

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES FOR SEPTEMBER 5, 1995**

The special meeting of the San Anselmo Planning Commission was called to order at 8:00 p.m. by Chairman Israel in the Council Chamber. Staff present was Planning Director Ann Chaney and Associate Planner Lisa Wight.

A. CALL TO ORDER

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

B. CONSENT

1. Minutes - August 7, 1995 and August 21, 1995

M/S Harle, Mihaly, to approve Consent Agenda.
Motion unanimously passed.

C. OPEN TIME FOR PUBLIC DISCUSSION

No one spoke.

D. PUBLIC HEARINGS - CONTINUED TO SEPTEMBER 11, 1995

1. Shelagh Kew Barker, for 1100, 1104, 1108, 1112, 1116, 1120 and 1124 Sir Francis Drake Boulevard, APN's 6-031-07, 6-031-08, 6-031-09, 6-031-10, 6-031-11, 6-031-12, and 6-031-13, 1) Environmental review; 2) General Plan Map Amendment: to change the classification for these properties from Single Family: 1-6 units per acre to Medium Density: 6-12 units per acre; 3) Rezoning to change the classification from R-1 (Single Family Residential) to R-2 (Two Family Residential); and 4) Zoning Ordinance Amendment to Table 4A, Footnote 4: to delete the reference to R-2 as follows: "The minimum lot area for all newly created R-2 (strike R-2 out), R-3, and P lots shall be as described in this table. No allowance for rounding up shall be granted for the last lot in a subdivision, which only partially meets the lot area requirement.

2. DR-9516/Environmental Review - Sarita Patel for George Lucas, 133 Essex, A/P 6-121-21 and 6-161-01; Environmental review of a development project for a single family dwelling (including a tennis court, retaining walls, grading, alteration of a ravine to a meadow, a bridge over Ancho Vista Avenue) on property located within the R-1 Zoning District.

E. PUBLIC HEARINGS

1. U-9506/DR-9512/V-9527 - Warren Perry, 100 and 120 Sir Francis Drake Boulevard, APN's 6-241-01 and 6-241-02, 1) Design Review; 2) Use Permit, and 3) 14 space Parking Variance (24 spaces required; 10 provided on-site; 13 shared with adjacent use) to construct a 10,320 sq. ft., 22'6" tall, warehouse storage facility (4,950 sq. ft. existing - formerly Crocker Bank building) on property located within the C-3 (General Commercial) Zoning District.

Ms. Chaney presented the staff report.

Commissioner Mihaly asked about staff's recommendation for denial. Does this recommendation still stand now that the plans have been revised? Ms. Chaney explained that the original proposal still is a recommendation for denial, however, the recent changes should be reviewed and considered although staff has not had an opportunity to review the changes.

Jim McDonald, Architect, stated that the drawings are in the preliminary stages just to propose the use to the Commission. They have attempted to address the issues that came up from the last meeting. A heavily landscaped corner is an important element for the applicant. They want to introduce life into the corner of Sir Francis Drake and Barber. He explained the original proposal and the current plan that includes a commercial element as well as the storage facility. He felt the most important element for San Anselmo is to bring life back to this site. He noted that staff suggested that the commercial use be rapped around the corner to Barber but he felt that it would be preferable to keep the heavily landscaped corner. He believed that the core of downtown San Anselmo is San Anselmo Avenue.

Commissioner Mihaly stated that 1,200 square feet of floor space would only be the size of 4 offices. He asked what the applicant wanted from the Commission. Mr. McDonald wanted to know if the Commission did not want this project, they want a denial. If there is a chance for encouragement, they would like comments and will come back with more definitive details.

Warren Perry said this has been going on since April and cannot make a real plan until they know what will be approved. He would like the Commission

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to approve a mixed use; the storage facility with a commercial use. He explained that there was a great deal of comment about the monolithic look to the building; the proposal is to leave the Crocker Bank building but to slope the rest of the building (new) and the commercial building will be an extension of the overhang of the Crocker Bank building. He stated that they sent out over 100 letters to the neighbors and has had a lot of positive feedback.

A resident asked if a traffic study was done on Barber Avenue.

Ms. Chaney stated that a formal evaluation has not been done but the Public Works Director has suggested that traffic enter from Barber and exit onto Sir Francis Drake.

Annette McClure, Barber Avenue, wondered where the moving trucks will park on the site.

Mr. Geraci, 145 Barber, is opposed to the project because it represents urban sprawl. After removing the toxic waste and the costs associated with that, it will become a totalitarian use. Traffic is also an issue and Barber and Sir Francis Drake is a very busy intersection.

Ruth Kiskaden, 55 Avenue Del Norte, is opposed to the project because of the use that will not bring life to San Anselmo no matter how much landscaping is done. The building will be there forever. She suggested that the owners look at the idea of low income housing. There could be other uses that will not be a traffic or noise generator.

Suellen Lamorte 45, Entrata, said there was a lot of foot traffic in the neighborhood when Broadway Video was in the site. She is opposed to the self storage.

Stephanie Roth, Woodland Avenue, is opposed to the project.

Dennis Adams, 111 Barber, is opposed to the project and feels the project will devalue his property. The previous uses were used as a benefit to the community such as the video s

Bob Makohin, 141 Barber, stated the issue is the life of the community. When Broadway Video was there it brought people down to the area. He would like a low traffic generator and he is not interested in seeing a chain business. He thought pedestrian traffic in the area is appropriate.

Resident, Oak Avenue, said there are already two self storage facilities in San Anselmo. He would like to see an office space use.

Paul Eveloff, 48 Alta Vista, concurs with his neighbors. The storage facility does nothing for the community. The use of Broadway Video, an antique store, or office space would be good a good use. A storage facility would create excessive traffic on the weekend. Traffic is a problem now on Barber. The Commission must look decades ahead when approving the use on this site.

George Biachinni, Broadway Video, said the current site of the Crocker Building should remain and the garage could be retail. Parking is not a problem now but it could be difficult if there is an addition.

John Burton 15 Avenue Del Norte, would like to see an extension of Sunnyside Nursery or a park although that is not likely. Staff is rejecting it and the downtown committee is rejecting it. He is opposed to the project.

Christie Moore, 12 Entrata, is opposed to the project because the site is the gateway to San Anselmo. The roadway on Barber is narrow and additional traffic on Barber will be a detriment.

Jeff Scales, 155 Barber, is opposed to the self storage but in fairness to the Perrys the township has to be realistic of what use goes in. A high traffic generator will also change the current situation.

Mr. Perry said that the owner of Broadway Video was the tenant of Wells Fargo Bank, not him.

Mr. McDonald said that the primary access would be off of Sir Francis Drake. The Barber entrance would be for trucks for Sunnyside Nursery. The use will only generate approximately 6 trips a day.

Commissioner Mihaly said he cannot make a decision on this application with the information presented.

Ms. Chaney said that she has not evaluated the use, traffic etc., but would like direction from the Commission.

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Commissioner Mihaly is not dissuaded about the use. The issue of money cannot be an issue of use to the Planning Commission. He is not persuaded that this use is sufficient. The neighborhood comments have persuaded him. The site offers numerous opportunities. The more alive the site is, the more traffic it will generate. It will take extraordinary cooperation with the landowner, community and the Town to make this use work. In light of the testimony, he would like staff to be able to have assessed the traffic in more depth.

Mr. McDonald stated that some of the toxic cleanup has been done but the rest of the underground cannot be done until the station is demolished.

Commissioner Harle said this is the far southeast section of the business district and is next to the nursery that does not generate town traffic. Any kind of activity will become a small island away from most of the foot traffic. To draw activity would be to enlarge the business district. This is the entrance to town and he would object to too much new business there. Since it is next to the residential area and will be impacted by the use, they don't want traffic but want the area to come to life. It is hard to envision what kind of use could be on that site. The revised plan does bring some life to the area and although he is not really happy about a warehouse it brings closure to the business district.

Commissioner Sargent is sympathetic to the owners needs but the Commission has to look at the long term view on the community and development. He is concerned that a new plan was submitted at the meeting. He said this project is also a design review. He lives in the Barber Tract and agrees with his neighbors. He feels scale is very important. There is a brook behind the site and will not be seen with the storage facility. He wonders what the intentions are for the self storage. He thought the retail space would be difficult to lease because the depth of the building is not adequate. He would like to see the owner come up with an appropriate use in the neighborhood. There should be an analysis done on the site.

Chairman Israel said he thought storage does serve a need but he completely agrees that scale is an issue. The only way he could support storage would be if the scale was reduced and commercial was added. He could probably live with a storage facility behind a commercial site, with the bulk being to the rear. He would enclose the arcade and put in glazing and enhance the commercial landscaping. There are several buildings in town that have buildings right next to each other. It isn't that he cannot support the current proposal but could support the storage with many modifications. He is sensitive to the community comments. The important issue is how the scale relates to the town and the street frontage. He said it is important not to make this site too commercial. He would love to see an office building but he understands that the market is soft. He does not want to see a chain store or a large video store. He has been struggling with retail use on the corner of Barber and feels he can support it if it is of a small scale. He said the backside of the building has become more bulky.

Chairman Israel thought that stores of a similar nature as those downtown could habitat here quite comfortably. He could potentially support a substantially modified role.

Commissioner Mihaly asked about the use proposal and design review in conjunction. Ms. Chaney said that on a commercial zone it needs to be done simultaneous. This application started out this way, but needed feedback from the Commission. If this application is going to go further, they could go hand-in-hand.

Ms. Chaney stated that given the Commission's direction, Staff met with the property owner, and discussed acceptable uses, and evaluated the site. Issues are scale and the mixed use of commercial and storage.

Mr. McDonald wanted to know if the Commission was against the landscape berm on the corner. If commercial is introduced then landscape will be reduced.

Chairman Israel said that there appears to be no desire to rap commercial around the corner. He has heard no definite idea as to whether commercial should be the entire length of Sir Francis Drake. Scale could be separate buildings on the site as well as reducing the bulk. They cannot separate the use from the design review. He did not think staff will be able to grant the storage use without design review.

Commissioner Mihaly said if there is a mixed use on this site he would require design review at the same time.

Commissioner Sargent would maybe approve but it would be within the existing footprint of the building. Although, there is not a lot of enthusiasm for the proposed use. He would suggest they explore other uses.

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Mr. McDonald said they want the chance for a continuance.

M/S Mihaly/Harle, to continue U-9506/DR-9512/V-9527 - Warren Perry, 100 and 120 Sir Francis Drake Boulevard, APN's 6-241-01 and 6-241-02, 1) Design Review; 2) Use Permit, and 3) 14 space Parking Variance (24 spaces required; 10 provided on-site; 13 shared with adjacent use) to construct a 10,320 sq. ft., 22'6" tall, warehouse storage facility (4,950 sq. ft. existing - formerly Crocker Bank building) on property located within the C-3 (General Commercial) Zoning District. This is continued to the meeting of 10/2/95.

Commissioner Sargent said that if the building is two stories the commercial space will be over 20,000 square feet.

Chairman Israel suggested to the applicant that he meet with the neighbors.

Commissioner Sargent said it is impossible to view the use without reviewing the design at the same time..

2. U-9504/Environmental Review - Tom and Lilka Areton, 104-106 Butterfield Road., APN's 5-072-17 and 5-072-18, A use permit and environmental review to allow Cultural Homestay International, a non-profit social service institution, to operate on property located within the R-1 Zoning District.

The applicant and his Herbert Hawkins, Attorney, were present.

Ms. Wight presented the staff report.

Mr. Hawkins said that he disputes the staff report in that the ordinance exists and a non profit enterprise can be in a residential area. This use has been there for 15 years and no one has objected to this project. There is no noise or odors. There are more than 19 employees in the summer and a lot fewer in the winter. This use is not commercial. The table that should be applied to this use should be residential, not commercial. They have no control of where UPS trucks park, although they have spoken to the driver. If there is no parking on Butterfield the curb should be painted red, although they do not park on Butterfield. He feels the use should be permitted because the Council has approved some exceptions, of which this is one. He disputes staff statements on traffic. He does not feel there is an environmental impact.

Commissioner Harle wondered why this business never applied for a use permit 15 years ago. Mr. Hawkins is not sure if it was ignorance or not.

Chairman Israel asked about the growth period. Mr. Areton said they have tapered down since the Gulf War.

Rodney Wagner, Director of Computer Operations, said the reason there were so many cars is because they were having a birthday party. He explained that they usually have about 10 cars during the summer.

Hage, 102 Butterfield, is in support of the project and has no objection to his neighbors. They are very quiet.

Mr. Areton also said that another neighbor does not object to the project.

Commissioner Harle agrees with staff and the findings would be difficult. He probably would not have approved this application to convert residential property into commercial property.

Commissioner Sargent was sympathetic to the applicant in the infiltration on home occupation. It is an extraordinary use and there are no neighbors objecting. He would be willing to work creatively in developing a conditional use with a cap on the number of employees.

Commissioner Mihaly would support the use for the sole reason that it exists but would not support it if it was a new use. He noted that the Commission has a great deal of discretion for the use. He said that this project probably does not generate much more traffic than a single family dwelling. The only problem is the UPS delivery trucks. He would like some conditions to make it clear that this will not continue beyond this use and these people. Also, some limitations on the delivery and a cap on parking.

Chairman Israel said this use functions as an office but does fall under the category of institutional use therefore he would have no difficulty in making the findings. He does not want to see cars parked in the front setbacks and would like to see some parking available for the UPS vehicles and would like the use to be conditional. He would agree to a cap on the number of employees.

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Commissioner Mihaly stated that staff should craft the use permit so that it would be specific to this use. He is comfortable with these applicants and this use but not about future owners.

Regarding Item number 8 of the EIR, Commissioner Mihaly said that because the Commission considers the use it to be an institutional use, there is no weekend or evening use, the traffic generation is not significantly different than for a residential use.

RE: 13 Eir: same as #8, Chairman Israel would require the parking pad to be paved. He is concerned about cars that have to back out onto Butterfield. He would like to see a review within 1 year.

Commissioner Sargent is opposed to the paved parking in the rear because it ruins the aesthetics. He would like to see the driveway paved.

M/S Sargent/Harle, to continue U-9504/Environmental Review - Tom and Lilka Areton, 104-106 Butterfield Road,, APN's 5-072-17 and 5-072-18, A use permit and environmental review to allow Cultural Homestay International, a non-profit social service institution, to operate on property located within the R-1 Zoning District. This is continued to 10/2/95.

F. GENERAL DISCUSSION

G. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

H. ADJOURNMENT TO September 11, 1995

The special meeting of the San Anselmo Planning Commission was adjourned at 11:30 p.m. to the next special meeting on September 11, 1995.

BARBARA CHAMBERS