

The special meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on March 10, 1980, by Chairman Harle in the Town Hall Council Chamber. T. J. Robbins, Acting Director Public Works/Planning, present.

1. ROLL CALL

Commissioners Present: Buckle, Harle, Hayes, McPeak, Olive, Ollinger  
Commissioners Absent: Ragan

2. CITIZENS COMMITTEE FOR ZONING OF UNDEVELOPED LANDS' REPORT

Mr. Robbins noted that a Negative Declaration has been posted for this proposed ordinance. Staff is suggesting that there would not be a significant adverse impact on the environment as this ordinance will decrease density. Staff does suggest that in the future each project have its own environmental review.

Commissioner Ollinger distributed his proposed definitions of Ridge Zone, Zoning Designation, Building Height Limitations and the Density Bonus Option. Discussion of it followed.

M/S Ollinger, McPeak, to accept the definitions in Commissioner Ollinger's proposal for Sections 2B(3), 2C, 2D and 2E, which read, Ridge Zone: The ridge zone is defined as that part of a ridge on both sides of the ridge line which lies within either 50 feet of the elevation of the highest point on the ridge line, or a 150 foot horizontal distance measured perpendicularly from the ridgeline, whichever is less. This ridge zone shall apply to all above defined ridgetops; Zoning Designation: All ridge zone areas shall be designated a PPD zoning with a presumptive density according to the maximum densities as set forth in the above Section 1. Approval of any development with a PPD zoning shall be in accord with Zoning Ordinance Section 10-3.1304 of the Town of San Anselmo; Building Height Limitations: Any structure located within a ridge zone shall not exceed 18 feet in height measured from the highest point of the natural grade at the building site to the uppermost roofline elevation. In no event shall the roofline crest exceed 18 feet above the ridgeline; Density Bonus Option: The Town offers a density bonus to any development whose structures do not encroach into a ridge zone as defined above. The bonus shall be determined by applying the density of the next lower density zone in the area occupying the ridge zone. The units so determined shall be added to the density allowed for the remainder of the parcel lying outside the ridge zone. In order to receive the density bonus, the property owner shall dedicate an easement to the Town which prohibits future development on the parcel within the ridge zone.

Discussion of the motion followed.

Commissioner Ollinger said the PPD zoning would give the Town more control than Design Review; PD zoning includes design review and a use permit process. Commissioner Buckle felt design review would be adequate as this ordinance is already setting densities, which is what PD zoning has done in the past. Commissioners Harle and Olive said they would like to have PD zoning. Commissioner McPeak said he would like to avoid the public review process by setting specific guidelines. Commissioner Hayes supports the design review process, rather than PD zoning.

Commissioner Ollinger said he would withdraw his motion; however, Commissioner McPeak would not withdraw his second.

Motion failed: AYES: Harle, Ollinger  
NOES: Buckle, Hayes, McPeak, Olive

M/S Olive, Hayes, to accept Commissioner Ollinger's definition of Ridge Zone - "The ridge zone is defined as that part of a ridge on both sides of the ridge line which lies within either 50 feet of the elevation of the nearest point on the ridge line, or a 150 foot horizontal distance measured perpendicularly from the ridge line, whichever is less. This ridge zone shall apply to all above defined ridgetops." The only change from his definition being ". . . highest point . . ." to ". . . nearest point . . ."

Motion carried: AYES: Harle, Hayes, Olive, Ollinger  
NOES: Buckle, McPeak

M Olive, to accept Commissioner Ollinger's definition of Zoning Designation - "All parcels with ridge zone areas shall be designated a PPD zoning with a presumptive density according to the densities as set forth in the above Section 1. Approval of any development with a PPD zoning shall be in accord with Zoning Ordinance Section 10-3.1304 of the Town of San Anselmo." The only changes in his definition being "All ridge zone areas . . ." to "All parcels with ridge zone areas . . .", and " . . . according to the maximum densities . . ." to " . . . according to the densities . . ."

Motion died for lack of a second.

M/S McPeak, Ollinger, to accept Commissioner Ollinger's definition of Building Height Limitations - "Any structure located within a ridge zone shall not exceed 18 feet in height measured from the highest point of the natural grade at the building site to the uppermost roofline elevation. In no event shall the roofline crest exceed 18 feet above the ridgeline."

Motion carried: AYES: Buckle, Harle, McPeak, Ollinger  
NOES: Hayes, Olive

M/S McPeak, Buckle, to accept Commissioner Ollinger's definition of Density Bonus Option - "A density bonus shall be given to any development wherein structures do not encroach into a ridge zone as defined above. The bonus shall be determined by applying the density of the next lower density zone in the area occupying the ridge zone. The units so determined shall be added to the density allowed for the remainder of the parcel lying outside the ridge zone." In order to receive the density bonus, the property owner shall dedicate an easement to the Town which prohibits future development on the parcel within the ridge zone." The changes from his definition being "The Town offers a density bonus to any . . ." to "A density bonus shall be given to any . . .", and " . . . next lowest density . . ." to " . . . next lower density . . ."

Motion failed: AYES: Buckle, Harle, McPeak  
NOES: Hayes, Olive, Ollinger

Commissioner McPeak suggested that each Commissioner put together a proposal for a design review process and discuss it at the March 17th meeting. Mr. Robbins said staff will be able to make some suggestions also on PD zoning and design review at that meeting.

It was announced that the review of the Negative Declaration and the final draft of the proposed ordinance establishing density, use limitations, and land development guidelines on undeveloped parcels exceeding one acre and partially developed parcels exceeding two acres will be heard at the end of the March 17th agenda, rather than at the beginning as originally posted.

### 3. ADJOURNMENT

The special meeting of the San Anselmo Planning Commission was adjourned at 11:32 p.m. to the next regular meeting on March 17, 1980.

*Lisa Burklin*

LISA BURGLIN  
PLANNING ASSISTANT