

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF DECEMBER 21, 1998**

A. CALL TO ORDER

Commissioners present: Wittenkeller, Dowd, House, Israel, Cronk
Commissioners absent: Zwick, Harle

Staff present: Public Works Director Bush, Senior Planner Wight, Associate Planner Griffin

B. OPEN TIME FOR PUBLIC EXPRESSION

1. **No one spoke during this time.**

C. CONSENT AGENDA

1. **Minutes – November 16, 1998 and December 7, 1998**

2. **V-9860 - William Lehrke, 42 Humboldt Avenue, A/P 7-021-33, parking variance for the third required parking space to remain in the driveway, which is within 6' of the rear property line and within 0' of the northwest side property line (Code: 8' side and 20' rear setbacks) in conjunction with the conversion of a lower storage area to additional living area on property located within the R-1 Zoning Dist (above 150 msl). (Staff person: Wight)**

3. **Phil and Claire Haring, 95 Suffield Avenue, A/P 5-124-21, Variance to build an addition to house an elevator within 6' of the westerly side property line (8' required), on property located within the R-1 Zoning District. (Staff person: Griffin)**

Staff advised the Commission that 42 Humboldt was removed from Consent because, after further review, there was no need for a variance.

M/s Cronk/Israel, and unanimously passed (7-0), to approve Consent Agenda items 1 and 3. Vice Chair Cronk advised all parties of interest of the ten-day appeal period.

Conditions of approval:

95 Suffield Avenue – Conditions of approval

1. That the request for a Variance be granted to build an addition and install an elevator in accordance with the plans date stamped September 24, 1998 received by the Town of San Anselmo Planning Department. 2. Applicant shall obtain approval of the Ross Valley Fire District prior to issuance of building permits. 3. Applicant shall apply for and pay all appropriate fees for building permits, plan checks and inspections. 4. This permit and each condition contained herein shall be binding upon applicant and any transferor, or successor in interest. 5. If construction is not commenced within one year from the date of final action, the permit becomes null and void. However, this discretionary action may be renewed by the Planning Director for a maximum period of one (1) year provided the applicant places such a request in writing to the Planning Director showing good cause prior to the expiration of the discretionary action.

D. WORKSHOP

1. **TOWN OF SAN ANSELMO – Presentation of Downtown Revitalization Plan by George Girvin.**

Mr. Bush introduced George Girvin who presented the Downtown Revitalization Plan.

In response to questions by the commission, Mr. Girvin commented as follows:

- The pedestrian lights are old fashioned street lights as described in the plans on page LD-2.
- The tree grates and bike rack/tree guards have been incorporated into the landscape layout.
- Drainage will continue to flow and catch basins will be better than in the past.
- Diagonal stalls will accommodate parking.

- Forty to fifty percent of the drainage will be replaced. The sidewalk will conform to the curb and gutters and utility work going in. Problem drainage and utility areas are priorities. The recommendation is to replace old pieces of sidewalk left in between.
- The goal is to retain as much parking as possible.
- There are islands with irrigation and electrical outlets with minimal spacing.
- There will be an 18" deep root barrier, irrigation and a 36" box minimum for trees.

Commissioner Wittenkeller is delighted with the progress of the plans and the improvements within.

In response to Commissioner Wittenkeller, Mr. Girvin stated that working with utilities they have to remove boxes and install new vaults in the sidewalk. The drainage plan has been revised. There are many cases where there are areas of settling, these areas have been identified for replacement.

In response to Commissioner Wittenkeller, Mr. Bush stated that paving is on track and that asphalt and underground improvements will be funded by Measure G. Drainage, paving and sidewalks will be funded by Measure G. This budget is preliminary and will be revised. Certain items may need to be deleted while other items will need to wait until the money is actually there.

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Mr. Girvin stated that the scope of the items on the Master Plan include priorities and differs from the original plan where some items that were not a priority have been deleted. The scope of the design is programmed for the maximum, once there are bids there is flexibility built into the plan.

Commissioner Israel wondered if there would be an opportunity for citizens to purchase streetlights with a commemorative plaque. Mr. Girvin stated that there is a place for bronze donor plaques on tree planters, benches, etc.

Commissioner Cronk liked the idea of selling commemorative bricks. Mr. Girvin stated that this can be done in the plaza, however, it can not be done in the street.

In response to Commissioner Israel, Mr. Bush stated that handicap parking is difficult to place on streets due to width requirements but where they are used they will be in compliance.

Commissioner Israel stated he was excited about the Downtown Revitalization and liked the new median with river cobble pavers near the Great Acorn.

In response to Commissioner Israel, Mr. Girvin stated because the median, next to The Great Acorn Company, is a structure it would be hard to softscape, therefore, it will not be softscaped or irrigated. The structure is an odd shape because it was designed around utilities.

The Town sign and grates are bolted and integrated.

Commissioner Israel suggested pre-purchasing trees to help costs. Mr. Girvin stated that planting will begin in May and end in October. The trees will go in last, but will be tagged in spring for best growing.

Mr. Bush stated that the Downtown Revitalization will be presented to the Town Council on Jan 12, 1999.

E. PUBLIC HEARING

1. PDP-9505/Parcel Split-9503/V-9549/DR-9525 - Carlos Castro, 444 Redwood Road, A/P 7-191-10, 1) Land Division, Precise Development Plan, Density Determination, and Design Review to split an existing property currently developed with a single family residence in order to construct a new house; 2) a Variance to construct a retaining wall a total of 60' long along the uphill side of Redwood Road (within 0' of the property line) in order to widen Redwood Road to 15' of paving for fire safety reasons; and 4) remove one heritage tree (30" bay) on property located within the R-1-H Zoning District (above 150' mean sea level) (Staff person: Griffin)

The applicant requested a continuance.

M/s Israel/Wittenkeller, and unanimously passed (5-0), to continue the application to the meeting of February 16, 1999.

2. DR-9623/V-9857 - Marc Mendelsohn, 42 Greenfield Avenue, A/P 6-251-10, Design Review Amendment and Variance to exceed previously approved signage. The request is to allow a total of four (4) signs (2 allowed), and to exceed the maximum signage area (150 square footage allowed), on property located within the C-3 Zoning District. (Staff person: Griffin)

The applicant requested a continuance.

M/s Israel/House, and unanimously passed (5-0), to continue 42 Greenfield Avenue to the meeting of January 5, 1999.

3. ER/DR-9848/U-9810 - Safeway Store, 838 Sir Francis Drake Boulevard, A/P 6-061-23, review of traffic study and use permit/design review amendment to the Redhill Shopping Center to expand the existing 27,492 square foot Safeway Store to 37,699 square feet, a fenced trash enclosure and new retaining walls in the rear for the loading area, and additional parking spaces in both the front and east side of the store on property located within the SPD Zoning District. (Staff person: Wight)

Ms. Wight presented the staff report. She recommended that the Commission hear the proposal but not take final action tonight.

In response to Commissioner Israel, Ms. Wight said she would provide current and new space calculations at the next meeting.

In response to Commissioner House, Ms. Wight stated that she will compare the recently approved signage and the size of the letters.

Commissioner House said that parking is a hazard by the gas station and traffic is a hazard from Sir Francis Drake and Shaw Drive. She would like this looked at as part of the project.

Brandon Farrell, applicant, stated that the deli and bakery will be expanded with additional items.

Burt Forris, architect representing the applicant, stated dropping from LOS D to LOS E is insignificant; he added items before the traffic report came out. Two majors and an L-shaped building dictated the parking configuration. The store manager said historically there have been no accidents in the last 30 years of the shopping centers existence; the shrub area will be lowered and a sidewalk will be provided from Sir Francis Drake Boulevard to Longs; the curb will be taken out and a walkway put in. A crosswalk near Shaw Drive will be provided along with a continued walkway. The signage should be well within the limits. Cart storage and a wall housing the carts will also be provided. Safeway would like to see more signage for traffic; Shaw Drive will be improved at Safeway's expense.

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In response to Commissioner Wittenkeller, Mr. Forris stated that there will be new plants along the sidewalk with a retaining wall and additional trees in the parking lot. The sidewalk will be 5-6 feet wide. Stalls for compact cars will accommodate the setback areas.

In response to Commissioner Cronk, Mr. Forris stated that it will be hard to satisfy everyone with the two major stores. On the east side, 2-3 three parking spaces will be given or taken out.

Commissioner Wittenkeller stated that compact parking stalls should be provided where tree/planters are located.

Mr. Farrell stated that Longs approved of the plans but does not want changes made in the parking lot. They feel that parking works well for them as it is now.

In response to Safeway's statement that Longs doesn't want the parking lot changed to aisles being perpendicular to Safeway, Commissioner Cronk suggested the aisles be perpendicular to Longs. Mr. Farrell responded that Safeway carts tend to be heavier with items than Longs carts and they would tend to hit parked cars, so Safeway does not support that idea.

Commissioner House noted that it's a dangerous situation now and with two exits out of the Safeway store, it appears that improvements to the parking lot can be made.

Messrs. Farrell and Forris said that every additional walkway through aisles would lose parking spaces; Longs and Safeway do not want 90 degree parking spaces; and they don't want to inconvenience customers by ripping up the parking lot.

The hearing was opened for public comment, but having none, was closed.

Commissioner Wittenkeller was concerned about the Safeway signage. The large sign on the roof could set a precedent and looks like a billboard. The enlarged treatment at the entry with the logo is corporate identity and is as much sign as is needed. The sidewalk should be wide and as safe as possible and he would like to see a detailed landscape plan with an automatic drip system.

Commissioner Dowd had nothing to add at this time.

Commissioner Israel was concerned about the 10,000 square foot expansion and only the addition of 5 parking spaces. An additional 10,000 square foot represents the need for 20 spaces. He would like to see Safeway expand as it is an important resource for the community, but doesn't believe the existing parking lot works. The size of the expansion needs to be consistent on all documents. He believes there is a clear nexus to improving the parking lot because Safeway is clearly doing the expansion to attract more customers. Regarding the driveway access near Unocal, there are near-misses all the time and when the Unocal Station was being reviewed, neither Unocal or the Redhill Shopping Center were interested in changing that situation. This situation needs to be remedied, as does the loop at the main entrance. The new entry sidewalk should be at least 6' wide in order to provide for vehicle-overhangs. Trees should be placed along the entry sidewalk so one feels more protected and egregious to the entry sequence. The staff photographs show parking in front of Safeway, but the plans do not, which means the cart storage must be replacing some parking spaces. He likes trees in the parking lot, but legitimate parking space depth is needed. He noted the General Plan's position on LOS changes and perhaps the mitigation can be things that enhance the parking lot circulation. The Shaw concerns are valid and he doesn't see a solution. This is a significant project for San Anselmo. He would like accurate information to show what the project is and see what can happen in a realistic way. If you can't get Longs to approve the traffic study recommendation, then we need to see if an opposite scheme can function satisfactorily. He said he can not think of any other shopping centers where parking is parallel to both anchors.

Mr. Forris stated that the nursery floor area should be deducted from the gross new floor area to get additional parking spaces.

Commissioner Israel said the Safeway architecture is inconsistent with the shopping center and the Craftsman style entry trellis. In terms of roof signage, he does not want any more.

Commissioner House would like to see a barrier at the Shaw Drive entrance from Sir Francis Drake to differentiate the road from the parking lot as it appears to be part of the parking lot and not a road; safety in driving in the center must be addressed; and we need information on the signage.

Commissioner Dowd did not believe the Safeway expansion would increase the customer base and was not opposed to the signage, but would like detailed specifics.

Commissioner Cronk concurred with Commissioner Israel in regards to emphasis on the need to revise the parking lot as it is currently unsafe for everyone. She liked the approved design as it is integrated into the building. She would like to see an integrated and updated entrance sign and she questioned the parking ratios of the existing and new square footage and what percentages will be used for storage and employee use.

In response to Commissioner Cronk, Mr. Forris stated that the storage areas are in back of Safeway. He will give staff a comparison of new sales vs. storage, etc.

Commissioner Cronk again said that the existing layout is a problem.

Commissioner Israel would like to see the nursery area identified separately to clarify areas and for the traffic consultant to receive and analyze this information.

M/s Dowd/House, and unanimously passes (5-0), to continue the application to the meeting of 1/19/99.

The meeting was adjourned at 9:50 p.m.

Margie Smith