

February 20, 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 February 20, 1967.

1. ROLL CALL

Commissioners present: Anderson, Creighton, Gue, Heinecke, Moore, West, Perry
Commissioners absent: None

2. APPROVAL OF MINUTES

Commissioner Creighton moved the minutes of February 6, 1967, be adopted as submitted, seconded by Commissioner Moore, unanimously approved.

3. OLD BUSINESS

None

4. NEW BUSINESS

A. Use Permit Application

- (1) U-121 Pepperwood Restaurant. Application to operate a cocktail lounge in the Red Hill Shopping Center. Application submitted by Gene Compton Corporation

The Gene Compton Corporation submitted an application for a Use Permit to operate a cocktail lounge in conjunction with their restaurant and snack bar in the Red Hill Shopping Center. Commissioner West said he saw no problem with the coffee shop and bar but had some question about the snack bar. The representative of Compton Corporation said actually there would be no place for patrons of the snack bar to eat inside the building; however, there was a large patio area outside where there would be benches. Ice Cream Cones, milkshakes and sandwiches would be available from the snack bar and possibly whole cooked chickens to take out. He said there would be no problem with litter as the Shopping Center will control this.

Commissioner Moore moved that U.P. 121, Pepperwood Restaurant application to operate a cocktail lounge in the Red Hill Shopping Center, application submitted by Gene Compton Corporation, be approved. Motion seconded by Commissioner West, and unanimously approved.

B. Subdivisions

- (1) SS-135 L. W. Rabjohn. Application for a two-lot subdivision of A/P 6-172-05, located at 90 Spring Grove Avenue

The City Engineer stated the plan for off-street parking had arrived only the day of the meeting. He said both parcels meet the lot slope policy for area and average width. All utilities are available; however, the water pressure is inadequate for domestic use at the present, and the Marin Municipal Water District recommend installation of a pumping plant. There is a house on each lot; the applicant is applying for subdivision in order to sell one house and lot. Mr. Leitzell said the parking layout meets the ordinance as far as grades; however, a cut slope for the parking would require a soils report before the cut could be made. Mr. Dajima, prospective buyer was present, and stated he had a somewhat different idea of how the off-street parking should be accomplished. Mr. Gallagher, Real Estate Agent, was present and stated that neither lot had been sold, and he felt the subdivision should be considered on the application presented.

Mr. James Reed, adjacent property owner was present and he intends to install a gate complex on his property at the end of his driveway, and if the plan necessitated backing out into his driveway, when the gate complex was installed, this would not

be possible. Mr. Reed also stated this was a known slide area and a deep cut could result in a serious slide.

Commissioner West said he felt the use appeared to be an illegal one.

Commissioner West moved that in regard to SS=135, L. W. Rabjohn, application for a two-lot subdivision of A/P 6-172-05, located at 90 Spring Grove Avenue, whereas the lot design appears adequate, nevertheless, the matter should be referred back to the applicant for:

1. A more detailed presentation of the parking facilities proposed;
2. A report by a licensed civil engineer specializing in soils engineering;
3. A proposal for adequate sureties and other guarantees that the parking will be developed in the event the subdivision is approved.

Motion seconded by Commissioner Moore, approved by the following vote:

AYES: Commissioners Anderson, Creighton, Gue, Moore, West, Perry
 ABSTAINING: Commissioner Heinecke

Chairman Perry stated this was a known problem area, and said he felt stringent requirements regarding any cuts would be proper. He also suggested to Mr. Dajima that if he were seriously considering purchasing the lot, he should contact the Civil Engineer involved and try to work out a satisfactory arrangement for the parking.

- (2) SS-136 G. W. Laster. Application for a two-lot subdivision of A/P 5-281-02

The proposed off-street parking was not shown on the maps submitted; the Planning Office had unsuccessfully tried to contact the Engineer, Mr. Joos, throughout the week. The Planning Office did not agree with the average slopes shown. Lot A has 20,950 square feet, with an average width of 140 feet. Lot B has an area of 15,650 square feet, with an average width of 102 feet. Lot B would need over 20,000 square feet to meet the requirements of the slope policy. All utilities are available, the sewer line would have to be extended about 125 feet. The access to lot B would be through a 20 foot easement from Oak Springs Drive and through lot 69. Commissioner Gue felt a road should be dedicated as access where the easement is. Mr. Laster stated a 40 foot roadway would not be economically feasible as access to the one lot. Commissioner West said he would like to see a plan for all of the remaining undeveloped lands, as a package.

Commissioner West moved that SS-136, G. W. Laster, application for a two-lot subdivision of A/P 5-281-02, located at 98 Oak Springs Drive, be referred back to the applicant for resubmission which should include all of the affected areas in parcels 5-281-02, 11 and 12, and 5-011-51, with contours shown at 5 foot intervals, proposed access, building site, and off-street parking area. Motion seconded by Commissioner Gue, unanimously approved.

C. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

- (1) Proposed Revision of Sign Ordinance

Three members of the Sign Painting Contractor's Association were present and volunteered their assistance in revising the Sign Ordinance. Commissioner Anderson was appointed to draft the preliminary revisions.

- (2) Proposed Amendments to the Zoning Ordinance.

Commissioner Heinecke presented drafts of the proposed amendments to each Commissioner. This item will be placed on the Agenda of March 6th for discussion.

- (3) Proposed Amendment to Subdivision Ordinance Re: Park Dedication

Commissioner Anderson moved that the Planning Commission endorse, in principle, the proposed subdivision ordinance providing for park dedication and in lieu fees. Motion seconded by Commissioner Moore and approved with the following vote:

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

Commissioner Heinecke voted No because he did not feel the Planning Commission should make a recommendation to the Parks and Recreation Commission if there was a possibility that the recommendation would not be legal, and if there was some doubt, it should be expressed in the recommendation to the Parks and Recreation Commission.

(4) Problems of Erosion and Proper Completion of Excavations.

The Policy Statement of the County Of Marin regarding treatment of man-made slopes was read and discussed. Commissioner West asked if the City had adequate control over excavations, man-made slopes, etc. The Engineer said he felt the City did.

5. Correspondence

None

At 10:50 p.m. Commissioner Moore moved adjournment, seconded by Commissioner Gue, unanimously approved.


WARREN R. PERRY
PLANNING COMMISSION CHAIRMAN