

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman John F. West at 8:00 p.m. on March 4, 1968 in the City Hall.

1. ROLL CALL

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

2. APPROVAL OF MINUTES

Commissioner West asked that the minutes of February 19, 1968, item 6 (1) be amended as follows: Delete: "The Planning Commission made no determination, but requested the staff to obtain a determination from the City Attorney, and then to let Mrs. Pierucci know the answer". The following should be added to the same item: "The Planning Commission found that a manufacturing use is not similar to uses permitted without a Use Permit, nor is it similar to the uses that are permitted with a Use Permit; therefore, the Planning Commission was unable to find that this use would be permitted, but the matter was referred to the City Attorney for his recommendation."

Commissioner Gue moved the minutes be approved as amended, seconded by Commissioner Perry, unanimously approved.

3. OLD BUSINESS

None

4. NEW BUSINESS

A. USE PERMIT APPLICATION

- (1) U-140 Thotful Stop Flower Corporation. Outdoor display of flowers in Red Hill Shopping Center. Federal Sign and Signal Corporation; Jack Sturat, applicant

There was no representative of the applicant present, nor was there anyone in the audience to comment on this application.

The Planning Office report was read by John O'Rourke. Chairman West commented that the location, construction details and architectural features should be acted upon by the Design Review Committee, the only question for the Planning Commission was if the Use would be suitable.

Commissioner Heinecke said he was in favor of a flower kiosk, but he would be against turning the parking lot over to it.

Commissioner Anderson said he had no objection to the use, but wondered how anyone would conduct a business so far away from the main buildings, and about the disposal of trash.

Commissioner Perry moved in regard to U-140 Thotful Stop Flower Corporation, outdoor display of flowers in Red Hill Shopping Center, this Commission grant the Use Permit conditional upon the approval of the Design Review Committee, particularly as to they physical location of the structure and the physical appearance of the structure. Motion seconded by Commissioner Creighton and approved by 6 Aye votes and 1 no vote cast by Commissioner Gue. Commissioner Gue voted No because he believes that outdoor display in many cases is compatible with a regular business, but he does not believe that the Commission should set a precedent in allowing temporary stands to go up in the City of San Anselmo for conducting a business

5. CORRESPONDENCE

None

## 6. MATTERS FOR CONSIDERATION OF PLANNING COMMISSION

- (1) Determination of requirement of Use Permit for creating small novelties at 1604 Sir Francis Drake Boulevard.  
Mrs. Joan Pierucci, applicant.

Mrs. Pierucci had asked this matter be reconsidered by the Planning Commission in view of the City Attorney's finding.

Commissioner Perry said if the use were allowed, it should definitely be by a Use Permit, and he felt the Planning Commission should institute an amendment to the Zoning Ordinance to cover similar situations.

Commissioner Moore said he did not feel this was manufacturing in the strict sense.

Commissioner Heinecke moved that this Commission instruct the secretary to inform Mrs. Pierucci that the Commission finds that the use that she proposes is not permitted under the San Anselmo Zoning Ordinance, either with a Use Permit or without a Use Permit, and that it is recommended that she submit the matter to the City Council if she desires to proceed further. Motion seconded by Commissioner Perry and unanimously approved.

Commissioner Perry stated: "In the voting for this motion I want it specifically understood that I find no objection to the particular use proposed. I do not find that it is necessarily a manufacturing activity within the common usage of the word and as that might pertain to our ordinance; however, I feel there is inadequate language within our ordinance to permit this particular activity.

Commissioner Anderson stated: "I am of the opinion that this is manufacturing, and I believe that we should provide for this in the Zoning Ordinance rather than rule on one case and leave future cases open to casual decision.

Commissioner West said he concurred with Mr. Perry's view except that he felt the proposed use is a manufacturing use. Commissioner West said he would like to have the records show that this Commission sees no particular harm in this use.

- (2) Reconsideration of Master Plan Zoning for downtown area

Chairman West said the City has scheduled a public meeting with the Traffic Study Consultants and he felt this discussion should be continued after that meeting. The Planning Commission has been invited to attend the meeting. Commissioner West said in this respect he felt there were several items which should be discussed at this meeting: The triangular parcel of property at Sucamore, Bridge and Center Streets; the new street, street design of major streets, such as Center and what is to be done with the three streets running parallel. He asked that the consultants be given a copy of the revisions to the Town Center Plan as proposed by Commissioner Perry.

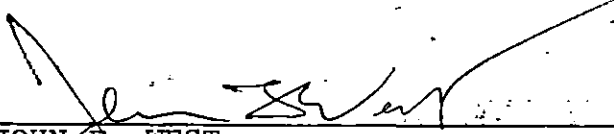
(3) Commissioner Heinecke brought to the attention of the Commission that the lathhouse at Guasco's Supermarket was to have been removed when unused for a period of 30 days. It was recommended that this item be put on the Agenda for the next meeting to determine if removal of the lathhouse is desirable.

(4) Commissioner Perry brought to the attention of the Commission there was a limit of the number of trailers which could be stored

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at one time in Harry Brogioli's service station. This matter is also to be scheduled for the next agenda.

At 9:25 p.m. Commissioner Perry moved the meeting be adjourned, seconded by Commissioner Gue, unanimously approved.



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JOHN F. WEST  
Planning Commission Chairman

