

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman John F. West in the Council Chamber at 8:00 p.m. on April 1, 1968:

1. ROLL CALL

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

2. APPROVAL OF MINUTES

Commissioner Gue said in regard to U-97, he did not say that Barber Avenue is also used to park cars. This sentence will be deleted from the minutes of March 18, 1968.

Commissioner West asked that Item 4 A (1) paragraph 3, be amended to read: "He stated further, he felt an approach to the carport should be of sufficient length to allow off-street parking without projecting beyond the street end of the ramp."

Commissioner Gue moved, seconded by Commissioner Perry, that the minutes of March 18, 1968 be approved as corrected. Unanimously approved.

3. OLD BUSINESS

None

4. NEW BUSINESS

A. PUBLIC HEARINGS - APPLICATIONS FOR REZONING

- (1) Z-99 - Application of Andrew Stafford to rezone Lot 30, Linda Vista Tract, sub. of lots 1, 2, 8 and 12, (Assessor's Parcel 7-213-47) commonly known as 188 Tunstead Avenue, from Two-Family Residence District (R-2) to Neighborhood Apartment District (R-3)

In the absence of a representative of the Planning Department, Commissioner Perry reviewed the file.

Mr. Stafford said he had previously applied for rezoning in 1962, but he understood the policy of granting rezonings had somewhat altered, and he hoped this application would be approved as he would like to add one more unit.

There was no one in the audience to comment on the application.

Commissioner West said the application is in conformity with the master plan for the area. He said further development would require approval by the Design Review Committee.

Commissioner Perry stated he believed the application was consistent with the stated view of the Planning Commission to cause a development of the downtown to be made in an orderly fashion, primarily with the idea that such higher density as is allowed in the community to center in this area, and he therefore moved that the Planning Commission recommend to the City Council the approval of Z-99 application of Andrew Stafford to rezone Assessor's Parcel 7-213-47 (188 Tunstead Avenue) from R-2 to R-3. Motion seconded by Commissioner Creighton. The motion was unanimously approved.

Commissioner West said this parcel does not conflict in any way with the proposed location of the new street as conceived in the downtown master plan.

- (2) Z-100 Application of Gertrude and Violet Fowler to rezone Lot 36, Ross Valley Park, Sub. No. 1 (Assessor's Parcel 7-211-24) commonly known as 30 Tamalpais Avenue from Two-Family Residence District (R-2) to Neighborhood Apartment District (R-3) and a ptn. of lots 46 & 47, Ross Valley Park, Sub. No. 1 (Assessor's Parcel 7-211-10)

commonly known as 15-A San Rafael Avenue, from Central Business District (C-2) to Neighborhood Apartment District (R-3)

Mr. Robert Adams reported that Miss Violet Fowler had been taken to the hospital and Mrs. Gertrude Fowler Adams was with her, and they would not be present.

James McDonald said he would present the application on behalf of his clients. He presented a map showing the existing uses in the area. He said from a realistic standpoint he did not think A/P 7-211-10, the interior lot, could be considered a lot for commercial use. He said no plans have been drawn as yet for development of the property.

Commissioner Perry said the City Council had adopted the Planning Commission's recommended amendments to the Downtown Center Plan in principal as follows: All property east of the proposed new street would be commercial, and to the west running to Cedar Street would be R-2 and R-3 with the lower density toward Cedar Street, and the higher density toward the new street. He felt the plan worked up by the Planning Commission and approved by the City Council was a general plan. He said the critical point was what the best use of this particular property was.

Paul Meyer, 15 San Rafael Avenue, asked the number of units that could be constructed. He said the interior parcel is served by a 12.5 foot driveway that runs 87.5 feet, and he felt if more than 2 units were constructed there would be much congestion in ingress and egress.

Mr. McDonald asked if it would be possible to combine the two parcels and Chairman West said this was a simple matter.

Commissioner West said to rezone the property fronting on Tamalpais Avenue from R-2 to R-3 would run directly counter to present master plan concepts since it lies right in the proposed location for the new street.

In view of the fact that the applicants were not present, Mr. McDonald asked for a continuance of the application.

Commissioner Perry moved that Z-100, application of Gertrude and Violet Fowler to rezone Assessor's Parcel 7-211-24 from R-2 to R-3 and Assessor's Parcel 7-211-10 from C-2 to R-3, be continued to the next regular meeting so that the applicant can make modifications in the application, if necessary. Motion seconded by Commissioner Creighton. The motion was unanimously approved provided the representative of the applicant would stipulate that such a continuance would not prejudice the position of the City with respect to any time limits which might otherwise run out. Mr. McDonald agreed.

5. MATTERS FOR CONSIDERATION OF PLANNING COMMISSION

- (1) U-127 Review of Conditions of Use Permit granted on May 15, 1967 to Guasco Market

Mr. Guasco said the last time he had used the lath house was at Christmas time when he had Christmas trees there, and at present he plans to open his garden shop the Saturday after Easter and have it open every Saturday from then on until November. Mr. Guasco said that each time the lath house is disassembled it becomes less appealing in appearance since the laths are easily broken.

Commissioner West said he felt 30 days was an unreasonable period. Commissioner Perry felt 6 months would be a more reasonable period.

Mr. Guasco agreed that if the lath house were not used for a period of six months, it would cause him no real hardship to remove it.

Commissioner Gue moved that with respect to U-127, Use Permit for outdoor display and sale of growing plants and flowers, granted by the Planning Commission on May 15, 1967 that a period of six months be substituted for the thirty-day period. Motion seconded by Commissioner Anderson and unanimously approved.

- (2) U-123 Review of Conditions of Use Permit granted on March 20, 1967 to Joseph Hanson

Mr. Hanson had asked, through the Planning Department, for an extension of time for reconsideration of his Use Permit as he had already made plans to be out of town on April 1st.

Reconsideration of this Use Permit was put over until the meeting of April 15th.

- (3) U-97 Report on the number of trailers at Harry Brogioli's Service Station

Commissioner Anderson reported he had taken the following count of trailers in the Service Station located at 100 Sir Francis Drake Boulevard: Counts were taken at approximately 7:00 a.m.

March 19.....7	March 22.....8	March 27.....7
March 20.....8	March 24.....7	March 29.....6
March 21.....8	March 25.....7	April 1.....8

Commissioner West and Commissioner Anderson each stated that the applicant should abide by the number of trailers granted in the Use Permit. The Commissioners agreed that Mr. Brogioli should be present during further discussion of the Use Permit Conditions, and the staff was directed to write Mr. Brogioli a letter asking that he appear at the meeting of April 15, 1968.

- (4) Requirements for Variance Applications

The City Engineer had prepared a resume of requirements for submission of a variance application.

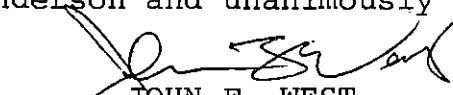
Commissioner Perry said he felt a policy could be adopted which required 8 sets of prints to be submitted, without changing the ordinance.

Commissioner Anderson suggested the title line have the words "in setback" deleted.

Commissioner Creighton said he saw no reason for requirement (f), floor plan to show room arrangement and size.

Chairman West said he would like to discuss these requirements with the City Engineer, and will attempt to do so before the next meeting.

At 9:50 p.m. Commissioner Gue moved the meeting be adjourned, seconded by Commissioner Anderson and unanimously approved.


JOHN F. WEST
PLANNING COMMISSION CHAIRMAN