

CITY OF SAN ANSELMO
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, 8:00 P.M., SEPTEMBER 6, 1966

MINUTES

The regular meeting of the San Anselmo Planning Commission was called to order by Acting Chairman John West at 8:00 p.m. in the Council Chambers, City Hall, on September 6, 1966.

1. ROLL CALL:

Commissioners Present: Heinecke, Anderson, Creighton and West

Commissioners Absent: Lloyd, Moore and Perry

2. APPROVAL OF MINUTES OF AUGUST 15, 1966.

Commissioner Heinecke moved the minutes of the meeting of August 15, 1966, be approved as written. Commissioner Anderson seconded and the motion was passed unanimously.

3. OLD BUSINESS

A. SUBDIVISIONS

- (1) SS-133 William Dwyer and Steve Pedrusci - Application for lot adjustment A/P 5-091-11 to deed 12 feet to A/P 5-091-10, adjoining parcel. Property located at 36 Hillcrest Ct. and 62 Bennit Avenue.

Secretary Leitzell explained the reasons for the relocation of lot lines on these parcels, lot 14 and 15, Hawthorne Hills #3. Mr. Dwyer (36 Hillcrest Ct) would deed 12 feet to Mr. Pedrusci (52 Bennit Ave.) because Mr. Pedrusci has a house on the lot line and finds the parcel difficult to sell or improve for this reason. Secretary Leitzell noted there is a ten foot lane which does not serve as a street and therefore the 6,000 feet requirement does not apply. Mr. Pedrusci commented briefly on his present position of not being able to build or sell with no side setback.

Chairman West thought it might be desirable to dispose of the ten foot easement alongside these lots, as it serves no useful purpose and is at present a "no man's land". If the matter should come up, the Chairman thought it should be disposed of by sale or abandonment.

Commissioner Heinecke moved that the application SS-133 by William Dwyer and Steve Pedrusci to deed 12 feet from A/P 5-091-11 to A/P 5-091-10 be approved. Commissioner Creighton seconded the motion and it was unanimously approved.

Chairman West asked Secretary Leitzell if there should be any conditions. Secretary Leitzell stated the requirement for transfer to be consummated within six months.

Chairman West stated that the application was approved and that the applicants must carry through on final recording of the transfer.

- (2) S-61 Second Amended Map of a Portion of Map of Loma Robles. Approval of Final Map.

Secretary Leitzell explained that there was an error in survey establishing direction of Loma Robles Drive. This error makes it necessary to process a second amended map of a portion of Loma Robles covering the same area as was covered by the Amended Map of Loma Robles. Lot sizes and boundaries within the sectors as shown have been revised slightly to accomodate relocation of the townhouses. There will be the same number of lots as shown on the previous map.

Mr. Rogers, engineer representing Meadowbrook Corporation, stated that they would work with our staff and hopefully intend to satisfy all of our requirements. Secretary Leitzell noted that the Fire Chief requested an additional fire hydrant. Since this was not shown previously, he explained that we cannot make it an additional condition. The Sanitary District was satisfied with bond posted for their improvements.

Secretary Leitzell recommended that the map be recommended to City Council for approval, but would like to include in a motion that the map be held until such a time as we are guaranteed that improvements will be completed. Although we are covered by Mr. Gilroy's bond, we requested that bonding company send us a letter telling us that the original bond referred to the Amended Map of Loma Robles would not be affected by the filing of the new map. This letter has not come through. Mr. Leitzell also explained that this liability might be decided in court and that Meadowbrook will either post a new bond or put in the improvements themselves before the final map is filed.

Commissioner Anderson felt we should make sure that old bond remains in force or is transferred on a new bond. Since bond refers to the Amended Map and not the Second Amended map, Chairman Anderson felt we should get a second bond. Secretary Leitzell, as well as Commissioner Creighton, felt we should aid Meadowbrook in progressing toward completion as it is mutually beneficial to the City and Meadowbrook. The matter would not go to the Council until substantial bond is forthcoming. He recommended that approval be contingent upon satisfaction of improvements. Commissioner Creighton asked if we could depend upon old bond. Secretary Leitzell answered no, and Commissioner Anderson thought we should forget old bond.

Chairman West said that a landscaping plan was a condition of granting use permit and was to have been filed by February 15, 1966. He said this had not been done.

Mr. Rogers, representing Carlos Gonzales Engineers, expressed the desire of Meadowbrook to comply with all required improvements.

Commissioner Creighton moved that S-62, Amended Map of a Portion of Loma Robles Subdivision, dated June, 1966, be recommended for approval to the City Council with the provision that the map be withheld for submission to the Council until bonding requirements are met and landscape planning has been approved by the Planning Commission. Commissioner Anderson seconded the motion.

Commissioner Heinecke asked if the City Attorney is aware of this situation and Secretary Leitzell answered affirmatively. There was also further discussion as to satisfying City requirements and evidence of good faith by Meadowbrook.

The motion was unanimously approved subject to the above conditions.

B. CORRESPONDENCE

- (1) Secretary Leitzell read a letter from Evelyn Murray regarding the illegal subdivision in which she expressed hope of an acceptable solution, as she and Mr. Cherne are working out solution for abandonment of the easement between lots 8 and 9, Woodland Park, Unit 4.
- (2) Secretary Leitzell reported meeting with Paul Zucker of Marin County Planning Department and with other City Planning Directors of Marin cities to discuss possible overall County plan financed through Federal 701 funds and County funds including master plans of all incorporated area. The County has obtained copies of all 11 city zoning ordinances and will coordinate and summarize their provisions for further study.

C. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

- (1) Discussion of Tree Ordinance Proposed by Mrs. John West.

This discussion was held over from the last meeting. It will again be discussed at a joint meeting with the Parks and recreation Dept. on September 19th. Mrs. West has met with the various cities of Marin to investigate their tree ordinances. Also, she has investigated the provisions of the cities of Carmel and Monterey. Copies of the Novato ordinance and the Corte Madera ordinance were given the

Commissioners. Since trees can be destroyed by other means than cutting, and because we have had developers clear land and cut trees before submitting plans to the Commission, it is felt some kind of protective ordinance should be initiated to protect trees.

Chairman West commented on administrative burden and difficulty for private owners desiring to remove trees. He also noted that our excavation ordinance had a provision regarding moving trees and ground coverings. He asked Secretary Leitzell if the City has now any control other than the excavation ordinance. Secretary Leitzell said no. Commissioner Heinecke asked how we would enforce this ordinance. Secretary Leitzell answered that this information would be on the permit (bldg.) itself and landscaping plans would show cutting, planting, etc. Our new excavation application blank is to be sent to Commissioners.

Commissioner Heinecke questioned the desirability of a separate ordinance instead of using the excavation ordinance. Mrs. West commented that of all the cities she surveyed only those with separate tree ordinances had satisfactory control. It was agreed that the ordinance should not control developed single-family lots

(2) Discussion of R-4 Zoning - Held over from last meeting.

This discussion was initiated by Mr. West's letter questioning the desirability of R-4 zoning for the City. All agreed that some change is desirable here. It was also felt that other cities' ordinances in this regard be studied. After a lengthy discussion as to necessity for a hearing, Commissioner Heinecke moved that the Secretary of the Planning Commission be authorized to take all steps necessary to hold a public hearing at our next regular meeting on an amendment to delete the R-4 zoning provisions from the zoning ordinance.

5. ADJOURN

Chairman West moved that the meeting be adjourned at 10:00 P.M. Commissioner Anderson seconded the motion which was unanimously approved.

WARREN R. PERRY, Chairman

By JOHN WEST

Acting Planning Commission Chairman