

June 19, 1967

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Perry in the Council Chamber at 8:00 p.m. on June 19, 1967.

1. ROLL CALL

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

Commissioners absent: None

2. APPROVAL OF MINUTES:

Commissioner West moved the minutes of June 5, 1967, be approved as written, seconded by Commissioner Gue, unanimously approved.

3. OLD BUSINESS

A. PUBLIC HEARINGS

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

Commissioner West moved that the proposed amendments to the Zoning Ordinance as drafted, including the final changes made at this meeting, by the Planning Commission, be forwarded to the City Council with a recommendation that appropriate proceedings be instituted for their adoption by the City of San Anselmo. Motion seconded by Commissioner Moore, and unanimously approved.

The Planning Office will prepare a final draft of the complete sections of the zoning ordinance as proposed to be amended, and copies will be sent to all Planning Commissioners as well as City Council Members.

- (2) Z-92 Application of San Francisco Theological Seminary to rezone from R-1 and R-2 to R-3, Assessor's Parcels 7-281-05 and 7-281-23, located at 108 Ross Avenue and 99 Woodland Avenue

A report was read from the Planning Director. Letters from 2 property owners in the area, Mrs. Calliope Kepreos and William R. Davis, in favor of the proposed rezoning. Mr. Donald Duerr of the Seminary illustrated the spotty zoning in the neighborhood, saying he felt this indicated the changing character of the neighborhood. He said he had spoken to Mrs. Patton, owner of the building between the school and the parcel for which rezoning is requested, and she assured him that she had no objection to the development. Mr. Duerr reiterated the proposed density would be 1 unit per 1950 square feet. There would be 13 units; with 22 parking spaces $\frac{1}{2}$ story underground and in the center of the lot. Land coverage would be 31% as opposed to the present 44%.

Chairman Perry stated that a master plan for the Seminary had been made available at the Seminary Office to all members of the Planning Commission.

Mr. Bill Robertson, 110 Woodland Avenue, said he had measured Woodland Avenue, and it is 24 feet wide. He said he could not see how adding additional dwellings would help the traffic problem on Woodland Avenue.

Commissioner West said he was concerned with additional traffic on an inadequate street, and particularly near San Anselmo Avenue where high density already exists.

Commissioner Heinecke said although he was sympathetic to the Seminary, he was not convinced that R-3 was the logical development of the property and after looking at the master plan for Seminary development, multiple use of this property would not appear to be the next logical step.

Commissioner Creighton said he felt rezoning would actually improve the area; there would be less ground coverage and better off-street parking. Commissioner Perry said that although he was reluctant to let R-3 creep into R-1 district, he did tend to agree with Mr. Duerr about the multiple boundary in the area of Jones Street. He said the cottages were run down and tended to depreciate the neighborhood, and the City would be better off with tastefully done construction of multiple units.

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Commissioner West said there was an observable tendency for property owners to allow property to run down in anticipation of a change in zoning. He feels it is important for the Planning Commission to hold a line on zoning so it should be clear to property owners that a run down condition of property is not an incentive to the Planning Commission to rezone. He feels that property owners in an R-1 District should have the security of R-1 zoning and it should act as a deterrent to investors. He said further he was fearful of a creeping advance and intrusion of multiple into R-1 zones. Mr. West said Mr. Duerr appears to have a good plan and represents a respected institution, and his comments should not be considered directed specifically toward the Seminary, but a general comment.

Commissioner West moved that Z-92, application of San Francisco Theological Seminary to rezone from R-1 and R-2 to R-3, Assessor's Parcels 7-281-05 and 7-281-23, located at 108 Ross Avenue and 99 Woodland Avenue, be denied, first in order to protect the integrity of an essentially R-1 area, second because of the inadequate width of Woodland Avenue as a frontage for multiple residential use; thirdly, because it appears that a site closer to the present seminary property would be more appropriate for student housing. Motion seconded by Commissioner Gue. The motion passed by the following vote:

AYES: Commissioners Anderson, Gue, Heinecke, Moore, West

NOES: Commissioners Creighton and Perry

Commissioner Perry voted No for the reason that he feels the character of this particular block and in general the area lying between Woodland Avenue and Ross Avenue has changed materially, that the arbitrary lines now existing are unrealistic, and moreover the plan with the appropriate development of this property would be an improvement over a situation which otherwise, is likely to continue without improvement for sometime.

Mr. Allan Sproul, 251 Crescent Road stated he objected rather strenuously to changing zoning in an area where most of the streets are inadequate and the present use of the property is creating a parking problem with cars and trailers parked on the sidewalk and furniture stored there.

The applicant was informed of his right to appeal the Decision of the Planning Commission to the City Council.

B. USE PERMIT APPLICATION

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

The report of the Planning Office was read. Mr. Leitzell said the Fire Regulations would be enforced by the Fire Department, and therefore the Planning Commission need not consider that portion of the building inspector's recommendation.

Present representing the Church were Mr. Kuizenga, Pastor, Robert Holst of the Building Committee, and Don Bachelder, Architect. Plans indicated two two-story buildings containing a total of 9 classrooms and additional offices.

Alta May Woehrle said she has taught Sunday School for 12 years, and it has been very inconvenient having some of the classes in the Seminary and some at the church. She felt this Use Permit was for a good purpose and good for the children.

Commissioner Heinecke moved that U-129, First Presbyterian Church of San Anselmo, application for Use Permit for additional offices and classrooms, building to be constructed on Kensington Road between Mariposa and Ross Avenues, be granted. Motion seconded by Commissioner Moore and unanimously approved.

4. NEW BUSINESS

A. PUBLIC HEARING

- (1) Z-93 Application of Atlantic Richfield, Melanie Lasky, Alta May Woehrle, Eleanora & Luigi Palazzi, to rezone From R-3 to C-3 Assessor's Parcels 6-081-05-06-07, Lots 10, 11 & 12 of the Bella Vista Tract as shown on Official Survey Bk. 1 Pg 8, and known as 821, 825 and 831 Sir Francis Drake Blvd.

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The Engineer's report was read. Mr. Paul Griffiths of Atlantic Richfield said he represented all three owners. He said at present there are three older well kept homes on the parcels which are presently zoned R-3. He said ingress and egress would present a drastic problem if the property were developed for multiple use.

Mr. Robert Ferris, 25 Bella Vista Avenue said at one time Bella Vista Avenue was a very beautiful street, but slowly all of the trees are being cut and Sir Francis Drake Boulevard is becoming a great neon way.

Mrs. Alta May Woehrle, owner of one of the parcels, says living at this address is getting impossible. She cannot get in or out of her garage and with the traffic it is like living in the middle of Market Street. She feels the area is no longer an R-1 area, and to refuse the rezoning would be standing in the way of progress.

Mrs. Melanie Lasky, another of the property owners said she had lived on the corner for 32 years. She had to move her garage to Bella Vista Avenue because it was impossible to get in and out on Sir Francis Drake Boulevard. She felt that since 3 corners are already commercial, it would seem logical to zone the fourth corner for commercial. She feels the area is no longer desirable as a residential area.

Commissioner West said he was concerned about the growth of commercial zoning on the main arterials, and he was opposed to extending commercial zoning further west along Sir Francis Drake Boulevard. Although he took note of the owner's traffic problems, he felt rezoning to commercial would tend to aggravate the situation.

Commissioner Gue said he was against strip zoning; however, he felt the commercial zoning line should be further west.

Commissioner Anderson moved that Z-93 Atlantic Richfield, Melanie Lasky, Alta May Woehrle, Eleanora & Luigi Palazzi, to rezone from R-3 to C-3 Assessor's Parcels 6-081-05-06-07, lots 10, 11 & 12 of the Bella Vista Tract as shown on Official Survey Bk. 1 Pg. 8, and known as 821, 825 and 831 Sir Francis Drake Blvd. be denied for the reasons that Sir Francis Drake Boulevard at this point is inadequate to handle the traffic; there are aggravated traffic problems at present with commercial zoning on just one side of Sir Francis Drake Boulevard, and most important, this would tend to promote strip commercial which we feel not to be in the best interests of the City. Motion seconded by Commissioner West and approved by a 6 to 1 vote with Commissioner Gue casting the dissenting vote.

Commissioner Gue stated he voted No because he believed that the commercial zoning has moved along Sir Francis Drake Blvd. by virtue of the Red Hill Shopping Center.

One of the Commissioners pointed out that the Shell Service Station at 805 Sir Francis Drake Boulevard needed some landscaping upkeep and the City Engineer was instructed to direct a letter to the owners to this effect.

B. USE AND OCCUPANCY PERMIT

- (1) C-1 Eldon H. Hill. Review of Certificate of Use & Occupancy for four units on A/P 7-023-02-03, known as 15, and 15-A, 17, 17-A Humboldt Avenue, granted by the Planning Commission June 6, 1966.

The Engineer reported it had been ascertained from the Pacific Gas and Electric Company that the units had not been vacant for more than a few days during the past year.

Mr. Hill was present and wondered if it would be necessary for him to appear before the Commission each year. The zoning Ordinance specifies use and Occupancy Permits are to be renewed annually.

Commissioner West moved that C-1, Eldon Hill, Certificate of Use and Occupancy for four units on A/P 7-023-02-03, known as 15, 15-A, 17, 17-A Humboldt Ave. be extended for one year from June 6, 1967, and that at the end of that period the staff investigate and report to the Commission as to any changes in the non-conforming use. Motion seconded by Commissioner Anderson and unanimously approved.

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5. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

A bulletin from the League of California Cities announcing the 69th annual Conference to be held in San Francisco October 15 - 18, 1967 is on file in the Planning Office.

At 10:15 p.m., there being no further business, Commissioner Gue moved the meeting be adjourned, seconded by Commissioner Anderson, unanimously approved.


WARREN R. PERRY
PLANNING COMMISSION CHAIRMAN