

December 9, 1968

The special meeting of the Planning Commission was called to order by Chairman John F. West at 8:00 p.m. in the City Hall on December 9, 1968. Representing the City Staff: John O'Rourke

1. ROLL CALL

Commissioners present: Creighton, Gue, Heinecke, Moore, Tusler
West
Commissioners absent: Perry

2. APPROVAL OF MINUTES OF NOVEMBER 25, 1968

Commissioner Creighton moved the minutes of the November 25, 1968 meeting be approved, seconded by Commissioner Gue and unanimously approved.

The Chairman read two letters he had received, one from Andrew Stafford relative to ADJ. 389, and one from O. E. Fuller, relative to U-150, and the answers he proposed for the letters.

3. OLD BUSINESS

A. PUBLIC HEARING - REZONING

- (1) Z-105 Emily Merriman, et al and Ross Valley Company.
Application for rezoning A/P 6-052-21 (84 Madrone Avenue) from Single Family Residence District (R-1) to Planned Development (P.D.)

Planning Commission action was reviewed by the Chairman, he said items to be considered at this meeting were location of buildings, parking, street improvement and the effect on the proposed use and areas of landscaping.

Mr. McDonald, designer for the applicant, said he had redrawn the plan and had reduced the units to 22, 8 of which are 2 bedroom units and 14 are 1 bedroom units. The 2 northerly units had been eliminated. Thirty-three parking spaces had been provided, 26 of which would be required by ordinance, and the 7 additional spaces were provided for guest parking. He said widening of Madrone Avenue to 40 foot on Center Boulevard to an 80 foot curb to curb right of way would not affect the project. Landscaping has been increased. If Center Boulevard is widened to a proposed 80 foot width there would be a loss of 2 guest parking spaces. A deck was proposed for these two spaces adjacent to Center Boulevard to soften the effect and further cut down on the asphalt in the project. All parking spaces shown are 10 x 20 feet, conforming to city ordinance. There is now a density of 2,000 square feet per unit of buildable area or a density of 2857 square feet per unit of total area.

Mr. McDonald said there is a large Madrone tree in the northeast corner of the property that the developer wished to do whatever possible to save. The present building area coverage is 8200 square feet, including social hall and laundry. In all cases the required setbacks are met.

John O'Rourke added an overlay to the map to show what effect proposed widening of Center Boulevard would have on the project. He said Mr. Leitzell is meeting with the Division of Highways on December 13th to see if the requirements could be scaled down and if a proposal for no curb parking on Center Boulevard would be acceptable and the City could still qualify for Urban Extension Funds.

Commissioner West said he felt there should be no parking lane on Center Boulevard from Madrone to Saunders on the northerly side. Insofar as Madrone Avenue is concerned, Mr. O'Rourke said there is presently improved 24 feet on a 40 foot right of way. Mr. Leitzell had said that a 40 foot right of way would be adequate for the ultimate design of Madrone Avenue if parking is only permitted on one side.

Commissioner West said he was concerned about leap-frogging from the nearest R-3 over R-1. He felt such action could lead to requests for R-3 zoning on all parcels between. He felt Madrone Avenue is not adequate to serve multiple zoning, and decay would be invited on Sycamore Avenue.

Before making a final decision, Commissioner West said he would like to get something more precise from the staff regarding Madrone Avenue and Center Boulevard.

Commissioner Creighton said he still feels the high density would create traffic problems, and this was a bad intersection.

Commissioner Tusler said he was not concerned over the leap-frogging aspect ; he felt this was a logical area for P.D. He said considering the high volume of traffic at the intersection already, a further increase in density would make no appreciable difference. He did say he did not feel 40 feet was satisfactory for a street with multiple usage. He felt Madrone should have one clear lane and one turning lane. He is in favor of a fence along Center Boulevard, and feels an effort has been made to conserve the trees. The condition at the west end could be worked out, he felt.

Commissioner Gue echoed Commissioner Tusler's views on Madrone Avenue and felt the Commission should ask for a dedication of 10 feet for a stacking lane. He said the density seemed reasonable for this area.

Commissioner Heinecke said he felt the density was too high and he could not accept the radical change in the neighborhood that this zoning would bring about.

Mr. West said that he and the City Engineer had felt it fair to ask for a dedication of right of way and improvements on Madrone Avenue because the use would generate the need. Mr. West also felt it was fair to ask for a dedication of right of way on Center Boulevard; however, the City Engineer disagreed since the use would not have generated the need.

Mr. Everet Farey was in the audience and he said there were already two apartments in the neighborhood; he felt another would present major traffic problems; however, knowing what could go in at this location, Mr. Farey said he would rather see this development. He agreed with Mr. Heinecke on the density.

Mr. Lewis said he would be happy to dedicate 10 feet for right of way purposes on Madrone Avenue and a portion from 6 feet on the easterly end to 8 feet on the westerly end on the Center Boulevard frontage and would agree to sell any further land needed for right of way on the Center Boulevard frontage to the City. Mr. Lewis said he would also be happy to improve Madrone Avenue as outlined by the City Engineer.

Commissioner Heinecke moved that the proposed rezoning, Z-105 Emily Merriman, et al and Ross Valley Company, at 84 Madrone Avenue be denied insofar as it requests a density of 22 units on the parcel. Motion seconded by Commissioner Creighton and failed to pass by the following vote:

AYES: Commissioners Creighton and Heinecke
NOES: Commissioners Gue, Moore, Tusler and West

Commissioner Moore then moved that Z-105, application of Emily Merriman, et al and Ross Valley Company to rezone A/P 6-052-21 (84 Madrone Avenue) be given conditional approval based on a number of conditions: The reasons for recommending the rezoning to Planned Development is that this parcel represents an unusual piece of property worthy of special treatment, most notably the presence of numerous large trees that are an asset to the community. The conditions that are recommended for rezoning this parcel to Planned Development are these:

1. That the site be limited to a maximum of 22 units.
2. That a total of 31 parking spaces be available with a conditional requirement that 2 additional parking spaces be available if required at a later date by the City.
3. That there be a 10 foot dedication of land on the frontage portion of Madrone Avenue with construction of roadway improvements according to City standards (possibly a stacking lane) as staff may recommend.
4. That there be a dedication of 6 to 8 feet of land on Center Boulevard (to provide an 80 foot roadway).
5. That the applicant grant to the City an option to purchase, at any time within the next 25 years, 10 feet along Center Boulevard at a price equal to a pro-rata portion appraised of the present value of the land alone.
6. That the creek and the land area on the north side and the land at the northwest corner of the parcel be designated as open space.

Motion seconded by Commissioner Gue and approved by the following vote:

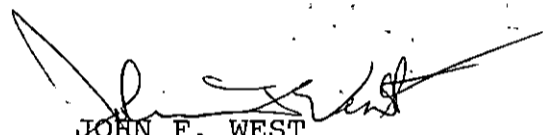
AYES: Commissioners Gue, Moore, Tusler, West

NOES: Commissioners Heinecke and Creighton

Commissioner Heinecke voted No for the reason that he disagreed with the density.

Commissioner Creighton voted No for the density situation.

The meeting adjourned at 10:15 p.m.


 JOHN F. WEST
 PLANNING COMMISSION CHAIRMAN