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The Regular Meeting of the San Anselmo Planning Commission was called to order by Chairman Dan Goltz at 8:00 p.m. in the City Hall on April 21, 1975. Representing the City Staff: T. J. Robbins, Associate Engineer/Planner.

1. ROLL CALL

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

2. APPROVAL OF MINUTES OF APRIL 7, 1975

M/S Ragan, Ainsworth the minutes be approved as amended. Passed unanimously.

Amendments: Pg. 1, include Commissioner Strassman as present.

Pg. 1, 3-A-1, para. 4, 2nd line: "Health & Safety Open Space.."

Pg. 1, 3-A-1, para. 5, 2nd line: "...would be exempt from the Health & Safety Open Space..."

Pg. 2, U-393, roll call for motion: Ayes: Ainsworth, Goltz, Ragan, Strassman Nays: Bolles, Fischbein

Pg. 3, 4-A-1, para. 7, motion seconded by: Fischbein

Pg. 5, para. 3, last word changed from "guidance" to "effect".

Pg. 5, para. 6, to read: Commissioner Ainsworth commented that one thing that had been discussed was that the City might use Community Development funds for those kinds of possibilities.

Pg. 6, para. 1 to read: Commissioner Bolles commented that the dining room did not meet the same criteria to justify a variance.

Pg. 6, para. 2, 1st line: change "discussing" to "discriminating".

Pg. 7, motion for VAR-605, 4th line to read: "...the property line be denied on the ground..."

Chairman Goltz announced that Mr. Solnit had requested a change in the wording of the minutes of March 24.

M/S Ainsworth, Strassman to reconsider the minutes of the meeting of March 24. Passed unanimously. Commissioner Ragan abstained.

To be added to the March 24th minutes: When questioned by the Sleepy Hollow Planning Committee as to whether they would have a chance to change the language, the Chairman stated that the consultant was making minor corrections to prepare for the hearing. The General Plan would not be accepted and considered before final adoption. Mr. Solnit stated there would be a special supplement concerning Sleepy Hollow.

M/S Strassman, Ainsworth that we approve the additional wording to the minutes as presented. Passed unanimously.

3. OLD BUSINESS

A. PUBLIC HEARING: Continuation of Public Hearing on Proposed Tree Ordinance

M/S Ragan, Strassman we continue the public hearing on the Proposed Tree Ordinance until the first Monday in May, May 5th. Passed unanimously.

B. REVIEW OF USE PERMITS

1. U-374, Dorothy Draper, 7 Willow Way, Review Use Permit granting home occupation using garage as sewing room. M/S Ragan, Strassman that U-374 for Dorothy Draper, 7 Willow Way, home occupation using garage as sewing room be continued without any further review based on no complaints having been received regarding the operation. Passed unanimously.

2. U-352, Donald Johnson, 71 Red Hill Ave., Review Use Permit allowing enlargement of London Arms restaurant and the on-sale business of beer and wine. M/S Ragan, Bolles that U-352, Donald Johnson, 71 Red Hill Ave., on-sale business of beer and wine and enlargement of London Arms restaurant be continued without further scheduled review unless complaints are received. Passed unanimously.

3. U-355, United Rent All, 101 San Anselmo Ave., Review of permit to be scheduled for future meeting.

tried the existing parking arrangement and the proposed parking arrangement. There is a blind corner. There was also too much congestion in this particular diagram.

M/S Ragan, Ainsworth that U-404 application to operate a "take-out" food restaurant, Giant Hamburger, in a GPC Zone, 606 Sir Francis Drake Blvd., A/P 6-092-04 be approved for the reason that while it's presently in conflict with the Circulation Element of the General Plan that conflict is to be resolved by the owner of A/P 6-092-04, Joseph Murphy obtaining a written, duly recorded agreement from the owner of the property adjacent to A/P 6-092-04, on which is located the Clark Furniture Store. Said agreement is to create mutual driveway easement between the property which will enable the cars parked in this area to have reasonable ingress and egress to Sir Francis Drake Blvd. Said parking agreement cannot be cancelled without express approval of the San Anselmo City Council.

In order to overcome any probable conflict with the Scenic Element of the General Ppan, applicant will be required to provide adequate landscaping and driveway access on the property as approved by Design Review Committee.

This motion also grants approval to operate a "take-out" food establishment at this location because 1) this use will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and that the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner.

Motion carried: Ayes: Bolles, Fairchild, Goltz, Ragan
Nays: Ainsworth, Strassman

M/S Ragan, Goltz that the VAR-607 for 606 Sir Francis Drake A/P 6-092-04 be tabled until such time as the City Staff advises us to the satisfactory completion of U-404. Passed unanimously.

5. MATTERS FOR CONSIDERATION

- A. Planning Commission Budget: Commission requested the budget be put over to the next regular meeting.
- B. Properties Available for City Acquisition: M/S Ragan, Ainsworth the City Planning Commission recommend to the City Council that they acquire Assessor's Parcels 5-011-40, 7-092-33 and 7-241-50 as city-owned open space. Passed Unanimously.

Chairman Goltz announced that San Anselmo had a representative to the County Review Board, Cynthia Barrows. Her position needed to be filled by another Commissioner.

M/S Ragan, Ainsworth the Planning Commission recommend to the City Council Jan Fairchild be appointed to replace Cynthia Barrows as representative on the County Residential Review Board. Passed unanimously.

Chairman Goltz also announced he would like to step down from the CCPC. A replacement needed to be appointed. Also a replacement for Tom Biesheuvel.

M/S Ragan, Strassman we appoint Peter Bolles as Planning Commission representative for CCPC and David Ainsworth as alternate.

Motion carried: Ayes: Fairchild, Goltz, Ragan, Strassman
Nays: Ainsworth, Bolles

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6. DISCUSSION

A. Policy procedures on Planning Commissioners appealing Planning applications.

Commissioner Ragan stated he had had some feedback that the Commission is divided. He felt it was in poor taste to appeal a decision of your own body. It is better to show some solidarity.

Concensus was, it wasn't necessary to have a policy or any strict rule, just your own best judgement when applications are approved/denied.

Mr. Robbins read a courtesy notice from the Marin County Planning Commission regarding the meeting of Monday, May 5 at which a permit to operate Marin Open House Inc. to permit short-term residential treatment center at 104 The Alameda. (Later information tells us this meeting has been held over until May 19th.)

DAN GOLTZ, CHAIRMAN
SAN ANSELMO PLANNING COMMISSION

By *Catherine Carpenter*
Catherine Carpenter
Planning Secretary