Town Council, with a favorable recommendation, the Chapter on the Housing Element of the General Plan as amended.

Motion carried: Ayes: Ainsworth, Fairchild, Goltz, Ragan, Strassman  
Nays: Bolles

Commissioner Bolles stated he voted "no" on the basis of the addition to the Housing Element regarding "non-traditional family households".

DAN GOLTZ, CHAIRMAN  
SAN ANSELMO PLANNING COMMISSION

By *Catherine Carpenter*  
Catherine Carpenter  
Planning Secretary

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