

The Special Meeting of the San Anselmo Planning Commission was called to order by Chairman Dan Goltz at 8:00 p.m. in the Town Hall on May 12, 1975. Representing the Town Staff: C. R. Leitzell, Planning Director and Al Solnit, Advance Planner.

1. ROLL CALL

Commissioners Present: Ainsworth, Bolles, Goltz, Fairchild, Ragan Strassman

Commissioners Absent: Fischbein

2. APPROVAL OF MINUTES OF APRIL 28, 1975.

M/S Strassman, Ragan that the minutes of April 28 be approved as written. Passed unanimously.

3. MATTERS FOR CONSIDERATION

A. PUBLIC HEARING: Public Hearing on the Proposed General Plan

✓ The purpose of the text and the maps were explained by Mr. Leitzell. He stated that the Slope Stability and Zoning maps served as only an indicator (of hazards and zoning, respectively) and not exact boundaries even though lot lines are shown. The purpose of the hearing was for anyone to express any philosophical differences, typographical errors, etc. with the plan.

Mr. Leitzell made typographical changes in the plan which the Commission agreed to and which will be incorporated in the final adopted version of the General Plan.

The meeting was next turned over to Al Solnit. He stated the plan was based on goals and policies. The nine required elements to the plan were incorporated and he felt we had a legally, defensible plan.

Mr. Solnit stated the courts were beginning to treat the General Plan like a constitution. Any future planning action must conform to the adopted General Plan.

Mr. Solnit discussed the Land Use Element, explaining the densities for San Anselmo's and Sleepy Hollow's residential area, commercial and neighborhood-commercial areas. He stated the major recommendation concerned the undeveloped areas of hillsides where one unit per ten acres was proposed.

The community should accommodate all types of housing including low and moderate income. Second units should also be considered. No specific area was depicted on the map for second units.

✓ Mr. Solnit felt the "least growth inducing" suggestion for Circulation improvement would be the consideration of a peak hour express bus lane on Center Blvd. (leading to Fairfax, San Rafael, Larkspur). Mr. Solnit said although the County felt one city with a bus lane would not be effective, this was the direction in which San Anselmo wanted to go.

Without repeating what had already been said about the other elements contained in the General Plan, Mr. Solnit summed up his presentation saying there were some facility improvements suggested; preservation of amenities (i.e. the creek, ridgetops, etc.); a noise ordinance (to maintain quiet); and the removal of the old railroad grade from Center Blvd. Landscaping, improved entries into the Town and visual corridors were also recommended as a part of the Scenic Highway Element.

At 9:00 p.m. the Public Hearing was opened. There were approximately 12 persons in the audience.

Connie Berto, 70 Crane Dr., questioned the cross-Marin bike trail in Sleepy Hollow. She was advised this had previously been a bikeway trail but it was now shown as a regular trail.

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Mr. Carl Baumsteiger, 1 Monterey Terrace, stated he would like to see something in the open space goals about economics. Something to the effect that: "there will be compensation for anything that has to do with acquiring open space in the private sector". Mr. Baumsteiger felt there were a lot of people concerned about this point and he would like to see it as part of the goals.

Mr. Solnit stated there would be no "taking" of private property. The courts stated that when you "take" for a "public purpose" then compensation is due. If there is only a restriction placed on the property then compensation is not due. Mr. Solnit also stated the word "acquisition" was used in the General Plan.

Atilio Segale, 20 Holstein Rd., felt there should be a large parking area provided for people using public transportation. He suggested Sorich Park area.

Mr. Solnit stated "parking" in relation to transportation was mentioned in the plan.

Garth Stanton, 100 Meadowcroft, felt the policy was very vague and that you could make anything you wanted out of it. He felt it was a mistake to give politicians vague language.

Mr. Stanton also felt parts of the Circulation Element were unclear. Specifically, "weekend recreation traffic to West Marin and the Point Reyes Seashore should be accommodated by transit..." He questioned what this meant and stated there were specific recommendations made by the Citizens' Committee. There were also specific recommendations concerning the White's Hill cutoff road.

Mr. Solnit explained to Mr. Stanton that in a General Plan you did not want to confuse "ordinance language" and "policy language".

He explained there would be parking at the Civic Center and buses to carry people through to the National Seashore; point-to-point bus schedules, but inter-traffic through the communities was not desired.

Bob Sandusky, 46 Hillside, questioned how the average growth rate of "30 units" per year was obtained. He felt there should be information backing up this statement.

Mr. Sandusky stated he would like to be sure that if second units were allowed in R-1 areas, some mention should be made to keep the neighborhood character -- second units should not be so numerous so as to change the character of a neighborhood.

Mr. Solnit commented to Mr. Sandusky that the Ross Valley Community was working out a regional growth control ordinance and the "30 dwelling units" was proposed as San Anselmo's fair share in the plan.

Commissioner Fairchild stated the "30 dwelling units" came from the previous planning consultant. The Council had voted to accept this number, but since that time the Town Attorney had advised that it was unwise to have specific numbers except for the policy of "stated growth".

Mr. Solnit stated the plan did not "recommend" 30 dwelling units per year. He also stated the Commission could change the figure if they wished. The holding capacity of the planning area would permit a number slightly larger than 30.

Charlotte Moran, 182 Deer Hollow, commented she had read in the paper Bald Hill was for sale and she wondered why this had been left in the plan.

Mr. Solnit commented that Bald Hill was of regional significance and that San Anselmo was a community interested in purchasing something that is important (even if only an easement). Bald Hill is a link to the Marin Municipal Water District lands.

Attilio Segale, 20 Holstein Rd., felt we had to have some place for people to live that would be cheap; possibly mobile homes. Mr. Segale questioned whether there were any places available for mobile homes.

Mr. Leitzell commented that he did not know of any area of sufficient size for mobile homes. Also one of their advantages was to put them where there was transportation (i.e. next to freeway)

Mr. Jerry Lloyd, 540 Scenic Ave., stated 10 years ago the Planning Commission and City Council had worked out a very specific plan which suggested a pedestrian mall on San Anselmo Avenue. Mr. Lloyd wondered if the concept used by Santa Cruz, one-lane traffic and landscaping, could be duplicated in San Anselmo.

Mr. Solnit felt this type of suggestion was mentioned in the "Community Character and Land Use Element" of the General Plan.

Mr. Sandusky questioned whether limited growth was one of the goals in the Circulation Element. Chairman Goltz stated that was not the purpose but that the City did not want circulation to be development-inducing.

Audrey Fatooh, 21 Holstein, felt there should be some explanation of the "30 dwelling units" referred to in the plan.

Commissioner Ragan felt that since there were not many people in the audience, perhaps the public hearing should be continued.

Commissioner Ainsworth asked Mr. Solnit if there were any conflicts between our Circulation Element and the Metropolitan Transportation Commission. Mr. Solnit and Mr. Leitzell did not feel there were conflicts, but would check with the M.T.C.

M/S Ragan, Ainsworth that public hearing for General Plan be continued until 8:00 p.m., Monday, May 19th. Passed unanimously.

M/S Ragan, Ainsworth that the Commission direct the Planning Director, Mr. Leitzell, to have published on the front page of the Independent Journal a notice regarding the meeting of May 19th and that wording of said notice be left in the hands of Mr. Leitzell. Passed unanimously.

- 4. M/S Ragan, Ainsworth we adjourn to the meeting of May 19, 1975. 11:00 p.m.

DAN GOLTZ, CHAIRMAN
SAN ANSELMO PLANNING COMMISSION

By Catherine Carpenter
Catherine Carpenter
Planning Secretary

cc.

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