

**TOWN OF SAN ANSELMO**

**PLANNING COMMISSION MINUTES FOR AUGUST 22, 1994**

The special meeting of the San Anselmo Planning Commission was convened at 8:00 p.m. by Vice Chair Israel. Staff present was Planning Director Ann Chaney and Planning Consultant Delvin Washington.

**A. CALL TO ORDER**

Commissioners present: Hayes, Israel, Julin, Ollinger,  
Commissioners absent: Mihaly, Harle, Sargent

**B. CONSENT**

Minutes - August 15, 1994

M/S Ollinger/Julin to approve consent with minor changes that were given to the clerk.

**C. OPEN TIME FOR PUBLIC DISCUSSION**

**D. PUBLIC HEARINGS - CONTINUED**

2. V-9420/DR-9414 - Leonard Garriott, 422 Scenic Avenue, A/P 7-031-08, 1) 20' front yard and 8' south side yard variance for required parking spaces to be within 0' of the front and south side property lines (Code minimum setbacks: 20' front and 8' sides); 2) a parking variance for the third required parking space to encroach over the right of way (an encroachment permit will be required); 3) a 3' south side yard variance to construct a dwelling within 5' of the south side property line); 4) a 2.5' south side yard variance to construct an uncovered deck within 3.5' of the south side property line; 5) 20' front yard and side yard setback to construct a retaining wall (up to 13' in height) within 0' of the front and side yards (code minimum setbacks, 20' front and 8' sides); and 6) design review of a new dwelling, on property located within the R-1 Zoning District (Above 150' Mean Sea Level). CONTINUED TO SEPTEMBER 12, 1994

**E. PUBLIC HEARINGS**

1. SPD-94 AMEND./DR-9418/U-9405/SR-9401/ER Unocal Service Station - 930 Sir Francis Drake Boulevard, A/P 6-061-31, 1) Amendment to a Specific Planned Development, Design Review, Use Permit and Sign Review, to demolish the existing Unocal 76 Station and construct a new Unocal 76 Station; and 2) A parking variance to allow 1 (one) on-site parking space (7 required). This new facility will include a drive through car wash and a snack shop, on property located within the SPD Zoning District.

Mr. Washington presented a report on the information that has been received from the applicant since the last meeting. He recommends that the Commission not take action because staff has not had time to properly review the information recently submitted by UNOCAL.

Commissioner Hayes asked if there has been a history of accidents on entering Red Hill Shopping Center from Sir Francis Drake. Commissioner Israel said he could not approve the project without an island being installed by the entrance to the shopping center from Sir Francis Drake because of the hazardous conditions.

Mr. Washington stated that there is a section in the General Plan that discourages franchise architecture. Because of that the applicants have submitted a revision. Although staff has not had time to do an in-depth analysis of the design, it looks like the applicant is moving in the right direction. The concern with lighting is that it does not illuminate the entire corner.

Mr. Washington stated that he a visited car wash in San Rafael and in San Francisco. The noise level was up to 65 dba. He noted that the noise in the Red Hill Shopping Center is anywhere from 55 dba to 70 dba without a car wash. He was concerned about impact on the neighbors across the street and got a reading of 65 dba from vehicles going on Sir Francis Drake Blvd.

Mr. Washington explained that staff performed random survey at various times during the week and weekend. Staff did receive a proposal by the applicant to provide additional on-site parking but since it was received today staff has not had adequate time to evaluate the information.

Commissioner Ollinger asked about the impact of the car wash on the current noise of the shopping center. Ms. Chaney noted that the SMAC allows up to 60 dba and the applicant's report indicates that the blower dryer will be 80 dba at 5 feet. However, if a wall is constructed it will reduce the dba by approximately 5 dba. Also, if staff approves a proposal to exceed the Town's Noise Ordinance, it will have to be approved by the Town Council.

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Mr. Washington stated that the resident on Sais and Sir Francis Drake has presented a letter and petition in opposition to the project.

Commissioner Israel was interested in what the difference in length of the existing building is to the proposed. . length of the existing building to the proposed. After reviewing the plans he noted that the existing building is 57 feet parallel to grade.

Scott Diener, UNOCAL, stated that the hours of operation will be 8:00 a.m. to 7:00 p.m. for the car wash and the mini mart will be a 24 hour operation.

Jim Kawamura, KHRR Associates, stated that the data used for circulation is from authoritative sources for many land uses, which include service stations and is universally used for trip generation. The one deviation is the fact that the dispensers, pumps and hoses is mis interpreted. Pumps come in different shapes and sizes and the data is unreliable. The new information generated will be incorporated into future manuals. Regarding dispensers versus pumps, the important factor is the number of fueling stations. They counted 38 cars during the pm peak traffic that exited from the second exit on Sir Francis Drake Blvd.. There will be an increase in traffic for the new use of 111 during the day but will be an increase during peak hours of 16. However, it will still remain at the current level C. With regard to the driveway access, an alternative plan was devised because of concerns by the Commission and also to provide for better circulation. There is a need to relocate the traffic movement. The conclusion is that there should be a single ingress and a single egress. The most functional would be to keep the existing driveway on SFD and provide a double yellow center line which will delineate traffic. An alternative would be to provide two lanes in from Sir Francis Drake Blvd. He felt the planter facing Sir Francis Drake Blvd. could be cut back to allow for a smoother entrance. He felt the medium is not really going to change the existing situation.

Commissioner Ollinger asked if they considered the second driveway. Mr. Kawamura said that Sunny Hills Drive has a lot of traffic and many of those cars want to turn left. It will then force the people who want to go west, to be mixed with those going east and therefore, it would not be feasible to close the second driveway on Sir Francis Drake. He said that the majority of the people that go to the convenience store are there to primarily get gas. They came up with a solution to provide four on-site parking spaces. They have a few other alternatives which he proposed to the Commission with up to 7 on-site parking spaces which could be long term parking for the employees facing Sunny Hills Drive.

Mr. Goltz asked the Planning Commission if the owner of the Red Hill Shopping Center could provide input regarding circulation that would be helpful tot he discussion.

Mr. Arntz explained that the shopping center does not need the exit onto Sir Francis Drake and there should be a barrier to prevent cars from exiting there. Mr. Washington stated that Mr. Davison also thought that a barrier could be provided so vehicles from the shopping center could not exit onto Sir Francis Drake.

Fred Greve, Mastre Greve Associates, summarized his comments from the Noise Study Analysis prepared for UNOCAL dated August 15, 1994. They looked specifically at three areas around the site. He stated the wall will be used to muffle the noise however it could be stepped down to 6' at the end of the wall. He felt that the vast majority of the time the other noise in the shopping center will mask the noise level of the car wash.

Commissioner Israel would be interested in getting ambient levels with the range of operations of the car wash and is specifically interested in the early am levels.

Tom Horan, talked about the design. He said they have modified the plan to provide a traditional hip roof, with stucco exterior, a skylight in the car wash, and tile to blend in with the shopping center. The colors will be very muted and they have taken away the jazzy look. They want to keep the kiosk but will put a trellis over it and the wing wall will be removed nearest Sunny Hills Drive. Regarding the lighting, they had their electrical engineer provide an analysis, which he presented to the Commission. They can control the fixtures to bring the light onto the property which will be focused onto the ground. Regarding visibility of the shopping center beyond the UNOCAL station, he presented drawings that indicaté the area affected by the wall. He also presented photographs from Sir Francis Drake focusing on the shops beyond the wall. They will also plant vines that will soften the wall.

Commissioner Ollinger asked why the parapet is required. He thought the wall could be reduced.

Mr. Horan said the canopy will be the same as what currently exists.

Commissioner Hayes asked how bright the lighting would be at night and could the commission be given an example of other sites. Mr. Diener stated they will provide other sites to be used as a comparison.

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Commissioner Ollinger questioned the number of signs and wanted staff to look into the number of allowable signs on the site.

Joan Weinheimer, 8 Sais, asked if a noise level study was done after 10:00 or 12:00 P.M. She questioned whether another 24 hour market was necessary so close to Safeway. The existing signs are blocking traffic, specifically at Sunny Hills Drive. She would like the noise measured near her house. She also wondered if skylight are necessary in the roof and felt that the station will be too intensely lit. She thought that a 24 hour operation might generate.

Torte Gallirido, Isabel Cook Housing Project, was concerned about the impact of the people that lived in Isabel Cook Center. She did not think there was a need to have a 24 hour operation. She felt that traffic is already excessive at that part of the shopping center.

Gene Arntz wanted to be included in the dialog with the applicants about this station because it could also affect him.

Dan Goltz, Architect representing the Red Hill Shopping Center, stated that he met with a representative of UNOCAL shortly before the meeting tonight which he felt was very productive. With regard to the current design, this is getting more compatible with the shopping center. His main concern was the massive wall. The wall will be 82 feet in length. The length and height of the wall will change the ambiance and scale of the whole back area of the shopping center. The wall will hide the beauty of Bald Hill. Mr. Goltz proposed alternatives. He wanted to move and lower the wall and remove the parapet. The second idea was to move the car wash to Sunny Hill Drive and a parapet will not be required. This will give them a counter clockwise movement within the service station. Mr. Arntz would also cooperate with the applicants for use of the area behind the station. They want to work with the applicants. Mr. Goltz noted that the ICC Bldg has a parking lot facing the service station which is also a buffer from the ICC Building and the service station.

Dennis Decota said he will own the improvements above the ground and will not venture into this project if he did not think it will be profitable to him. UNOCAL has hired professionals and felt they knew their job. The bank has approved his business plan but he has to be able to make a profit. He said that if an island was required it would present a liability to him and did not want to accept that responsibility. He will not stay open at night if it is not profitable to him. If the 24 hours is an annoyance to the Town, he will address this. He needs a decision from the Commission quickly because he is losing money by delaying this process. He will work with Mr. Arntz to make this work but if it is a losing proposition he will drop the project.

Matt Elkins, Owner of Magic Muffin, 205 Butterfield, said the value of the visual impact is very important to his business. The wall will devalue his business because people can now see Bald Hill. If the wall is constructed, the view will be lost. There have been tremendous problems in the shopping center with graffiti and the massive wall will just bring more graffiti. He felt the project should be continued to allow a chance for an amended drawing.

Joan Weinheimer said her business could also be affected because she is an artist and works at night.

Ms. Chaney said she would like to set up a meeting on Thursday with the applicant's Traffic Engineer, Mr. Arntz and the Public Works Director to discuss traffic circulation.

Commissioner Hayes said it is difficult to separate the design out from the wall because the wall will have a significant adverse affect on the Shopping Center. He agrees with the owner of Magic Muffin. He would like to explore moving the wall. Regarding the design, his goal is to see it blend with the design integrity of the shopping center. This proposal has a lot of different materials and lighting which is different than the shopping center.

Commissioner Ollinger thought this was a vast improvement from the last proposal. He does have a concern with the skylight in the roof of the car wash and may be a beacon and unnecessary. He is concerned about the design of the signs and the number of signs. He thought they might need a little more information on the lighting. He would like to see the applicant work with the owner of the shopping center.

Commissioner Julin's main concerns were noise impacts at the last meeting but is now satisfied based on the documentation tonight that noise isn't an issue. The parking availability in that portion of the shopping center is very good. The egress issue can be worked out at a separate meeting with staff and the owners prior to the next meeting. The architecture has come a long way and the only issue is the wall. If it could be set in five feet to lower the parapet that would be her choice. A good anchor business will bring customers to that end of the shopping center and the gas station has been well run for many years. She did not want to fine tune this project and would rather not want to prolong this application.

Commissioner Ollinger was concerned about the 24 hour operation and what kind of impact it might have.

Commissioner Israel said he feels very strongly that the egress on Sir Francis Drake is very dangerous but the exit is very important to the shopping center and to the service station. He has legitimate concerns about parking however they need not be on site. He is in opposition to having a 80 foot wall against Sunny Hills Drive which could also cause some site line problems. The skylights make him nervous and needs to feel comfortable if it is

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necessary to the station. He does not want to see this station significantly brighter than other stations in town although he is open to looking at other sites. He is fairly comfortable with noise levels but would like additional information during the early morning hours by Sunny Hills. He did not dislike the initial plan but understands its controversy in San Anselmo. He needs to be educated about the orange and blue tubular lights and would like to see a photograph, not a drawing of them.

M/S Hayes/Ollinger to continue SPD-94 AMEND./DR-9418/U-9405/SR-9401/ER Unocal Service Station - 930 Sir Francis Drake Boulevard, A/P 6-061-31, 1) Amendment to a Specific Planned Development, Design Review, Use Permit and Sign Review, to demolish the existing Unocal 76 Station and construct a new Unocal 76 Station; and 2) A parking variance to allow 1 (one) on-site parking space (7 required). This new facility will include a drive through car wash and a snack shop, on property located within the SPD Zoning District. This is continued to 9/19/94. Motion unanimously passed.

**F. GENERAL DISCUSSION**

There was none.

**G. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL**

There was no discussion.

**H. ADJOURNMENT TO SEPTEMBER 12, 1994.**

The special meeting was adjourned at 12:00 a.m. to the next special meeting on September 12, 1994.

BARBARA CHAMBERS