

The special meeting of the San Anselmo Planning Commission was called to order by Chairman John F. West at 8:00 p.m. in the City Hall on October 15, 1969. Representing the City Staff: John T. O'Rourke

1. ROLL CALL

Commissioners present: Bernt, Creighton, Heinecke, Moore, Perry, Stuart, West

Commissioners Absent: None

2. APPROVAL OF MINUTES

Commissioner Perry moved the minutes of October 6, 1969 be approved as written, seconded by Commissioner Heinecke and unanimously approved.

3. OLD BUSINESS

- (1) Z-110 Application of Grant Perkins and John P. McInnis to rezone from R-1 (Single Family Residence District and C-3 (Commercial District) to P. D. (Planned Development) A/P 6-121-07, 6-121-08, 6-121-04, and a portion of 6-121-09 and 6-091-07 in the vicinity of Essex Avenue.
- (2) SS-153 Application of Grant Perkins for revision of lot line of A/P 6-121-09, 6-121-07 and 6-091-07 on Essex Avenue.

The staff reports prepared on the items and presented at the public hearing on October 6 were reread for the benefit of the Commission and audience. Commissioner West read a letter written by Mr. James Kilty of 60 Essex Avenue, copies of which were presented to each Commissioner, presenting his objections to the proposed rezoning on the following grounds:

1. Technical
 - a. pedestrian traffic hazard
 - b. vehicular traffic hazard
 - c. Geological - slide danger
2. Philosophical - San Anselmo is a single family residence community and he feels no more apartment buildings should be constructed.

Commissioner West commented that it is the Staff's duty to ascertain the stability or instability of the proposed site, and a discussion of the geological stability of the area is not within the Commission's domain.

Mr. Perkins stated he feels the area is suited for multiple construction because of its proximity to other multiple use and to commercial use. He stated that the area cannot be economically developed as R-1. He noted that the area is convenient to downtown and yet the topography and vegetation offer a great degree of isolation.

Mr. Kilty stated that he has no objection to the area paralleling Red Hill Avenue being rezoned to multiple, but he does object to the introduction of multiple back into the R-1 district.

Commissioner Heinecke said he feels that basically San Anselmo is a single family residence community, and that he has difficulty in seeing the justification for running multiple use up the hill.

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Commissioner Perry said he sees no objection to R-3 density on the lower parcels, but he still remembers the reliance the Planning Commission placed on engineer's reports and staff recommendation on the area of Red Hill that ultimately slid, so cannot be easily convinced that further building on the hill area should be allowed.

Commissioner Moore said he feels the traffic hazard which already exists on Essex would be further aggravated by a higher density. He agrees San Anselmo is a residential community.

Commissioner Bernt said he feels it is an encroachment of multiple dwellings up the hill.

Commissioner Creighton said that although he is generally in favor of Planned Development where suitable, he feels he would want to take a long, hard look at this proposal before agreeing to it.

Commissioner West said he feels that multiple development belongs in the core area of San Anselmo, and does not feel that multiple and commercial necessarily belong along the main arterial routes. He said he does not feel that at this time the area proposed for rezoning meets the test of being a logical site for rezoning to multiple. He does not feel it is particularly accessible by foot to the central area and public transportation. Essex is a very inadequate street with no sidewalks and a lack of adequate street width, which precludes any intensive development of this area.

Mr. Perkins pointed out that the street right-of-way is 30 feet, and that he felt by widening the actual street to 21 feet, constructing new curbing at the entrance from Red Hill and prohibiting parking on the lower end of Essex, that there would be ample room for adequate traffic movement.

Mr. O'Rourke noted that in the area of Red Hill which previously had a slide problem, no geological survey had been made, and the City had relied solely on a soils test. He said that both he and another geologist feel that the area proposed for rezoning by Mr. Perkins is much more suitable for development than the area of Red Hill above Loma Robles.

Commissioner Perry suggested that the application be referred back to the applicant to allow him a chance to modify his plan, since at this point it looks as if the Commission would deny the application if a vote is taken.

Commissioner Perry moved that Z-110 application of Grant Perkins and John P. McInnis to rezone from R-1 (single family residence district) and C-3 (commercial district) to P. D. (Planned Development) A/P 6-121-07, 6-121-08, 6-121-04 and a portion of 6-121-09 and 6-091-07 in the vicinity of Essex Street be referred back to the applicant for resubmission at such time as he would like to make a modified proposal. Commissioner Heinecke seconded the motion which was approved with the following vote:

AYES: Creighton, Heinecke, Perry, Stuart
NOES: West, Moore, Bernt

Commissioner West stated he voted "no" because he feels that the Commission is temporizing.

Commissioner Perry moved that SS-153 application of Grant Perkins and John P. McInnis to rezone from R-1 (single family residence district) and C-3 (commercial district) to P. D. (Planned Development) A/P 6-121-07, 6-121-08, 6-121-04 and a portion of 6-121-09 and 6-091-07 in the vicinity of Essex Street be referred back to the applicant for resubmission at such time as he would like to make a modified proposal. Commissioner Heinecke seconded the motion which was approved with the following vote:

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AYES: Creighton, Heinecke, Perry, Stuart, West
NOES: Moore
Abstain: Bernt

Mr. Perkins asked for guidance from the Commission on what they would find acceptable in the area. Mr. Perry commented that he personally would consider approving R-3 density on the lower parcels that front on Essex, but this is strictly conditional upon solving the street widening-traffic problems on Essex. He would not look favorably on a density on the hill portion greater than R-1 density. Commissioner West suggested he bring rough sketches of any new proposals when he next appears before the Commission, rather than going to the expense of elaborate drawings. Commissioner West announced that the next possible date at which Mr. Perkins could present an alternate proposal is the meeting of November 3, 1969.

The meeting was adjourned at 9:30 p.m.

JOHN F. WEST, CHAIRMAN