

CITY OF SAN ANSELMO
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, 8:00 P.M., JUNE 20, 1966

MINUTES

The regular meeting of the San Anselmo Planning Commission was called to order by CHAIRMAN WARREN R. PERRY at 8:00 P.M. in the Council Chambers, City Hall on June 20, 1966

1. ROLL CALL

Commissioners Present: Lloyd, Anderson, West, Creighton & Perry
Commissioners Absent: Nordmann & Heinecke

2. APPROVAL OF MINUTES OF JUNE 6, 1966

Commissioner Creighton moved that the Minutes of the meeting of June 6, 1966 be approved as presented. Commissioner Anderson seconded and the motion carried unanimously.

3. ELECTION OF VICE-CHAIRMAN

Chairman Perry called for nominations for the office of Vice-Chairman. Commissioner Lloyd nominated Commissioner West; and as there were no other nominations, he moved the nominations be closed. Commissioner Creighton seconded and the motion carried unanimously. Commissioner West was elected by unanimous vote of the Commission.

4. OLD BUSINESS

A. PUBLIC HEARINGS - USE PERMITS

- (1) U-112 - Union Oil Co. - Appl. for permit to construct service station at 926, 928 & 934 Sir Francis Drake, A/P 6-061-02,01,08 & 09.

Engineer Litzell reviewed his report on this application dated 6-2-66. He further stated that this application had previously been brought before the Commission and passed but was, subsequently, denied by the Council. A petition had been presented at that time in which one objection was that the design of the station did not tie in with the proposed shopping center. The design has now been changed to meet this objection. New Petitions objecting to the present application were read and presented to the Commission. The main objections being; danger to children attending school and church, the noise factor, the use being incompatible with a primarily residential neighborhood. A letter in favor of the application from Robert Busse, Realtor, was also presented.

Commissioner West requested the Engineer read the provisions of the ordinance regarding service station use. The zoning ordinance provides that service stations, exclusive of auto repairing, are permitted in this particular zone except that the servicing be conducted within an enclosed building, outdoor display of merchandise is prohibited and this use permit required approval of the Council.

Attorney Bianchi spoke for the applicant and presented an artist's rendering of the proposed station. In reply to objections set forth by citizens at a meeting on June 16, 1966, he stated the following:

- 1. A service station does not generate increased traffic, but rather draws from existing traffic. A survey indicated around 8 cars per hour will use the station, and he feels this number will not create a traffic problem on Sir Francis Drake Blvd. 2. As to safety of children attending Isabel Cook School, the open area and increased visibility makes the station safer than some other type of commercial

operation which could be built there. 3. The closeness of the church and the noise factor were felt to be conflicting uses. Attorney Bianchi stated the station was designed with the idea of maintaining the noise at the lowest possible level. Most of the equipment is comparatively quiet. 4. Parking should present no problem as they will also have access to the shopping center parking. 5. As to fire hazard, statistics indicate a service station is a safer risk than most other commercial operations. 6. Aesthetics, the design ties in with the shopping center, there will be no outside merchandise displays and signs are limited to ones shown on the drawing. The old station will be abandoned and they will meet the condition of dedicating 15' of right-of-way on Sir Francis Drake and 10' on Sonoma Ave.

The discussion was opened to comments from the audience. Six members of the audience spoke in favor of the station, including Mrs. Kettenbach representing Sunny Hills. Six members of the audience spoke against the station stating their objections as increased traffic hazard, danger to school and church children in the area, encroachment of commercial uses into residential areas and the noise factor.

The Commissioners were polled for their opinions and the general consensus was that since this property is zoned commercial, a service station is more desirable than some other possible uses.

Commissioner West moved that U-112 - Union Oil Co. application for permit to construct service station at 926, 928 & 934 Sir Francis Drake be approved subject to the following conditions:

1. That a strip of land 10' wide on the Sonoma Ave. frontage and a strip of land 15' wide on the Sir Francis Drake frontage be dedicated to the City and that curb, gutter, sidewalk, street paving and drainage facilities be installed by the owner and/or permittee to City standards.
2. That a detailed landscaping plan and planting schedule with provision for irrigation be submitted to the Commission for approval and that the landscaping be installed and continuously maintained.
3. That the existing Union Oil station located on Sir Francis Drake Blvd. near Arbor Road be razed and the use permit cancelled within one year from this date.
4. That final building plans and elevations be subject to approval by the Planning Commission.
5. That there be no outside display of merchandise and there be no signs other than those shown on the general arrangement plan dated September 23, 1965 and the architectural elevations dated September 23, 1965 as submitted to this Commission.
6. That the shopping center and Union Oil share the driveway at the southern approach to the service station and that Union Oil Co. grant an easement to the shopping center for use as an exit.
7. That there be conditional approval to the driveway exit on Sir Francis Drake near Sonoma so that if it proves to be a traffic hazard in the opinion of the Chief of Police, the exit shall be closed.

Commissioner Creighton seconded and the motion carried unanimously with the following comments: Commissioner West stated he thinks Union Oil should consider the landscaping by Shell Oil Co. in arriving at an appropriate amount of landscaping. The landscaping shown on the artists rendering presented is inadequate in his opinion. Commissioner Lloyd

stated he feels it is excessive to require the applicant to duplicate his work and his "aye" vote indicates approval of these plans and elevations as submitted.

B. SUBDIVISIONS

- (1) S-71 - Barbara Yeo Rivara - Appl. for 4-lot subdivision, A/P 5-062-52, 19, 24 & 25 Rancho Drive.

Engineer-Leitzell stated this application was held over from the 6-6-66 meeting for an opinion from the City Attorney, and that Mr. Buresh feels there is no legal barrier in passing a subdivision with two buildings on one lot as the non-conforming use situation will be improved and therefore, it would be to the best interest of the City. Engineer Leitzell commented that if the lots were cut to make the existing structures conforming, it would be poor planning in lot design. Commissioner Anderson questioned if the subdivision could be approved subject to the applicant removing one of the non-conforming buildings and the answer was affirmative.

It was felt by the Commission that Lot 2 of this subdivision would, undoubtedly, come in for additional subdivision and, therefore, it would be better to consider the complete subdivision at one time so that proper improvements for the whole area can be determined.

Commissioner West moved that S-71 - Appl. of Barbara Yeo Rivara for 4-lot subdivision of A/P 5-062-52, 19, 24 & 25 Rancho Drive be referred back to the applicant for review and re-design including the following:

1. Provision of a cul-de-sac turn-around area.
2. Provision for not more than one dwelling structure on any one lot.
3. Re-design of lots to provide street frontage more nearly in accordance with the ordinance.
4. Provision of drainage facilities as required by the City Engineer.
5. Re-design of final division of Lot 2 such that further subdivision would be unlikely.

Commissioner Lloyd seconded and the motion was unanimously passed.

5. NEW BUSINESS

A. ADJUSTMENTS

- (1) ADJ-359 - Wm. Kessel - Appl. to construct carport within 2' front property line at 15 Monterey Avenue.

Engineer Leitzell gave his report on this application stating that a variance would be required as the carport is not over 8' from the dwelling and is not connected to the dwelling.

Chairman Perry stated he felt the unusual design of the lot due to the slope and location on a curve justified the granting of this adjustment. Commissioners West & Anderson felt there were no unusual conditions shown in this regard.

Commissioner Creighton moved that ADJ-359 - Appl. of Wm. Kessel to Construct carport within 2' of the property line at 15 Monterey Ave. be approved and in addition, a variance be granted to construct a carport closer than 8' to the dwelling. Commissioner Lloyd seconded and the motion passed with the following vote:

"Ayes" Commissioners Lloyd, Creighton & Perry .

"Noes" Commissioner Anderson for the reason that he feels it will set a poor precedent for the future. Commissioner West because he felt no exceptional circumstances were shown in connection with this request.

B. SUBDIVISIONS

- (1) SS-132 - D. M. Gallagher - Appl. for lot split A/P 6-051-20, 57 Karl Ave.

Engineer Leitzell read his report on this application.

Applicant Gallagher and his engineer, Arthur Lang, were present to speak for this application.

After some discussion regarding the Fire Chief's failure to recommend a fire hydrant as a condition of this subdivision, Commissioner West made the following motion:

SS-132 - D. M. Gallagher - Application for lot split of A/P 6-051-20, 57 Karl Ave. be approved with the condition that a clear determination be made by the Fire Chief as to the adequacy of fire protection; and that in the event the fire protection is determined to be inadequate, the applicant shall furnish the improvements that may be required by the Fire Chief. Commissioner Anderson seconded and the motion passed unanimously.

C. CORRESPONDENCE

- (1) A letter from Mr. Martinelli of Marin County Savings & Loan requesting that the extension of time on the tentative map for Indian-Rock, Units 3 & 4 be withdrawn.

D. MATTERS FOR CONSIDERATION OF THE PLANNING COMMISSION

- (1) Review of "C" District uses which should require use permits.

It was the general opinion of the Commission that listing of such uses would be impractical in that too many items would be left out and may be construed to be allowed if not specifically listed.

Chairman Perry suggested a check be made of the ordinances of other cities in this regard.

- (2) Engineer Leitzell brought to the attention of the Commission that the position of stenographer to the Commission had been eliminated in the new budget and these duties would be performed by the Public Works Secretary in the future. The Commission requested Chairman Perry present a letter to the City Council at its meeting on June 23rd requesting the present stenographer be retained until the position of Public Works Secretary is filled permanently and the secretary trained.

Due to the lateness of the hour, other items for consideration of the Planning Commission were held over to the next meeting.

6. ADJOURN

At 11:30 p.m. Commissioner Lloyd moved the meeting be adjourned. Commissioner seconded and the motion was unanimously approved.

Warren R. Perry
WARREN R. PERRY
CHAIRMAN
PLANNING COMMISSION