

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Ed Bergeson at 8:00 p.m. on December 17, 1984 in the Council Chamber.  
L. Wight of staff present.

#### 1. ROLL CALL

Commissioners Present: Harle, Hayes, Sharp, Sousa, Bergeson

Commissioners Absent: Heubach, Kroot

#### 2. APPROVAL OF MINUTES - Nov. 5 and 19, December 3, 1984

Nov. 5, 1984. Third paragraph from bottom, delete the word "overwhelming" in second sentence. M/S minutes be approved as corrected. Passed 3 Aye votes; Commissioners Harle and Hayes abstain.

Nov. 19, 1984. M/S Hayes, Sharp approved as written. Passed 4 Aye votes; Commissioner Sousa abstain.

December 3, 1984. M/S Sousa, Harle approved as written. Passed 3 Aye votes; Commissioners Hayes, Sharp abstain.

#### 3. WORKSHOP

John Roberto, Planning Consultant, was introduced and addressed the Planning Commission regarding his role in San Anselmo's planning process. He requested input from the Commission on the things they wished to accomplish by the end of the fiscal year. He said he would develop a "Needs Report" as he perceived it from the meeting, the Director of Public Works and Town Administrator. From that he will develop a work program. First, the Planning Commission should identify the things they want to accomplish. Mr. Roberto will give advise based on State Planning Law, his training and his experience. He said he planned to review the General Plan for compliance with State Law. He will review the procedures and processing of applications and implementation. He will provide some advise to the Town in reviewing what they have in terms of major subdivision applications. A portion of his time will be spent reviewing the fee structure. He mentioned several other Towns which had established fees by resolution wherein the applicants would bear the cost of the planning process. He mentioned there are other possible funds and grants available for the planning process. Mr. Roberto ask the Commission to advise what kind of depth of analysis they desired.

Town Administrator Mike Garvey said Mr. Roberto had been asked to review the quality of the planning the Town is currently doing; to review the local ordinances for legality; and to concentrate on advance planning.

Input from the Commissioners covered downtown parking; neighborhood zoning review; traffic circulation and a traffic plan; understanding of the obligations with respect to State law involving environmental issued and other related matters; review of the general plan; traffic on Sir Francis Drake and Center, particularly; interpretation of the housing element, such as Abag numbers; legal interpretations, corrective plan for traffic and other related problems; advance planning in order to foresee problems before they occur.

Mr. Roberto summarized as follows: (1) Implementation (2) Education, document refinement. (Finding of other sources of funding). He said he will come up with a needs report and an estimate of time and an estimate of cost.

Mr. Garvey asked through staff if they would be agreeable to a workshop meeting beginning at 7:00 p.m. through 8:30 p.m. on the 21st of January, a regular planning commission meeting date. They agreed.

#### 4. PUBLIC HEARINGS

The Chairman announced item A, V-2025, Carvel and Karen Johnson has been withdrawn at the applicant's request.

Item B, V-2034 At the applicant's request, this item has been continued to the meeting of January 21, 1985.

C. Z-143 - Red Hill Shopping Center. 850 Sir Francis Drake Boulevard

Dan Goltz, architect, was present representing the Shopping Center. He said the owners are trying to resolve a problem with the west end of the Center. Because of the present traffic pattern the western end of the Shopping Center does not get the foot traffic that it needs to support the businesses. The owners have requested permission to remove the trellis and deck area to permit better traffic flow through the Center.

Staff reported that a local resident had requested the trellis be left because it is reminiscent of the Grape Festival.

Anne Bignotti asked if the plan were to get rid of the plaza. She felt it should stay.

Tony Gambardella, 8 Rivera, asked about the flow of traffic.

The Commissioners felt that additional parking would not solve the problem; they do not believe the west end parking is used to capacity. By losing the trellis, the Center would be losing the attractive attribute. They discussed right-hand turns into Sir Francis Drake from the west end of the center, and possibility of what would happen if traffic signals were installed at either end of the Center. All agreed the problem is caused by the two larger stores, namely Safeway and Longs, which are at the other end of the Center and which are the traffic drawing stores.

M/S Sharp, Hayes to deny Z-143, application of Red Hill Shopping Center, 850 Sir Francis Drake Boulevard, A/P 6-061-23, amendment to the use permit for the Specific Planned Development to remove the trellis between Longs Drug Store and A. J.'s Restaurant to provide additional parking be denied on the basis it would be detrimental to the public welfare, specifically the safety and well-being of those who use the area. Passed with 4 Aye votes and Commissioner Harle voting No. Applicant informed of the ten-day appeal period. P/C 12-17-84.

D. Z-143 Longs Drug Store, Red Hill Shopping Center

There was no one in the audience to comment on the application. There was some discussion of holding the application over until the next meeting; however, staff suggested that would serve no useful purpose and suggested the Commission take action.

M/S Harle, Hayes, to approve Z-143, application of Long's Drug Store, Red Hill Shopping Center, 850 Sir Francis Drake Boulevard, A/P 6-061-23, amendment to the use permit for the Specific Planned Development to construct a roof cover for a loading dock (after-the-fact), in accordance with drawing received by the Town of San Anselmo November 28, 1984 on the basis that it provides no detriment to the property and improvements in the neighborhood or the general welfare of the Town, and that the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. Passed unanimously. Announcement of the 10-day appeal period. P/C 12-17-84

E. S-97 Tarrant-Bell Properties, Willow Glen

Jim McDonald was present for Tarrant Bell. Also present were two Mr. Tarrants and Mr. Bell.

Tony Gambardella, 8 Rivera asked about the tree removal.

Robert Neaylon, 18 Beverly Way, said he cannot understand George Davison wanting Parcel "A" for the Town to maintain. He said it costs money to maintain a creek area.

Don Schultz, 2 Meadowcroft Drive asked what impact on the creek this would have and wanted to know if the engineer had studied it.

M/S Sousa, Harle to recommend approval of S-97, application of Tarrant-Bell Properties, 1330 Sir Francis Drake Boulevard, A/P 5-224-17, proposed residential subdivision; two single family detached dwellings; 15 single family townhouses; and a four-unit condominium, on the grounds that the subdivision together with

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the provisions for its design and improvement, is consistent with the General Plan of the Town, as per plans dated 11-28-84 and revised 12-11-84. Passed unanimously.

Staff announced the Council would hear this item at their meeting of January 8, 1985.  
P/C 12-17-85

5. APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN OF THE PLANNING COMMISSION FOR 1985.

Chairman Bergeson said it had been a real privilege to take over when Bob McPeak left and he had learned a lot while he served as Chairman.

M/S Bergeson, Sousa to elect John Sharp as Chairman for 1985. Passed with 4 Aye votes. Commissioner Sharp abstained.

M/S Harle, Hayes, to elect Antone Sousa as Vice Chairman for 1985. Passed with 4 Aye votes. Commissioner Sousa abstained.

At 10:50 p.m. the meeting adjourned to the next regular meeting of January 7, 1984.

Thelma Foster