

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Buckle at 8:00 p.m. on October 2, 1978, in Room 6 of the Isabel Cook Community Center.

1. ROLL CALL

Commissioners Present: Buckle, Harle, Kapranos, Olive, Ollinger, Ragan
Commissioners Absent: Goltz

2. APPROVAL OF MINUTES

A. August 7, 1978 (Insert from Chairman Buckle)

Item 4(f), Paragraph 16, ". . . Frank Egger went on to say that the density of 14 dwelling units was not objectionable to Fairfax, but Fairfax is deeply concerned about the visual impact. . ."

B. September 18, 1978

Item 3(b), Paragraph 8, add: ". . . on the drawings and more logically for the internal circulation purposes; . . ."

Item 3(c), Paragraph 3, add: ". . . Commissioner Olive suggested that the fee would have been less if the applicant applied for a rezoning to R-1, rather than SPD. Staff said the applicant was not informed of this because it is not the intent of the zoning ordinance."

Item 5(a), after Paragraph 14, add: ". . . Commissioner Ragan's primary objection was that there was too much density and, therefore, the applicant does not warrant approval of the use permit."

M/S Ragan, Olive, to approve the minutes of September 18, 1978, as amended.

Motion passed unanimously.

3. REZONINGS

A. Z-169 - Perry Paradiso, 130 Greenfield Avenue, A/P 6-171-06, application to rezone the property from PPD C-3 (Preliminary Plan Development with a presumptive use of General Commercial) to SPD C-3 (Specific Plan Development, General Commercial).

Perry Paradiso, applicant, present.

Mr. Paradiso said that his lease option will not be renewed again and, therefore, has had to look for a new place for his art supply business. His designer had three alternates: Deliveries on the left side of the lot; deliveries on the right side; or deliveries in the rear. The third alternative was chosen because the items delivered are very heavy and cumbersome, and this access would be more convenient for disabled people. He said the square footage of the building requires ten parking spaces, and his specific plan calls for nine spaces.

Commissioner Ragan noted that the proposed nine parking spaces on the lot are not legal - spaces 2, 3, 6, 7 and 8 are nine feet by twenty feet; and spaces 1, 4, 5 and 9 are eight feet by sixteen feet.

Commissioner Ollinger said the square footage of the building is 5,000 square feet, which requires 13 spaces, and not including the third floor, the square footage is 3,500, which requires ten spaces. Mr. Paradiso said he doubts he would use the third floor (Note: the first floor is for parking).

Mr. Paradiso said that if the soils engineer feels they can dig into the hill, he would have more parking spaces.

The Commission said that they could not approve the plan with the third story since Mr. Paradiso's designer was unable to attend the meeting, they feel the application should be continued.

M/S Ragan, Kapranos, to refer Z-169, application to rezone 130 Greenfield Avenue, A/P 6-171-06, from PPD C-3 (Preliminary Plan Development with a presumptive use of General Commercial)

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to SPD C-3 (Specific Plan Development, General Commercial) back to the applicant, Perry Paradiso, for further study.

- B. Z-170 - Wayne Lowe, A/P Nos. 5-300-24 and 5-300-25 (off Woodside Drive and Cherne Lane), environmental review for application to rezone the properties from PPD R-1 (Preliminary Plan Development with a presumptive use of Single Family Residential) to SPD R-1 (Specific Plan Development, Single Family Residential).

Wayne Lowe, applicant, present.

Mr. Lowe said two roads and two level pads were graded in 1962. It was noted that Lillian Court is on the property. In 1965 the Planning Commission approved the tentative map for a subdivision according to Mr. Lowe. He plans four single family dwellings.

Commissioner Buckle said the tentative map is not to be approved tonight, rather the Commission must look at the environmental review of the project and make a recommendation on requiring an EIR.

Commissioner Olive said the staff memo says that the General Plan calls for one dwelling or less per acre and this lot is only 2.79 acres. Therefore, how can the applicant plan four dwellings? Commissioner Buckle said that based on subdivision laws, he can apply for as many dwellings as desired.

Mary Jane Best, 64 Woodside Drive, asked for a definition of PPD and SPD zoning, which was given by Commissioner Buckle. She said Cherne Lane is in terrible shape and will become worse with this development.

Dominic Cericola, 3 Lillian Court, said he feels there is not enough land to build three dwellings.

Commissioner Buckle said Cherne Lane and Lillian Court will each serve as an access from the lots; however, it appears Lot 3 will be difficult to develop access and there may be excavation problems with such. Also, Lot 2 has the access easement on it; therefore, the easement's size must be subtracted from the gross usable lot area.

The Commissioners suggested changes in the environmental review checklist prepared by staff, i.e., that the proposal will result in unstable earth conditions or in changes in geologic substructures; that there will be exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards; that there will be changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff; that there will be an alteration of the direction or rate of flow of ground waters; that there will be a change in the quantity of ground waters; that there will be increases in existing noise levels; that there will be a generation of substantial additional vehicular movement; that there will be effects on existing parking facilities or demand for new parking; and that there will be an obstruction of scenic vista or view open to the public creating an aesthetically offensive site open to public view.

Mr. Lowe suggested this information could be obtained without going through a lengthy and expensive focused EIR process. For example, it is his experience that four homes will not increase the noise level there, etc.

Commissioner Buckle said by deleting a couple of items from this focused EIR will not change the price much and it will help the Commission with its information.

M/S Ragan, Harle, that with regard to Z-170, environmental review for application to rezone the properties, A/P Nos. 5-300-24 and 5-300-25 (off Woodside Drive and Cherne Lane) from PPD R-1 (Preliminary Plan Development with a presumptive use of Single Family Residential) to SPD R-1 (Specific Plan Development,

Single Family Residential) that the applicant, Wayne Lowe, be required to submit a focused Environmental Impact Review which will include the following possible environmental impacts: 1(a) Unstable earth conditions or in changes in geologic sub-structures; 1(g) Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards; 3(b) Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff; 3(f) Alteration of the direction or rate of flow of ground waters; 3(g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations; 6(a) Increases in existing noise levels; 8 - Substantial alteration of the present or planned land use of the area; 13(a) Generation of substantial additional vehicular movement; 13(b) Effects on existing parking facilities or demand for new parking; and 18 - Obstruction of any scenic vista or view open to the public, or will it result in the creation of an aesthetically offensive site open to public view (Item numbers are from the EI checklist).

Motion passed unanimously.

Mrs. Ecke, 16 Cherne Lane, added that the traffic is bad on Cherne Lane and the road is a mess. Commissioner Buckle said that subdividers are required to upgrade roads by their land even if the streets are not Town maintained.

4. USE PERMIT/VARIANCE

- A. U-519 - Holland Oil Company, 400 Red Hill Avenue, A/P 6-121-15, application to permit a service station in a C-3 zone.

Dan Cooper, representing Mr. Holland, present.

Mr. Cooper said there are ten stations in the Bay Area. Some only serve gas and oil; while others have small repairs done by independent operators. They currently sell Mobil gasoline. Mr. Cooper, referring to letters received by the Commission, said the Chapel of the Hills has a screening of trees and plants and, therefore, cannot see the station; and the Essex Building was built after the station and could have planted a screening, but did not. Mr. Cooper insisted that the Holland Oil Company keeps a clean, well-maintained station - the landscape is kept up, the workers wear uniforms. They plan to cover the building with wood and brick and the proposed sign is smaller than what is allowed.

Mr. Graham, retail manager, said only gas and oil will be available at this station and it will be full serve.

Joe Dulan, 9 Buena Vista Avenue, said the station being closed has attracted vandalism and people are using it as a garbage dump. He feels it would be beneficial to the community to open the station again.

Commissioner Olive said cars would be cutting across the divider strip to get in and out of the station frequently, resulting in possible traffic hazards since visibility of oncoming cars is poor.

M/S Ragan, Ollinger, to approve U-519, application for a use permit to allow a service station owned by Holland Oil Company in a C-3 zone, at 400 Red Hill Avenue, A/P 6-121-15, with the following conditions:

1. That prior to issuance of the conditional use permit, the applicant submit a plan for the station together with a landscape plan;
2. that the hours of operation be between 6:00 a.m. and 10:00 p.m.;
3. that no major repair work be on the premises;

on the basis that this use will not be detrimental to the neighborhood and is necessary for the enjoyment of substantial property rights.

Motion carried: AYES: Buckle, Harle, Kapranos, Ollinger, Ragan
NOES: Olive

Applicant was advised of the ten day appeal period.

- B. V-801 - Peter and Kaaren Anderson; 300 The Alameda, A/P 5-043-01, application for a ten foot rearyard variance to construct a bedroom, bath and two small rooms within ten feet of the rear property line.

Peter and Kaaren Anderson; applicants, present.

Mr. Anderson said the house use to be a barn (which was built 90 years ago); therefore, they are trying to preserve the "look" by making the addition similar in design. If they move the addition to the left, it will require removal of an old apple tree and vineyard and will actually make the addition be closer to their neighbors. The present house is 800 square feet.

Commissioner Harle agreed that if the addition were moved within the required setbacks to the left of the house, it would destroy the yard.

Commissioner Ragan felt the configuration of the lot makes the variance justified.

The Commissioners felt they should include a parking variance in the motion in case it is required by the Town.

M/S Ragan, Harle, to approve V-801, application for a ten foot rearyard variance to construct a bedroom, bath and two small rooms within ten feet of the rear property line for Peter and Kaaren Anderson, 300 The Alameda, A/P 5-043-01, on the basis that the configuration of the lot is such that placing the addition elsewhere would not be feasible; and that the parking in the area designated is constrained by the configuration of the lot as well; that it will afford substantial property rights to the applicant; and it will not be prejudicial to past interests of the neighborhood.

Motion passed unanimously.

Applicant was advised of the ten day appeal period.

5. DISCUSSION

- A. Possible Rezoning of Tamalpais and San Rafael Avenues

Commissioner Buckle explained that a parking committee has been formed consisting of the business community, two councilmen and a planning commissioner, as well as some Town staff. There are two concerns presently: Christmas parking and long-term solutions to downtown parking in San Anselmo.

Some ideas have been suggested by members of the parking committee, but nothing has been decided upon yet. Another meeting has been set for the week of October 8, 1978.

Commissioner Goltz, parking committee member, spoke with Councilman Capurro regarding the downtown rezoning being undertaken by the Planning Commission. Councilman Capurro feels it may be premature to rezone these streets because of the possibility of a parking plan being implemented which could change the zoning of parcels again. This would end up costing the Town more money. This is to be discussed at the Town Council meeting of October 10, 1978.

- B. Design Review functions of the Planning Commission

Chairman Buckle said the Design Review Committee has been desolved temporarily. He volunteered the Planning Commission, at the Town Council meeting of September 26, 1978, to take over the Design Review function of commercial and multi-residential projects on a temporary basis. He said Bob Leitzell will be in charge of sign review (applications can be appealed to the

Town Council). Chairman Buckle suggests that the ordinance be changed to not include Design Review of residential (single family) projects which are located in the Conservation Zone. These applications amount to approximately 80 percent of all applications received by the Town.

6. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 10:13 p.m. to the next regular meeting of October 16, 1978.

Lisa Bueglin

LISA BUEGLIN
PLANNING SECRETARY

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