

CITY OF SAN ANSELMO  
PLANNING COMMISSION MEETING

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman John F. West at 8:00 p.m. on August 5, 1968, in the Council Chamber. Representing the City Planning Staff: Charles R. Leitzell.

1. ROLL CALL

Commissioners Present: Creighton, Gue, Heinecke, Perry, West

Commissioners Absent: Moore, Tusler

2. APPROVAL OF MINUTES

Commissioner Heinecke moved the minutes of July 15, 1968 be approved, seconded by Commissioner Gue and unanimously approved.

3. OLD BUSINESS

None

4. NEW BUSINESS

A. ADJUSTMENT APPLICATION

- (1) ADJ. 382 Application of Mildred Culbertson to construct a cardeck with a zero setback at 437 Scenic Avenue A/P 7-032-09

After reading the staff report, Mr. Leitzell said there appeared to be a stairway coming down to inside the dwelling near an oak tree and then leading outside again.

Miss Culbertson said the stairway would all be outside of the building, and she also said the oak tree would be left.

When asked about a second unit, a non-conforming use, Miss Culbertson said this was so, and it had existed for many years.

Commissioner West said he was unaware of the second non-conforming unit at this location and felt it put the application in a different light.

He said he would like to know more about the non-conforming use before voting on the variance application. He wanted to know if the use were a legal non-conforming use, and the condition of the structure. He said he felt it was better to let a non-conforming use wear itself out rather than to improve the property.

Commissioners Perry, Heinecke and Gue said they did not see the relevance of a cardeck to improve the continuing parking problem on Scenic Avenue to the non-conforming use.

Mr. John H. Goodman, the adjacent property owner, said he was present to support the application. He felt that anything that could be done to improve the off-street parking situation should be approved.

Commissioner Gue moved that ADJ. 382, application of Mildred Culbertson to construct a cardeck with a zero setback at 437 Scenic Avenue, Assessor's Parcel 7-032-09, be approved on the condition the necessary encroachment agreement be signed with the City.

Commissioner Perry seconded the motion, and it was approved by the following vote:

AYES: Commissioners Creighton, Gue, Heinecke, Perry

NOES: Commissioner West

## B. PUBLIC HEARING

- (1) Proposed Amendments to Height, Bulk and Space Requirements in R-1, R-2 and R-3 Zones. Ordinance 485 (Zoning Ordinance)

Chairman West explained each of the proposed amendments to those in the audience and outlined the reasons behind each recommendation.

Mrs. Erdis Smith, 144 Sycamore Avenue, spoke of the fine job the Planning Commission is doing, and said she was 100% in favor of the amendments.

Mr. Larry McDermott asked if variance would still be permitted under the new lot sizes and setbacks, and he was informed they would, and each would be considered on its own merits.

Mr. Peter Fenton said he was in favor of any ordinance that would decrease density and safeguard the lovely appeal of the City.

Mr. George Davison, of the Seminary area, said he felt the parking area should not be limited to asphalt or asphalt concrete inasmuch as in many level areas gravel is a more attractive and satisfactory parking surface. There are also places where brick paving could be used. He felt the Ordinance should read: "all-weather surface or of a type approved by the City Engineer or Building Inspector."

Mr. Davison also said he felt it would be a hardship for property owners, especially in the downtown area where the lots are already established, many of which are 40 or 50 feet in width, to have to conform to the new setbacks when making an addition to an existing dwelling. He felt perhaps a new zone should be added to accommodate these areas.

Mr. Leitzell pointed out that these existing lots, although not conforming to the new lot sizes would not require a variance if any new construction conformed to the new setbacks.

Mr. Everett Farey said he wished to add his support to the overall amendments.

Mr. Tom Stoddard said he was aware that the town badly needed larger size lots, however, he felt a problem would be encountered in the downtown area, where more deteriorating homes are located, in inducing a developer to redevelop, if the lot sizes and area requirements were too stringent.

Councilman Reed, in the audience, said he would have rather seen the lot size requirement 10,000 square feet instead of 7,500. The Chairman said much study and consideration had been given this requirement and the Planning Commission felt the 7,500 square foot requirement the best.

Mr. William Dill, 520 Red Hill Avenue, said that a builder would think twice before plaining 4 units on 5,000 feet, and if he were only able to place 3 units on 5,000 feet, he would not think at all since it would be economically unfeasible. Mr. Dill said he would much rather see 4 new units on a lot than one old deteriorating house.

There was no one in the audience who wished to protest the proposed amendments.

The Commission agreed the parking space requirements in each district should be amended to read: "Minimum parking spaces: Two spaces on the same lot, not less than 10' x 20' each in size, which shall be constructed and paved, including driveway, at the time the lot is improved, with such all weather surface as may be approved by the City Engineer."

Article 7, Section 10-3.702: Item (b) should be deleted because it is covered in Section 10-3.704 (h).

Commissioner Heinecke moved the Planning Commission recommend to the City Council the adoption of the Proposed Amendments to Height, Bulk and Space Requirements in R-1, R-2 and R-3 districts (Ordinance 485) as considered by the Commission this evening, and as amended by the changes that have been adopted by the Commission this evening.

Motion seconded by Commissioner Gue and unanimously approved.

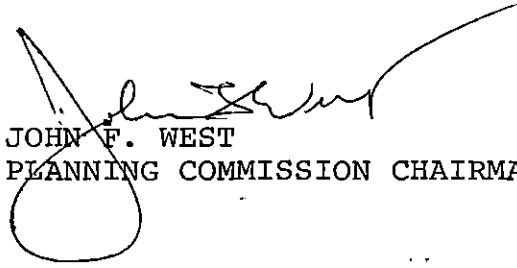
5. MATTERS FOR CONSIDERATION OF PLANNING COMMISSION

A. Adoption of Housing Code

Mr. Leitzell explained briefly what the Housing Code consists of and the need for the City to adopt a Housing Code. He said copies were available for the Commissioners to borrow, but that they must be returned. The item will be on the August 19th Planning Commission Agenda.

Mr. Leitzell said a copy of the Marin County Reconnaissance Report and the Marin County Application for Federal funds was available in the Public Works Office for anyone who wished to study it.

The meeting adjourned at 10:20 p.m.



JOHN F. WEST  
PLANNING COMMISSION CHAIRMAN