

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF NOVEMBER 4, 2002**

A. CALL TO ORDER

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

B. OPEN TIME FOR PUBLIC EXPRESSION

None

C. CONTINUED PUBLIC HEARINGS

None

D. PUBLIC HEARING ITEMS

CONSENT AGENDA

1. MINUTES – October 21, 2002

M/s House/Zwick, and unanimously passed (5-0) to approve the minutes with minor amendments.

- 2. V-0244 – Lisa Canin and Bob Hoffman, 1037 San Anselmo Avenue, APN 007-112-06, variance to add a first and second story addition within 1'-6" of the east side yard setback (Code: 8') and for the second story to be within 19'-5" of the south side (rear) setback (Code: 20') and lot coverage variance for the current 46.7% to remain (Code: 35%), located within the R-1 Zoning District. (Staff person: Chambers)**

Ms. Chambers presented the staff report. The applicant, Lisa Canin, inquired if it was necessary for the play structure to be taken down and when this had to be accomplished. It was explained that its removal was a condition of the variance and the Committee agreed that the structure must be removed prior to the final building inspection

M/s Zwick/Fernandez and unanimously passed (5-0) to approve the project with the above condition.

Chair Jochum advised all parties of interest of the 10-day appeal period to the Town Council.

- 3. V-0245/UP-0215 – Chris Wong, 30 Carlson Court, APN 005-062-72, Use Permit, Design Review, and setback Variance to construct a 775 square foot second unit (above) and a two-car garage within ten feet of the rear property line, located within the R-1 Zoning District (above 150' msl) (Staff person: Bell)**

Commissioner Harris expressed concern over the color of the window trim. Commissioner Zwick, who had inspected the property, confirmed that it did not appear too visible and that the building is not large enough for the color to make an impact.

M/s Zwick/Fernandez and passed (4-1 abstention Wittenkeller) to approve the project.

Chair Jochum advised all parties of interest of the 10-day appeal period to the Town Council.

REGULAR AGENDA

- 4. UP-0216 – M.C. Dwyer, 110 Spaulding, APN 6-092-03, use permit to operate an art studio on property located within the C-L Zoning District. (Staff person: Wight)**

Senior Planner Wight presented the Staff Report. Commissioner Zwick inquired if the Town required the previous owner of the vacant lot to provide a parking lot with a use permit. Ms. Wight replied that it had not been made contingent on the permit but that parking would be the only possible use for that site.

In response to Commissioner Sisich, Ms. Wight confirmed that there are two units in the building, one residential and the other a combination of residential and business use. The Commissioner asked if the business would be allowed to operate 24 hours a day. Ms. Wight suggested a 6-month review of the Committee's decision or limitations on the use of certain tools.

Commissioner Sisich commented on a railing in the parking lot, which was not in good order. It was agreed that its state should be rectified as a condition of the permit.

Commissioner Zwick is concerned that toxic materials may be used as part of the jewelry-making process. This would be a hazard to the artist and those living in the vicinity. He understands there are guidelines for artist studios, which do not form part of the building code.

The Applicant, M.C. Dwyer, explained that the kilns should be operated outside and that she plans to have venting units installed beyond roof level. Commissioner Zwick explained that there are few restrictions on

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF NOVEMBER 4, 2002**

the use of kilns by artists, which is why he is concerned. Chair Jochum suggested that guidelines be drawn up for review after 6 months

The Applicant confirmed that a list of hazardous materials will be presented to the Town. Commissioner Harris inquired about the number of kilns and their location. The Applicant plans to fit 2 kilns in an outside area, to which Commissioner Harris brought up the issue of noise. The Applicant is willing to be guided by noise limitations.

Commissioner Zwick supports the project, providing the project is safe and meets toxic guidelines. He also supports a 6-month review. Commissioner Sisich also concurs and at his suggestion, it was agreed that power tools cannot be used after 9pm in accordance with the Noise Ordinance.

In response to Commissioner Harris, the applicant confirmed that she might take on 3 employees in the future. The Commissioner also supports the project, along with Chair Jochum and Commissioner Fernandez.

Commissioner House favors the project, with precautions for the use of hazardous materials, noise guidelines, and the fixing of the parking lot rail. It was agreed that these items would be made conditions of approval.

M/s Jochum/Zwick and unanimously passed (5-0) to approve the project with conditions. The project will be reviewed after 6 months.

Chair Jochum advised all parties of interest of the 10-day appeal period to the Town Council.

5. **DR-0235/UP-0217/V-0246 – A. K. Strotz for Walgreens Store, 820 Sir Francis Drake Boulevard, APN 6-061-13**, design review, use permit and parking variance to operate a Walgreens Store on property located within the C-L Zoning District. (Staff person: Wight)

Commissioner Sisich recused himself and left the podium before Senior Planner Wight presented the report.

The applicant, Mr Strotz, commended the report and agreed with the conditions. He explained that Walgreens always request 24 hours opening in the hope that the Commission will grant extended opening times at a later date when it has been determined that the store is not causing a disturbance. The applicant noted the improvement of the new design over the current building and explained that the building would be made earthquake proof.

Commissioner Harris asked the applicant to explain his plans for the parking lot. The applicant said that he did not intend to change the parking lot. The traffic pattern seemed to have worked well in the past and he felt there was little reason for change, particularly since Walgreens does not experience peak hours. The area will be softened with landscaping and greenery will be put in at the front of the store to eliminate part of the walkway, which is too steep and may be dangerous.

Commissioner Harris believes that Parking space No. 1 is too close to the road, from which cars backing out may hold up traffic coming into the lot. His concern is shared by other Committee Members. In response to Chair Jochum's inquiry, the applicant said that he had not considered a different parking layout.

Commission Wittenkeller asked why the building towers showed on two elevations, only, to which the applicant replied that the towers were designed to be low, standing just 4' or 5' higher than the wall. This is Walgreens' trademark, together with a sign inside the glass tower, for which Walgreens will make a separate application, if necessary.

In response to Commissioners House and Wittenkeller, the applicant confirmed that they have met handicap accessibility by ramping up an upper wall by 5%.

Commissioner Harris inquired about the visibility of the windows facing Sir Francis Drake. The applicant replied that they will be highly visible, allowing people to look in past the registers into the store. In Walgreens' experience, blank walls do not attract shoppers.

In response to Chair Jochum, the applicant agreed that the signage is the general standard adopted by Walgreens, the size of which is tailored to individual stores, and is installed with back lit boxes. It is usual for one side of the building to be sign-free. However, unlike the San Rafael store, which was built by a contractor for the owner, Walgreens is involved in this project, which will be managed by Walgreens' contractors. Commissioner Zwick had noted that the tower in the San Rafael store does not conform to Walgreens' standards.

Commissioner Harris asked the applicant if he had contacted local residents to garner support for the project. Mr. Strotz replied that he had not approached anyone but felt there would be more representation this evening from the general public if the project were unpopular.

Mary Ann Spinozzi, Manager of the Redhill Shopping Center, expressed concern with the amount of traffic that will pass through the shopping center, adding to the existing congestion problems. Furthermore, Longs and Safeways do have peak hours that add to congestion. Ms. Spinozzi noted that a traffic study had not been undertaken at this time and is concerned that the tenants, who pay for parking lot maintenance, are not supporting something other than their customer base.

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF NOVEMBER 4, 2002**

In response, the applicant said that Walgreens should bring more trade to the Shopping Center.

Commissioner Zwick favors the project, with the exception of the parking issue. He suggests a study be made of the traffic flow, which should not be difficult for Walgreens to undertake from their customer base at other stores. Commissioner Zwick, otherwise, supports staff on opening hours and agrees that more work is necessary on signage. He would prefer darker colors and an architectural treatment equal to that in the San Rafael store, and suggested the pilasters receive some modeling attention or at least be made darker. Commissioner House is in agreement with Commissioner Zwick and is not in favor of beige stucco walls. The applicant agreed to work with Walgreens and produce a darker color pallet or at least a two-tone pallet.

Commissioner House, furthermore, does not support internally lit box signs. She would like drawings to be presented of the sign inside the tower behind glass. In addition, Commissioner Wittenkeller requests guidelines on the intensity of light, believing that drawings alone will not suffice.

Commissioner House suggests that the parking space, which is causing concern, should be reserved for bicycles or motor cycles and that the corners of the curb cut be smoothed off rather than left at a 90° angle. The Commissioner supports the landscaping plan.

Commissioner Harris is in favor of the project, being an improvement on the current state of the building. He suggests that the increase in traffic may need to be accepted and assumes that Public Works has studied the effect on the shopping center. He supports the darker colors of the San Rafael store but will support the lighter colors chosen by Walgreens if those colors fit in with other buildings in the area. The back lit sign in the tower is of concern and he awaits further information.

Commissioner Wittenkeller believes that the flow of traffic through the shopping center works well enough and drivers are used to the system. He would prefer more earthy tones for the color pallet but will not withhold a vote based on this alone. The landscaping plan is acceptable and he suggests that tough plants should be used to maintain a commercial plot.

Chair Jochum remains concerned with the traffic flow and parking issues. He suggested the overall design of the lot could be improved, perhaps by removing a planter box. Furthermore, he feels unable to support the variance for the signage but he is in favor of the design of the building.

The Commission discussed the feasibility of parking parallel to the road. It was agreed that the applicant would review the parking configuration and make a new proposal. Ms. Wight confirmed that Public Works will determine the curb cut. The Applicant will also return before the Commission with a different color pallet and more comprehensive signage plans.

M/s Wittenkeller/House and passed (4-1 abstention Zwick) to support the staff report for the use permit application and design review, and continue the colors, signage and parking to November 18, 2002.

Chair Jochum advised all parties of interest of the 10-day appeal period to the Town Council.

E. GENERAL DISCUSSION

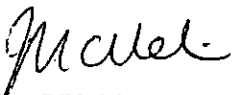
None

F. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

None

G. ADJOURNMENT TO THE REGULAR MEETING ON MONDAY, NOVEMBER 18, 2002.

The meeting was adjourned at 9.10pm.



**Joanne O'Hehir
Sr. Admin. Services Asst.**