

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. in the Council Chamber on May 6, 1968.

1. ROLL CALL

Commissioners Present: Creighton, Gue, Moore, Perry, Tusler and West.

Commissioners Absent: Heinecke

2. APPROVAL OF MINUTES

Commissioner Perry moved the minutes of the April 15, 1968 meeting be approved, seconded by Commissioner Gue, unanimously approved.

3. OLD BUSINESS

A. PUBLIC HEARING - REZONING APPLICATION

- (1) Z-100 Gertrude and Violet Fowler. Application to rezone Lot 36, Ross Valley Park, Sub. No. 1 (A/P 7-211-24) commonly known as 30 Tamalpais Avenue from Two-Family Residence District (R-2) to Neighborhood Apartment District (R-3) and a portion of Lots 46 & 47, Ross Valley Park, commonly known as 15-A San Rafael Avenue from Central Business District (C-2) to Neighborhood Apartment District (R-3). (A/P 7-211-10)

Mr. James McDonald, representing the applicant, said this was essentially the same application as presented twice previously. Because the Commission had questioned the feasibility of apartments on the interior lot, Mr. McDonald presented a plot plan showing how this could be done. His plan indicated adequate turning room, and he said he felt it was a logical and workable plan. Mr. McDonald said he understood that property in contiguous ownership could be considered as a single parcel.

Commissioner Perry said it was his understanding that abutting properties in a single ownership could be considered one large parcel. He said he could see nothing undesirable about having the interior parcel served by a 12.5 foot driveway, and he felt it was infinitely better to have this parcel zoned R-3 than C-2.

Commissioner West said in considering any rezoning we have to consider the maximum number of units that the ordinance will permit, regardless of any possible plans that are shown. Secondly, we do have an accepted plan by the City which indicates this property to be ultimately developed into a street. He said his feeling is that to zone to higher density under the circumstances is not in the best interest of the City. He said he would be in favor of rezoning the San Rafael Avenue property to R-1.

Commissioner Perry said he did not feel this was an R-1 lot.

Commissioner Perry moved that with respect to the application of Gertrude and Violet Fowler to rezone these two numbered parcels, that the Planning Commission recommend approval to the City Council. Motion seconded by Commissioner Creighton and failed to pass by the following vote:

AYES: Commissioners Creighton and Perry

NOES: Commissioners Gue, Moore, Tusler and West

Commissioner West pointed out that if this motion was approved to rezone to the highest density, both parcels lie within the area proposed for the new street, and the value of the property would be affected.

Commissioner Gue voted No since the motion was for R-3 only, and R-2 would be more in line with good planning for the interior lot.

Commissioner Moore and Commissioner Tusler voted No for the same reason as Commissioner Gue.

Commissioner West voted No for the reasons he stated at the meeting of April 15.

The applicant was informed that the application was denied and of the right to appeal the decision of the Planning Commission to the City Council within ten days.

4. NEW BUSINESS

A. PUBLIC HEARING - REZONING APPLICATIONS

- (1) Z-101 Atlantic-Richfield, Eleanore and Louis Palazzi, Melanie Lasky, Alta Woehrle McPherson, application to re-zone Lots 10, 11, & 12 of the Bella Vista Tract (A/P 6-081-05, 06 & 07) commonly known as 821, 825 & 831 Sir Francis Drake Boulevard from Neighborhood Apartment District (R-3) to General Commercial (C-3)

The Planning Director's report was read. Herbert J. Walton, Jr. was present to represent the three property owners. Mr. Walton said this was an area of transition, and the Red Hill Shopping Center had changed the character and use of the area. He said the owners of these three properties were not speculators--they have owned these homes for many years, and the change in the character of the neighborhood now makes the property undesirable for R-1 use. He submitted xeroxed copies of petitions with 32 signatures in favor of the rezoning. The originals of these petitions were retained in Mr. Walton's file. Mr. Walton felt the rezoning was in the best interests of the City of San Anselmo for the following reasons:

1. It would upgrade the area.
2. It would upgrade the municipal image.
3. It would increase sales tax revenue.
4. It would upgrade the advalorem tax base.

Mr. Walton then introduced Mr. William Kapranos, Landscape Architect, who had prepared a plan for use of the three parcels as a service station. He presented a series of slides of surrounding properties.

Commissioner Tusler asked Mr. Kapranos if any of the conditions had changed in regard to the reasons stated for denying this application when it was submitted last year.

Mr. Kapranos stated that basically they had not. He said in regard to the aggravated traffic problems, it has been proven that service stations do not create traffic problems, but rather they are located because of the traffic. He said if this area were developed as it is now zoned, into R-3, this would create additional traffic. Insofar as strip zoning is concerned, he said in his opinion, that it is reasonable to have commercial zoning on each side of a street such as Sir Francis Drake Boulevard. He would not consider it strip zoning to move out of the central business district of San Anselmo. He pointed out that the Red Hill Shopping Center could be called strip zoning by that analogy. Mr. Kapranos said this is a normal and natural transition.

Mrs. Alan Creighton, 56 Bella Vista Avenue spoke in favor of the application.

Mr. Charles McClure, 1030 Sir Francis Drake Boulevard said he couldn't see that anything had changed since the application last year.

Commissioner Gue said it was not a question of apartments versus a gas station. He pointed out that under the existing zoning there are other uses which could be made of the property such as professional offices.

Commissioner Creighton said he was in sympathy with the property owners, because certainly the property was no longer desirable for R-1 use. He said that on two occasions the Planning Commission had approved a Use Permit application for a service station in the same general area, and the City Council had denied the Use Permit.

Commissioner Perry said he also was concerned with creeping commercial zoning, but as far as these particular parcels were concerned, he felt they were more suited to commercial zoning than residential.

Commissioner Moore agreed with Commissioner Perry. He said this particular area is in a very difficult situation because of the traffic problem. He said if a commercial zone were added, he could foresee only a worsening of the traffic situation.

Commissioner West stated the reasons for denying this same application 9 months ago are still generally valid.

Commissioner Moore moved that application for rezoning, Z-101, Atlantic Richfield, Eleanora and Louis Palazzi, Melanie Lasky, Alta Woehrle McPherson, to rezone Lots 10, 11 & 12 of the Bella Vista Tract, commonly known as 821, 825, & 831 Sir Francis Drake Boulevard from Neighborhood Apartment District (R-3) to General Commercial District (C-3) be denied on the basis that:

1. Sir Francis Drake Boulevard in this particular location is still inadequate to handle the traffic that would be generated by commercial use.
2. That there are still extreme traffic problems that exist on Sir Francis Drake Boulevard, overall, and
3. That, as before, this would tend to promote commercial strip development in this area which does not appear to be in the best interests of the City.

Motion seconded by Commissioner Tusler and approved by the following vote:

AYES: Commissioners Moore, Tusler, Creighton and West

NOES: Commissioners Gue and Perry

Commissioner Gue voted No because he thought that item 3, strip zoning, has been extended beyond this point by the Red Hill Shopping Center, and he thinks that this is commercial type property.

Commissioner Perry said he would like to confirm Mr. Gue's point and also to point out that he feels it is in the best interests of the City to have a commercial usage rather than a residential usage and he believes that through thoughtful development the traffic pattern could be overcome.

The applicant was informed that the application was denied and of his right to appeal the decision of the Planning Commission to the City Council within ten days.

- (2) Z-102 Bette C. Porter and Barbara Zook Crowell. Application to rezone A/P 6-032-09, commonly known as 1032 Sir Francis Drake Boulevard from Single Family Residence District (R-1) to Neighborhood Apartment District (R-3)

Mr. Robert Crowell, representing the applicants said this area was unsuitable for single family residential use because it is located on a busy highway, and he had tried to sell the house as a single family residence for the past year, unsuccessfully, because of the location. He has a potential buyer who wishes to use the property as a rest home for elderly, ambulatory people. An R-3 district is required for this use:

Mrs. Porter, the potential purchaser of the property, said at present she is located in San Rafael, and the State has purchased the property; hence she is in dire need of a place to move her rest home to. She said her use would not contribute to traffic problems inasmuch as the occupants of her rest home do not drive cars.

Mr. Charles McClure, 1030 Sir Francis Drake Boulevard submitted a petition with 21 signatures opposing the rezoning. He said the people in the area had large investments in their property, and they would like to see the area stay R-1. He said the parking situation is bad -- the curb on Sir Francis Drake Boulevard is red at this point for a right turn into San Francisco Boulevard.

Commissioner Moore said that although the prospective buyer had no intention of constructing apartments, when the property changed hands, it would doubtless be developed for multiple use.

Commissioner Perry said he had viewed the property for which the zoning was requested, and it was quite an attractive single family residence. He said he was reluctant to start rezoning this primarily R-1 area at the present time, the master plan notwithstanding. He felt there is some good life remaining in this area.

Commissioner West pointed out that the frontage of this lot is 47.5 feet, and the present zoning ordinance would require a 60 foot frontage. He felt the property is not suitable physically for R-3 zoning.

Commissioner Creighton said one factor in favor of the application is that the property is served by two streets, and also that it is not going to generate traffic. There is room for adequate off-street parking.

Commissioner Gue moved regarding Z-102, application of Betty Porter and Barbara Zook Crowell, to rezone A/P 6-032-09, commonly known as 1032 Sir Francis Drake Boulevard from Single Family Residence District (R-1) to Neighborhood Apartment District (R-3), that the Planning Commission recommend to the City Council that it be rezoned from R-1 to R-3 because this conforms with the Master Plan of San Anselmo for this area.

Motion seconded by Commissioner Creighton and approved by the following vote:

AYES: Commissioners Moore, Tusler, Creighton, and Gue

NOES: Commissioners Perry and West

Commissioner Perry said he voted no for the reason that he feels that despite the conformance with the Master Plan, the particular area is not ready for a general rezoning which he thinks must follow after a parcel is rezoned.

Commissioner West voted No for the reason stated by Mr. Perry and further because the lot is substandard in width and will present design problems in any R-3 development.

The applicant was informed that the application would be forwarded to the City Council with a recommendation of approval.

B. SUBDIVISION APPLICATION

- (1) S-77 Vernon and Clara Wheeler. Application for 2-lot subdivision A/P 5-051-11 located at 273 Butterfield Road

Mr. Wheeler said he did not intend to subsequently divide the large remaining parcel A where the house is situated. He intended only to divide the parcel into two lots, each of which conformed to the subdivision ordinance.

Commissioner West said he felt this was a forced lot design.

Commissioner Perry said if the L shape from the Parcel A were added to Parcel B it would make the two lots more uniform and a more desirable development of the parcel could be achieved, also it would be more in conformance with the proposed revisions to the Ordinance. Although the addition of the 50 feet to lot B would reduce the average width of the lot, the Planning Commission could waive the average width requirement.

Commissioner West said he would feel much better about the subdivision if the north property line of parcel B were extended back to the existing rear property line of Parcel A.

The Chairman asked the applicant if he wished to extend the lot line. Mr. Wheeler then requested that this application be amended to extend the northerly lot line 50 feet to the west, making the overall depth of Parcel B 150 feet.

Mr. Wheeler said there was a 2 foot strip along the Kendrick Drive side of this property which he does not own. He said because of this, curb and gutter on Kendrick Drive would be out of the question.

The matter was continued for two weeks for further consideration by the applicant.

5. MATTERS FOR CONSIDERATION OF PLANNING COMMISSION

- A. U-97 Review of Conditions of Use Permit granted on June 22, 1964 to Harry Brogioli for renting of haulage trailers at 100 Sir Francis Drake Boulevard

Mr. Brogioli was not present at the meeting although he had received notice of the Planning Commission's desire to have him present.

Commissioner Gue moved that U-97, Review of Mr. Brogioli's Use Permit, that he be notified that he is requested to appear at the next meeting of the Planning Commission, and if he does not appear, the Use Permit will be forfeited. Motion seconded by Commissioner Moore and unanimously approved by 5 Aye votes with Commissioner Perry abstaining.

- B. Report on City-County Planning Council

Commissioner Creighton said there was no official meeting inasmuch as there was not a quorum present. There will be a meeting on May 9th, and he will be able to make a report at the next Planning Meeting.

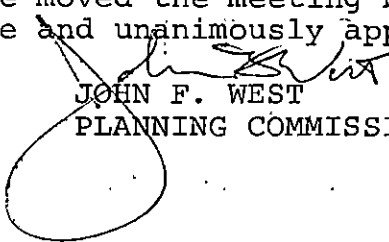
- C. The report on the status of letter dated May 15, 1967 to City Council regarding revision of Use Permit Requirements was postponed until the next meeting.

- D. Review of Amendments to Zoning Ordinance

Chairman West said there were several items that should be added to the amendments to the Zoning Ordinance, and he wondered if a special meeting should be held. It was decided the item will be placed on the Agenda for the regular meeting and hopefully there would be a short agenda.

E. Commissioners Perry and Tusler were appointed on a committee to work with Planning Director Leitzell on the Reconnaissance Report. They will meet on Thursday, May 9th at Mr. Leitzell's home at 30 Oakwood at 7:45 p.m.

At 11:05 p.m. Commissioner Gue moved the meeting be adjourned, seconded by Commissioner Moore and unanimously approved.


JOHN F. WEST
PLANNING COMMISSION CHAIRMAN