

CITY OF SAN ANSELMO
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, 8:00 P.M., JULY 18, 1966

MINUTES

The regular meeting of the San Anselmo Planning Commission was called to order by CHARIMAN WARREN R. PERRY at 8:00 p.m. in the Council Chambers, City Hall on July 18, 1966.

1. ROLL CALL:

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

2. APPROVAL OF MINUTES:

Commissioner West moved that the minutes of the meeting of June 20, 1966 and the minutes of the special meeting of July 5, 1966 be approved as presented. Commissioner Lloyd seconded and the motion passed unanimously.

3. OLD BUSINESS

A. SUBDIVISIONS

- (1) S-69 - Martha Bruckner - Request by Applicant for reconsideration of the tentative map with regard to the addition of Parcel 2 as originally proposed. A/P 5-031-29.

Engineer Leitzell reviewed this application stating that the applicant wished to have approval of a final map filed on this parcel in 1963, the owner at that time being Jack Sweeney. However, the map which was recorded then was not the same as the map which was approved by the Planning Commission, and City Attorney Buresh recommended, in view of the confusion regarding this final map, that the Building Department issue a conditional building permit on Parcel 1, the condition being that Mrs. Bruckner file a final map before an occupancy permit is granted on the structure.

Mr. Bruckner, son of applicant, spoke for their request stating that, as the map recorded for Sweeney was little different from the tentative map the Bruckners had presented, it would save them time and money if the Commission would recognize the Sweeney map as being the legal subdivision of the property.

Engineer Leitzell stated that, since the map recorded was not the same as the map approved by the Commission, Attorney Buresh felt it would be appropriate to have applicant's tentative map considered rather than approve the old Sweeney map. The tentative map was approved at the meeting of 6-6-66 with the condition that Parcel 2 be deleted due to a problem in access. The Bruckners are attempting to negotiate a right-of-way for access with the adjoining property owner, Mr. Kincaid, but they have not been successful to date.

It was the general concensus of the Commission that the old Sweeney map was too questionable and that the Bruckners should continue with the tentative map as previously approved.

Commissioner West moved that the request by Martha Bruckner for reconsideration of the tentative map with regard to the addition of Parcel 2 as a separate building site be denied. Commissioner Lloyd seconded and the motion was unanimously approved.

4. NEW BUSINESS

A. PUBLIC HEARINGS - REZONINGS

- (1) Z-88 - San Anselmo Planning Commission, Applicant - John L. Dodge, Owner A/P 6-173-20, 91 Spring Grove Ave. - Appl. to rezone R-3 portion of parcel to R-1.

Engineer Leitzell gave his report on this request which was initiated by the Planning Commission. Part of the parcel is zoned R-3 and part R-1 and as the use is single-family, it was felt that it would be better to rezone the R-3 portion to R-1 to conform with the present use and the zoning of the surrounding property.

The Owner, Mr. Dodge, was present and stated that he had no objections to the rezoning.

Commissioner West moved that Z-88 - Appl. to rezone R-3 portion of A/P 6-173-20, 91 Spring Grove Ave. to R-1 as initiated by the Planning Commission be approved, the owner having expressed no objection. Commissioner Anderson seconded and the following vote was taken:

"Ayes" Commissioners Anderson, Lloyd, West, Creighton, Perry
 "Abstain" Commissioner Heinecke as he resides at 97 Spring Grove Ave.

The motion passed.

B. CORRESPONDENCE

(1) A letter from Marin County Planning Department transmitting an "area of interest" map and requesting that the San Anselmo Planning Commission notify the County of any actions on zonings and large subdivisions within our boundaries.

Mrs. John West, President of San Anselmo Home's Association, was present and stated that this organization had indicated that they would like to see more co-operation between the County and City Planning Departments and she would, therefore, be in favor of complying with this request.

Commissioner Creighton moved that the Commission reply to the letter acknowledging its receipt and stating that we will notify them of any significant actions in this regard and asking if they would like to receive a copy of our agenda in the future. Commissioner Anderson seconded and the motion passed unanimously.

C. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

(1) Proposed Use Permits for Commercial Uses in "C" Zones.

A report composed by Commissioners Anderson and Heinecke setting forth uses which should require use permits and possible changes in the wording of the zoning ordinance was presented to Chairman Perry.

There was some discussion regarding eliminating the automatic review of the City Council on service station use permits. It was felt that this would lessen the Council's work load and that the Commission is able to devote more time to the consideration of these permits.

Commissioner Heinecke also suggested that the sign ordinance should possibly be within the Planning Commissions sphere of interest and felt this should be discussed with the Council. This report will be discussed further when the Commissioners have had time to study it.

(2) Discussion of R-4 Zoning Requirements.

A letter from Commissioner West regarding the R-4 provisions of the zoning ordinance was presented to and read by Chairman Perry. This item will also be discussed further after the Commissioners have studied the suggestions presented by Commissioner West.

5. ADJOURN

Commissioner Creighton moved that the meeting be adjourned at 10:00 P.M. Commissioner Lloyd seconded and the motion passed unanimously.

Warren R. Perry
 WARREN R. PERRY
 CHAIRMAN, PLANNING COMMISSION