

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES FOR MARCH 18, 1996**

The regular meeting of the San Anselmo Planning Commission was convened at 8:00 p.m. by Chairman Israel. Staff present was Planning Director Ann Chaney and Associate Planner Lisa Wight.

A. CALL TO ORDER

Commissioner's present: Duys, Mihaly, Sargent, Israel
Commissioner's absent: Harle, Wittenkeller

B. CONSENT

1. Minutes - March 4, 1996

2. **V-9606 - Scott and Stacy Gillespie, 228 Saunders Avenue, A/P 6-044-08**, variance to construct a second story addition within 7 feet of the north property line where 8 feet is required, on property located within the R-1 Zoning District.

3. **V-9609 - Jo McPeak, 435 Scenic Avenue, A/P 7-032-08**, a side yard variance to construct an addition that will be located 7 feet from the north side property line (8' required). This addition will be two stories, extending a maximum length of 8' 4" on the lower level, and 3' 6" on the top level, on property located within the R-1 Zoning District.

4. **Town of San Anselmo - Amendment to the Zoning Ordinance to revise and clarify the definition of "residential second unit" and add a new definition for "kitchen."**

Chairman Israel noted that Staff has asked to withdraw B4 from the Consent Agenda and place it on the public hearing.

M/s Mihaly/Duys, to approve Consent Agenda Items B.1-3.

Motion unanimously passed. Audience advised of the ten day appeal period.

C. OPEN TIME FOR PUBLIC DISCUSSION

No one spoke during this time.

D. PUBLIC HEARINGS - CONTINUED

1. **Environmental Review/PDP-9501/V-9541 - Jack Hunt, Between 41 and 43 Tomahawk Drive, A/P 177-250-31**, 1) Environmental Review, 2) Planned Development Permit, and 3) Variances to ultimately construct a single family home with access via a long driveway off of Tomahawk Drive. A Variance is required to construct a 450' long retaining wall (maximum height of 7') within 3' of the north side property line (8' required) and within 3' of the front property line (20' required); and to construct a series of retaining walls totaling 251' long (maximum height of 9') within 2' of the south side property line (8' required). These retaining walls are proposed for the driveway and parking area and deck. Design Review for a specific house design is not part of this application. The property is located within the R-1-H Zoning District. **CONTINUED TO APRIL 1, 1996**

2. **DR-9120 - Ted Posthuma, 379 Oak Avenue, A/P 7-241-61**, Amendment to a previous design review approval to allow construction of a steel frame patio cover and second story deck, on property located within the R-1 Zoning District. **CONTINUED TO APRIL 1, 1996**

3. **PDP-9505/Parcel Split - 9503/V-9549/DR-9525 - Carlos Castro, 444 Redwood Road, A/P 7-191-10**, 1) a land division, precise development plan, density determination and design review to subdivide an existing property currently developed with a single family residence in order to construct a new house; and 2) a variance to allow an access easement across the existing driveway for 444 Redwood in order to serve the proposed new parcel; 3) remove one heritage tree (30" bay) (this project will involve the removal of 12 bay trees between 6" and 22" in diameter and one 15" walnut tree), on property located within the R-1H Zoning District. **CONTINUED TO APRIL 1, 1996**

4. **V-9605 - Chris Hamilton, 33 Rosemont Avenue, A/P 5-071-54**, setback variance to construct a second story addition with an uncovered roof deck over an existing garage that is within 2' of the west side property line

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(8' is required), on property located within the R-1 Zoning District.
CONTINUED TO APRIL 1, 1996

5. V-9608/U-9605 - Virginia Stapleton, 118 Greenfield Avenue, A/P 6-171-03, 1) use permit to operate a private dance school; and 2) parking variance from 10 required parking spaces to 0 spaces. Note: There are five substandard spaces with substandard back-out area at the rear of the building, accessed by a 10' wide driveway on property located within the C-3 Zoning District. CONTINUED TO APRIL 1, 1996

6. **WORKSHOP: Town of San Anselmo - Ordinance Amendment - Evaluation of the 8' interior side yard and 12' street side yard set back requirement in residential zoning districts for additions to existing structures which do not meet current set back requirements.** CONTINUED TO THE MEETING OF 4/1/96.

E. PUBLIC HEARINGS

1. DR-9530/S-9503 - Red Hill Shopping Center, 834-916 Sir Francis Drake Boulevard, A/P 6-061-23, design review of new exterior building colors and sign review of a new sign program on property located within the SPD Zoning District

Ms. Wight presented the staff report.

Marianne Spinozzi, Manager Red Hill Shopping Center, said they have hired Bob Buckner, Color Designer to work with them on the exterior color design. She noted that they have done a test paint on the building frontage of Burritovill to see how the color scheme will look. Also, Baskin and Robbins only signed the lease in the shopping center with the proviso they keep their trademark sign.

Robert Rogers, Barber Sign Co, presented a sample of the proposed signage. He impressed to the Commission that the shopping centers should be bright enough to be safe. The material used for the sign provides a very diffused light. He noted that the Bon Air Shopping Center has this type of signage.

Commissioner Duys asked about a standardization of luminage level. Mr. Rogers stated that most areas do it by area depending on the location and type of building.

Commissioner Duys said she looked at the colors at Barritoville. She liked the basic brown color and the new scheme. Overall the color scheme on the pylons is very good and she is not bothered with the color in the painted signs. She is not, however, comfortable making a decision on the illuminated signs. She would like more information about the lighting and potential glare. Regarding compatibility with Unical, she is much more comfortable with the shopping center's colors than Unicals.

Commissioner Sargent indicated that he was in favor of the colors; his only concern is the illuminated signs. He would like examples of where the proposed signage is in operation.

Commissioner Mihaly said his reaction is that he will have to view the sample site but it looks like the color scheme is nice. The prevailing tone of the shopping center is natural wood color, particularly from a distance. Lightening the pylon will make it blend with the sky and hills but will make it look too modern and may dilute the look of the shopping center. He is concerned about the illuminated signs. He did not think it was unreasonable to ask that a sample sign be placed on the shopping center. This is a small shopping center that is used by the community. If staff feels a need to get a lighting expert he will agree to that but wondered if there has been any research with other communities. He noted that this shopping center does not have adequate landscaping in terms of new shopping centers. He was in favor of the plum color if it is only used as an accent.

Chairman Israel was less concerned with the colors but is fully opposed to a box size sign. There are a number of examples of shopping centers that have box signs- Sign wars are a problem and the problem tends to escalate where signs get bigger and brighter. He feels strongly about individual cut letters rather than box signs. He is less concerned about the lettering color if they are individual cut letters. The current signs work very well now for people who use the shopping center. He has no problem with the freshening of the

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color scheme with the pylon and would be willing to consider upgrading the lighting under the canopies. The light color on the trellis is a concern for maintenance reasons; he would suggest a natural color. It would be helpful to see an elevation of the building or a black and white photograph that has been colored. If the applicants want to pursue the illuminated sign, he would need to see a sample on the building or another site that was identical. He does not want to see a light band and is concerned about seeing an illuminated band around the shopping center.

Ms. Chaney agreed that staff should see either a sample of the sign or be given a location where they could view a sign that would be exactly the same.

Ms. Spinozzi stated that the signs have been reduced in size. She felt that it might be better to have a sign installed on the site rather than hire a lighting consultant. She also explained that each tenant would only be allowed one color.

Commissioner Duys felt that it would serve the Commission well to have a sign installed on site.

Commissioner Mihaly felt that each business should comply with the same colors, therefore, he was opposed to trade mark signs. However, his final decision is determined on staff's analysis in other shopping centers.

Chairman Israel said that he does not need a color rendering of the whole shopping center but would like a rendering of each element.

It should be noted that all Commissions were opposed to the bright pink Baskin and Robbins sign.

M/s Israel/Duys, and unanimously passed, to continue the application to the meeting of April 15, 1996, to allow the applicants time to determine what approach they want to take on the signs, illuminated signs or cut signs and fabrication. A sample sign shall be placed on the building if the applicants choose the illuminated sign. Also, the applicants are to provide color elevations of the building (no duplicates)

Ms. Spinozzi suggested the Planning Commission visit the Pacheco shopping in Novato. It is comparable to Red Hill Shopping Center because serves the community and has an apartment building behind it.

B4. Town of San Anselmo - Amendment to the Zoning Ordinance to revise and clarify the definition of "residential second unit" and add a new definition for "kitchen." (Taken from Consent)

Planning Director Chaney explained that the Town Attorney has reviewed the language and feels that it could be misinterpreted to apply only to separate structures. He has suggested alternatives.

The Commission discussed the two alternatives.

Chairman Israel saw no problem using "separate" as long as it can be internal as well as external.

Commissioner Sargent commented that there are many people who have internal uses within the main dwelling. The real issue is the use of the area, not who is using the area.

Commissioner Mihaly stated that staff's new recommendation would not allow a person to have a sink. He suggested using the words "conditioned space". He also suggested a more liberal definition rather than a strict definition which would allow for staff interpretation.

Ms. Wight stated that the Town should make a decision as to the intent of the Ordinance prior to making changes.

Chairman Mihaly suggested wording as follows: "Outdoor structures not suitable for habitation such as pool cabanas, workshops, tool storage sheds are not second units".

Commissioner Mihaly further refined the wording as follows: "Pool cabanas, tool sheds, workshops and other improvements which are unsuitable for

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habitation are not deemed second units. Merely because of the presence of a full bath and other features which define a kitchen".

M/s Mihaly/Sargent, and unanimously approved, to continue to this item to 4/1/96.

F. GENERAL DISCUSSION

- Ms. Chaney noted that they will discuss the Commisison tour to next meeting for discussion.
- Mountain View was approved at the Town Council meeting.

G. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

H. ADJOURNMENT TO Monday, April 1, 1996.

The regular meeting of the San Anselmo Planning Commission was adjourned at 10:00 p.m. to the next meeting of April 1, 1996.

Barbara Chambers