

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF JANUARY 7, 2002**

CALL TO ORDER

Commissioners present: Chair House, Vice Chair Jochum, Commissioners Harris, Morita, Wittenkeller and Zwick

Staff present; Interim Planning Director Wight, Planning Technician Chambers

OPEN TIME FOR PUBLIC EXPRESSION

None

CONTINUED PUBLIC HEARINGS

1. V-0147 – Jerrold and Lori Bonnici, 5 Santa Cruz Avenue, APN 06-022-19, a setback variance to add a 763 square foot, single story addition 5' from the south east side property line (Code: 8') and 5' from the south west (rear) property line (Code: 20') located within the R-1 Zoning District. (Staff person: Chambers) CONTINUED TO 1/28/02
2. U-0113 Sprint PCS, 820 Sir Francis Drake Boulevard, APN 006-061-13, use permit to install three antennas on the building with equipment, located on property located within the C-3 Zoning District. (Staff person: Wight) CONTINUED TO 03/04/02
3. DR-0147 – Richard and Alice Gade, 194 Floribel, APN 007-082-01, a design review for 3 additions to the first floor totaling 358 square feet; a lower floor addition of 451 square feet, increase the ceiling height to 8 feet in the existing lower floor area of 296 square feet, and to construct a new 420 square foot detached garage. Total living area would be 2,499 square feet, total adjusted floor area would be 2,679 square feet, located within the R-1 Zoning District (above 150' msl). (Staff person: Faw) CONTINUED TO 01/28/02

D. PUBLIC HEARING ITEMS

CONSENT AGENDA

1. **MINUTES – December 3, 2001 and December 17, 2001**

M/s Zwick/Wittenkeller and unanimously passed, to approve the minutes with minor amendments.

REGULAR AGENDA

1. **V-0201/U-0201 – Jon Black, 145 Tunstead Avenue, APN-007-251-13, use permit and parking variance for the production of dehydrated fruits and vegetables in the rear building located within the C-2 Zoning District. (Staff person: Wight).**

Ms. Wight presented the staff report.

Commissioner Harris asked about the pick up and delivery schedules and restrictions, if any, with other businesses on Tunstead. Ms. Wight responded that all the business have been in existence for a long time and have no restrictions with exception to the San Anselmo Pre-School who is not allowed to block private driveways.

Commissioner Harris said he was somewhat concerned about driveway ingress and egress, to which Ms. Wight stated that the owner of the adjacent building informed her that no deliveries can occur on the shared driveway.

In response to a question by the Commission, Jon Black, applicant, explained that the food is diced and chopped, portioned out and then dried; the hydrators have very low heat.

Vic Canby, 22 Crescent Lane and owner of the adjacent building, said the driveway has been used for loading and unloading for the last 70 years however no parking is allowed by the tenants. There was a food processing business in the building many years ago. The property line goes down the middle of the driveway and there is a 5' easement for both properties.

Louise Matthews, Foothill Road, stated she was concerned about this proposed use and the staff report is making a lot of assumptions. Many of the residents find it difficult parking on Tunstead. There is a nursery next door and the changes in temperature from the food processing could make the plants suffer. Drying fruit has a natural moisture content and will leave a residue in the area. Also, the Commission may not be aware of the dehydration process and its impact on traffic. She would like to see them go up to the Santa Rosa facility to see how it operates. She also questioned how the product would be packaged.

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Jon Black responded that the Santa Rosa site is approximately 1,000 square feet and there are a few standing refrigerators. He noted that the business was started in the owner's home and there is no odor. Deliveries will come and go from a one ton van. The heat from the hydrator is not like an oven. He will not affect any gardening situation next door. They can park a few blocks away in public parking if there is no on street parking on Tunstead. The business in Santa Rosa is in a commercial zone. There is an existing tenant in the front building on Tunstead and their products are much more offensive; they use lacquer and wear respirators that has not affected the neighborhood.

In response to Commissioner Harris, Mr. Black stated that delivers may occur four times a week and the small amount of waste will go into large green plastic garbage bags.

In response to Commissioner Wittenkeller, Ms. Wight explained that it would be controlled by the County Environmental Health Department but the Commission can place conditions on the use such as a six month review, and/or limit the size of the operation and time of the operation.

Commissioner Wittenkeller said he does not feel it is necessary to micro-manage the business.

In response to Commissioner Jochum, Mr. Black stated there are two employees currently in the Santa Rosa store; if they get beyond six, they would not stay at the Tunstead site. With regard to the area between the two buildings, they do not need a Dumpster because the product is so clean and waste is minimal.

Commissioner Wittenkeller said he tends to think it would be a unique business that he would encourage in San Anselmo. His only concern is if there becomes a problem with noise or traffic, he would like to have some control over the use. Therefore, he would like to see a review in six months or a year if there were neighborhood concerns.

Commissioner Morita said at times during the day the parking is tricky. She wondered if there couldn't be two parking spaces in the rear. If the main area is left open at all times for deliveries. Mr. Black stated that it would be difficult to get in and out.

Mr. Canby said that employees should not have any right to park on the premises because of the need to leave it clear for emergency vehicles and loading and unloading of vehicles. The Town should not get involved in micromanaging parking on private parking and enforcement would be difficult.

Chair House said she is in favor of the staff report with the additional condition that there be a review in six month or one year at staff level, and only bring it to the Commission if there is a problem. Hours of operation have already been limited, and she does not feel there is a need to limit the number of employees.

Commissioner Wittenkeller concurred with Chair House about a six-month review at staff level.

Ms. Wight noted that because this is a use permit, it could be revoked anytime if there are complaints.

Commissioner Harris concurred with the condition of first six months and then up to staff if additional concerns arise.

M/s Wittenkeller/House, and unanimously passed (6-0), to approve the application based on the findings and conditions as set forth in the staff report; with the added condition that there be a six month review at staff level.

Vice Chair Jochum advised all parties of interest of the ten-day appeal period.

- 2. DR-0201 – Alan Steier, 641-645 San Anselmo Avenue, A/P 007-212-23, design review of exterior building color change and design changes to the rear of the building (fronting on Klientz Lane), on property located within the C-2 Zoning District (Staff person: Wight).**

Ms. Wight presented the staff report.

Alan Steier, applicant, stated that he wants to be as compliant as possible and respect the wishes of the Town. He thinks he has done a pretty good job at the rear of the property. He was also a little suspicious of the metal but the more he sees it, the more he likes it. What is there now, and what will be there, will be clean and sharp. The change is purely aesthetic. They are poured and concrete buildings and have a sort of industrial feeling; a cutting edge modern. The metal looks very good against the concrete. The color that is being proposed is what the tenants of the building want.

Commissioner Wittenkeller asked about the coating of the metal and durability. Mr. Steier responded that it is natural galvanized steel with aluminum finish and would last longer than wood. It will dent if punctured but it bolts on in sections and can be replaced easily and economically.

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Commissioner Jochum said the industrial aesthetics is fine and is appropriate to the use. Corrugated metal is an inexpensive material and will damage easily and he hopes the applicant will stay on top of it and keep it up.

Commissioner Wittenkeller said perhaps they could use a larger gage of metal on the lower areas. Mr. Steier said that he would mention it to the contractor.

Commissioner Zwick said suggested they use full width wheel stops; the ones in the parking spaces next to Hilda's will not catch the car in time; ballards will also work. However, he is in favor of the project.

M/s Jochum/Zwick, and passed (5-1 Harris to abstain), to approve the application based on the findings and conditions as set forth in the staff report.

Chair House advised all parties of interest of the ten day appeal period.

3. **DR-0202/V-0202 - Dan and Denise Young, 144 Jordan Avenue, A/P 6-144-08, design review of a 656 square foot main floor living addition; a setback variance to extend the dwelling within 12' of the front property line; and a parking variance for the third required parking space to be substandard in length at 15', with the remaining 4' length to be within the right of way, which is setback from the road pavement (Code: 19' length on property; an encroachment permit from the Town Engineer will be required), on property located within the R-1 Zoning District (above 150' MSL). (Staff person: Chambers).**

Planner Chambers presented the staff report.

In response to Chair House's question, Ms. Chambers advised the dwelling was not visible due to the foliage from Southview Terrace and even felt story poles were unnecessary.

Architect Liam O'Flarrity discussed the project and advised they would like the siding to be natural. He suggested the deed restriction would not be warranted. Ms. Chambers noted it is standard practice to deed restrict the colors so that future owners are aware of the approved colors. She further noted that the colors could be changed with approval by the Planning Commission. In response to the applicant, Ms. Wight advised that all hillside properties with 500 square foot plus additions necessitates design review and exterior color is part of that review.

The Commission was in support of the project as proposed.

M/S Harris/Jochum, and unanimously passed (6-0), to approve the staff report based on the findings and conditions as set forth in the staff report.

Chair House advised all parties of interest of the ten day appeal period.

4. **Zoning Ordinance Amendment to Chapter 1 of Title 10, establishing a policy on continued applications.**

Ms. Wight presented the staff report.

Consensus by Commission to approve as amended: "...90 days after the applicant is deemed complete..."

M/s Wittenkeller/Jochum, and unanimously passed (6-0), to recommend approval of the Negative Declaration to the Town Council.

5. **Election of Chair and Vice-Chair of Planning Commission for 2002**

M/s Zwick to appoint Jochum as Chair and Harris as Vice Chair.

E. GENERAL DISCUSSION

Chair House asked staff to look into having two limited parking spaces, one on each side of the street in the area of Tamalpais and San Anselmo Avenue, from 6:00 p.m. Friday and Saturday. This would allow those people who have ordered take-out food a place to park to pick up their orders. Ms. Wight stated that she could forward this to Traffic Safety Committee.

F. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

The following items will be heard at future Town Council meetings:

330 Sir Francis Drake
647 San Anselmo Avenue
24 Knoll Road
132 Humboldt.

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- G. ADJOURNMENT TO SPECIAL MEETING ON MONDAY, JANUARY 28, 2002 (Regular meeting on January 21, 2002 cancelled due to holiday).**

The meeting was adjourned at 9:30 p.m.


BARBARA CHAMBERS