

February 3, 1969

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman John F. West at 8:00 p.m. on February 3, 1969 in the City Hall. Representing the City Staff: Charles R. Leitzell

1. ROLL CALL

Commissioners Present: Creighton, Heinecke, Moore, Perry, Tusler, West  
Commissioners Absent: Gue

2. APPROVAL OF MINUTES OF JANUARY 9, 1969

Commissioner Tusler asked that the last line of paragraph 36 of the minutes be corrected to read as follows: "I feel an additional year would allow completion of the revised City Master Plan, release of the County Planning Transportation Study and study of the above available options on city environment."

Mr. Leitzell asked that paragraph 2, in the last sentence, the word "asphalt" be replaced with "earth".

Mr. Leitzell also said in regard to paragraph 15, the statement of Mrs. Sarah Nome, he understood Mrs. Nome was not speaking as a representative of the Homes Association and the statement should indicate the consensus of the Traffic Committee rather than of the membership of the Association.

Commissioner Perry said he felt the minutes should reflect what actually was said at the meeting.

Commissioner Moore moved the minutes of January 9, 1969 be approved as corrected; motion seconded by Commissioner Perry and unanimously approved.

APPROVAL OF MINUTES OF JANUARY 20, 1969

Chairman West asked that Item 4A (1), paragraph 4 be corrected to read: "Commissioner West said in this case he saw a "tortured lot line".

Commissioner Tusler moved the minutes of January 20, 1969 be approved with this correction, seconded by Commissioner Moore and unanimously approved.

At this time Chairman West read a statement written by Chairman West in which he said he had heard criticism of the 1969 election of Chairman and Vice Chairman of the Planning Commission, and he then stated he declared the election of January 6, 1969 null and void and nominations were now in order.

Commissioner Perry said he did not feel it would be in the Commission's best interests at this point to reopen the election, rather a vote of confidence would be in order, and he there fore moved: "That this Commission give a vote of confidence both as to the procedure and outcome of the recent election wherein John West was elected as Chairman and Philip Heinecke as Vice Chairman. Motion seconded by Commissioner Creighton and unanimously approved.

Commissioner Moore said he felt that the outcome of the election, whether Robert's Rules of Order were followed precisely, was within the spirit of what the Commission intended, so whether or not the strictest following of those rules was met is almost an academic consideration.

Commissioner Tusler said he would certainly like to second what Commissioner Moore said.

Motion unanimously approved.

Chairman West abstained. He said, for the record, he would like to say that he was quite certain no one on the Commission had anything to do with the rumors that he had heard circulated about the election.

A. SUBDIVISIONS

- (1) SS-151 Shortall-Watkin. Lot Line Revision A/Ps 7-191-07, 7-201-01-03-04 (Vicinity of 500 Oak Avenue)

Mr. Leitzell read the staff report. He said the tentative map had been examined and appeared to be in order. One small parcel is being eliminated. Mr. Lygren, Engineer for the applicant, said normally they would submit a regular map; however, a survey was not justified, and no new lots were being created; one small lot was being eliminated. The reason for the request would be to simplify lot lines and given added privacy.

Commissioner Perry said he thought this would solve one of the many, many problems on the hill.

Commissioner Perry moved that SS-151, Shortall-Watkin, application for lot line revision of Assessor's Parcels 7-191-07, 7-201-01-03-04 be approved as indicated on tentative map dated January 16, 1969, provided that a good and sufficient metes and bounds description be recorded with the County Recorder; that this application should be approved because the particular area poses difficult problems relating to ascertaining of definite property lines, and that, in this application, no additional building sites are proposed, but rather that the end result is to separate two ownerships by a used road rather than having arbitrary and meaningless lines; that there is a discernable benefit to the City of San Anselmo, and that an obscure boundary line situation is cleared up.

Motion seconded by Commissioner Heinecke and approved unanimously.

B. STREET NAME

- (1) Request by 6 residents of private road off Melville Avenue to name Road "Echo Court".

Mr. Leitzell reported that the Police Department and Fire Department had approved the name for this street; there were no similar names in the area.

Commissioner Tusler moved that the request to name the private road off Melville Avenue, Echo Court, having been approved by the Police Chief and Fire Chief, be approved also by the Planning Commission, subject to approval of the postmaster as to possible duplication. Motion seconded by Commissioner Heinecke and unanimously approved.

C. REVIEW OF USE PERMIT

- (1) U-144, A. W. Cherry. Review of Traffic in conjunction with Use at 112 Spaulding Street, per Use Permit.

Mr. Leitzell reported there have been no complaints with regard to this Use, and the Police Department has reported no congestion.

Commissioner Heinecke moved that the report be accepted and no further action be taken at this time with respect to U-144. Motion seconded by Commissioner Moore and unanimously approved.

5. MATTERS FOR CONSIDERATION OF PLANNING COMMISSION

A. Policy regarding notification to Property Owners

Chairman West had drafted a proposed policy regarding notice to adjacent property owners and after some discussion, the following policy was adopted:

- 1. A Public Hearing will be held for Subdivision, Rezoning, or Use Permit applications when specifically required by Ordinance or when deemed necessary by the Chairman of the Planning Commission.

2. Applications for Subdivisions, Rezoning or Use Permits shall be accompanied by a list of names and addresses of all owners of property, any part of which lies within 150 feet of the property for which the application is made.
3. Planning Staff will mail postcard notice of the application to all property owners on the list, at least 7 days in advance of the meeting at which the application will be considered.
4. Notice of application for Subdivision, rezoning or Use Permit shall be posted in 3 conspicuous places in the vicinity of the affected property at least 7 days in advance of the meeting at which the application will be considered.
5. Applications for Use Permits shall be submitted to the Planning Office not less than 13 days in advance of the meeting at which the application will be considered, unless a Public Hearing is required, in which case the application shall be submitted 17 days in advance.

B. USE OF ADDITIONAL WESTBOUND LANE ON SIR FRANCIS DRAKE BOULEVARD DURING 4:00 to 6:00 p.m. PEAK HOURS.

Mr. Leitzell explained that this would not involve moving the right of way but would involve improving a portion of the street and the curb and gutter area, particularly across from Sir Francis Drake High School.

Commissioner Tusler asked the reason for restricting traffic westbound and not eastbound.

Mr. Leitzell told him the peaking hours in the morning were spread over a longer period of time.

When asked if it were a requisite of receiving Urban Thorofare Funds to restrict parking during peak hours, Mr. Leitzell replied that was the implication. Mr. Leitzell said the City was going to have to do something about the drainage in the area.

Commissioner Tusler said he agreed there should be no parking from the Hub to Sonoma Avenue because there is an extremely dangerous situation the way it is now. One never knows when coming around the curve what is going to be there. He felt further westward restriction of parking would create certain difficulties for home owners in the area getting in and out of their driveways. He said he would like to see Sir Francis Drake Boulevard improved without necessarily restricting parking at this time.

Mr. Leitzell said at the recent convention he attended on Highway Safety it was brought out that when parking was restricted, improving the driveways and widening of driveways increased the safety of ingress and egress onto restricted streets.

Commissioner Heinecke said he did not feel the Commission had time to study the proposal adequately, and that the matter should be held over until the Commission had time to review the area.

Commissioner Creighton said he felt the restriction would benefit a great number of people.

Commissioner West said he felt the Commission was getting the rush act because there was some possibility of getting some money; however, he felt that did not justify an inadequate examination. He said he was concerned because the County Traffic Engineer appeared to be attempting to shove us in the direction of 4 lanes on Sir Francis Drake Boulevard which the Commission and the Council had already rejected, and while he agreed, it is desirable to repair curb section for drainage and to repair the road section structurally, he is doubtful about the condition which the County Traffic

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Engineer has hung on this. It seems to propel us in the direction of 4 moving lanes and an intrusion in the area, which in his opinion, will lead to the destruction of the area. It is a short range thing with probably only a secondary benefit to our service area. He said he felt it an unwise short range expedient.

Mr. Leitzell said it was true that this is only a short range project, but it gives time to work out other long range solutions. This is not intended to be a long range solution.

Chairman Tusler moved that the Chairman inform the City Council that the Planning Commission recommends against prohibition of parking at any time on Sir Francis Drake Boulevard because it is not in the best interests of the City in that:

1. It is one step toward an ultimate narrow 4 moving lane section;
2. It would be detrimental to adjacent property owners;
3. That it would encourage through traffic while providing what is, at best, a temporary solution.

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

AYES: Commissioners Perry, Tusler, Moore, West

NOES: Commissioner Creighton

ABSTAIN: Commissioner Heinecke

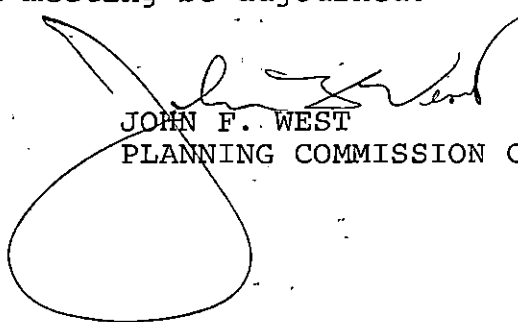
Commissioner Creighton said he voted no for the reason that it might simply eliminate a bottleneck for that portion of Sir Francis Drake where you permit the parking--you have 2 lanes which suddenly come into one lane. By eliminating the parking from 4:00 to 6:00 p.m. you would have an additional lane of traffic which would expedite the flow of traffic in the westbound direction.

Commissioner Heinecke abstained for the reason that he did not feel the Commission had adequate opportunity to prepare themselves to vote on the question.

Commissioner Perry said he voted Aye because he feels that the Commission, in general, have had inadequate opportunity to study the matter, and it would be a mistake to proceed with an improvement like this without adequate consideration of what the end result might be.

Chairman West said he would prepare a presentation for the City Council. He asked if the Commission agreed that the Council should review a consideration of 10 lanes in the corridor. All of the Commission agreed 10 lanes through San Anselmo would not be acceptable.

At 12:25 a.m. Commissioner Perry moved, seconded by Commissioner Moore, unanimously approved, that the meeting be adjourned.

  
JOHN F. WEST  
PLANNING COMMISSION CHAIRMAN