

CITY OF SAN ANSELMO
PLANNING COMMISSION MEETING
October 3, 1966

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Warren Perry at 8:00 p.m. in the Council Chambers, City Hall on October 3, 1966.

1. ROLL CALL

Commissioners Present: Anderson, Creighton, Heinecke, Moore, West, Perry

Commissioners Absent: None

2. APPROVAL OF MINUTES

Commissioner Creighton moved the minutes of the meeting of September 19, 1966, be approved as written, seconded by Commissioner West, unanimously approved.

3. OLD BUSINESS

None

4. NEW BUSINESS

A. PUBLIC HEARING

- (1) Z-90 Proposal to rezone from C-3 (General Commercial District) to R-3 (Neighborhood Apartment District) Assessor's Parcel 6-121-32, located at 25 Ancha Vista Avenue.

The City Engineer indicated this rezoning had been initiated by the Planning Commission after a review of the zoning in the area in an attempt to bring current zoning into conformance with usage. Correspondence to and from Mr. Ernest Kettenhofen, owner of the property, was read. Each of the Commissioners expressed regret that Mr. Kettenhofen was not present to discuss the rezoning. There was no comment on the rezoning from the audience.

Commissioner Anderson moved the Planning Commission recommend to the City Council that Assessor's Parcel 6-121-32, located at 25 Ancha Vista Avenue, be rezoned from C-3 (General Commercial District) to R-3 (Neighborhood Apartment District) for the following reasons:

1. This particular location is unsuitable for commercial use, primarily because of the terrain.
2. The rezoning will bring the zoning into conformance with the existing usage of the lot and surrounding lots.

The motion was seconded by Commissioner Moore, unanimously approved.

B. ADJUSTMENTS

- (1) ADJ. 363 - Dennis Beall. Application to roof cardeck located at 68 Oakland Avenue.

In a brief outline of the request for the variance, the City Engineer stated that Mr. Beall had applied for a variance in August, 1966, to construct a cardeck, and at that time he said that as soon as he was financially able, he wished to add a roof to the cardeck. Rather than plan, photos were submitted, indicating the portion to be roofed and showing girders in place. Postcards had been sent to surrounding property owners, and no one was present to object, nor was any communication received regarding this request. Mr. Beall was present and stated the reason the girders were up already was because he had two carpenters working and they had a little extra time, and it seemed expedient to have them install the girders. He stated he had no intention of violating the building code or a city ordinance.

Commissioner Creighton moved that Adj. 363, application to roof cardeck located at 68 Oakland Avenue, A/P 5-211-42, be approved. Motion seconded

by Commissioner Anderson, passed by the following vote:

AYES: Commissioner Anderson, Creighton, Moore, Perry
 NOES: Commissioners Heinecke, West

Commissioner Heinecke stated he would vote for a resolution approving the adjustment if it would contain an admonishment to Mr. Beall for his action in violating the ordinance, however, he thinks the Commission owes it to the City and to the Building Department which is attempting to enforce the city ordinances, not to let this go by totally unnoticed.

Commissioner West voted No for the reasons given by Commissioner Heinecke.

Mr. Beall thanked the Commission and stated he stands admonished.

C. CORRESPONDENCE

- (1) Letter from the San Anselmo School District inviting the Commissioners to attend the dedication of the new Red Hill School on October 4th at 7:00 p.m. Chairman Perry said he would be unable to attend, however, he hoped the other Commissioners would be able to do so. Commissioner Creighton said he would attend.
- (2) Letter from the Division of Highways regarding a public hearing to present results of studies for possible location of State Highway Route 17. Commissioner Heinecke said he felt these hearings should be scheduled at nighttime so the people who work out of town could attend and express their opinions. He felt the Commission should indicate this by letter to the Division of Highways. The City Engineer said there will be a public display at Wade Thomas School from 3:00 p.m. to 9:00 p.m. on October 4, 1955, and on October 17th the Division of Highways will present the proposed alternate which would affect Sunny Hills and the Sorich Ranch, known as the Central Ridge Route, to the Planning Commission.

Commissioner Heinecke moved that the Planning Commission recommend to the City Council that a letter be written to the Division of Highways, State of California, strongly urging that the public hearings on the location of highway 17 include sessions during the evening as well as during the day, and expressing the appreciation of the Planning Commission and the City Council for the efforts being made to explain the various proposals to interested persons and also expressing the opinion that those persons who are unable to attend the hearings during the day should have the opportunity to give their opinions directly to the Division of Highways for use in arriving at a final determination of the location of Highway 17. Motion seconded by Commissioner West and unanimously approved. The Secretary was instructed to direct a letter to the City Council to this effect.

D. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

- (1) Report on meeting of the Marin County Planning Coordinating Committee regarding a joint zoning ordinance study. Chairman Perry said he and the City Engineer had attended a meeting in which it was proposed that the County, through Mr. Zucker of the Marin County Planning Department, make a study of the various zoning ordinances in the incorporated areas in an attempt to make the zoning ordinances of Marin County uniform insofar as overall format, terminology and procedure, with the cities retaining their particular requirements. The idea being to get away from the confusion that results from the various ordinances throughout the county. There are federal funds (701 funds) available for the study on the basis if the city or county contributes 1/3 the federal government will contribute 2/3. The 1/3 portion of the city's contribution could be in the form of services performed by the City. If the City Planning Department, or the Engineering Office did any work on the project, this could be considered as a proportionate amount of the city's contribution. Chairman Perry said this is a very desirable study and something the City can well use. Commissioner Creighton said he was in favor of anything along the lines of uniformity and would be very glad to donate some of his time.

Commissioner West moved that we endorse the proposal and direct that a letter of explanation and recommendation be sent to the City Council. Motion seconded by Commissioner Anderson and unanimously approved. Chairman Perry said he would draft a letter and forward it to the Secretary of the Planning Commission.

- (2) At the last meeting of the Planning Commission a joint committee was formed to draft a Tree Ordinance, and Kenneth Anderson was appointed to represent the Planning Commission, with one other member from the Planning Commission to be appointed. Commissioner Dennis Moore was appointed to serve with Commissioner Anderson and the representative of the Park and Recreation Commission.
- (3) Mr. James Reed said a draft for a Design Review Ordinance had been prepared and his committee was anxious to get it before the Council at the earliest possible time. The Planning Secretary said he noted several things that he felt should be changed to conform to other city ordinances. The Commissionere had not had time to review the proposed ordinance, and for this reason, it will be placed on the Agenda for the October 17th meeting for discussion and possible recommendation to the City Council.
- (4) Commissioner Heinecke said he was of the impression that the City Council was not sure the recommendation to delete the R-4 zoning from the ordinance was necessary, and he felt it desirable to reinforce the Planning Commission's desire for this.
- (5) Commissioner Heinecke inquired as to the progress of the recommendations for the changing of Use Permits to the City Council. The Secretary said because of a heavy council, it had not been scheduled yet.
- (6) Commissioner West said he would like to see the requirements for variance applications more specific and he volunteered to bring in some interpretation of requirements which would be workable and meaningful to the staff. He said he would have it ready by the 17th of October or the 7th of November meeting.
- (7) Commissioner Anderson said that after the Tree Ordinance and the Design Review Ordinance have been completed, he would like to see the Planning Commission make a study of the Sign Ordinance.

Commissioner Creighton stated he would be absent from the next meeting.

At 9:40 p.m. Commissioner Anderson moved the meeting be adjourned, seconded by Commissioner West and unanimously approved.


WARREN R. PERRY
Planning Commission Chairman