

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 9, 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 MAY 19, 1975

M/S Strassman, Ragan that the minutes of May 19, 1975 be approved as corrected. Passed unanimously, Commissioner Ainsworth abstaining.

Corrections:

Pg. 2, Item 7, 3rd line: Change word "discriminate" to "discourage"

Pg. 3, add to Dick Blackman's comment, 5th para., Mr. Blackman wanted mention of a bus lane on Center Blvd. deleted and substituted with a less specific direction.

Mr. Carl Baumsteiger stated he would rather have his letter, dated June 2, 1975, take the place of comments incorporated in the May 19, 1975 minutes. Chairman Goltz stated his letter would be incorporated in tonight's minutes.

Mr. Carl Baumsteiger's letter dated June 2, 1975:

City of San Anselmo Planning Commission  
P. O. Box 726  
San Anselmo Calif. 94960

Re: General Plan Public Hearing -  
Clarification of Minutes of May 19, 1975.

Gentlemen:

Please use the information contained in this letter in place of my comments appearing in the minutes of May 19, 1975.

INTRODUCTION

Page iii: Delete last sentence which reads - The old myth of progress has receded and the new belief is an anxious, "let's not lose any more of what we have."

COMMUNITY CHARACTER

Page I-1 Under Goals: Replace the first sentence which reads - The overwhelming sentiment among citizens in San Anselmo and Sleepy Hollow about the future of their communities is "Leave it as it is."

Change to - The overwhelming sentiment among citizens in San Anselmo is "Environmental Legislation must be reasonable and just and must not place a burden on the property owner which is disproportionate to the community interest."

Page I-3: Add to footnote - Reflects influence of building moratorium.

Page I-7: Add following under Goals:

5. Uphold previous commitments by past Town administrations by not restricting use of lots of record.

6. Insure that the burden of environmental legislation is spread equally over the community who benefits.

Page I-7 Under Recommendations:

Change first sentence to read as follows: The major recommendation in this element is to restrict development on the unsubdivided hillside areas of the planning area where there is a probability or unstable slopes to a density consistence with good engineering practice.

Last Paragraph: Replace first sentence which reads ----"could exceed the recommended averaged growth rate of 30 units per year, or 750 new units by the year 2000.

Change to -- "could exceed the recommended growth of 750 new units by the year 2000."

HOUSING ELEMENT

Page II-2 Under Goals Relating to Existing Housing Add Goal as follows:

- D. Develop procedures to encourage attractive maintenance of structures and grounds and to discourage communal occupancy of single family housing.

OPEN SPACE AND CONSERVATION ELEMENTS

Page III-1 Under Goals - Add the following goals:

- F. Insure that the burden of preserving private open space is shared equally among the community who benefits rather than be placed solely upon the property owner.
- G. Lots of record will be excluded from legislation requiring open space use restrictions.

Page III-3 under Trails - Delete entire 1st paragraph for following reasons:

Trails adjacent to residential areas constitute an invasion of privacy. The inherent problems of potential burglaries, littering, soil erosion, maintenance and liability are considered too great a risk to warrant this type of measure. Furthermore, existing public lands, which constitute one third the land mass of this county, have more hiking trails per capita than most other counties in the State. Use of existing trails is sparse. There is no supporting data to show why trails through existing neighborhoods are needed.

It is recommended that trails adjacent to residential areas be deleted entirely from the General Plan.

Page III-6 Under Private Open Space: Delete entire last sentence and revise maps to exclude 30% slope provision. Geologic hazards should be based on soil stability considerations not arbitrary slope gradients.

Page III-7: Delete entire last paragraph and revise maps accordingly.

The plan as written lacks answers to two fundamental considerations which will be of significant concern to the residents of San Anselmo. No attempt has been made to show how the plan relates to the Marin Countywide Plan. Secondly, the Plan makes no attempt to analyze the economic impacts of its various elements on either the community or the property owners. These considerations are of prime concern. It is recommended that both items be investigated and that sufficient study be undertaken to develop the inherent costs involved.

Yours Very Truly,

Carl A. Baumsteiger

3. MATTERS FOR CONSIDERATION

- A. PUBLIC HEARING: Continuation of the public hearing on the proposed General Plan.

Bob Sandusky, 46 Hillside questioned whether dial-a-bus was a valid concept. Mr. Solnit stated that used as a feeder service it would be possible. It would be a job for the Transit District to implement.

Mr. Sandusky stated he would like to see "without destroying the private nature of residential areas" added to the 6th paragraph under the section "Trails" added...

Under the section "Private Open Space: Geologic Hazard & Public Safety Area", Mr. Sandusky would like to see after the sentence "It is proposed to classify these areas as health and safety open space with an overall density of no more than 1 unit to 10 acres" add the sentence "unless geologic evidence is presented for higher density not to exceed \_\_\_\_." He felt the steep slope was not necessarily unstable.

Mr. Sandusky felt that under the "Conservation and Environmental Policy Guidelines", Item B the mention of "humans" should also be included. He also questioned how the "health hazards" would be monitored.

Item D, Mr. Sandusky suggested including "restoration".

Item F, Mr. Sandusky requested the word "maintained" be changed to "encourage".

Item L, last sentence Mr. Sandusky suggested it read: "Tree cutting and damage to trees that significantly enhance the beauty and character of the town shall be avoided wherever possible."

Item V, "Suggested Implementation Measures", Mr. Sandusky wanted to see "that zoning is not intended to deprive owner of the use of his property without just compensation" included.

The public in-put part of the hearing was closed.

The Introduction section of the General Plan was discussed, with minimal changes being made.

Carl Baumsteiger's comment as noted in his letter of June 2, 1975 regarding the Introduction of the General Plan was reviewed.

For Correction  
Page 68 Although this sentence was not deleted, the Commission did change it to read: "The concept of progress through development has reced and must now be harmonized with a new desire to preserve amenities of life in San Anselmo."

M/S Ragan, Strassman that the Commission recommend to the Town Council the Introduction of the General Plan as amended. Passed unanimously.

Carl Baumsteiger stated he did not agree with the survey taken of San Anselmo residents and with the sentiment of "leave it as it is" being the true feeling of the people. See his change above.

For Correction  
Page 68 The Commission did change the first sentence under Goals, Pg. I-1 to read: "In 1973 a survey of San Anselmo residents found that of those surveyed, that a majority of the community considered the Town a good place to live, "like it as it is", and expressed concern of the further erosion of environmental quality". The Commission felt this statement to be just and truly the sentiment of the people.

As noted at an earlier meeting, and in Mr. Baumsteiger's letter above, a footnote was added to reflect the slow down of growth as being influenced by the building moritorium.

M/S Ainsworth, Ragan to forward, with a favorable recommendation, the Community Character Element of the General Plan as amended. Passed unanimously.

Mr. Baumsteiger suggested changes to the Land Use Element, as noted in his letter of June 2, 1975. The Commission did not agree with the two suggestions. No change was made.

Pg. I-7, under Recommendations Mr. Baumsteiger suggested a change (see above). The sentence was left unaltered by the Commission.

Pg. I-7, under Recommendations Mr. Baumsteiger suggested the change

mentioned in his letter above. The Commission deleted the first sentence of the second paragraph under Recommendations, Pg. I-7.

Commissioner Bolles suggested an appendix to the General Plan referring to specific laws so the people would know compensation has been considered and is provided for in some other stature. <sup>For Correction</sup> Page 68

Commissioner Ainsworth felt the "overall average density of 1 unit per 10 acres" when referring to safety was a valid point, but he felt that could be dealt with. When a lot could be made safe, then the 1 unit per 10 acres stopped being for Health and Safety and became a Land Use. He felt that was a terrible land use; one which would insure that only the wealthy could live in those areas. For that reason he was opposed to the "1-10", and suggested 1 unit per 1 acre. He felt 1-10 would result in urban sprawl.

Mr. Solnit and Mr. Leitzell expressed the opinion that a significant change in density would result in necessary changes in other Elements of the General Plan such as Circulation, public facilities, etc.

Mr. Solnit stated that within this 1 unit per 10 acres that there would be a range of densities since under Planned Development cluster development could be used.

For Correction

M/S Fairchild, Strassman that the Land Use Element of the San Anselmo General Plan be accepted and recommended to the Town Council as amended. <sup>Page 68</sup>

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

Commissioners Ainsworth and Ragan's main objection was due to the proposed 1-10 density on hillside areas.

For Correction

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4. ADJOURN

M/S Bolles, Ragan to adjourn to the meeting of June 16, 1975 on the General Plan.

DAN GOLTZ, CHAIRMAN  
SAN ANSELMO PLANNING COMMISSION

By Catherine Carpenter  
Catherine Carpenter  
Planning Secretary

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