

CITY OF SAN ANSELMO
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, 8:00 P.M., MAY 16, 1966

MINUTES

1. ROLL CALL:

Commissioners Present: Anderson, Lloyd, West, Creighton & Perry
Commissioners Absent: Nordmann

2. APPROVAL OF MINUTES OF MAY 2, 1966

Commissioner Lloyd moved the minutes of the meeting of May 2, 1966 be approved as submitted. Commissioner West seconded and the motion passed unanimously.

3. NEW BUSINESS

A. CERTIFICATE OF USE & OCCUPANCY

- (1) C-1 - Elden H. Hill - Appl. for certificate of use & occupancy
15, 15A, 17 & 17A Humboldt Ave. A/P 7-023-02 & 03.

Engineer Leitzell presented his report on this application. He stated that in 1962 Mr. Hill applied for a building permit to remodel the property and subsequently, a stop-work order was issued by the Building Inspector as the area is zoned R-1. Mr. Hill appealed to the City Council on July 10, 1962 and the Council ruled he was not in violation and the stop-work order was rescinded. This being a non-conforming use, the Planning Commission required that Mr. Hill apply for a certificate of use & occupancy at the 8-23-65 meeting. At Commissioner West's request, the applicant's letter of application was read, expressing the opinion that he was being subjected to prejudice and harassment as other violators had not been required to apply for this certificate.

Mr. Hill was present and spoke for his application stating that there was no parking on the property, but there is parking on Center which his tenants can rent.

Mrs. Merritt, representing Mrs. Tolmacheff of 9 Humboldt, spoke stating that there is very bad traffic congestion due to Mr. Hill's tenants and their guests parking in "no parking" zones on the street; they also park on her property at times causing her and her tenants inconvenience. She has found it necessary to complain to the police department many times.

Mr. & Mrs. Guerassimoff, 12 Humboldt Ave. confirmed Mrs. Merritt's statement that there is traffic congestion and at times the street is impassable due to cars parked in front of the Hill property. Mrs. Guerassimoff also stated that due to the lack of outdoor living area, the tenants sit on the steps and create a disturbance to the neighborhood.

Commissioner West requested the minutes of the Council meeting at which this matter was brought up be read, but they were not available. Chairman Perry stated that before a decision could be made the following is needed: 1. Reading of the minutes of the previous Council meeting; 2. Clarification from the City Attorney as to what our position is and what conditions can be imposed on the granting of this certificate.

Commissioner Lloyd moved this item be continued to the next meeting. Commissioner Creighton seconded and the motion passed unanimously.

B. SUBDIVISIONS

- (1) S-70 - Dan G. Lebakos - Appl. for lot split, 425 The Alameda, A/P 5-041-04.

Engineer Leitzell read his report on the application, recommending the subdivision be granted and that street improvements be a condition thereof. Mr. Lebakos was present and said that while he intended to put in curb and gutters, he felt the street was in good condition in front of his property and did not need paving.

Commissioner West commented he felt sidewalks, as well as paving, should be required and made the following motion:

S-70 - Dan G. Lebakos application for lot split, 425 The Alameda, A/P 5-041-04 be approved with the requirement that the applicant install curb and gutter and paving to City standards on his half of the roadway which shall have a 24' width, curb to curb; that a 3' sidewalk be installed on the applicant's side of the street; that, if necessary to provide sufficient width for the sidewalk, the applicant grant either an easement for this purpose or a dedication of a strip of land as determined by the City Engineer and that the applicant grant a pole easement to the P.G.&E. to permit relocating the pole at such time in the future as the pole needs to be replaced. Commissioner Anderson seconded and the motion was approved by the following vote:

"Ayes" Commissioners Lloyd, Anderson, West & Perry
 "Noes" Commissioner Creighton.

Engineer Leitzell stated that the applicant wishes to file a parcel map rather than a final map.

Commissioner West moved that in connection with S-70 - Dan G. Lebakos that the City Council accept a parcel map in lieu of a final map. Commissioner Lloyd seconded and the motion passed unanimously.

- (2) SS-131 - Orval & Anita Smith and Ekhard & Betty Mahl - Appl. for adjustment of lot lines, 101 Barber and 14 Prospect, A/P 6-192-01 & 02.

Engineer Leitzell read his report on this application recommending approval.

Applicant Smith was present and stated that the revision was mutually agreed upon by he and Mr. Mahl and he feels the change is to the City's advantage.

Commissioner Creighton moved that SS-131 - Orval & Anita Smith and Ekhard & Betty Mahl appl. for adjustment of lot lines at 101 Barber and 14 Prospect be approved. Commissioner Lloyd seconded and the motion passed by the following vote:

"Ayes" Commissioners Lloyd, Anderson, West & Creighton
 "Abstain" Commissioner Perry

4. CORRESPONDENCE

Engineer Leitzell presented several publications to the Chairman for his appraisal.

5. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

- (1) U-110 - Shell Oil Co. - Review of Landscaping Plans for service station to be constructed at 805 Sir Francis Drake, A/P 6-082-14 & 15.

Engineer Leitzell read the minutes from the previous Planning Commission meeting and the Council meeting at which this application was presented.

A picture of the proposed free-standing sign was presented to the Commission along with landscaping and building plans.

After viewing these plans and some discussion by the Commission, Commissioner West moved that in connection with U-110- Shell Oil Co. that the landscaping plan prepared by Wm. Kapranos dated May 1, 1966 and the accompanying plant list and notes together with the memorandum dated May 2, 1966 regarding irrigation system and maintenance schedule be approved; further, that Shell Oil Company Site Plan Z-3587-P1 dated November 10, 1965; Elevations Y-29285-12 dated May 23, 1962, revised 3-22-66; Pump Island Cover Plan Y-29289-10 dated April 25, 1962, revised 2-2-65; Floorplan Y-29286-20 dated 4-25-62, revised 3-22-66 be approved; and finally, that the Commission recommend to the City Council that in considering any application for a free-standing sign, a rotating sign is not desirable.

Commissioner Anderson seconded and the motion passed unanimously.

- (2) Review of Commissioner West's Inventory of Special Projects for Planning Staff and City Engineer.

Commissioner Perry stated he feels the Commission should go on record that they feel we need a professional, full-time staff as we now have; and this is no time to cut back, but rather to increase our staff. This study supports that particular position.

After brief discussion, it was decided that the best way to approach review of this study is to take up one point per meeting and Chairman Perry suggested that the subject of R-3 & R-4 zones be considered at the next meeting and requested the Secretary to have material from the files available on this subject.

- (3) Review of "C" Districts with regard to uses which should require use permits.

Engineer Leitzell read a memo from the City Administrator requesting the Commission make a study and report on uses which should require use permits.

Chairman Perry asked that Item #3 be put on the agenda for the next meeting.

- (4) Commissioner Murphy's resignation, effective May 13, 1966, was read.

6. ADJOURN

At 10:45 P.M. Commissioner Lloyd moved the meeting be adjourned. Commissioner Creighton seconded and the motion passed unanimously.

Warren R. Perry
WARREN R. PERRY
CHAIRMAN
PLANNING COMMISSION