

January 20, 1969

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman John F. West in the City Hall at 8:00 p.m. on January 20, 1969. Representing the City Staff: Charles R. Leitzell

1. ROLL CALL

Commissioners present: Moore, Perry, Tusler, West
Commissioners absent: Creighton, Gue, Heinecke

2. APPROVAL OF MINUTES:

Commissioner Tusler moved the minutes of January 6, 1969, be approved as written, seconded by Commissioner Moore and unani-
mously approved.

3. OLD BUSINESS

None.

4. NEW BUSINESS

A. SUBDIVISIONS

- (1) SS-150 E. K. Boggs. Application for a lot line revision A/P 5-185-03 & 14 at 30 & 32 Meadowcroft Drive.

Mr. Leitzell read the staff report. He said presently there are two existing lots and Mr. and Mrs. Boggs wish to sell them separately; however, the existing lot line would cut through the patio and the front porch, hence the need for the lot line revision. There is an existing sewer line that serves both houses and a sanitary sewer easement would be necessary.

Commissioner Perry asked about the setback for the accessory building. Mr. Leitzell explained that this building was more than 60 feet from the front property line. Chairman West said the ordinance did not so read. Mr. Leitzell explained that there was an error in punctuation of the ordinance and this was the intent. Chairman West asked if this were so, steps be taken to see that the Municipal Code is correctly punctuated or confirmed as written.

Commissioner Tusler said generally, it was not a good idea to create a meandering lot line; however, in this case, he felt the end result justified the line. He said he did not wish to set a precedent.

Commissioner West said in this case, he saw a "tortured lot line"; however, he was concerned over the first 110 feet of the lot, since the proposed lot line would cut one of the lots to 37 feet at one point. He said he would like to see the lot line follow the original lot line. He said the smaller home could be removed at some time and some subsequent owner would be left with only 37 feet to construct a new house and would undoubtedly require a variance.

Commissioner West asked if, at some time a record of survey would have to be filed, and if so what reason would there be from departure at this time from the policy of filing of a record of survey or parcel map and a survey would be costly.

Mr. Leitzell said a record of survey could be omitted at this time because the dwelling exists and all that is needed is evidence of the land division (a metes and bounds description to be recorded). He said if, at some future time, there was a demolition of one dwelling and application for a new building, the land would have to be surveyed in order to confirm setbacks. He said further, the applicant had been going to sell the one parcel and grant an easement for access and patio. He felt this was a far better solution to the problem and therefore was willing to forego the map at this time.

Commissioner Tusler moved SS-150, application for lot line revision of A/P 5-185-03 & 14, as indicated on the map prepared by Arthur J. Lang and dated January 31, 1968, be approved subject to the following conditions:

1. That the westerly line of Parcel B follow the original lot line from the front of the parcel on Meadowcroft Drive to its intersection with the existing fence, a distance of approximately 100 to 105 feet.
2. That the lot line revision is recorded by metes and bounds; map to be filed with the City.

Motion seconded by Commissioner Perry who said justification, as far as the City is concerned in approving of this lot line revision, is that a sale of Parcel A could be accomplished without the lot line revision, but such a sale would probably result in the creation of an easement for the use of the area incorporated in the lot line adjustment, thereby having the use of the land and its ownership not coincide; the City would have no control, and by and large, this is a more orderly manner of Accomplishing the transfer.

Motion approved by the following vote:

AYES: Commissioners Moore, Perry, Tusler
NOES: Commissioner West

Commissioner West said: "While I have no objection to the lot line revision, I feel it is not in the best interests of orderly record keeping to waive the record of survey". He further stated that he was disturbed about the waiving of maps, he felt a map should be required in every revision of lot line.

5. CORRESPONDENCE

A memorandum from the Administrator-Controller regarding regular attendance of Commissioners, Committee members and others serving the City was read. A copy of this memorandum is being forwarded to each Commissioner.

6. MATTERS FOR CONSIDERATION OF PLANNING COMMISSION

A. NOTICE OF HEARING TO ADJACENT PROPERTY OWNERS AND TENANTS

Commissioner Perry said he felt the following addition should be made to the policy proposed at the last meeting "...post cards should be sent by the City".

Commissioner Tusler felt the occupant of the property adjacent to a proposed use should be notified as well as the owner of the property. Mr. Leitzell said he felt the property owner was the only person concerned. Chairman West said again that he felt the property should be posted, and this would take care of informing possible rental occupancies.

Commissioner Perry said he felt notification to owners of property within 150 feet would be adequate.

It was suggested that additional post cards would be duplicated and attached to an 8 x 10 inch cardboard and the property in question posted in at least 3 places.

Mr. Leitzell asked if this would pertain to all applications for Use Permits, Subdivisions and Rezoning.

Chairman West said he would reword the policy to be adopted regarding notice to adjacent property owners and submit his wording to the Commission for the next regular meeting.

At 9:30 p.m. Commissioner Moore moved the meeting be adjourned, seconded by Commissioner Perry and unanimously approved.

JOHN F. WEST
PLANNING COMMISSION CHAIRMAN