

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman Sharp at 8:15 p.m. on August 19, 1985 in the Council Chamber. L. Wight of staff present.

1. ROLL CALL

Commissioners present: Bergeson, Harle, Heubach, Sharp

Commissioners absent: Hayes, Kroot, Sousa

2. APPROVAL OF MINUTES;

Minutes of May 20, July 15, August 5 not available. Held over.

3. PUBLIC HEARINGS

The Chairman announced Item D, S-98 Slide Mountain Corporation had been continued to the meeting of September 16, 1985

A. C-206 - William Hendrickson, 524 San Anselmo Avenue,

Bill Hendrickson, owner, and Doug Anawalt, architect, were present. Doug Anawalt said the color had been brushed out on the side of the building. He said there were three values of color. The building will be a little darker than it is now with the awnings a deeper brown color.

There was no one in the audience to comment on the application.

M/S Heubach, Harle to approve C-206, application of William Hendrickson, 524 San Anselmo Avenue, A/P 6-102-10, for exterior color scheme on the basis that it is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area: will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area.

Passed unanimously. Applicant notified of the 10-day appeal period.

B. V-2080 - U-560 - C-207 Sweat Equity

Staff reported this deck will be behind Miscellaneous. Staff is making a recommendation that the brush behind the store be cleaned up and perhaps a little planting done.

There was no one in the audience to comment on the application.

Marshall Jainchill, applicant said he proposed to paint the shed to match the existing building. The deck will not extend over the bridge. He proposes seating for 18 people outside.

Commissioner Harle said he was concerned with the parking. He feels downtown density is mostly increased by restaurant use. He said he would not wish to make a discriminatory judgement. He asked for the parcel number for Bubbas:

Commissioner Bergeson said he too was concerned with the parking impact since this seating would represent over a 60% increase in capacity.

Mr. Jainchill said his biggest days are Saturday and Sunday; Saturday customers are shoppers as well as merchants who are

already downtown and Sunday presents no problem.

The question of a fire exit was brought up, and Rick Kattenberg, Architect said he had checked with the Fire Marshall and if the capacity is 50 or less, only 1 fire exit is required. He said, however, people on the outside should probably exit through the deck, and that would be no problem. Staff pointed out this problem is addressed at the time of issuance of a building permit.

Commissioner Sharp said he has some problem with the intensity of use along the creekbank and the parking problem. He said the area is a real mess and he would be willing to consider a trade-off.

M/S Bergeson, Harle to grant V-2080, application of Sweat Equity, Inc., Bubba's Diner, 562 San Anselmo Avenue, A/P 6-102-16 and 26, which is a parking variance for increasing the intensity of use with an outdoor eating area; Granting of the variance is necessary for the preservation and enjoyment of substantial property rights; will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property involved and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood, based on the finding that special circumstances are the downtown area which lacks available parking. Passed unanimously. Applicant informed of the 10-day appeal period. P/C 8-19-85.

U-560 - Sweat Equity, Inc.

M/S Harle, Heubach, to approve U-560, application of Sweat Equity, Inc., Bubba's Diner, 562 San Anselmo Avenue, A/P 6-102-16 and 26 for a use permit for outdoor eating facility in conjunction with the diner at 566 San Anselmo Avenue, in accordance with drawing dated 8-15-85 on the grounds that the use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the Town, and that granting of the application is necessary for the preservation and enjoyment of substantial property rights of petitioner, and is consistent with the General Plan. Passed unanimously. Applicant notified of the 10-day appeal period. P/C 8-19-85

C-207 - Sweat Equity, Inc.

M/S Heubach, Harle, to continue C-207, application of Sweat Equity, Inc. Bubba's Diner, 566 San Anselmo Avenue, and suggest that the applicant return September 19, 1985 to submit more detailed drawings for the landscaping.

Motion withdrawn by Commissioner Heubach.

M/S Heubach, Harle to approve C-207, application Sweat Equity, Inc. Bubba's Diner, which is for design review conditional upon staff approval of landscaping, including clearing of property and planting and whatever fire exits are required, on the findings it is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area, will not tend to cause the surrounding areas to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area; will not create unnecessary traffic hazards due to congestion, distraction of motorists or other factors; will not adversely affect the health or safety of persons using the improvement

or endanger property located in the surrounding area. Passed unanimously. Applicant notified of the 10-day appeal period.
P/C 8-19-85

C. V-2081 Randal F. Zucker - 250 Scenic Avenue

Helen Amick, 139 Humboldt Avenue, mentioned the water problems. She said waters comes down Scenic and spreads over her yard. The retaining wall sits in a wood structure and wouldn't take much of a rainstorm to wash it down onto Humboldt. She said this construction would not help the situation at all.

Mr. Zucker said is is aware of the water problems because the water comes into his yard also.

Mrs. Amick said there is a telephone pole which takes care of 4 dwellings. She asked how far from the wall it is.

Staff said drainage concerned will be handled at the building permit stage.

Commissioner Bergeson requested a gutter be added to divert the water.

Commissioner Heubach asked that staff to bring the drainage questions to the attention of the plan checker at the time of submission of plans for a building permit.

M/S Heubach, Harle, V-2081, application of Randal F. Zucker, 250 Scenic Avenue, A/P 7-024-23, for a 20 foot frontyard variance and a 12 foot north and south sideyard variance to construct a carport and retaining wall within zero feet of the front, north side and south side property lines, as proposed in the drawings received by Town of San Anselmo on July 25, 1985 on the condition that adequate provisions be made for handling drainage from roof and property and be submitted to staff for specific approval; granting of the variance is necessary for the preservation and enjoyment of substantial property rights; will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property involved and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood, and is necessitated by the configuration of the lot and the small size of the lot and is consistent with the existing use of the property. Passed unanimously. Applicant notified of the 10-day appeal period
P/C 8-19-85

E. V-2082 - David and Ann Patton -

Staff reported there is a small house to the rear of this proposed constructed which could be affected by the construction, but there has been no communication from them.

Mr. Patton said he took the plans to those neighbors and they had no concern.

Commissioner Heubach said he did not see the property, and he is a little hesitant about a second story within the setback.

Commissioner Bergeson for an addition, the proposal was the most compatible with existing conditions, and he did not see the second floor will make it worse.

M/S Harle, Bergeson to approve V-2082, application of David

and Ann Patton, 219 Laurel Avenue A/P 7-161-23, an eight foot rear yard variance to construct a second story addition within 12 feet of the rear property line, on the grounds it is necessary for the preservation and enjoyment of substantial property rights; will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property involved and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood; variance necessitated by the size and configuration of the house relative to the existing lot boundaries. Passed unanimously. applicant notified of the 10-day appeal period.

P/C 8-19-85

F. A-139 - Town of San Anselmo, Memorial Park, 1000 Sir Francis Drake Blvd. design review of proposed 3,000 s.f. fieldhouse

Staff had prepared a Negative Declaration; however since State Funds are going to be used in this application, the Negative Declaration must first be approved by the State Clearinghouse in Sacramento. The review period for the State is 30 days. Staff felt comments from neighboring property owners would be appropriate at this time.

Rick Kattenberg, Architect was present. He said the Council requested plans to remove the old shed and restrooms which have become inoperable and for a new field house. At issue will be the circulation plan, ingress and egress.

Mr. Kattenberg said the architectural style is one that San Anselmo is known by, namely Spanish Tile roof, and white stucco. There will be one large room which can be rented for dance groups or aerobics, etc. The recreation office will be moved into the new building thereby freeing up their present space in the recreation center for rental. There will be two restrooms downstairs. The large room is 30 x 40 feet, and there is a kitchen that can be used by recreation personnel as well as by people who rent the large room. It is a compact little building that does a lot. It takes advantage of the views--it is a very simple building that will only be built if the funds are provided from the Regional Parks grants.

Mr. Kattenberg said parking was going to be improved as well as ingress and egress. The new building will start where the old one leaves off. There is already a road that dead ends which will be converted to a one-way exit.

Mr. Fred Hoffman, 38 San Francisco Boulevard said his property is adjacent to the park and he objected to the roadway being opened as a public thoroughfare. He said he would like to see a stop signal on Sir Francis Drake to solve the ingress and egress problem. He feels the street is going to be a public thoroughfare and does not feel a public street should go through the park.

Cherilyn Gilboy, member of the Parks and Recreation Commission said this was a project the Commission wanted to develop. The Commission had not had a meeting on this project yet, but would welcome all suggestions.

Tonia Fagundes, 28 San Francisco Boulevard, said traffic on San Francisco Boulevard is very bad already. People come from Indian Rock and it is a hazard. She said she did not know why a new building was needed. She asked if parking would be increased.

Ms. Gilboy said the present recreation facilities are booked solid.

Mr. Kattenberg said there were about 11 more spaces planned.

Joe Cordone, 20 San Francisco Boulevard said traffic is a problem. He said kids use the space where the proposed road is. He asked if the parking would be public. He said we have all these things now, and wanted to know why we need new facilities. Mr. Cordone said a traffic light was needed on Sir Francis Drake Boulevard.

The architect said a new fence 4 feet high is proposed to fence off the exit so children would not run into the street. Joe Gressi, 14 San Francisco Boulevard objected to through traffic in the park. He complimented the architect on the design of the building.

A lady identified only as "Fred's sister" said the amount of children using Alderney Road was remarkable. She thought egress would be a danger to them.

Theresa Allen, 14 San Francisco Boulevard said the notice sent by the Town was misleading. She asked if it was being run by Gary Howell. She stated when she takes classes in the recreation center all of the classrooms are dark. She said the present facility was not fully utilized. She said dances are held there twice a week and people in the neighborhood cannot sleep with cars and breaking beer bottles. She stated further there are already restrooms. She felt a street in the park would be dangerous for children and that parks should be for children and not cars.

Commissioner Bergeson asked if this was being heard this evening. He said he did not want to comment before the Parks and Recreation Commission had heard it. He did agree with the comments about the roads and agreed with the parking.

Commissioner Harle felt the Commission did not have a legitimate concern with the advisability of building it. He said the design was no problem. The driveway and parking are of concern. He thought there was some logic for the rear exit; he said he had always felt exiting the recreation center was dangerous. He suggested several traffic bumps be installed which would discourage through traffic.

Commissioner Heubach agreed with Commissioner Harle. He said it was a very nice looking building, and he was glad to have an opportunity to hear all of the comments. He wondered if there was another way to handle the problem. He felt the increase may be minimal. He felt the new building definitely to be an improvement.

Commissioner Sharp said the application would be referred to the Parks and Recreation Commission. He said the building is very attractive. He recognizes the need to do something with parking and egress, but thinks it may encourage through traffic using this means as a short cut. He did not know if the impact of even 11 cars going through could be justified. He asked if there was any way to take traffic out on Sonoma Avenue or Sunny Hills Drive. He urged the architect to look for another route.

Commissioner Bergeson said he was not sure a new traffic light at Sunny Hills Drive was the answer. There would not be two traffic signals in a row on Sir Francis Drake Boulevard. Some consideration should be given for the long range plan for the Town. He said the building is well-designed and would be pleasing to have as a new building.

Commissioner Sharp said he would rather see people have to wait than to give them a short cut through the park.

Fred's sister said the tennis courts are under-utilized. She asked if there was any other place the building could be located.

Mr. Kattenberg thanked everyone for their comments. He said they were very helpful and he would convey the messages to all of the people working on the project.

Commissioner Sharp said he was glad no action could be taken tonight since he felt the project deserved the input of the entire Commission.

Mr. Cordone said he objected to any tree removal.

Mrs. Fagundes complained of the notification. She felt it needed more information.

M/S Bergeson, Heubach to continue the application to the meeting of September 16, 1985. P/C 8-19-85

MATTERS FOR CONSIDERATION OF COMMISSION

Staff brought up the Willow Glen application saying a Use Permit had been approved last November. Subsequently he had presented a request to move Building E back 2 feet to please one of the neighbors, Robert Neaylan. The footprint had been changed, but the bulk and height were not changed. He subsequently applied for a building permit with drawings that indicated a slight change in elevation. Staff had considerable discussion as to whether or not to place the item on the Planning Agenda, and finally decided to ask for a decision from the Planning Commission.

After a short discussion as to the merits of discussing the project at this time, the actual changes to the project were not discussed, and it was the consensus of the Commission that this item should be placed on the Agenda for the meeting of September 16, 1985.

At 10:05 p.m. the meeting adjourned to the next regular meeting of September 16, 1985.

Thelma Foster