

CITY OF SAN ANSELMO
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS 8:00 P.M., FEBRUARY 7, 1966

MINUTES

The regular meeting of the San Anselmo Planning Commission was called to order by CHAIRMAN WARREN R. PERRY at 8:00 p.m. in the Council Chamber, City Hall on February 7, 1966.

1. ROLL CALL:

Commissioners Present: Perry, Lloyd, West, Creighton, Murphy & Ragan
Commissioners Absent: Nordman

2. APPROVAL OF MINUTES OF JANUARY 17, 1966

Commissioner West moved the minutes of the meeting of January 17, 1966 be approved. Commissioner Ragan seconded the motion and it carried unanimously.

3. OLD BUSINESS

None

4. NEW BUSINESS

A. PUBLIC HEARINGS - REZONINGS

- (1) Z-85 - Bay Counties Realty Corp. - Appl. to rezone A/P 7-211-30 & 7-211-42 - 52 & 48 Tamalpais Ave. from R-2, Duplex Residential to R-3, Neighborhood Apts.

Engineer Leitzell presented the engineer's report on this application and stated that this request for rezoning is a result of rejection of applicant's request for rezoning from R-2 to R-4 at the meeting of January 3, 1966. At that time the Commission decided that R-4 was too high a density with no control on the number of units. He also stated that the property is bordered by R-2 zoning with R-3 across the street. The area of the lots is 108' by 150' or 16,200 sq. ft. which would allow 12 units under the present R-3 zoning.

Mr. Monty W. Connery of Bay Counties Realty was present as was the other owner, Mr. H. W. Joslin. Chairman Perry questioned whether they intended to combine the two lots and Engineer Leitzell commented that the same number of units would be allowed whether the lots were combined or left as separate parcels, that is six to each parcel.

Mr. Joslin spoke saying that he built a duplex there 10 years ago and that the neighborhood had deteriorated since that time. He feels that since there is R-3 zoning across the street, he is entitled to the same zoning and he would like to improve the property.

Comments from the audience were called for by Chairman Perry and Mrs. De Lucci, 56 Tamalpais Ave. spoke stating that the property next to them that has deteriorated belongs to Bay Counties Realty and questioned why they haven't improved this property if they are interested in improving the neighborhood. Mr. Connery replied that the property is beyond repair and not worth remodeling.

Mr. Jos. Chrest, 101 Cedar stated that he does not object to apt. houses as such but does object from the standpoint that there is already a great deal of traffic congestion on Tamalpais and 12 units more would increase the problem. He also questioned if they would have adequate fire protection.

Mr. Kulps, 44 Tamalpais questioned what kind of apt. house is proposed and was informed by Chairman Perry that only the zoning and not the particular buildings would be considered. Engineer Leitzell informed Mr. Kulps that 4 units per 5,000 sq. ft. would be allowed under R-3

zoning. Mr. De Lucci questioned whether the driveway easement on the property would be considered as part of the 5,000 sq. ft. Engineer Leitzell replied in the affirmative stating that it would count as part of the open space as 50% of the lot can be covered.

Commissioner Creighton stated he felt the area is becoming more valuable and a lot of these dimensions should be used to greater advantage than R-2. He feels 12 units would be too much, but two not enough, however, he would favor R-3 zoning.

Mr. Lundquist, 69 Tamalpais commented that the traffic congestion is caused by through traffic using Tamalpais rather than the residents.

Mr. Murphy stated that he feels we are nearing a solution to the traffic problem through the town center plan. He is in agreement with Comm. Creighton that property that large should be entitled to greater density than its present use and agrees with applicant that it would be economically unfeasible to try to use the present structure.

Commissioner West stated that he doesn't feel that rezoning would upgrade the area, but to the contrary, there has been a trend for property to be allowed to deteriorate in anticipation of rezoning and that if the City approves rezoning only where there is a real need, it would discourage speculation buying and the subsequent deterioration of property. Further, he feels the south side of the street, which is R-3 does not affect the other side and that R-3 zoning would not be in character with the north side.

Commissioner Lloyd concurred with Commissioner West and suggested that the present structure should be remodeled.

Commissioner Lloyd moved that Z-85 - Bay Counties Realty Corp. appl. to rezone A/P 7-211-30 & 7-211-42 from R-2 to R-3 be denied for the reasons that R-3 on the north side of Tamalpais would be an intrusion into a primarily single family area and that there are other R-3 areas in the City that should be developed first. Commissioner West seconded and the following vote was taken:

"Ayes" Commissioners Lloyd, Ragan & West
 "Noes" Commissioners Murphy, Perry & Creighton

Due to the tie vote, Chairman Perry called for another motion and Commissioner Murphy moved that Z-85 - Bay Counties Realty Corp. appl. to rezone A/P 7-211-30 & 7-211-42 from R-2 to R-3 be granted. Commissioner Creighton seconded and the vote was as follows:

"Ayes" Commissioners Murphy, Perry & Creighton
 "Noes" Commissioners Lloyd, Ragan & West

The motion failed to carry and the application was denied. Chairman Perry informed the applicant that he has the right of appeal before the City Council as the Commission was unable to reach agreement.

B. SUBDIVISIONS

- (1) SS-129 - Robert J. Bittner & J. V. Holm - Appl. for lot line revision of A/P 5-300-11 & 12, 31 Woodside & 10 Idlewood

Engineer Leitzell gave his report on this application stating that he recommended the lot line revision be granted.

Mr. Holm, the applicant, then spoke for his application reiterating that the need for adjustment of lot lines was brought about by survey errors.

Commissioner Ragan stated he felt that the revision was a reasonable solution to the problem. Commissioner West concurred but questioned

the shape of the property line. The applicant stated that he used the natural dividing line of the sewer easement.

Commissioner Ragan moved that SS-129 - Robt. J. Bittner & J. V. Holm Appl. for lot line revision of A/P 5-300-11 & 12, 31 Woodside & 10 Idlewood be granted. Commissioner Lloyd seconded and the motion carried unanimously.

- (2) SS-130 - George H. Gunderson - Appl. for lot line revision of A/P 6-072-38 & 39 - 21 & 25 Calumet Ave.

Engineer Leitzell presented his report on this application stating the original lots were about 150' by 50'. The revision before the Commission was made 12 years ago but was not recorded.

Applicant Gunderson spoke for his application saying that he wished to have the lot line revision legalized.

Commissioner West moved that SS-130 - George H. Gunderson application for lot line revision of A/P 6-072-38 & 39 be approved. Commissioner Ragan seconded and the motion carried unanimously.

- (3) S-65 - Wages & Slayton - Approval of final map, 301 The Alameda

Engineer Leitzell reported that the final map conforms to the tentative map which was approved on November 15, 1965; it is in order, all fees have been paid and the improvements are in and acceptable.

Commissioner Ragan moved that S-65 - Wages & Slayton final map be forwarded to the City Council with the recommendation that it be approved. Commissioner Murphy seconded and the motion carried with the following vote:

"Ayes" Lloyd, Murphy, Perry, Ragan & Creighton

Commissioner West abstained due to the fact that he was not present when the tentative map was considered.

C. CORRESPONDENCE

Engineer Leitzell presented correspondence from the Division of Highways, Ambassade De France, Urban America and a Bay Area Transportation Study.

D. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

- (1) Report and discussion of variance fees.

Comments on this subject were made by Commissioner Ragan who concluded that he is in favor of leaving the fees as they are. After some discussion of Use Permit, Variance & Rezoning fees, Commissioner Ragan moved that the Commission recommend to the City Council in answer to their memo of November 27, 1965 that the present fees for change of zoning, variance & use permit remain the same. Commissioner Creighton seconded and the motion carried unanimously.

- (2) Discussion of proposed ordinance with regard to park dedication in subdivision.

Chairman Perry informed the Commission that he had been in touch with the County Planning Dept. and that they are in the process of reviewing this matter and his recommendation is that the Commission wait and see what the County does in this regard as they are testing the legality of the provisions.

Commissioner Creighton suggested corresponding with the Parks and Recreation Dept. to advise them of our decision to delay action on the ordinance.

Commissioner Ragan moved that the Commission inform Parks and Recreation that the matter of the proposed ordinance for dedication of parks has been taken under advisement by the Planning Commission and we will withhold any opinion until we have reviewed the study now being made by the Marin County Planning Commission. Commissioner West seconded and the motion was unanimously approved.

(3) Town Center Plan

The final draft of Chairman Perry's memorandum to the City Council setting forth the Commission's views on the town center plan was presented to the Commission.

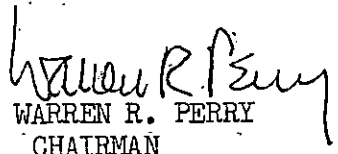
Commissioner West moved that the Chairman submit the memo as presented at this meeting and submit a cover letter with the correction requested by Commissioner Lloyd. Commissioner Ragan seconded and the motion carried unanimously.

(4) S-66 - Floyd J. Nolen - Engineer Leitzell informed the Commission that Mr. Nolen had failed to present an application for long-form subdivision as directed by the Commission.

Chairman Perry directed Engineer Leitzell to so advise the City Council.

5. ADJOURN

There being no further business before the Commission, Commissioner Murphy moved that the meeting be adjourned at 10:00 p.m. Commissioner Ragan seconded and the motion was unanimously carried.


WARREN R. PERRY
CHAIRMAN
PLANNING COMMISSION