

CITY OF SAN ANSELMO  
PLANNING COMMISSION MEETING

302P1

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman John West in the Council Chamber at 8:00 p.m. on August 19, 1968. Representing the City Staff: John T. O'Rourke.

## 1. ROLL CALL

Commissioners Present: Gue, Heinecke, Perry, Tusler, West

Commissioners Absent: Creighton, Moore

## 2. APPROVAL OF MINUTES OF AUGUST 5, 1968

The minutes of August 5, 1968 were unanimously approved.

## 3. OLD BUSINESS

None

## 4. NEW BUSINESS

## A. PUBLIC HEARING

Proposed Revision to Ordinance 485 (Use Permit Requirements)

Commissioner Heinecke noted that the revision of Ordinance 485 a year ago did not accomplish what it was intended to accomplish, and that the present revision were designed to correct the situation.

Chairman West called for comments or questions from the floor. There being none, he explained that copies of the proposed revisions were available, so that interested parties might study them before they go to the City Council.

Commissioner Perry moved that the Planning Commission recommend to the City Council enactment of proposed revisions to Ordinance 541, dated July 15, 1968, and the scheduling of appropriate public hearings. Motion seconded by Commissioner Gue, and unanimously approved.

## B. USE PERMIT APPLICATION

- (1) U-145 Application of A.W. Barthel to serve beer in conjunction with restaurant use at 121 San Anselmo Avenue (formerly a ptn. of the Safeway Building)  
A/P 7-301-14.

Mr. O'Rourke read the staff report concerning this application, noting that Mr. Barthel proposes to lease 1500 square feet of the southeasterly corner of the old Safeway building for a Mexican restaurant, and that adequate parking space would be provided in the parking lot area. A discussion of the parking situation followed. It was noted that the Post Office has 13 spaces and Mr. Barthel 9, and that there should be no parking problem.

Mr. Frederick Molteni, resident of 34 Sir Francis Drake Boulevard, raised a question concerning odors which might derive from the restaurant. Mr. Barthel replied that, in accordance with the code, he has special fans in the exhaust to catch grease, and that everything humanly possible would be done to eliminate odors. He also remarked that Mexican food does not have much odor.

Commissioner Perry pointed out that the Commission could only consider the application for use of beer and that the nuisance of odors was beyond the control of the Commission. He added that restaurant use is permitted in this zone, and that if restaurant odors become a nuisance that problem would be dealt with as such.

Commissioner Tusler expressed his view that the property in question is of major importance to the City in its development. In considering applications he believed the Commission should be careful to ensure that the use of the property will complement the development of the City.

Chairman West shared Commissioner Tusler's concern. He had no objection to a permit to sell beer and noted that the application does not include wine.

Mr. Barthel explained that he was requesting permission for beer only at this time, since the Alcoholic Beverages Commission charges an additional \$100 for wine.

Chairman West pointed out that at some future date Mr. Barthel might wish to sell wine and suggested that he secure a Use Permit for both at this time.

Commissioner Heinecke quoted the language of the ordinance which refers to "alcoholic beverages". Commissioner West agreed that the matter could be covered adequately by an application to sell alcoholic beverages on the premises.

Chairman West reiterated his concern about the way in which the largest single parcel of commercial property in the City was developed, so as it would not become an eyesore. The building had the potential of becoming quite attractive. The Design Review Committee had reviewed plans for the front of the building only, rather than the entire building. There is no indication concerning landscaping of the parking lot.

Mr. Norman Sheide, representing McCormick-McDill, stated that his company is buying the property from Metropolitan Life. They have plans regarding the Post Office, but they have not been submitted because they are not yet final, although the elevation is the same as it will be on the final plans. He offered a set of plans for the Commission to examine.

Commissioner Perry stated that since Design Review Ordinance was passed a year and a half ago and a corresponding committee now existed, the main concern of the Planning Commission is to get the complete development plan to the Design Review Committee.

Mr. Sheide said that the entire plan will be ready in three to four weeks.

Commissioner Heinecke expressed his interest in the whole plot plan, and raised a question concerning doorways.

Chairman West informed Mr. Sheide that in view of the Commission's concern over the need for requiring the owners of the property to cooperate with the tenant to get the overall plan before the Design Review Committee, he thought granting of the Use Permit should be contingent upon approval by the Design Review Committee of the plan for development of building and parking.

Commissioner Gue moved that U-145 Application of A.W. Barthel to serve alcoholic drinks and beverages, in conjunction with restaurant business, be approved on the following condition, that the final plan as to treatment of the whole building on 121 San Anselmo Boulevard and related parking spaces be approved by the Design Review Committee.

Commissioner Tusler seconded the motion.

Mr. Barthel asked whether this action superseded approval by the Design Review Committee.

Chairman West replied that it did not, that it approved his application for a permit to sell alcoholic beverages.

Mr. Barthel felt that this action would make it difficult because of the time factor for him to secure a license from the ABC.

Chairman West replied that the action was taken to put the burden on the owners to submit plans, since the Commission did not want to accept piecemeal development. Speaking to Mr. Sheide, Chairman West stated that the Design Review Committee meets next on August 28th, and asked whether it would place an impossible burden on them to come up with complete plans by then. Mr. Sheide said the plans would be submitted immediately.

Commissioner Heinecke suggested to Mr. Barthel that if he should have any trouble obtaining a license from the ABC on the basis of the Planning Commission's conditional approval, Mr. Barthel could return to the Commission and so inform them.

Mr. Barthel felt it would be satisfactory.

The motion was approved unanimously.

#### C. SUBDIVISION APPLICATION

- (1) Metropolitan Life Insurance Company and McCormick-McDill application for two-lot subdivision of A/P 7-301-14, San Anselmo Avenue and Belle Avenue. Zoned C-2.

Mr. O'Rourke explained that Parcel A and Parcel B would make an adequate subdivision; Parcel A has an existing building containing 24,800 square feet of gross floor area, requiring 53 parking spaces which are available. Two driveways on the property are badly broken and will continue to deteriorate unless properly reconstructed to City standards.

Mr. Harvey Zion inquired as to whether plans were being developed according to a formal plan, and in conjunction with whom?

Mr. Sheide replied that the entire property was being purchased by McCormick-McDill from Metropolitan.

Chairman West pointed out that the question before the Commission was one of subdivision and use was not considered. In this case a peripheral question comes up because there is an existing building on the parcel. Thus, the Commission's concern is that this subdivision will not remove a large amount of the parking. In response to a question from the audience concerning zoning, Chairman West explained that there were two ordinances: (1) the subdivision ordinance which does not deal with uses; and (2) the zoning ordinance which does deal with uses. The zoning of the property under consideration will remain C-2 until otherwise changed.

Commissioner Perry added that the Commission could not have much control over the existing building except for the facade, and that the only question of much import was whether the parking area is adequate to support the proposed uses within the building.

Commissioner Tusler elaborated on what Commissioner Perry said, adding that subdivision is forever and ever and it was necessary to think of its potential use. He noted that the parking spaces are substandard.

Commissioner Heinecke said that in that case the subdivision doesn't meet requirements. He pointed out that the parking stalls as shown are 9' x 19' while the ordinance requires 10' x 20' minimum.

Mr. Sheide stated that the basement is not going to be used, so that perhaps the total square footage should not be the figure used.

Chairman West stated that the building should be looked at not as a Post Office, but as a usable building and that the building inspector says the basement is usable.

Mr. Sheide noted that the Post Office has a 20-year non-cancellable lease.

Commissioner Tusler reported that in addition to broken driveways the curb is also broken.

Mr. Shiede stated that they plan to repair it.

Chairman West believed that the subdivision appears to meet the ordinance requirements for size, average width, and in the case of parking, adequate space, but certain improvements were required.

Commissioner Perry moved with respect to Subdivision Application, SS-147, that the Planning Commission recommend to the City Council approval of subdivision based on the survey of Hool and Lockett dated August 1968, the Commission finding that the size, average width and frontage requirements are met, and that such approval be conditional upon the applicant repairing damaged curbs, sidewalks and driveways to City standards.

Motion seconded by Commissioner Gue and unanimously approved.

5. MATTERS FOR CONSIDERATION OF PLANNING COMMISSION

A. ADOPTION OF HOUSING CODE

Commissioner Perry asked what the Planning Commission had to do with the Housing Code.

Mr. L'Rourke replied that a housing code would give the City more teeth in cleaning up problem areas.

Commissioner Gue noted that one of the requirements of such an adoption would be an appeals board.

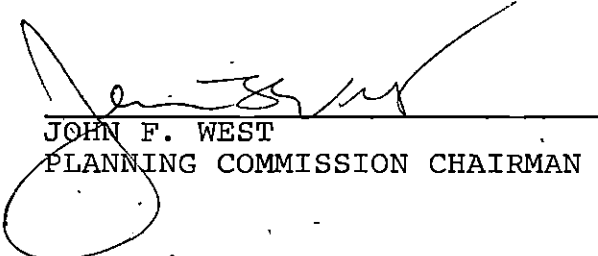
Commissioner Tusler, while not thoroughly familiar with all of details, thought the code would be beneficial to the City. He did note, for example, that the code would require a permit for putting up a fence.

Chairman West was concerned that any bugs in the code be screened out, and felt that it would be helpful for the Commission to have more time in which to study more thoroughly the proposed code.

6. CORRESPONDENCE

Plans and maps from San Francisco Bay Conservation Commission were loaned to Chairman West and the Livermore Study was referred to Commissioner Tusler.

At 9:45 p.m. Commissioner Perry moved adjournment, seconded by Commissioner Heinecke and unanimously approved.

  
JOHN F. WEST  
PLANNING COMMISSION CHAIRMAN