

**TOWN OF SAN ANSELMO
PLANNING COMMISSION MINUTES FOR JANUARY 22, 1996**

The regular meeting of the San Anselmo Planning Commission was convened at 7:30 p.m. by Commissioner Mihaly. Staff present was Planning Director Ann Chaney.

A. CALL TO ORDER

Commissioners' Present: Wittenkeller, Harle, Doys, Mihaly,
Commissioners' Absent: Sargent, Israel

B. CONSENT CALENDAR

1. Minutes - January 8, 1996

M/s Harle/Doys, to approve Consent Calendar.

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 THE MEETING OF 2/5/96**

2. 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." **CONTINUED TO THE MEETING OF 2/5/96**

3. 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. **CONTINUED TO THE MEETING OF 2/5/96**

4. DR-9601 - Ted and Jan Hofmann, 31 Elkhorn Way, A/P 177-264-13, a design review request to construct a 1,012 square foot addition to an existing single family residence, on property located within the R-1 Zoning District (Above 150' mean sea level). **CONTINUED TO THE MEETING OF 2/5/96**

5. 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 additional bay trees between 6" and 22" in diameter and one 15" walnut tree, on property located within the R-1H Zoning District. **CONTINUED TO THE MEETING OF 2/20/96**

E. PUBLIC HEARINGS

1. V-9553 - Michael and Mary O'Brien, 40 Mountain View Avenue, A/P 5-223-17, a 6' rear yard variance to construct a garage, office and master bedroom within 14' of the rear property line (20' required), on property located within the R-1 Zoning District.

M/s Harle/Wittenkeller, to continue this application to the meeting of February 5, 1995 at the request of the Applicant and Architect. Motion unanimously passed.

2. V-9602/DR-9601/U-9603 - Kerry Duff, 641 San Anselmo Avenue, A/P 7-212-23, 1) use permit to allow a residential unit with new 450 square foot loft area; 2) a variance to reduce the required size and number of spaces from seven (7) 9' x 19' clear spaces to four (4) 7' x 16' tandem spaces; and 3) design review to create a flat roof deck and roof access at the rear of the building, on property located within the C-2 Zoning District.

Commissioner Mihaly announced that because of a minor noticing error the item will be reissued but there will be general discussion tonight.

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Ms. Chaney presented the staff report as well as photographs of the site. She stated that the misnoticing was due to the amount of parking.

Drake Gardner, Project Designer, addressed Staff's concerns. He thought there was a compact car size allowance in San Anselmo but now knows there is not. They are hoping to move the retaining wall to allow for more parking; They do not anticipate much business at all between the hours of 11:30 a.m. to 2:00 p.m. Most of the people will be dropped off on Kientz Lane so as not to block San Anselmo Avenue. They plan to repaint the rear of the building, probably to match the front. The painter has done some samples on San Anselmo Avenue but they have not decided the final color yet. The tenants are planning on purchasing the building in the very near future. They will paint the entire building, similar to what is in the front.

Commissioner Mihaly asked Staff if there is a need to see a material board of the proposed colors. Ms. Chaney stated that it depends on how radical the change is.

Ms. Duff stated that they are going to a single trim.

Commissioner Wittenkeller was unclear as to why this applicant has to be renoticed if no one was opposed to the project. Staff responded that she is willing to support the 3 parking spaces but has to legally renotice.

Mr. Duff stated that they are actually adding a parking space by tearing out some of the cement.

Mr. Gardner explained that four cars will be able to park in the rear even though they are substandard by San Anselmo's standards.

The consensus of the Commission was to put this item on Consent Calendar for approval on the February 5, 1996 meeting.

Staff suggests that the entire rear of the building to be repainted with the color to be approved by Staff.

Kerry Duff stated that many studios like hers are opening all over the United States. There will be room for a party room that could seat up to a maximum of 42 seats. In that case, they would be closed to the public. Most business will be on weekends and in the evenings. The majority of the clientele will be adults. The price for the party is fairly expensive therefore it won't be for children. She noted that there will be no food served on the premises unless the clients want to bring a cake. The kilns are very safe, although very big. Her hours of operation will be Tuesday through Sunday 12:30 p.m. to 9:00 p.m.

Commissioner Doys asked about the enforcement time when they are not allowed to operate. Ms. Chaney responded that it is on the honor system and if problems occur in the future, because it is a use permit, it could be brought back to the Commission.

Commissioner Wittenkeller felt this use will help revitalize the downtown even though it may cause some additional parking problems. He hopes there are no complaints with the neighbors.

Commissioner Harle supports the application. The commercial use has already been approved but he hopes the use does not get out of hand. Living Foods is a good example of this and parking has really become a problem.

Commissioner Doys is very supportive of the living/work situation and is excited with the roof deck which will allow the applicants to keep their eye on the parking area. She is also supportive of the parking variance.

Commissioner Mihaly stated that this is an ingenious use of the space. He does, however think there will be a problem with parking and the drop off of children. He is more concerned about the traffic safety problem. He urges the applicant's to prepare a print out to their client's that discusses the drop off.

M/s Wittenkeller/Doys, to continue this to the meeting of February 5, 1996, and that the item be placed on consent.

All ayes.

F. GENERAL DISCUSSION

Ms. Chaney stated that the League of California Cities is holding a Planners Institute in February and March and would urge any Commissioner to attend, specifically the new Commissioners.

G. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

Staff noted that 133 Essex was approved at the last Town Council meeting; 379 Oak Avenue will be heard at the Town Council in the near future and Design Review in the flatlands will be heard again by the Town Council at the next meeting.

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H. **ADJOURNMENT TO February 5, 1996. Meeting time will be 7:30 p.m.**

The meeting was adjourned at 8:45 p.m. to the next meeting on February 5 1996.

BARBARA CHAMBERS