

June 5, 1967

The regular meeting of the San Anselmo Planning Commission was called to order by Vice Chairman John West at 8:00 p.m. in the Council Chamber on June 5, 1967

1. ROLL CALL

Commissioners present: Anderson, Crieghton, Gue, Moore, West
Commissioners absent: Henecke, Perry

2. APPROVAL OF MINUTES OF MAY 15, 1967

3. OLD BUSINESS

A. PUBLIC HEARING

- (1) Proposed Amendments to the Zoning Ordinance regarding Height, Bulk and Space Requirements in R-1 (single Family Residence District, R-2 (Two Family Residential District) and R-3 (Neighborhood Apartment District) zones.

This matter was continued until the next regular meeting because of the absence of the Chairman, Commissioner Heinecke, initiator of the proposed amendments, and the City Engineer.

B. SUBDIVISIONS

- (1) SS-138 Arthur Nicolaisen and Marius Larsen, application for lot line revision of ptn. of Lot #2, Rosenthal Tract, being Sub. 3 of the Sunnyside Tract, known as 23 Vine Ave.

The Engineer's report was read. Mr. Nicolaisen said he had a petition with 6 property owners signatures who live in the area and who are in favor of the revision of the lot lines. He said the facts were stated in the Engineer's report. He would be willing to pave the street to a full 20 feet width as recommended by the City Engineer; however, he did not feel he could ask the property owners across the street to remove their encroaching rock wall. Commissioner Anderson asked Mr. Nicolaisen if he would be willing to continue the 22'3" pave width along the frontage of the proposed subdivision. Mr. Nicolaisen said that would involve the removal of a rock wall on the Larsen side of Vine Avenue, and he was not sure if this would be economically feasible; however, he would have his engineer check into it. He felt some work might be needed to stabilize the bank. Commissioner Anderson moved SS-138, application for lot line revision of a ptn. of Lot #2, Rosenthal Tract, being Sub. 3 of the Sunnyside Tract, be approved providing that the street be paved to a full 22 foot width; curb and gutter installed to City standards on the southerly side of the street, and further that the applicant provide suitable bonding for the improvements. Motion seconded by Commissioner Gue, and unanimously approved.

4. NEW BUSINESS

A. USE PERMIT

- (1) U-129 First Presbyterian Church of San Anselmo, application for use Permit for additional offices and classrooms. Building to be constructed on Kensington Avenue between Mariposa and Ross Avenue

Mr. Gordon Beesley, Chairman of the Church Building Committee, Dr. Henry Kuizenga, Church Pastor, and Dick Whittaker, Architect, were present. The Engineer's report was read. The Chairman asked the church representatives if they were aware of the State Fire Regulations and Sections of Chapter 7 and 8 of the Building Code that limited the use of the classrooms to not more than 8 hours of instruction per week and the use of the second story by children over the second grade only. No one knew. Mr. Beesley said the Church had been granted a Variance from the parking requirements when their church was built in 1962, and that the use had not changed since that time. It would be the same facility, but would be using their own classrooms, whereas, up until this time, classes had been held at the Seminary. Dr. Kuizenga stated that the area where the proposed new building is to be erected could not really be considered as parking space because it had never been improved; it was purchased for purpose of a new building. The church did not own this parcel when the variance for parking was originally granted.

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There was no one present to protest the application.

Commissioner West said he would not like to act on the application until the Commission had a clarification or knew a little more about the limits placed on classroom time and age of pupils. He said he would also like a report from the Engineering Office on parking requirements. He wondered if it would not actually be necessary for the applicant to request a Use Permit and also a variance from the parking requirements of the zoning ordinance.

Commissioner Moore moved that U-129, First Presbyterian Church of San Anselmo, application for Use Permit for additional offices and classrooms, be deferred pending a clarification of the requisite outlined in the Building Inspector's Report concerning the condition of Chapters 7 & 8 of the Uniform Building Code and Title 19 of the State Fire Regulations that:

1. Instruction classes be 8 hours or less per week.
2. If classes exceed 8 hours per week, no child of second grade age or under be assembled in classrooms over the first story in height.

and a report from the City Engineer concerning the off-street parking requirement in this particular situation. Motion seconded by Commissioner Gue, approved by the following vote:

AYES: Commissioners Anderson, Gue, Moore, West

NOES: Commissioners Creighton

Commissioner Creighton said he did not think the Planning Commission should concern itself with the requirements of the Uniform Building Code or the State Fire Regulations. He said he felt that this was part of the building inspector's job; he did feel the Planning Commission should concern itself with the off-street parking.

Commissioner Anderson asked the representatives of the Church to ascertain just how many off-street parking spaces are available for Church use on a Sunday morning.

B. SUBDIVISION

- (1) SS-140 Hugo Bjork and John Siemens, application for lot line revision, lots 45, 46 & 47 Indian Rock Unit.#2, located at 17, 27, 35 Indian Rock Court

The City Engineer's report was read. Mr. Cedric Clute and Mr. Hugo Bjork were both present. Mr. Bjork has build a new home on lot 46 and presently owns lot 47. Lot 45 is owned by Dr. Siemens. When the Indian Rock Unit 2 Subdivision was approved, a parcel of land adjacent to lot 45 was not designated as a building site. Revision of lot lines would combine this parcel with lot 45, and the southerly lot lines of lots 46 and 47 would be moved 17 feet, thereby enlarging each of the lots. This would also put all of the building pad of lot 46 into one lot; at present the lot line intersects the building pad.

Commissioner Gue moved that SS-140, Hugo Bjork and John Siemens, application for lot line revision, lots 45, 46 & 47, Indian Rock Unit #2, located at 17, 27 & 35 Indian Rock Court, be approved as submitted on the proposed map of the above subdivision, subject to the requirements that the final map be a record of survey or parcel map submitted to and approved by the Engineering Department, and incorporating a parcel of land of approximately 100 foot frontage with parcel 45; that the southwesterly lot line of lots 46 and 47 be moved 17 feet to the southwest. Motion seconded by Commissioner Moore and unanimously approved.

5. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

Proposed Rezoning along Red Hill Avenue

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The Engineer's report regarding the proposed rezoning along Red Hill Avenue to conform to current usage, and to be initiated by the Planning Commission, was read.

Commissioner Creighton moved that the rezoning of a portion of Lot C, Assessor's Parcel 6-121-13, of the Ancho Vista Tract from R-1 to C-3, and a portion of Lot C, Assessor's Parcel 6-121-16, of the Ancho Vista Tract, from C-3 to R-3, be set for public hearing at the next regular meeting of the Planning Commission. Motion seconded by Commissioner Moore, unanimously approved.

At 10:35 p.m., Commissioner Anderson moved, seconded by Commissioner Moore, that the meeting be adjourned.


JOHN F. WEST
VICE-CHAIRMAN
PLANNING COMMISSION