

The special meeting of the San Anselmo Planning Commission was called to order on May 23, 1983, at 8:00 p.m. in the Town Hall Council Chamber by Chairman Hayes. Lisa Wight, Planning Technician, present.

1. ROLL CALL

Commissioners Present: Bergeson, Harle, Hayes, McPeak, Sharp,  
Signorelli, Sousa  
Commissioners Absent: None

2. DISCUSSIONS BEGIN ON THE HILLSIDE DENSITY ORDINANCE FOR ALL UNDEVELOPED PARCELS AND ALL PARTIALLY DEVELOPED PARCELS EXCEEDING ONE ACRE.

Rosenthal Area:

Assessor Parcel Numbers

7-031-24	7-101-01	7-154-02	7-182-09	7-192-07	7-241-49
7-031-28	7-101-02	7-154-03	7-182-10	7-201-02	7-241-50
7-031-36	7-121-40	7-154-04	7-191-03	7-201-06	7-241-51
7-031-39	7-131-01	7-154-07	7-191-06	7-201-08	7-241-56
7-071-01	7-131-15	7-182-03	7-191-07	7-201-09	7-241-66
7-071-02	7-141-04	7-182-07	7-191-10	7-201-10	7-241-67
7-071-03	7-142-01				

Chairman Hayes began the discussion with an explanation of the Hillside Density Ordinance. A summary of recent Planning Commission workshops and a proposed Ordinance written by Commissioner McPeak were distributed to the audience and discussed.

Carl Baumsteiger, 1 Monterey Terrace, owner of A/P 6-013-41, said the acreage total is off - that it includes easements, median strips, etc., and that those lots that have been combined should be taken into account. Jerome Draper, 295 Los Angeles Boulevard, agreed.

Commissioner McPeak advised the audience that the Ordinance he prepared is a compilation of ideas discussed during the workshops. He suggested that there is "a hole" in this Ordinance - those partially developed parcels over one acre and less than two acres.

Commissioner Sharp feels there is an inherent danger in distributing documents with proposals; however, agrees that it is necessary to have a "jumping off place". He pointed out that to date no decisions have been made regarding this Ordinance, and the public input is encouraged.

Jonathon Braun, 479 Scenic Avenue, said the drainage is poor, the roadway system was never intended to accommodate this much traffic, the soil is unstable; however, he feels the Commission has come close to addressing those concerns in this proposal by encouraging the public review and providing for a good planning approach. Mr. Braun said he counted 21 lots of record on Redwood Road, added to the 16 units that could be constructed under this proposal, there would be 37 additional units there.

Gay Kagy, 280 Redwood Road, read a letter later submitted to the Commission and is part of the file. In summary, she feels the proposed density allotments are reasonable and supports the provision for protection of ridges. She feels developers should assume responsibility for off-site improvements, including drainage and road surfacing. She suggested that Brian Wittenkeller's trails map be utilized; that open space and public access easements be secured by deed, and that the landscaping for screening be fire resistant plants.

Paul Brand, 130 Allyn Avenue, said he heard a Stanford law professor advised that "public entities holding open space are not liable for negligence."

Diane Saviano, San Francisco, owner of A/P Nos. 7-241-49 and 7-241-51, asked why the Commission had combined her two parcels for a total acreage of 6.30 for two building sites in the proposal, rather than looking at Parcel 49 as one acre for one site, and Parcel 51 as 5.30 acres for two sites (on basis of one unit per three acres, five acres is closer to six than to three acres, so rather than permit one unit, two should be permitted).

She said the Planning Department treats her lots separately for purposes of issuing Certificates of Compliance for building sites, and she requests there be some consistency and not a lot of run-around. Chairman Hayes explained that the Commission's reason for combining them is for density purposes only.

Patricia Gallagher, 51 Foothill Road, suggested the Commission look at the relationship of density and drainage in this area.

Rosalind Watkin, 500 Oak Avenue, owner of A/P Nos. 7-191-06, 7-191-07 and 7-201-09, said she is pleased the Commission has come so far in their planning, adding that Oak Avenue is narrow and steep, cannot be improved, and it is not possible to build every inch in Town.

Peter Fraser, 100 Oak Knoll Drive, owner of A/P Nos. 7-071-03, 7-101-02 and 7-154-04, requested his property be removed from consideration as a matter of courtesy due to the fact that he has spent thousands of dollars on technical data for his project and that although the Town denied his project, it was referred back to him with the stipulation there will be no new fees for resubmittal. He feels it is unfair the last ones on the block get a low density to average out the high densities enjoyed by everyone else. He said San Anselmo is living in a vacuum setting such low densities - other entities levying fees against the project will bring the cost to the developer so high, that these densities will not bring a profit. He suggested the Town look at good planning and safety to the neighbors, rather than at the growth/no growth issue.

Norman Ginsberg, 170 Oak Avenue, asked that the Ordinance specifically address the traffic and road conditions.

Carl Baumsteiger, 1 Monterey Terrace, owner of A/P 6-013-41, said the proposed Ordinance is not a compromise - the overall density is 54 percent less than originally recommended by the Citizens' Committee, 38 percent less than recommended by the Town Council, and 31 percent less than the Planning Commission recommended in 1980. He is against deeding trails and easements, as they can result in vandalism to property, etc.

Richard Shortall, member of family owning A/P Nos. 7-154-02, 7-154-07, 7-201-02 and 7-201-10, noted that the proposal is for five units on 16 acres, which is probably the worst deal anyone has got. He said his father purchased the property 25 years ago as future sites for his children's homes. He agreed with Mr. Fraser that other public entities' costs are very high and a low density is not profitable.

David Coleman, owner of A/P 7-241-50, said when he originally purchased the property he planned to building two homes - live in the large one then, and the studio when he retired. He never built these homes, but doesn't want to see his long range plans become impossible. He requested the Commissioners visit his property with him and he would show his preliminary plans. Mrs. Saviano, Mr. Shortall and Mr. Fraser also requested the Commission visit their properties with them.

Clay Freeburg, 10 Ivy Lane, questioned whether San Anselmo's proposed densities are way out of line in that the property owners do have something to complain about or not.

Mark Desmond, 67 Spruce Avenue, feels one unit per three acres is too dense in this area.

Jerome Draper, 295 Los Angeles Boulevard, echoed Mr. Braun's concerns about 37 additional units on Redwood Road means 370 additional trip ends per day. He said San Anselmo has been over-subdivided and is 95 percent built-out.

The Commissioners met with Mr. Coleman, Mrs. Saviano, Mr. Shortall and Mr. Fraser and agreed to meet with them on the Shortall property at 4:00 p.m. Sunday, June 5th.

## 3. ADJOURNMENT

The special meeting was adjourned at 11:10 p.m. to the regular meeting on June 6, 1983.

It was announced that the Hillside Density Ordinance discussions will continue on June 13, 1983, and June 27, 1983.

*Lisa Wight*

LISA WIGHT  
PLANNING TECHNICIAN