

CITY OF SAN ANSELMO
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, 8:00 P.M., AUGUST 15, 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 15, 1966.

1. ROLL CALL:

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

2. APPROVAL OF MINUTES OF AUGUST 1, 1966.

Commissioner Heinecke moved the minutes of the meeting of August 1, 1966, be approved as written. Commissioner Anderson seconded and the motion passed unanimously.

3. OLD BUSINESS

A. PUBLIC HEARINGS - REZONINGS

- (1) Z-89 - Request to rezone A/P 6-167-01, 03 and 05 and A/P 6-201-45 from C-3 to R-2.

Secretary Leitzell reviewed reasons for rezoning in light of study requested on zoning along Redhill Ave. from boundaries of San Rafael to Hub. Stated that all property owners involved had been notified by certified-mail, except Mrs. Patterson who was present at last meeting. Secretary Leitzell read answers received from two of the three persons so notified and they indicated approval of the rezoning. The third party notified was present (Daniel P. League) and he explained that his property was not actually a duplex, but four units consisting of two studios and two 2-bedroom apartments in one building on two parcels of land. Chairman Perry explained that the building could not be replaced as it is if it had to be rebuilt, but that as it is could be considered duplex.

Mr. League asked definition of duplex and what would happen if he wanted to build additional units.

Secretary Leitzell explained that the unit was listed as a duplex in the survey because it had only two street numbers, that the building was built prior to 1962 when general commercial zoning permitted apartment construction. It was explained that the commission feels that the extension of commercial zoning in this area is not good planning.

Chairman Perry noted that R-2 would be consistent with adjacent ownership and that Mr. League could maintain this particular use under that zoning. If the units had to be rebuilt they would come under the duplex zoning requirements.

Mr. League said that there are apartments above his property on Island Drive as well as private homes. Secretary Leitzell said he would check into this through the Building Inspector. Mr. League said his only reason for attending was that he wanted to see if this zoning would affect him adversely from a monetary standpoint, as P.G.&E. is abandoning easement on his property which would give him control over additional area.

Commissioner Anderson moved that Planning Commission recommend to City Council rezoning Parcels 6-167-01, 03 & 05 from C-3 to R-2. Commissioner Moore seconded the motion and the motion was unanimously passed.

4. NEW BUSINESS

A. CORRESPONDENCE

1. Secretary Leitzell discussed a note from Mrs. West regarding ordinances to preserve trees on private and public property and would like this discussed at the first meeting in September. The secretary is to make copies of ordinances of Corte Madera to which she referred. Commissioner Anderson felt other items should be removed from agenda before starting another project, and stated that we should have copies of these ordinances to study in the meantime.
2. Secretary Leitzell read a letter from Paul Zucker, Planning Director for County of Marin, regarding studies to increase fees in unincorporated areas to cover services and offer more services to cities. County-wide planning staff coordinating meeting to be held will discuss proposal for county-city use of Federal 701 funds.

There was a brief explanation of purpose of 701 funds which provide 2/3 of total amount of cost of general plans, i.e., public works, land use, streets, etc. These funds now being used by Fairfax for general plan. The funds are for plans only and construction drawings would come from local funds.

B. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

- (1) Discussion of R-4 zoning, held over from last meeting.

Chairman Perry stated should not proceed without a full attendance of commissioners, particularly those who have been working on the project. The Planned Unit Development Ordinance of the City of Fairfax (Ord. 709) was discussed and Secretary Leitzell was requested to obtain copies of that ordinance for the Commission. This item is to be continued at the next regular meeting of the Commission.

Secretary Leitzell indicated, after the question by Mr. Heinecke regarding model ordinances, that we might have in files, that the League of California Cities may have something to offer. Our zoning ordinances were prepared by a planning consultant as part of Master Plan of 1962. We adopted new ordinances patterned after that presented by Mr. Campbell who recommended this particular ordinance to San Anselmo.

Chairman Perry commented that Fairfax ordinance was much more detailed. Chairman Perry advised that this matter will be carried over at the next meeting.

- (2) Review of Commercial Uses Requiring Use Permits - Held over from Last Meeting.

After a discussion of the language contained in the proposed ordinance amendment, Commissioner Moore moved that this particular document as it has been amended be presented to the City Council.

Chairman Perry recommended that the Committee (Commissioners Heinecke and Anderson) redraft a final presentation of the provisions that were discussed and present to the City Council. The recommendation was unanimously approved.

- (3) Alini & McArdle Annexation to the City of San Anselmo


Secretary Leitzell read a memorandum describing the proposed annexation of Alini and McArdle properties located adjacent to Pasadena Ave. and served by private road. Annexation

would bring these parcels within the City Limits and provide police and fire protection. No additional street works or maintenance for City.

Commissioner Anderson moved that Planning Commission recommend to City Council that this annexation be approved. The motion was seconded by Commissioner Moore and unanimously approved.

5. ADJOURN

Chairman Perry moved the meeting be adjourned at 9:00 p.m. Commissioner Heinecke seconded and the motion was passed unanimously.


WARREN R. PERRY
CHAIRMAN
PLANNING COMMISSION