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CITY OF SAN ANSELMO
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS 8:00 P.M., JANUARY 17, 1966
MINUTES

The regular meeting of the San Anselmo Planning Commission was called to order by CHAIRMAN JERRY W. LLOYD at 8:00 p.m. in the Council Chamber, City Hall on January 17, 1966.

1. ROLL CALL:

Commissioners Present: Lloyd, Perry, Murphy, Creighton, Ragan, Nordman
& West

Commissioners Absent: None

2. APPROVAL OF MINUTES OF JANUARY 3, 1966 and JANUARY 10, 1966

Commissioner Perry moved the minutes of the meeting of January 3, 1966 and the special meeting of January 10, 1966 be approved. Commissioner Ragan seconded the motion and it carried unanimously.

3. ELECTION OF CHAIRMAN FOR 1966

Chairman Lloyd called for nominations for the office of Chairman of the Planning Commission for the year 1966. Commissioner Ragan moved that Commissioner Warren Perry be nominated and Commissioner West seconded the motion. There being no other nominations, a vote was called for and Commissioner Perry was unanimously elected. Chairman Perry took over the chair and commended Commissioner Lloyd on his high degree of devotion to the office and moved that the minutes reflect a vote of gratitude by the Commission. Commissioner Ragan seconded and the motion was unanimously approved.

4. ELECTION OF VICE-CHAIRMAN FOR 1966

Chairman Perry called for nominations for the office of Vice-Chairman of the Planning Commission for the year 1966. Commissioner Lloyd moved that Commissioner Murphy be nominated for this office and Commissioner Ragan seconded the motion. No other nominations were made and Commissioner Murphy was unanimously elected.

5. OLD BUSINESS

A. ADJUSTMENTS

- (1) ADJ-348 - David R. Jensen - Appl. to build within 5' of front property line, A/P 5-211-40, 28 Oakland Ave.

Engineer Leitzell read the minutes from the January 3rd meeting regarding this application and stated that since the requirements made by the Commission at the previous meeting had been met by applicant, his application was rescheduled for this meeting. Signature of the owner, Leo R. Callagy, 45 Hickory Rd., Fairfax was secured and floor elevations of the proposed dwelling were presented.

Commissioner Lloyd inquired about the setback on the house to the north. Engineer Leitzell replied that it was very close to the street and the front fence is on the right of way of Oakland Ave. A rear yard set-back variance would be required if the dwelling were moved back on the lot. Commissioner Lloyd stated that the houses below on San Francisco Blvd. are close to the rear yard line and that since access is a problem to applicant, he would be in favor of granting a 10' front yard set-back adjustment.

Commissioner West stated that he felt no cause for hardship had been presented and he felt no attempt had been made to design a dwelling which would fit the property without a variance.

Engineer Leitzell listed the applicant's reasons for hardship as:

- 1. Limited depth of lot
- 2. Sewer easement height & location
- 3. Distance from the road & topography of lot
- 4. Need of parking on property.

Engineer Leitzell then reviewed his previous report to the Commission on this application.

Commissioner Murphy felt a front yard variance would be preferable to a rear yard and since the lot is on the outside of the curve, the dwelling would not block the view. Therefore, he is in favor of granting the variance.

Commissioner Ragan asked the reason for denial of the previous application presented on July 17, 1961 and Engineer Leitzell stated that it was for the reason stated by Commissioner West, namely, it was felt that a plan could be developed that would require no front yard variance.

Commissioner Perry stated that he finds justification for the variance in that the site would indicate that without this front yard variance, a rear yard variance would be necessary and this would cause a building of some height to be located near the rear of the property which, in his opinion, would be inconsistent with the aims of the zoning ordinance.

Commissioner Murphy moved that ADJ-348 - David R. Jensen - Appl. to build within 5' of front property line on A/P 5-211-40 located at 28 Oakland Ave. be granted. Commissioner Nordman seconded the motion and it passed with the following vote:

- "Ayes" Commissioners Lloyd, Murphy, Nordman, Perry,
Ragan & Creighton
- "Noes" Commissioner West

B. SUBDIVISIONS

- (1) SS-125 - Floyd J. Nolen - Appl. to subdivide A/P 5-062-45 located at 30 Carlson Ave. into two parcels.

Engineer Leitzell read the minutes from the last meeting regarding this application and it was noted that Mr. Nolen was not present as requested by registered letter.

Commissioner Lloyd stated that the application was not submitted in proper form as adequate maps had not been presented. Engineer Leitzell presented a drawing of the subdivision made by Hool & Lockett for a Mr. Cherne who had considered buying the property at one time. In reply to Chairman Perry's question as to whether the owners of the property had signed the application, he replied that the owners should sign agreeing to the subdivision as shown and then read the letter to Mr. Nolen informing him of the deferrment of his application to this meeting. The owners, Mrs. Meredith and Mr. Scherner were present and stated that Mr. Nolen had not contacted either of them.

Commissioner Ragan felt that the matter should be considered at this time even though Mr. Nolen was not present since he had been given sufficient notice and chose to ignore the Commission's request that he be present.

Commissioner West stated he felt the Commission had three alternatives; one, they could take the view that this is an inadequate submission and vote against it; two, they could waive certain requirements and put stipulations as to subdivision they want and return it to the Council; or three, they could get the advice of the City Attorney on this matter. He felt that the Commission should look at it on its merits and see whether a suitable subdivision could be approved regardless of Mr. Nolen's illegal actions. Commissioner Lloyd concurred and said he would be in favor of setting forth recommendations to the Council as to what we want accomplished.

After lengthy discussion as to what would be required to make this an acceptable subdivision, Commissioner Lloyd moved on SS-125 - Floyd J. Nolen - Appl. to subdivide A/P 5-062-45 located at 30 Carlson Ave. into two parcels. This application is referred back to the applicant for resubmission as a long-form subdivision and the following items shall be required:

1. Carlson Court be offered to the City for dedication.
2. The undedicated portion of Carlson Ave. belonging to Mr. Scherner be dedicated to the City as a 40' right-of-way. Improvements shall be required on Carlson Ave. and shall be indicated at the time of submission of subdivision map. The reason for improving Carlson Ave. is to develop access to adjacent undeveloped lands. The Commission is requiring this submittal to be a long-form procedure due to the fact that dedication of public streets is called for.

Commissioner West seconded the motion and it was unanimously approved.

- (2) SS-126 - Barbara May Rivara, Exec. Estate of Wm. Yeo - Appl. for 2-lot subdivision A/P 5-062-52, 24 Rancho Court.

Engineer Leitzell read the minutes from the last meeting regarding this application and also his letter to Mrs. Rivara stating why her application was held over.

After some discussion as to whether this application could be considered without the benefit of a solution to the Nolen application, it was decided to consider it independent of the Nolen subdivision. Mrs. Rivara was present and was questioned whether she would be in accordance with the improvements suggested by Engineer Leitzell. Her reply was affirmative.

Commissioner West moved that SS-126 - Appl. of Barbara May Rivara, Exec. Estate of Wm. Yeo for 2-lot subdivision, A/P 5-062-52, 24 Rancho Court be approved with the stipulation that:

1. The westerly line of Parcel A be moved 10' to the west.
2. That the portion of Parcel B indicated on the map as an extension of Rancho Drive measuring approximately 40 x 42' be offered for dedication as a public right-of-way and that the sidewalks on Rancho Drive on the north side be extended to the end of the area to be offered for dedication.
3. That a deposit of \$550.00 be deposited with the City to cover cost of installation of a fire hydrant as proposed in Chief Souza's letter of December 21, 1965.

Commissioner Creighton seconded and the tentative map was approved subject to the stated conditions. The applicant was advised to consult with the City Engineer regarding their requirements.

D? MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

(1) Report and discussion of variance fees.

A memo from the City Administrator regarding this matter was read by the City Engineer.

Chairman Perry said that he has not given this matter close study and would be reluctant to make recommendations until he has had an opportunity to do so. Commissioner Ragan concurred.

Mr. James Shubel, 25 Sequoia Dr., S.A. stated he felt the rates should not be raised as the property owner has enough burdens as it is. Engineer Leitzell replied that the fees are set to cover the cost of special services and that the cost of these special services should be born by the person requesting them rather than the general tax payer.

Commissioner Ragan moved that the report be tabled until such time as the Commission has had a chance to investigate and study the report. Commissioner Murphy seconded and it was unanimously carried.

(2) Discussion of proposed ordinance with regard to park dedication in subdivision.

Engineer Leitzell presented a letter from the League of California Cities proposing this ordinance. He stated the Parks and Recreation Dept. approved in principal and would like the commission's suggestions as to whether we should adopt such an ordinance.

Commissioner West stated he is prepared to endorse it in principal.

Commissioner Perry stated he thinks some of the critical language of the ordinance is missing, i.e. standards to be set up, etc.

Commissioner West said he felt approval would be endorsement of the principal that new subdivisions should contribute to maintenance and acquisition of recreation facilities.

Chairman Perry asked that the Commissioners study the ordinance and make recommendations at the next meeting.

(3) Town Center Plan

Engineer Leitzell presented letter by Chairman Perry re. Town Center Plan encompassing changes suggested at the special meeting of January 10, 1966. Chairman Perry asked that the Commission:

1. Endorse the letter as a Commission.
2. Those who have dissenting opinions or wish to raise other subject matter present their comments to the Commission for inclusion in the report.

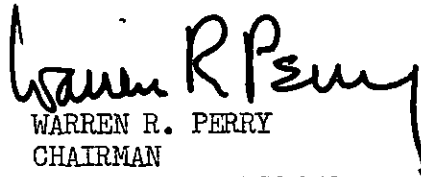
After discussion of whether or not certain items should be deleted or changed in Commissioner Perry's letter, it was decided that the letter be adopted with individual comments and suggestions of the Commissioners to be added at the end of the final draft by Commissioner Perry.

Commissioner West moved that the Chairman address a letter to the City Council conveying the language of his letter of January 14, 1966 to the Council and also attaching copies of the map as

drawn with only the deletion of the mall areas as designated, and that individual members having differing views be invited to present these as an addenda. Commissioner Ragan seconded the motion and it carried unanimously.

6. ADJOURN

There being no further business before the Commission, Commissioner Ragan moved that the meeting be adjourned at 11:00 p.m. and Commissioner Creighton seconded the motion which carried unanimously.


WARREN R. PERRY
CHAIRMAN
PLANNING COMMISSION