

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Warren Perry in the Council Chamber at 8:00 p.m. on December 5, 1966.

1. Roll Call

Commissioners present: Anderson, Creighton, Gue, Heinecke, Moore,
West, Perry
Commissioners absent: None

2. Approval of Minutes of November 21, 1966

Commissioner Heinecke said that item 3 A (1) paragraph 2, line 5, be modified to read....."the driveway, being the lowest point in the easement, constructed satisfactory to the City Engineer, be installed as part of the improvements."

Commissioner Anderson moved the adoption of the minutes as amended, seconded by Commissioner Moore, unanimously approved.

3. Old Business

A. S-72 Martha Bruckner. Application for a 3-lot subdivision

This item was removed from the Agenda

B. Loma Robles Landscaping Plan

Mr. William L. Kapranos, representing the Council of Consultants, was present to advise the Planning Commission on the feasibility of the Landscaping Plan submitted by Meadowbrook Corporation for a portion of Loma Robles. Mr. Kapranos said he did not know if he was to comment on the whole project, hence his comments were on the proposed landscaping only. Of this he felt there was no guarantee or assurance that the landscaping would be perpetuated--the project could be landscaped as the plan calls for and at any time in the future all of the plants could die. He said there were four types of plants included that did not seem hardy enough for the area and that the plan did not call for any irrigation system. Commissioner Heinecke questioned the size of the plants specified and also asked the length of time before any sign of vegetation would be visible to the naked eye. Mr. Kapranos said plants of this size sometimes grow better than larger ones, and that a good growth could be expected in from 3 to 5 years. Commissioner West asked about the cut slope, if it was a stable grade, and if something could be done about landscaping it. Mr. Kapranos said something could be done; however, it would be costly. Mr. Kapranos suggested that the Planning Commission prepare some general specifications and then place the burden of complying upon the applicant in the same manner as the F.H.A. There was discussion about the maintenance of the area since this is a subdivision and there will be multiple owners. It was suggested that enforcement such as is applied to weed abatement could apply.

Commissioner West moved that U-105, Meadowbrook Developers, Inc. the landscape development plan for the Loma Robles Subdivision, be referred back to the developers with the request that they resubmit, making the following provisions:

1. Specify hardier plants than the Eucalyptus ficifolia, Calodendrum Capense, Lanta Camara and Pelargonium domesticum/
2. Add a planting proposal for the cut bank area upslope of the existing buildings.
3. Provide for a permanent irrigation system.
4. Provide an assurance for maintenance and care of the landscaped areas for a minimum period of 5 years with adequate surety in the form of a bond or cash deposit with the City of San Anselmo.

Motion seconded by Commissioner Gue.

Commissioner Heinecke then moved that the motion be amended by striking the 4th item and inserting in its stead the following: "Providing assurance for the maintenance and replacement of landscaping for a minimum period of five years by bond and deed restriction or such other method as the developer may propose and may be acceptable to the Planning Commission", seconded by Commissioner Anderson.

Commissioner West accepted the amendment to the motion and Commissioner Gue accepted the amendment to the motion which he seconded. The motion, as amended, was unanimously approved.

The Chairman said he would assist in directing correspondence to this effect to the applicant, and he thanked Mr. Kapranos for participating.

4. New Business

A. Subdivision

(1) SS-134 Stephen J. Dean, Jr. and Hamilton Gray Dean. Application for a two-lot subdivision of A/P 7-172-09, located at 115 Tamalpais Avenue

The report of the Engineer's Office was read by Assistant Engineer John O'Rourke. Mr. Theodore Schweiter was present to represent Messrs. Dean and he introduced Mr. Harold Gray Dean. Mr. Dean was asked to point out any particular circumstances peculiar to this lot that would justify a subdivision with variance from the minimum lot size and minimum width. Mr. Dean stated the reasons are sentimental; this has been his home for the past 56 years and it was left to his brother and him, and a split seemed the most reasonable division since each would like to live there. He stated further there is no speculation intent, and each lot would have a single dwelling only. The present house was built in 1907 and is not worth spending any money to repair.

Dr. Arnold Knepper, 71 San Rafael Avenue, asked why a lot split was necessary. Mr. Dean said he and his brothers each needed a house and such a large lot was economically unfeasible for maintenance.

At this point Chairman Perry stated that economic or sentimental reasons are not a consideration in variance requests and that 5,000 square feet is the minimum lot size and not the maximum as many people tend to interpret the ordinance. Commissioner Anderson read Sections 10-3.1903 (Regulations are Minimum) of the zoning ordinance, and 11 2.5 (c) (Building Sites) of the subdivision Ordinance. He said he did not see any circumstances which would warrant a variance to either ordinance. Commissioner Heinecke said he agreed with Commissioner Anderson in that there had been no reasons presented that would warrant a variance. Commissioner Moore said there was the possibility of a concept of establishing sub-standard lots.

Commissioner Creighton said he felt this was not an unfavorable request. One of the proposed lots would be only 192 square feet short of the requirement. He said if he owned that piece of property and the house on it had to be torn down, he would want to put two units on it. Commissioner West said personal problems have no bearing on the subdivision. He said San Anselmo is very low on the minimum lot size--the County requires 7,500 square feet for a minimum as do most of the other towns in Marin County. He also said he feels a denial is no loss to an owner.

Commissioner West moved that SS-134, Stephen J. Dean, Jr. and Hamilton Gray Dean, application for a two-lot subdivision of A/P 7-172-09, located at 115 Tamalpais Avenue, be denied for the reason that the application fails to meet the ordinance requirements for lot area and lot width, and that no pertinent reasons have been brought forth for granting such waivers. Motion seconded by Commissioner Anderson. Commissioner Creighton said that 6 lots in the area are smaller than the proposed lot and only 1 lot of the proposed subdivision would be sub-standard, and it comes very close to meeting all requirements, and some consideration should be given these facts. Commissioner Heinecke said that after looking at the neighborhood statistics he felt it would be definitely detrimental to the neighborhood to squeeze two houses on this property. Motion carried by the following vote:

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

The applicants were informed of their right to appeal the decision of the Planning Commission to the City Council.

C. Correspondence

Report from the Marin County Planning Department re Planning Consultants to Cities-County Zoning Study.

B. Matters for Consideration of the Planning Commission

At this point Chairman Perry asked to be excused inasmuch as he had another appointment and Vice Chairman West then took the Chair.

Commissioner Heinecke moved that the Commission set a public hearing for an amendment to the Zoning Ordinance which he is in the process of proposing, to-wit: that Article 5, relating to R-1, Single family residence District Regulations; and in particular Section 10-3.504, Minimum Height, Bulk, and Space Requirements be amended to require that the minimum size for interior lots be 7,500 square feet, for corner lots, 8,000 square feet, and that the minimum street frontage be 60 feet. He cited tonight's application for subdivision in support of this view and said it behooves the community not to encourage higher density in the City of San Anselmo. Commissioner Moore said this would bring the lot size more into conformity with neighboring cities. Commissioner West said there were other ways areas can be rezoned such as the "B" zoning. He said before the Commission sets a public hearing it should be given the benefit of what study has been given to this proposal. Commissioner Heinecke agreed and withdrew his motion.

Commissioner Anderson asked if the proposed amendment would include all "R" districts. Commissioner Creighton mentioned that a small economy house built on a large lot would result in a very large yard the upkeep of which might prove difficult.

Commissioner West asked for a staff report on this encompassing a tabulation of neighboring cities and towns, lot size requirements, minimum width, frontage requirements and an evaluation of Article 15-B special lot area and general comments on the technical problems involved.

at 9:50 p.m. Commissioner Gue moved, seconded by Commissioner Creighton, that the meeting be adjourned, unanimously approved.


 WARREN R. PERRY
 PLANNING COMMISSION CHAIRMAN