

CITY OF SAN ANSELMO  
ADJOURNED PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS, 8:00 P.M., AUGUST 1, 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 Chambers, City Hall on August 1, 1966.

1. ROLL CALL:

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

2. APPROVAL OF MINUTES OF JULY 18, 1966

Commissioner Lloyd moved the minutes of the meeting of July 18, 1966, be accepted as presented. Commissioner Creighton seconded and the motion passed unanimously.

3. OLD BUSINESS

A. SUBDIVISIONS

- (1) S-69 - Martha Bruckner - Request by applicant for review of paving requirements. A/P 5-031-29.

Engineer Leitzell reported that since the last meeting applicant had requested that the Planning Commission consider reduction in the paving requirements across the Water District Property.

Commissioner Lloyd stated he felt any recommendation at this time would be strictly informal. He also felt the map presented was inadequate.

Commissioner West felt it out of order to have this matter brought before the Commission prior to consideration of the subdivision. He also stated that the entire area is served by roadways far below the required standards and granting further substandard access would be adding to the problem. He was, therefore not in favor of even considering the request.

Chairman Perry stated he does not feel it improper for the applicant to get an expression of opinion from the Commission as to what improvements will be required, however, he does not feel the Commission should commit itself to formal approval of the request.

Commissioner Lloyd moved that, on the basis of the City Engineer's recommendation, paving requirements to Parcel 1 for the portion of roadway on Water District Property be reduced to rock base with double chip seal, and that the subdivision be amended for this correction. Commissioner Creighton seconded and the motion failed to pass due to the following vote:

- "Ayes" Lloyd, Creighton & Perry
- "Noes" Anderson, Heinecke & West

4. NEW BUSINESS

A. PUBLIC HEARINGS - USE PERMITS

- (1) U-113 - Robert E. Conway - Appl. to operate plumbing business at 51 Scenic Ave. A/P 7-081-18.

Engineer Leitzell read his report on this application stating there is no visible sign of the business. Mr. Conway was present to speak for his application and stated he will have no employees there, store no materials and is requesting no sign.

Mr. & Mrs. DeBishop, 26 Scenic, stated they feel this permit would be detrimental to the neighborhood and they are opposed to it.

Mr. Munson, 24 Scenic, stated they feel this is a residential district and should stay that way.

Commissioner West questioned whether parking of a commercial vehicle in the driveway even creates a "use". He felt a permit should be issued with clear provisions as to what can or can't be done on the property in connection with the business and this would provide more protection to the neighborhood than the present situation. Commissioner Anderson concurred.

Commissioner West moved that U-113 - Robt. E. Conway application for use permit to operate plumbing business at 51 Scenic Ave. be granted subject to the following conditions:

1. No advertising or signs shall be displayed.
2. No fabrication of materials will be permitted on the premises.
3. Storage of material shall be confined to an area not to exceed 200 sq. ft. inside the existing structures.
4. No employees other than the owner of the business.
5. No deliveries of plumbing supplies or equipment to the premises.
6. No sales shall be made on the premises.
7. The business is limited to one truck equipped for the plumbing business.

Commissioner Creighton seconded and the motion passed unanimously.

#### B. PUBLIC HEARINGS - REZONINGS

- (1) Z-89 - San Anselmo Planning Commission, Applicant - request to rezone A/P 6-167-01, 03 & 05 and A/P 6-201-45 from C-3 to R-2.

Engineer Leitzell reported on this request stating the Planning Commission had requested he study the zoning in this area with a view to correcting discrepancies between the zoning and the actual use.

The owners of three of the parcels involved in this request were not present, although they had been notified by post card of the hearing. Chairman Perry ruled that this matter be held over the the following meeting and requested the Secretary notify the owners by registered mail. Mrs. Patterson, owner of Parcel 6-167-03, was present and it was requested that the minutes show that she has no objection to the rezoning.

#### C. ADJUSTMENTS

- (1) ADJ-360 - Harry Yaffee - Appl. for front yard setback variance to construct carport at 2 Southview Terrace on existing foundation and joists.

Engineer Leitzell presented his report on this application.

Commissioner Creighton stated the carport, as proposed, would be a hazard as there is no visibility backing out due to shrubbery on both sides of the driveway. Commissioner West felt the sketch presented was inadequate as it did not show the finished appearance of the proposed structure.

Commissioner Creighton moved that ADJ-360 - Harry S. Yaffee - Appl. for front yard setback var. to construct carport at 2 Southview Terrace on existing foundation and joists be approved subject to the following restrictions:

1. That there be no side screening that will impair vision backing out of carport.
2. The structure be in architectural conformity.

3. The present parking area be returned to lawn.

Commissioner Anderson seconded and the motion passed with the following vote:

"Ayes" Commissioners Anderson, Heinecke, Creighton & West

"Abstain" Commissioners Lloyd and Perry as they did not see the property.

(2) ADJ-361 - Dennis Beall - Appl. for 15' var. to construct carport at 68 Oakland Ave. A/P 5-211-42.

Engineer Leitzell presented his report on this application commenting that the driveway is quite steep and apparently unusable.

The applicant was present and stated the proposed plan is an open platform - no roof.

Commissioner Lloyd moved that application ADJ-361 for 15' var. to construct carport at 68 Oakland Ave. be granted with the condition that applicant be required to remove the existing driveway to the garage. Commissioner Anderson seconded and the motion passed with the following vote:

"Ayes" Commissioners Lloyd, Anderson, Heinecke, Creighton

"Noes" Commissioners West for the reason that no complete plan was presented.

"Abstain" Chairman Perry as he did not see the property.

D. CORRESPONDENCE

- 1. Street Tree Permit to Shell Oil Co. to remove Elm trees on Bella Vista because of damage to plumbing in area. Trees to be replaced by specie selected by City Engineer Leitzell.
- 2. D. H. Goltz, Architect, was present and spoke to the Commission regarding the Master Plan. He presented drawings to the Commission showing his concept of how the down-town area should be developed and urged the Commission to think about ways of financing such a plan.

E. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

- 1. Discussion of R-4 zoning. Commissioner West's letter to the Commission regarding this subject was discussed and held over to the next meeting.
- 2. Review of Commercial Uses Requiring Use Permits. Held over without discussion.

5. ADJOURN

Commissioner Anderson moved the meeting be adjourned at 11:15 P.M. Commissioner Heinecke seconded and the motion passed unanimously.

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