

March 20, 1967

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Perry at 8:00 p.m. on March 20, 1967 in the Council Chamber.

1. ROLL CALL

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

2. APPROVAL OF MINUTES

Commissioner Creighton moved the minutes of March 6, 1967, be accepted and approved as written, seconded by Commissioner Gue, unanimously approved.

3. OLD BUSINESS

None

4. NEW BUSINESS

A. Use Permit Application

- (1) U-123, Joseph Hanson. Application for outdoor display of merchandise (antiques) at 721 Sir Francis Drake Boulevard.

Mr. and Mrs. Hanson were present, and Mr. Hanson said he would like to display antiques in the front yard during business hours only, in a space approximately 10 feet by 10 feet. Any display would be of antiques such as tables and chairs, etc; there would be no ice boxes or unappealing merchandise.

Mr. LaGee of LaGee Ralty, 727 Sir Francis Drake Boulevard said he would object to a "junk yard" next door to his business. He felt a business like this would start out small and grow rapidly and become an eyesore.

Several of the Commissioners expressed the opinion that outdoor items such as wrought iron fences, wagon wheels, outdoor lamps would not be a distasteful display; however, items of indoor furniture would be. In view of this discussion Mr. Hanson then requested that he be allowed a permanent display of an antique sleigh and a wagon which would be considered a yard ornament, and the Planning Commission consider his request for the furniture display on the front porch of the building.

Mr. LaGee said he would have no objection to a sleigh, and he also said he felt the Hansons had greatly improved the area.

Commissioner Anderson stated that this was the first application for an antique shop outdoor display under the new amendments to the zoning ordinance, and whatever action was taken at this time would set a precedent; therefore adequate consideration should be given this application.

Commissioner Anderson moved that U-123, Joseph Hanson, application for outdoor display of merchandise (antiques) at 721 Sir Francis Drake Boulevard, be approved subject to the following limitations:

1. That the display be limited to not exceeding 50% of the front porch area;
2. That it be limited to business hours only;
3. That the Use Permit shall be revokable.

Commissioner Creighton seconded the motion, and it was unanimously approved. Inasmuch as Commissioner West arrived late, he was not present at the time the vote was taken.

It was suggested that the staff inspect the installation of the

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sleigh and ascertain whether or not it would be covered by the Sign Ordinance.

B. NEW BUSINESS - SUBDIVISION APPLICATION

- (1) S-73 James Dunn. Application for two-lot subdivision of A/P 5-112-03, located at 156 Broadmoor Court

The City Engineer's report was read by Jr. Civil Engineer John O'Rourke. Mr. Dunn was present as well as his Engineer, Mr. Lockton, who stated: "Technically, this is a non-conforming application since it does not conform to the slope policy; however, the subdivision seems entirely warranted. It is considered good planning to divide a lot with two street frontages such as this has. It would be considered detrimental to the neighborhood to have the backyard of the Boardmoor Court lot facing The Alameda & Indian Rock Subdivision."

Commissioner Creighton said he had looked at the property and considers it a very reasonable request.

Mr. Lockton explained the reason for the odd-shaped proposed division line was the contour of the land. He said this was actually a two level lot.

Commissioner Perry said he found no objection to the division as drawn; the thing that bothered him is the Planning Commission has just recommended amendments to the zoning ordinance to increase the minimum lot size to 7500 square feet, and he does not feel the Commission should approve a subdivision in which the lots would have lesser square footage than will be required by the amendments to the ordinance.

Commissioner West said he would be very concerned about any departure from the minimum lot size and the slope policy.

Commissioner Gue moved that S-73, James Dunn, application for a two-lot subdivision of A/P 5-112-03, located at 156 Broadmoor Court, be denied on the grounds that it does not conform with our slope policy as regards to minimum lot size and also minimum lot width; seconded by Commissioner West, approved by the following vote:

AYES: Commissioner Anderson, Gue, West, Perry  
NOES: Commissioner Creighton

Commissioner West voted Aye for the reason that he believed the lot slope policy should be observed.

The applicant was informed of his right to appeal the decision to the City Council within 10 days.

C. Matters for Consideration of the Planning Commission

- (1) U-102, James F. Reed. Review of Use Permit for home occupation (investments) granted by Planning Commission on February 15, 1965.

Mr. O'Rourke reported that no complaints had been received in the Public Works Office.

Commissioner West moved that U-102, James F. Reed, review of Use Permit, requires no action, and therefore, none be taken. Motion seconded by Commissioner Gue, unanimously carried.

Commissioner Anderson said he felt all Use Permits are revokable, and Commissioner West said by stating as a condition of some Use Permits that they are revokable, conceivably someone

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who had been granted a Use Permit without that condition might feel he had an irrevokable permit. Chairman Perry said he would discuss this subject with the City Attorney and ascertain if any and all use permits are considered revokable whether they have conditions or not.

James Reed said he felt the ordinance should make it clear that use permits are granted to a particular person for a particular location and they are not transferrable and are automatically revoked upon sale of the property for which they were issued.

(2) Proposed Revisions to Sign Ordinance

Commissioner Anderson said he did not have a draft of the proposed revisions yet; however, he had proposed categories and items to be covered as follows: Business signs, Real Estate Signs, For Sale Signs, Subdivision Signs, Construction Signs, Political Signs, with various subsections covering the number of signs, the size, location, height and a time limit. Mr. Rod Ingraham of the Marin County Sign Painting Contractor's Association was present and again offered the Association's services in drafting the revisions.

Commissioner West said he thought the Chamber of Commerce should be notified that the Planning Commission would be considering revisions to the sign ordinance, and their ideas would be welcomed. The Chairman will contact the Secretary of the Planning Commission in regard to a letter to the Chamber of Commerce informing them that the matter will be placed on the Planning Agenda of April 17th, and hopefully a reasonably time before that meeting, they will receive a general outline of preliminary thoughts on the revisions.

(3) Illegal Subdivisions

Commissioner Heinecke had requested this matter be put on the Agenda, and because he was not present, no action was taken.

D. CORRESPONDENCE

A letter from the California Roadside Council was read. No action was required.

At 9:35 p.m. Commissioner Gue moved adjournment, seconded by Commissioner Anderson, unanimously approved.

  
WARREN R. PERRY  
PLANNING COMMISSION CHAIRMAN