

The Special Meeting of the San Anselmo Planning Commission was called to order by Chairman Goltz at 8:00 p.m. in the City Hall on January 27, 1975.
Representing City Staff: Al Solnit, Advance Planner

1. ROLL CALL

Commissioners Present: Ainsworth, Goltz, Fischbein, Ragan, Strassman
Commissioners Absent: Biesheuvel (resignation)

2. APPROVAL OF MINUTES OF JANUARY 6 and 13, 1975.

M/S Fischbein, Strassman that the minutes of January 6, 1975, as amended be approved. Passed unanimously.

Amendments: Pg. 3, 3rd Use Permit to include the fact that the Planning Commission did not have from Staff the elevation of the ridges of the parcel and also did not have the trail overlay map for consideration. Also, Commissioners Fischbein and Goltz stated that the parcel would be affected by a ridgetop ordinance. It did appear to be in conflict.

Pg. 5, VAR-591, 1st para., last sentence to be deleted. Add: Application for a garage should have been applied for at the time of construction. Commissioner Ainsworth stated that one of the people in the audience had stated that it had been mentioned not to have any structure above the parking deck at the time of the Use Permit.

M/S Strassman, Ainsworth that the minutes of the meeting of January 13, 1975 be approved as amended. Passed unanimously. Commissioner Fischbein abstaining.

Amendment: Pg. 2, third para., to be separated from section regarding Housing Element.

3. MATTERS FOR CONSIDERATION

A. Action Items

1. Parks and Recreation Element

Representing the Parks and Recreation Dept. was Mr. Gary Howell. Ginny Schweiger and Tom Peacock represented the Parks and Recreation Commission.

Mr. Al Solnit arrived at 8:20 and discussion began by reviewing points outlined in his Staff Memo of January 22, 1975. Parks and Recreation Commission and Planning Commission were to come to an agreement on the following:

- (1) Isabel Cook School: Requisition and refurbishing the school's multi-purpose building as a community center.

Both Commissions were in favor of this.

- (2) Vacating of present offices for Parks & Recreation Dept. New offices would be located in the Isabel Cook School, Robson Park, or moved into quarters vacated by other civic functions, depending on the City Hall site alternatives chosen.

Ms. Schweiger did not like the idea of using Robson Park as the main office of Parks & Recreation. The site was too far away. Memorial Park is one of the largest parks and an office would still have to be maintained there.

- (3) Hawthorn, Summit and Sorich Parks should really be designated public open space on the General Plan. Alternatives: Sorich Park could be designated as the site of the improvement listed by the Parks & Recreation Commission as the need and funding capacity arises.

Tom Peacock stated that the Parks & Recreation Dept. had 90 acres, but most of the land was on hillsides. They needed more flat space. The hillsides will be used for trails and picnic areas.

Commissioner Fischbein felt that Sorich Park would not be a good area for what the Parks & Recreation Commission had listed. Pg. 6 of the Parks & Recreation Element listing possible developments for Sorich Ranch was changed to read: 1. Hiking trail to picnic sites, 2. Parking area. San Anselmo needs a swimming pool, tennis courts and some type of adjacent field housing to serve the City. This could possibly be served by Sorich Ranch Park or the Isabel Cook Site.

Commissioner Fischbein stated she would like to see more emphasis on passive recreation in the Recreation Element, especially for Sorich Park as any heavy recreation at the base of Sorich Park would ruin the other 60 acres of the park. (noise).

- (4) Neighborhood mini-parks and playgrounds are needed for the Hawthorn Hills, Sequoia Park and Hilldale areas of the City.

Both Commissions had no conflict with this point. Tom Peacock stated he had visualized a park in the Hawthorn Hills as larger.

- (5) Public Art of the durable sort as an addition to the City Park System.

Both Commissions had no conflict with this point.

- (6) Resting spaces along trails, street approaches to trails, and bikeways plus trail head and bikeway terminal amenities would be an advantagous and functional conce to add to the recreation plan.

Commissions had no conflict with this point.

Tom Peacock stated the City could begin this right now by starting trails from Creekside, Memorial and Creek Park. These would be good starting spots for trail heads.

Mr. Segale, 21 Holstein Rd. stated that with litter being such a problem he did not think we should have too many trails.

Mr. Carl Baumsteiger, 1 Monterey Terrace stated he would like to see trails restricted to public property. He did not like the idea of a trail system.

Pg. 5, Creek Park, in the Recreation Element should include the development of the ramp area near the bus station.

Chairman Goltz suggested that when a "parking area" for Robson-Harrington Park was considered and the "lightings of Diamonds, 1, 2, & 3 at Memorial Park, they should be brought before the Planning Commission for their review/consideration.

2. Housing Element:

Jan Fairchild and Audrey Fatooh were present representing the Citizens' Committee.

Points outlined in Al Solnit's memo (1/22/75) were discussed.

- (1) Regarding the proposal that 20% of the units in housing projects over 5 units be set aside for low and moderate income housing. Mr. Solnit felt this was not practical.

Pg. 8 of Housing Element, Item 3 was changed to read:

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"Require a percentage of the units in housing projects over five units (or in multiple small projects by the same developer) to be set aside for low and moderate income housing..." Mr. Solnit stated that as a policy, what was wanted was the City would like to keep the balance between rich and low/moderate income levels as stable as possible.

Mr. Solnit stated he would like to see contribution from all units.

- (2) Down-Zoning: Commission/Committee and Al Solnit agreed upon the possibility of down-zoning in residential areas near the downtown commercial areas.
- (3) Residential Second Units - Commission/Committee and Al Solnit were in agreement, residential second units will be a fine way to increase low/moderate income housing, in whatever means are legal and feasible.

Commission agreed existing residential second units would not fall within the number of units permitted for the year under the phased growth policy.

Commission agreed (with the exception of Commissioners Ragan and Strassman who felt variances should not be allowed for existing second units) criteria for new units with the possibility of variances for "3 parking spaces for 2 units" and the requirement of "open space available for each unit."

Al Solnit is to present to City Council a policy statement of what was discussed at this meeting. A preliminary draft of the General Plan is to be presented to the Planning Commission 2/24/75 and after that public hearings would be set.

4. ADJOURN

M/S Ragan, Ainsworth we adjourn to the Regular Meeting of February 3, 1975. 11:30 p.m.

DAN GOLTZ, CHAIRMAN
SAN ANSELMO PLANNING COMMISSION

By Catherine Carpenter
Catherine Carpenter
Planning Secretary