

CITY OF SAN ANSELMO
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, 8:00 P.M., MARCH 21, 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 March 21, 1966.

1. ROLL CALL:

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

2. APPROVAL OF MINUTES OF MARCH 7, 1966

Commissioner Lloyd moved the minutes of March 7, 1966 be approved.
Commissioner Ragan seconded and the motion carried unanimously.

3. OLD BUSINESS

None

4. NEW BUSINESS

A. PUBLIC HEARINGS - USE PERMITS

- (1) U-110 - Shell Oil Co. - Appl. to construct gas station on A/P 6-082-14 & 15, 805 Sir Francis Drake.

Engineer Leitzell presented his report regarding this application. He also reviewed the minutes of the previous meeting at which this application was presented, mentioning a petition signed by residents in the area who were opposed to the permit and the fact that the landscaping plan was not satisfactory at that time, and that the question of a right-of-way was not settled.

George Day, real estate representative for Shell Oil Co. and a Mr. Sabo represented the owners. They presented pictures depicting the surrounding property as it now stands showing the general commercial character of the area. They also presented a drawing indicating proposed landscaping and an artist's concept of the proposed service station.

James Reed, in the audience, questioned the disposition of their other station, and Mr. Day replied that it would be removed within a year or less.

Commissioners Ragan, Creighton & Lloyd expressed the feeling that the general character of the area is residential, that traffic would be a problem on the side streets of Madrone & Bella Vista and that a need for a station in this area has not been demonstrated.

Commissioner West stated that the property had already been zoned commercial, therefore, the question of type of use had already been determined. His opinion is that it is a question of what kind of commercial building will go there. He would want to be shown a final plan of the station and that certain conditions be imposed upon the issuance of a use permit.

Commissioner Murphy stated he was not present at the previous meeting, however, he felt that while there is residential property to the rear; this portion of Sir Francis Drake is definitely not residential and a less desirable use could be made of the property, such as a used car

lot, without a use permit. He also felt the granting of a 15' right-of-way by the applicants was a favorable consideration.

Chairman Perry stated the removal of the old station is desirable, but he would not impose it as a condition as it is not improper to have two businesses of the same owner as long as they are able to operate them successfully. Inconsistency of gas station use near residential could be overcome by design and landscaping. How much and what kind and size trees would be important.

Mr. Sabo stated the dedication of 15' right-of-way is now in the title company, the only stipulation of the offer being that the City use it within 25 years.

Commissioner West moved that U-110 - Shell Oil Company - Appl. to construct gas station at 805 Sir Francis Drake be approved subject to the following conditions:

1. That a strip of land 15' in width along Sir Francis Drake between Madrone Ave. and Bella Vista be dedicated to the City with only the requirement that it be used within 25 years.
2. A final and detailed landscaping plan be presented and approved by the Commission and that installation and maintenance of the landscaping be made a condition of the use permit.
3. That the existing Shell Oil Station be razed within one year and the existing use permit for that station, if any, be cancelled.
4. Final plans for the structures on this site be presented to the Commission for approval.

Commissioner Murphy seconded the motion and the following vote was taken:

"Ayes" Commissioner Murphy, West and Perry

"Noes" Commissioner Lloyd for the reason that the granting to the City of a 15' right-of-way does not constitute sufficient change in condition to make this application desirable. He feels a service station is not desirable on this lot because of the residential neighborhood and further that with the development of Sunny Hills shopping and redesigning of downtown commercial area, that it would be desirable to change the zoning of this lot to R-3.

Commissioner Ragan for the reasons that he doesn't see how we can deny one applicant a permit to operate in the same area (Union Oil) and grant another one a permit, he also feels it will aggravate the traffic problem and is not in character with the neighborhood involved.

Commissioner Creighton.

Commissioner Perry stated that he changed his former "No" vote on this application because he feels that the control which we are reserving with respect to building design and landscaping will encourage desirable use, minimize the impact on the surrounding residential area, and he feels that also, because of this control and the apparent attractive proposal, it would be more desirable than other possible uses which may go in here. The motion failed to pass because of a tie vote but will go to the City Council as an appeal.

B. ADJUSTMENTS

- (1) ADJ-351 - Frances A. Rogers - Appl. to construct carport with zero setback, A/P 7-083-01, 135 Redwood Rd.

Engineer Leitzell gave his report on this application stating that the original garage blew down during a storm last winter.

Miss Rogers spoke for her application stating that a driveway going up to the house would destroy the beauty of the property and that the City had dropped logs against trees on her property to hold Savannah Ave., and she felt moving these would probably cause damage to the road. She feels her plan would be a reasonable, as well as aesthetically pleasing structure.

Commissioner Lloyd questioned the possibility of moving the carport further back on the lot and Miss Rogers stated it would mean cutting trees and major grading.

After some discussion, it was decided that the material submitted was not adequately detailed and Commissioner Lloyd made the following motion:

That this matter be continued and the following additional information be shown:

1. Location of house
2. Contours
3. Location of proposed carport
4. An attempt be made to build the carport within the setback requirements.
5. That a survey be made in accordance with the City Engineer's recommendations.

Commissioner Ragan seconded the motion and the following vote was taken:

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

"Noes" West for the reason that upon examination of the property it seems clear that there is no physical problem to prevent building in conformity with the ordinance.

The motion was passed.

- (2) ADJ-352 - Michael Howell - Appl. to construct deck with zero front yard setback, 24 Forest Avenue.

Applicant was present and stated that the road is constructed 16' from the front property line. There are two types of parking situations in the area, either no garage in the front yard or encroachment on the right-of-way. A great effort has been made to preserve the existing trees. The alternative would be to construct a monumental car-deck extending from the existing road to the front property line and an additional 15' to the front yard. It would also require a variance as it would be constructing an approach ramp on City right-of-way.

Engineer Leitzell stated that we have not permitted any new garages to be built on City Right-of-way, only approach ramps.

Commissioner West mentioned the narrowness of Forest and the possibility that it may be widened, making an insufficient distance between the street and the parking space if the zero setback or 5' encroachment were granted. He also feels that a setback is valuable in that it permits guest parking. The applicant stated that with a

zero setback, he would have 16' from the curb plus 20' of parking space so that there would be room for off-street parking for four vehicles.

Commissioner Lloyd stated he would go along with a zero setback but thinks the plans should indicate the dimensions. He made a motion as follows:

ADJ-352 - Application of Michael Howell to construct a deck with zero front yard setback at 24 Forest Ave. be granted and that we recommend that an encroachment agreement be made for the ramp only. Commissioner Murphy seconded and the following vote was taken. The motion carried.

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

"Noes" Commissioner West for the reason that he believes the carport can be set back at least 5' from the front property line.

- (3) ADJ-353 - Wm. D. Howey - Appl. requesting var. of 7' street side yard setback & zero setback in rear yard - A/P 5-151-07, 127 Oak Knoll Ave.

Engineer Leitzell reported regarding this request.

The applicant was present and explained that he took the old, unsightly building down and put the carport back on the same area; and that placing it at any other angle would create a hazard because of vision.

Commissioner Ragan stated he felt the applicant had no choice because of the size of the lot and inquired of the applicant whether he knew he was violating the ordinance when he built the carport. The applicant replied in the negative.

Commissioner Ragan moved that ADJ-353 - Wm. D. Howey application requesting variance of 7' street side yard setback & zero setback in rear yard A/P 5-151-07, 127 Oak Knoll Ave. be granted. Commissioner Creighton seconded and the following vote was taken:

"Ayes" Commissioners Murphy, Ragan, Creighton & Perry

"Noes" Commissioners West for the reason that a better solution could have been obtained and an aye vote would constitute approval of something done improperly.

Commissioner Lloyd abstained because he hadn't inspected the property.

C. SUBDIVISIONS

- (1) S-68 - Dan Adair - Application for lot line revision
A/P 7-095-08, 45 Bridge Way.

Engineer Leitzell read his report stating that this is a resubmission of an application that had expired. When the subd. was passed previously, conditions were imposed for improving the roadway and these conditions were read to the Commission. It was originally approved 12/16/63.

The applicant was present and stated his own home is opposite the property in question and he doesn't want three or more houses built there if he sells the property, therefore, he wishes to revise the lot lines in order to make two building sites out of three existing legal building sites.

Commissioner Lloyd moved that the application SS-131 by Dan Adair for lot line relocation be granted and note that this is a reapplication that was previously approved by this Commission. The following conditions shall be added:

1. That a parcel map be submitted to the City Engineer & recorded.
2. That a sewer easement be shown on the northeastern end of Parcel B for the purpose of sewerage Parcel A.
3. That a deposit of \$560 for installation of a new fire hydrant be made - located in accordance with the Fire Chief's recommendations.
4. That the Redwood Road be improved as required in the previous application.

Commissioner Ragan seconded and the motion passed unanimously.

C. CORRESPONDENCE

D. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

- (1) Approval of off-site parking for proposed building located at 210 Greenfield Ave.

An agreement was attempted with Mr. Ongaro who owns adjoining property, but this did not work out and they are now making other arrangements.

- (2) Discussion of future rezoning of 77 Tamalpais Ave., S.A.

Commissioner Perry stated that the Commission is not in a position to consider this in light of suggestions as to how they might vote in the future, but might be willing to suggest what our actions have been recently.

Mr. Clyde of Land Planning stated that the reason for the request of being heard informally is that at one time it was approved for R-3 zoning by a former Planning Commission and disapproved by the City Council in 1962. In 1964 a plan for town houses resulted in a tie vote. Present existing residence on the property is substandard in character. The property was bought for the purpose of speculation and they wish to avoid making an unsound economic investment by constructing a duplex. They do not wish R-3 zoning but feel that under P.D. they could develop three separate residences of fairly luxurious nature. They could put that into a co-operative which would be legal, and the City could retain control over what goes in. He feels it would benefit the neighborhood by removing the present building.

Chairman Perry commented that the town center plan was adopted in theory by the City Council. Cedar & Tamalpais falls within the area designated as residential with density increasing near San Anselmo Avenue. He doesn't think their idea is beyond the realm of possibility, but duplex is generally what they have in mind for this area.


- (3) Street Names for New Streets

- a. Entrada Court - After further discussion with the Fire Chief, it was decided not to rename, but to designate the last driveway as an extension of Entrada Ave.
- b. Lillian Court - Commissioner Ragan moved that we adopt the name of Lillian Court for the easement located between 35 & 43 Woodside Dr. Commissioner West seconded the motion and it passed unanimously.

- c. Cherne Lane - Commissioner Ragan moved that we adopt the name Cherne Lane for this easement. Commissioner Lloyd seconded and all voted "Aye" except for Commissioner West.

5. ADJOURN

There being no further business to bring before the Commission, Commissioner Murphy moved the meeting be adjourned at 11:00 p.m. and Commissioner Ragan seconded the motion which passed unanimously.


WARREN R. PERRY
CHAIRMAN
PLANNING COMMISSION