

The regular meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. on May 4, 1987, by Commissioner Harle. Staff present: Lisa Wight, Planning technician, and Barbara Chambers, Secretary.

A. ROLL CALL

Commissioners present: Sias, Manning, Zaharoff, Harle
commissioners absent: Hayes, McPeak, Kroot

B. APPROVAL OF MINUTES

Continued until next meeting.

C. PUBLIC HEARINGS

GPA-2 - Town Planning Commission initiated General Plan Amendment of 1535 Sir Francis Drake Boulevard, A/P 5-153-01, to change the land use designation from Mixed Residential, Predominantly single Family, 6 - 12 units per acre, to General Commercial, and review of the Negative Declaration.

Z-243 - Town Planning Commission initiated Rezoning of 1535 Sir Francis Drake Boulevard, A/P 5-153-01, to change the zoning from C-1 (Neighborhood Business District) to PPD R-3/C-1 (Preliminary Planned Development with a presumptive use of Multiple Family Residential and Neighborhood Business District) with a limitation on the number of residential units, and review of the Negative Declaration.

Attilio Segale and Gerald Segale, owners, present.

In the absence of John Roberto, Planning Consultant, Lisa Wight presented the textbook data on traffic generation that was requested by Commissioner Zaharoff. Commissioner Zaharoff said that this textbook data traffic counts shows uses as commercial and usually the stores are not open during the morning commute traffic. She feels that she needs more clarification on the report itself. Commissioner Zaharoff did say that she was in favor of residential zoning and light use Commercial. The only reservation is to be sure there is not one specific General Plan land use category only for this property.

Commissioner Sias said he was in agreement with Commissioner Zaharoff and needs more understanding on traffic impacts and perhaps a traffic study should be done.

Commissioner Manning said he was in favor of somewhat low intensity commercial use and some environmental concerns can be addressed when a specific application is received. He is also unsure of the figures in John Roberto's data on traffic generation.

Commissioner Harle felt that since John Roberto and three Commissioners were not present it would be wise to continue this item until the meeting of May 18.

Mr. Gerald Segale said that he was still waiting for a decision by the Commission and is unable to make any comment without their direction. He stated that it would not be a problem to wait until next meeting under the circumstances.

Commissioner Harle said that environmental impacts will depend on the use which is unknown at this time.

M/S Manning, Zaharoff to continue this item to the meeting on May 18, 1987.

Motion passed unanimously.

2. U-619 - Town of San Anselmo, 1000 Sir Francis Drake Boulevard, A/P 6-032-21, specific Planned Development use permit to construct an addition to the Tamalpais Day Treatment Center and to review the revised parking - CONTINUED TO 5-18-87.

3. V-2172 - Libby Hayes, 14 Elm Court, A/P 7-081-15, A 7'3" Sideyard variance to construct an addition to an accessory building within nine inches of the side property line and a ten foot rear yard variance to construct an addition to an accessory building within ten feet of the rear property line - AFTER THE FACT - CONTINUED TO 5-18-87.

4. V-2176 - Richard and Carol Holderness, 5 Alto Avenue, A/P 6-119-20, a five foot north sideyard variance to construct an addition within three feet of the north side property line.

Richard Holderness, applicant, present.

Ms. Wight presented the staff reported dated April 28, 1987. Plans are to extend the first and second floors two feet towards the north side property line to construct a second floor bathroom. The special circumstances are that the addition is only a two foot extension to line up with an existing building line and due to the existing four foot roof overhand, the addition will not appear to be closer to the property line than the existing construction. The dark green color of the house and the simple style further reduce any impact an addition might have. This extension is a logical use of the property to provide a second floor master bathroom.

M/S Manning, Sias, to approve V-2176 for Richard and Carol Holderness, 5 Alto Avenue, A/P 6-119-20, a five foot north sideyard variance to construct an addition within three feet of the north side property line. The granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the petitioners. The approval of the variance and referencing it to acceptance and plans dated March 28, 1987.

Motion passed unanimously.

Audience advised on the ten day appeal period.

5. U-620-David Weinstock, Alive & Well, 100 Shaw Drive, A/P 6-061-14, use permit for a private school at the old Red Hill School site.

Ms. Wight stated that the Ross Valley School District informed staff that Alive & Well opened at this location on Friday, May 1, 1987 but the application should be treated like it isn't open yet and attach any conditions as it deems appropriate. Alice & Well is a California State accredited massage school. The applicants propose to lease room 34 in Building C of the old Red Hill School. Unless Room 33 is leased to another party as of September 1, 1987, the applicants will also occupy that room. There are several aspects to the Alive & Well educational institute. They plan to operate an educational institute of conscious bodywork to train and certify persons desiring to become professionals in this field. They are currently a certificate program for massage technicians and a certificate program at the graduate level for a conscious bodyworker. Courses are offered to regular students, as well as the general public, in nutrition, dance and movement, music, personal marketing skills, and other programs. Once monthly a community event held on a weekend evening with live music and dancing. The proposed hours of operation are between 8:00 a.m. and 10:00 p.m. seven days per week. The majority of classes are to be held in the evenings and on weekends. Classes are limited to 25 persons. The monthly community event is expected to attract 50 persons. All classes and the monthly

community event are proposed to be indoors; however, the applicants may schedule these programs outdoors in the future. The Alive & Well certificate classes and special classes will be for adults and invariably will result in parking demand. Each class attracts up to 25 students at any one time. Staff feels the available parking can accommodate this increase in parking demand. Staff is concerned that the community event will result in a parking demand that the school parking lot cannot accommodate and the result will be an overflow onto nearby commercial parking lots. The proposed community events seem vague and are unclear to staff, and that is the reason staff is concerned about the effect they will have on the circulation in the community. Weekend traffic on Sir Francis Drake Blvd is congested, even with the recent addition of lanes, and to further exacerbate the situation with possibly 100 trip ends could be a detriment to the community. If classes are held outdoors, it would probably not result in an adverse affect on noise as the size of the classes are limited to 25 and the neighboring residential uses are set a distance away. If the community monthly event is held outdoors, it could result in an adverse affect on noise as there is no limit to the number of persons who would attend, although the applicant feels that number will not exceed 50, and there will be live music and dancing. Use of the Red Hill School site for private schools is an appropriate use of the property since the rooms were designed for classes. The use of the school for certificate classes and special classes should not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood. However the community event could possibly have an adverse affect on traffic, parking and noise, and until staff has a better understanding of these community events, we are unable to make the required finding. The Commission may request an annual calendar of community events describing them in detail before approving this aspect of the use permit.

The applicant was not present.

M/S Zarahoff, Manning, to continue U-620 for the next regular meeting of May 18, 1987.

6. V-2175 - Robert and Kay Sisler, 212 Brookside Drive, A/P 5-132-29, a five foot south sideyard variance to enlarge a garage to accommodate two vehicles within three feet of the south side dproperty line with a one foot roof overhand - CONTINUED TO 5-18-87.

7. U-621 - Church of Divine Man, 1381 San Anselmo Avenue, A.P Nos. 7-052-55, 7-052-56, 7-052-57, 7-052-58 and 7-052-59, use permit for a church in an R-1 zone (currently occupied by Marin Church of the Nazarene).

Ms. Wight presented the staff report dated April 28 stating that there were ten conditions of approval in 1979 for the granting of the use permit to the Marin Church of the Nazarene and all were complied with. The Church of the Nazarene is moving from this location and the Church of Divine Man proposes to relocate to this property. The applicant states the use of the property will be similar to the previous church. One service will be held on Sundays at 10:30 a.m. There will be no on-site living quarters. Staff feels the Church of Divine Man is proposed to be a similar use to the Marin Church of the Nazarene and to date the Town has not received complaints regarding the use of the property.

Richard Lawrence, Church of the Divine Man, said they are in the process of buying the property and the Church of the Nazarene will be using the premises temporarily

Lorraine Ferrarese, 24 Elm Avenue, is concerned about the chain barrier dividing the parking lot from the playground and asked that the Church of the Divine Man continue to allow the children to play there and that the same barrier remain.

Commissioner Harle said there needs to be a condition that the ten items be part of the use for the new building.

Mr. Lawrence said the Church would like to go along with the ten items but needs to check the liability factor.

Commissioner Manning said that he was not sure that the Planning Commission could impose the condition to keep the playground open to the public.

Irene Bush, 82 Elm Avenue, doesn't feel that there was enough noticing done and that 300 feet wasn't enough to let people know about the change.

Ms. Wright stated there was nothing in the first approval that required the public use of the playground.

Commissioners Zaharoff, Sias, and Harle support the application but would like to see the playground still used for the public and maintenance of use permit.

Commissioner Manning felt that the Church should inform neighbors of what is going on.

M/S Zaharoff, Sias to approve U-621 for Church of Divine Man, 1381 San Anselmo Avenue, a/P Nos. 7-052-55, 7-052-56, 7-052-57, 7-052-58 and 7-052-59, use permit for a church in an R-1 zone on the basis that:

1. The establishment and use of the property as the Church of Divine Man will not, under the circumstances of the particular case, 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, specifically, that the Church use has existed on this property.
2. The granting of the use permit is necessary for the preservation and enjoyment of substantial property rights of the petitioner, and that this use permit is conditioned upon the ten conditions previously imposed in 1979; and that it is suggested that the applicant work with the neighbors in the area to continue to provide access to the playground by children of the neighborhood; based on the drawings dated May 4, 1987.

The motion passed unanimously.

Audience advised of the ten day appeal period.

8. Ms. Wright stated that the Alive & Well applicants have now arrived. Commissioner Harle stated that a decision can not be reached on this item tonight because it had already been continued. However, questions could be raised.

David Weinstock said that classes have not yet started, but some furniture has been moved in. He mentioned that part of the lease with the School District for Alive and Well is based on approval by the Planning Commission so it is important to reach a decision as quickly as possible. They said they were told to be present at 9:00 p.m. to discuss this issue and now are concerned that a decision can not be made. This potentially could cost them additional money because they are scheduled to start classes next week, if there is no approval tonight they will have to rent other space. Commissioner Harle explained that even if a decision was made tonight there is a ten day appeal period and the classes couldn't start until after the appeal period.

The Commissioner's are concerned about the nature of the community meetings, and the parking overflow for those meetings; if the classes would overlap with the day schools, and about the adult school usage of facilities with the children and input from the Montessori and French Schools is requested.

Jocelyn Olivier explained that the community meetings are more in the nature of a reception and not a party. Mr. Weinstock said he has already been in communication with both the French and Montessori Schools and neither have any objection about Alive & Well. He will get a letter to that effect and present it to the Commission at the next meeting.
M/S Sias, Manning, to continue this item to May 18, 1987.

Motion passed unanimously.

E. ADJOURNMENT

The regular meeting of the San Anselmo Planning Commission was adjourned at 9:45 p.m. to the next regular meeting on May 18, 1987

BARBARA CHAMBERS