

CITY OF SAN ANSELMO
PLANNING COMMISSION MEETING

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman John West in the City Hall at 8:00 p.m. on April 15, 1968.

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 April 1st, Item 4 A (2) paragraph 6 be amended so the last sentence either be attributed to the Commissioner who made the statement, or deleted from the minutes. The sentence will be deleted.

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

3. OLD BUSINESS

A. PUBLIC HEARING - REZONING APPLICATION

- (1) Z-100 - Application of Gertrude and Violet Fowler to rezone Lot 36, Ross Valley Park, Sub. No. 1 (A/P 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 (A/P 7-211-10) commonly known as 15-A San Rafael Avenue, from Central Business District (C-2) to Neighborhood Apartment District (R-3).

Mr. McDonald was present with Mrs. Adams. He said he felt the present commercial zoning of the interior lot was unrealistic; a new street should be created; however, from the owner's standpoint he did not feel the Planning Commission should deny the owner of property the multiple use of the property since less than two weeks ago adjacent property was rezoned to R-3; there have been no objections, although all owners within 300 feet of the proposed rezoning were notified of the application; from a planning standpoint, Tamalpais Avenue would seem to be more residential in nature than commercial. He further said he felt there had been a change in the view of the downtown plan since it was adopted because of the creation of the Red Hill Shopping Center, and lastly, from a planning standpoint larger parcels are more advantageous for multiple use.

Commissioner Creighton said he felt this interior lot was a useless piece of land as far as the present zoning is concerned. He said he thought it would be in the best interests of the City to rezone it to residential.

Commissioner Anderson said he felt that, even leaving consideration of the new street out of it, from what constitutes good planning, this would make a poor R-3 lot with the 12.5 foot access. R-2 has already been determined by the new house on Tamalpais Avenue, and his recommendation would be to leave the lot on Tamalpais Avenue R-2 and rezone the interior lot R-2.

Commissioner Perry said he agreed with Commissioner Creighton; he didn't think commercial zoning is realistic, although there is merit in Commissioner Anderson's statement. In the long run he felt development of the parcel as R-3 along the lines suggested by Mr. McDonald would be the best use of the land. He felt the driveway access is a drawback, but not insurmountable, and it is not a unique situation.

Commissioner Gue agreed with Commissioner Perry, he said he did not see that the narrow driveway was a real drawback on the level lot; there are worse situations in hilly country where the access is less than 12 feet.

Commissioner Heinecke pointed out that the 12.5 foot driveway was merely access into the lot and not a part of the lot. He said, however, that he did not feel the City could freeze things indefinitely, but it didn't make sense to undertake rezoning which would make land acquisition more expensive to the City. He said he shared Commissioner Anderson's view that R-3 does not appear to be ideal development of the property.

Commissioner West wished to reiterate what he had said at the previous meeting:

1. The owner has no vested interest in the rezoning to a higher use, so if the rezoning is not granted, there is no denial of property rights.
2. It would be going directly counter to the City's interest to rezone Tamalpais Avenue to a higher use when we have accepted a master plan that designates that area to be acquired for street purposes.
3. From a practical standpoint the present zoning precludes almost all possibility of development under the requirements for commercial zoning, so he would consider rezoning the San Rafael Avenue frontage to residential use, but didn't see why it should go beyond R-1.

Mr. McDonald said he realized that there was a good chance of forfeiting the application fee, but he would still request that the matter be held over to the next meeting.

Commissioner Creighton moved that Z-100, rezoning application of Gertrude and Violet Fowler be continued to the next meeting. Motion seconded by Commissioner Perry and approved by a 6 to 1 vote, with Commissioner West casting the dissenting vote.

Commissioner Gue said he hoped there would be a definite program for next meeting.

Commissioner West said he voted no to express his view that an applicant should have his position thoroughly considered when he comes before the Commission, and he thinks it is fair to the staff, the Commission and other interested parties who come to the meetings to expect that the applicant will be prepared to proceed decisively on the application.

4. NEW BUSINESS

A. APPROVAL OF STREET NAME

- (1) Approval of name of "Chipman Place" for private road off Oak Avenue

There was no one in the audience to comment on the naming of the street. All property owners adjacent to this street were notified of the meeting.

Commissioner Perry moved that the application be approved and the name of Chipman Place be given the private road off Oak Avenue. Motion seconded by Commissioner Gue and unanimously approved.

B. SUBDIVISION APPLICATION

(1) SS-145 - Application of Laster and Company for a revision of lot lines, Assessor's Parcels 5-011-59 and 5-291-01, located at 238 Oak Springs Drive

Mr. Laster was present. He said he would be willing to dedicate land for street purposes adjacent to Parcel A, with the understanding that improvements would not be required until further subdivision.

Mr. Wieczorek, owner of lot #30, asked to see the map for the location of the subdivision. He made no other comment.

Commissioner West asked if the portion of land shown as the extension of Oak Springs Drive which was being offered for dedication as roadway was suitable for roadway purposes. The Planning Assistant, John O'Rourke, assured him that it was.

Commissioner Anderson asked how the addition to Parcel A conformed to the slope policy in the event the owner ever wished to subdivide. Mr. Laster, to clarify the situation, said the addition did conform to the slope policy if, in the future, the owner wanted to make a separate lot out of it.

Commissioner Perry moved that the proposed parcel split of land, Laster and Company, as indicated by parcel map dated April, 1968, be approved with the condition that the map be modified so as to reflect a dedication of the extension of Oak Springs Drive extending across the frontage of Parcel A, consistent with present designation and that the record of survey be submitted so that a cloth copy is furnished to the City, and that the record of survey be recorded; with the further condition that the designation of Parcel A is intended to be one single family building site.

Motion seconded by Commissioner Gue and approved by six Aye votes with Commissioner Anderson abstaining.

5. MATTERS FOR CONSIDERATION OF PLANNING COMMISSION

A. U-123 Review of Conditions of Use Permit granted on March 20, 1967, to Joseph Hanson for outdoor display at 721 Sir Francis Drake Boulevard

Mr. Hanson asked how he was in violation of his Use Permit and how the yard was overused.

Commissioner Gue stated there were in the yard: a wagon, a sleigh, horse collars, press, well, plow, wagon wheels and a clothes washer.

Commissioner Perry said when the Use Permit was applied for, Mr. Hanson stated that he wanted something in the yard as an eye catcher, which was approved; however, the Commission does not want the display of merchandise to burgeon into a conglomerate of merchandise.

Commissioner Anderson pointed out that the original request was for this display during business hours only.

Mr. Hanson said all he had in the yard was the wagon, the wash tub, the sleigh and the wishing well. The wishing well was built to cover an unsightly palm tree stump and it should stay.

Mr. George Buchannan said he visits Mr. Hanson's store frequently, and it is most improved over the old beer cans, garbage, torn down fence and stench that existed before Mr. Hanson located there. He suggested someone from the Commission go out and consult with Mr. Hanson and help him solve the problem.

Commissioner Moore moved the conditions of Use Permit #123, granted on March 20, 1967 to Joseph Hanson for outdoor display at 721 Sir Francis Drake Boulevard be modified as follows:

1. That the display be limited to not exceeding 50% of the front porch area;
2. Up to 6 items may be displayed in the yard area;
3. That the grounds shall be maintained in a well-kept and orderly fashion at all times.

Motion seconded by Commissioner Gue and unanimously approved.

B. U-97 Review of Conditions of Use Permit granted on June 22, 1964 to Harry Brogioli for renting of haulage trailers at 100 Sir Francis Drake Boulevard

Mr. Brogioli had asked, through the Planning Office, for a continuance of the review of this Use Permit inasmuch as he had previously planned to be out of town on the date of this meeting.

Commissioner Anderson reported on the number of trailers in the station as follows:

April 2	7 trailers	April 10	9 trailers
April 4	6 trailers	April 11	9 trailers
April 8	8 trailers	April 15	9 trailers
April 9	8 trailers		

Commissioner Moore added on April 14th there were 9 trailers.

The matter was continued to the next regular meeting of the Planning Commission.

C. Requirements for Variance Applications

Chairman West reported he had consulted with the City Engineer, and had somewhat modified the original requirements for variance. Copies were given to each Commissioner. Commissioner Perry moved that the Planning Commission adopt the proposed requirements for variance applications as presented as official planning commission policy. Motion seconded by Commissioner Gue and unanimously approved.

D. The Chairman said that Commissioner Heinecke had written a letter regarding Use Permit Requirements. The staff was requested to investigate the status of the Planning Commission letter of May 15, 1967 addressed to the City Council regarding revision of Use Permit Requirements.

E. Since this was Commissioner Anderson's last meeting as a Planning Commissioner, it was necessary to enlist another volunteer to continue working with the Sign Ordinance. Commissioner Heinecke said he would volunteer to go to work on it after the Town Meeting which is scheduled for May 11th. The item will be put on the Agenda of May 20th for report of status.

Commissioner Creighton said he recently had occasion to review the Santa Cruz sign ordinance, and it refers to the brightness of signs. He saw nothing in our proposed ordinance to cover this and feels it is an important consideration.

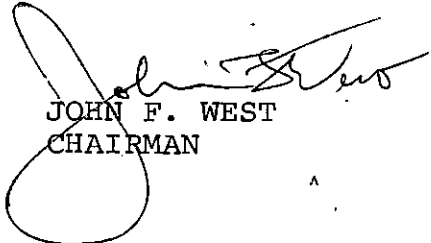
Commissioner Anderson said window signs had also been omitted to date.

F. The Chairman said he felt the Zoning Ordinance should be reviewed again, and he would prepare a list of points to be discussed. Copies will be sent to Commissioners again.

G. On April 11, 1967 a memorandum was written by the City Engineer on illegal subdivisions. The Chairman asked that Xeroxed copies be sent to the Commission.

H. Commissioner Heinecke moved that the Commission extend its congratulations to Mr. Anderson on his election to the City Council and commend him for his long hours and hard work as a member of the Planning Commission. Commissioner Gue seconded the motion which was unanimously approved.

The meeting adjourned at 10:05 p.m.



JOHN F. WEST
CHAIRMAN