

April 3, 1967

The regular meeting of the Planning Commission was called to order by Chairman Perry at 8:00 p.m. on April 3, 1967, in the Council Chamber.

1. ROLL CALL

Commissioners present: Anderson, Creighton, Gue, Heinecke, Moore, West, Perry  
Commissioners absent: None

2. APPROVAL OF MINUTES

Commissioner Gue moved the minutes of March 20, 1967 be approved as written, seconded by Commissioner Creighton, unanimously approved.

3. PUBLIC HEARING

A. Proposed Amendments to the Zoning Ordinance (Ord. 485) regarding Height, Bulk and Space Requirements in R-1, R-2 and R-3 zones

Memo from the City Engineer was read regarding his recommendations about the proposed amendments. He wished to have clarified whether it was the intent of the Commission to leave the present requirement of 1250 square feet per unit in multiple zones, or if it was their intention to decrease the density and require 1875 square feet per unit. It was the consensus that the intent was to decrease density, and therefore, Commissioner Heinecke moved that Section 10-3.702 (a) be modified to read: "Uses as permitted in the R-1 and R-2 Districts, and group dwellings and apartments, not to exceed one dwelling unit per 1875 square feet of lot area". Motion seconded by Commissioner Gue and unanimously approved.

Commissioner Heinecke moved Section 10-3.704 (d) Minimum Front yard be changed to 20 feet, seconded by Commissioner Anderson, unanimously approved.

Section 10-3.1908 Building Site Area: Commissioner West stated he did not particularly like the wording of the combining provision in the City Engineer's proposed amendment, nor did he like the previous wording of the provision in Ordinance 485; however, he did feel it is a very important provision. Councilman Smith was in the audience and he asked if the intent of the combining provision would be that if a man owned two contiguous lots of 5,000 square feet each, after passage of the amendments, these two lots would be considered only one building site. The Commission agreed that this was so.

Alan Bruce, 88 Tamalpais Avenue, Marin County Administrator, said he came to express general support for the concepts which the Commission has and approbation of the clear language. He said he was hoping that anything above an R-2 zone would have larger square footage requirements than 7500 square feet. Mrs. Mary Donnelly, former Planning Commissioner, said she has long been in favor of larger lot sizes and approved of the attempt to reduce the density. She also said she felt it very important to retain the combining provision.

Commissioner Creighton said he felt the lot slope policy would no longer be correlated with the ordinance, and felt it should be consistent. Commissioner West said he had the same thought and felt the lot slope policy should be reviewed.

Commissioner Anderson moved the Public Hearing on the proposed amendments to the zoning ordinance be continued at the next meeting, seconded by Commissioner Gue, unanimously approved.

4. OLD BUSINESS

## A. Use Permit

- (1) U-123 Joseph Hanson. Request by Planning Director for clarification of Use Permit Restriction

A memo from the City Engineer indicated it was not clear in his mind whether the 50% of porch space allotted for outdoor display of merchandise included the porch railings. It was noted that chairs and other furniture had been placed on the railing. Commissioner Anderson said he would have no objection to displaying items that would normally be found on a porch railing.

Councilman Capurro was in the audience, and he said he felt the Planning Commission should have a criteria for granting outdoor display of merchandise that would be consistent. Commissioner West brought up the question of the decorative display in the front yard and wondered to what extent this should be allowed. He said at present there was a sleight and a plow and several small items in the yard.

Commissioner Anderson moved that discussion be continued until the next regular meeting at which time Mr. Hanson will be invited to appear, seconded by Commissioner Gue, unanimously approved. The Chairman directed the secretary to write a letter to Mr. Hanson to tell him that the matter will be heard at the next meeting on the subject of reviewing the Use Permit which was recently granted.

5. NEW BUSINESS

## A. SUBDIVISION

- (1) S-72 Martha Bruckner. Three lot subdivision of A/P 5-031-29 located on Camino de Herrera, approval of final map

The Planning Office memo reported that all maps comply, and that all fees and bonds have been posted. Mr. Gil Medeiros was present with Mrs. Bruckner as her attorney. Commissioner Heinecke pointed out that the final map differed from the tentative map in that the 20 foot roadway easement did not line up with lot #2 for the full width of the easement. Commissioner West asked about the drainage and Mrs. Bruckner stated that the City Engineer had supervised the drainage correction, and she had complied with his requests. Mr. Medeiros stressed that his client had readily complied to all previous stipulations of the Commission and was willing to continue to do so.

Commissioner Gue moved that the Planning Commission recommend to the City Council that they approve the final map for S-72, Martha Bruckner, three-lot subdivision of A/P 5-031-29 provided that the 20 foot access easement be properly aligned with lot #2, and that adequate drainage of this said easement be provided in accordance with standards set by the City Engineer. Motion seconded by Commissioner Creighton.

Commissioner West moved the following amendment to the motion: A further provision that adequate sureties or other guarantee be given that appropriate drainage facilities will be installed on any future extension of Martha Lane into lot #2 by reason of driveway construction or other roadway construction. Commissioner Gue accepted the amendment to the motion as did Commissioner Creighton seconding the motion. Motion approved by the following vote:

AYES: Commissioners Creighton, Gue, Heinecke, Moore, West and Perry

ABSTAINING: Commissioner Anderson

Commissioner Gue stated he voted Aye because the City Council had previously approved the tentative map. Commissioner Heinecke voted Aye with the qualification that his vote did not indicate any approval of the subdivision, but only complied with requirements of the City Council. Commissioner Moore voted Aye with the same qualification as Commissioner Heinecke.

4/3/67

6. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

None

7. CORRESPONDENCE

Four notices of intent to annex sent by the Local Agency Formation Commission; since noen were adjacent to San. . . Anselmo, no action was taken.

Commissioner Perry read a letter from Margaret Azevedo, Marin County Planning Department announcing the Planning Staff of the Associated Bay Area Governments will be presenting the recently published preliminary regional plan to the County Planning Commission at 9:00 a.m. on April 17th. All Commissioners are invited to attend.

At 10:15 p.m. Commissioner Creighton moved the meeting be adjourned, seconded by Commissioner Gue, unanimously approved.



Warren R. Perry  
Planning Commission Chairman