

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 19, 1966.

1. ROLL CALL

Commissioners present: Creighton, Gue, Heinecke, Moore, West, Perry
Commissioners absent: Anderson

2. APPROVAL OF MINUTES

Commissioner Creighton moved the minutes of December 5, 1966, be approved as written, seconded by Commissioner West, unanimously approved.

3. OLD BUSINESS

A. Subdivision

- (1) S-72 Martha Bruckner - Application for a 3-lot subdivision on Camino de Herrera

This item had been referred back to the applicant for proof of access via the easement. Mrs. Bruckner had given the City Engineer her deed, and he had discussed the matter with Mr. Buresh, City Attorney, who said there were no stated restrictions and he did not see how the subdivision could be denied on that basis. He also said that this fact alone would not prevent future litigation regarding burdening of the easement.

Commissioner West questioned the wisdom of granting any subdivision where access to any of the lots was over an easement. He cited Woodland Park where there are extensive areas served by inadequate "driveways". He said parking problems, passing problems and maintenance problems are frequent in this type of access. The City Engineer said minimum requirements in width for a dedicated street would be a 6 foot parking lane and 12 foot passage, making a total minimum of 18 feet, and unless the street would serve a public purpose it is preferable not to have it dedicated to the City.

Commissioner Creighton moved that S-72, Martha Bruckner, application for a 3-lot subdivision on Camino de Herrera be approved as shown on the latest map dated November 4, 1966; as corrected in red and that the roadway be paved to a width of 12 feet from the property line of Lot #2 to the intersection of Camino de Herrera, and that the proposed roadway easement be given a name and house numbers for the two parcels concerned. Motion seconded by Commissioner Gue.

Mr. Bruckner stated that he felt a 10 foot roadway would not be used now, that it simply was a technicality in obtaining approval of the subdivision. He stated they had access from below; that if sometime in the future parcel #2 which contains 68,000+ square feet were subdivided, then possibly this access would be used.

Commissioner West asked Mr. Bruckner if he understood him correctly to say he did not intend to develop the proposed access and Mr. Bruckner agreed this was so.

The motion failed to carry by the following vote:

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

Commissioner West stated: "I voted No, first, because I believe it is unwise to approve any subdivision which does not front on a dedicated and accepted street, even though

the street may vary from the minimum standards, and second, because the subdivident has stated on four occasions tonight that he has no intention of developing the access shown on the tentative map, and that he is only using this map as a technicality to secure subdivision approval.

The Chairman advised Mr. Bruckner to confer with Mr. Leitzell regarding subsequent submission.

4. NEW BUSINESS

A. Use Permit Application

(1) U-177 Perrone Hardware: Application to display patio furniture and barbecue equipment outdoors in the most northerly portion of Red Hill Shopping Center.

Mr. Lee Mosk was present as agent for Perrone Hardware. Mr. Leitzell reported that the application was quite complete and accompanied by drawings indicating the area and the type of screening to be used. Mr. Leitzell said he could foresee no predictable problem in the future from such a use. Commissioner West said he had examined the application and the site very carefully and that this was the type of application with accurate and detailed presentation that should be presented to the Commission for consideration for all use permits.

Commissioner West moved that U-177, Perrone Hardware, application to display patio furniture and barbecue equipment outdoors in the most northwesterly portion of the Red Hill Shopping Center, be approved subject to installation of paving and fencing in accordance with drawings AB-10 and AB-8 and with the use to be confined to the outdoor sales and display of patio furniture, barbecue equipment and similar houseware items appropriate to patio and outdoor areas. Motion seconded by Commissioner Gue and unanimously approved. Commissioner West stated he had moved approval of this application because the details furnished were complete, comprehensive and the use is directly related to the sales activities in the store itself and the proposed uses are unoffensive and not likely to create any nuisance. Motion unanimously approved.

The applicant's agent was informed there would be a ten day period before issuance of the permit in the event any protests were received.

B. Matters for consideration of the Planning Commission

(1) Proposed Amendments to the Zoning Ordinance

Chairman Perry stated that Commissioner Anderson was absent because of illness and that Commissioner Anderson has asked that discussion of the Amendments be postponed until all of the Planning Commission members could be present to participate in the discussion. Commissioner Moore said he felt that scheduled items should come before the Planning Commission if a quorum was present; however, in this case, most of the comments would necessarily be reiterated, and it would save time if the discussion were postponed until all of the Commission members were present. Commissioner West said he agreed with Commissioner Moore's view and had no objection to tabling the discussion. All other Commissioners agreed.

(2) Mr. Leitzell stated the Commission had a request from the Local Agency Formation Commission for a map showing the proposed city boundaries. He said the Engineering Office was in the process of preparing such a map and when it was completed it would be presented to the Planning Commission for approval.

C. Correspondence.

Letter from Mill Valley regarding Prospectus for the proposed Cities-County Zoning Ordinance.

At 9:50 p.m. Commissioner Creighton moved the meeting be adjourned, seconded by Commissioner Moore, unanimously approved.

Warren R. Perry
WARREN R. PERRY
PLANNING COMMISSION CHAIRMAN