

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Perry in the Council Chamber at 8:00 p.m. on November 20, 1967.

1. ROLL CALL

Commissioners present: Anderson, Creighton, Gue, Moore, West, Perry, Heinecke

2. APPROVAL OF MINUTES OF NOVEMBER 6, 1967

Commissioner Creighton moved, seconded by Commissioner Moore, that the minutes of the November 6, 1967 meeting be approved as written, unanimously approved.

3. OLD BUSINESS

None

4. NEW BUSINESS

A. House Moving

- (1) HM-1. Charles Trost. Application to move house presently located at 90 Forest Avenue, Fairfax, to A/P 7-013-01 & 02 located at 80 Forest Avenue, San Anselmo.

Mr. Trost stated he wished to move the house because it is presently located on unstable soil he also stated that 4 lots had been combined and at some future time he may wish to make two building sites from these four lots, a portion of which are located in Fairfax.

Commissioner West was concerned because there appeared to be no off-street parking provided on the San Anselmo lots.

Mr. Trost was advised that the Planning Commission was concerned only with the portion of the lot which was located in San Anselmo.

Commissioner West moved that the Planning Commission find the building is a single family dwelling and will conform to the zoning for the area. The Commission takes note of the fact that the two parcels lying within the corporate limits of San Anselmo constitute one building site and would not be suitable for further division. The Commission further notes that 2 parking spaces will be required on the same lot on which the building is proposed to be located prior to the granting of an occupancy permit. Finally, the Commission notes that the 3 large redwood trees shown on the lot may not be cut without a permit.

Motion seconded by Commissioner Gue, unanimously approved.

Commissioner West requested that the minutes of this application be forwarded to the Fairfax Planning Commission.

B. SUBDIVISIONS:

- (1) SS-142 Norbert M. Murray, Jr. Lot line revision A/P 7-231-03 on Melville Avenue

This item was removed from the Agenda at the request of the applicant.

- (2) SS-143 Hedwig M. Powell. 3 lot subdivision A/P 5-101-32 located on Butterfield Road and Arroyo Avenue

Mrs. Powell was represented by her son, Mr. Mervin J. Powell. He stated the main reason for the subdivision application was to separate the two existing dwellings on one lot.

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Commissioner Gue questioned the adequacy of parcel #1, and stated he felt that 2 parcels would be a more beneficial lot split to the public as well as the property owner.

Commissioner Perry said that in most cases straight lines and square corners are preferable in a subdivision, but in this instance, no purpose would be served by creating two small odd-shaped portions of a lot on the opposite side of the creek from the main portion of a lot, and he would therefore recommend that the lot be divided either down the center of the creek or on one bank or other.

Commissioner Creighton said he was familiar with this property; that the owners were not trying to create a third parcel to dispose of; there is too much land to take care of; however, he said he felt it a shame to cut up the frontage on Butterfield Road, and he would prefer to see it as 1 large unit.

Commissioner West said note should be taken of the staff recommendation for improvements. Commissioner Perry said he was not convinced that all of the listed improvements should be a condition of subdivision since no new parcels would be created and that a use was being legitimized. There would be no new dwellings and no increase in traffic.

A copy of the staff recommendation is to be sent to Mr. Powell.

Commissioner West moved that SS-143, application for subdivision of A/P 5-101-32 on Butterfield Road and Arroyo Avenue be referred back to the applicant for resubmission, it being the view of the Commission that the parcel can best be divided into two lots with the property line between the two parcels running generally along the existing creek bed, and second that the applicant review with the City staff the additional recommendations made in the Assistant Planning Director's report and the Planning Director's report, and that the applicant submit specific proposals relating to the staff recommendations.

Motion seconded by Commissioner Anderson and unanimously approved.

5. MATTERS FOR CONSIDERATION OF THE COMMISSION

A. Associated Bay Area Government Preliminary Regional Plan

Each of the Commissioners said if they were required to comment on the Plan they felt they should read it first and to date none of them have had an opportunity to do so. The matter was held over.

B. City-County Services Committee proposal for City-County Planning Council

Commissioners Anderson & Perry said they felt it was important for San Anselmo to participate in the Planning Council.

Commissioner Anderson moved that the Planning Commission recommend the City Council approve the City-County Planning Council of Marin agreement, recognizing that no prerogative of San Anselmo City Government is being infringed upon, and that no San Anselmo funds will be used, and that San Anselmo is being invited to participate in over-all county planning which would give San Anselmo a voice in such important matters as the transportation system and highway planning, development of lands, access to open spaces and other county matters of interest to San Anselmo; further that some of the lands presently in the county will probably be annexed to San Anselmo in the future, and San Anselmo has a direct interest in participating in the planning for these areas.

Motion seconded by Commissioner Gue and unanimously approved.

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C. Sign Ordinance

A request was received from the Chamber of Commerce that discussion of the Sign Ordinance be held over until the meeting of December 18th.

The meeting adjourned at 9:25 p.m.


WARREN R. PERRY
PLANNING COMMISSION CHAIRMAN