

January 6, 1969

The regular meeting of the San Anselmo Planning Commission was called to order by Chairman John F. West at 8:00 p.m. on January 6, 1969 in the City Hall. Representing the City Staff: John O'Rourke

1. ROLL CALL

Commissioners Present: Creighton, Heinecke, Moore, Perry, Tusler, Perry, West
Commissioners Absent: Gue

2. APPROVAL OF MINUTES OF DECEMBER 16, 1968

Commissioner Heinecke moved the minutes of December 16, 1968 be approved as written, seconded by Commissioner Creighton and unanimously approved.

3. ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Commissioner Perry nominated Commissioner Creighton for Chairman. There was no second. Commissioner Tusler nominated Commissioner West for Chairman. Commissioner Moore seconded the nomination. Commissioner West was elected Chairman with Commissioner Perry casting a dissenting vote.

Commissioner Perry nominated Commissioner Heinecke for Vice-Chairman; Commissioner Tusler seconded the nomination. Commissioner Heinecke nominated Commissioner Creighton for Vice-Chairman. There was no second, and Commissioner Heinecke was elected Vice-Chairman. Commissioner Heinecke abstained from voting.

4. OLD BUSINESS

None

5. NEW BUSINESS

A. PUBLIC HEARING - USE PERMIT APPLICATION

- (1) U-151 Tri-State Development Company. Application for gasoline sales and car wash at 111 Red Hill Avenue. A/P 6-169-03

Mr. Lee Boles of Napa, California, applicant, said this application was for a combination gasoline sales and car wash. There would be no routine service station jobs such as lubrications or tires. Customers would never leave their car; traffic would flow smoothly in a steady stream. He said it was anticipated there would be 2 employees.

Mr. Lee Chestnut, partner of Mr. Boles, of 1103 Main Street, Napa, was asked how many cars they would anticipate using the service per day, and he estimated 200. He said the hours of operation would be from 9:00 a.m. to 9:00 p.m. He also said they would not be open during the peak traffic hours of 7:00 a.m. to 8:00 a.m. Mr. Chesnut said he had spoken to the Chief of Police, and there was no record of an accident at this location, nor near the adjacent service station. He said the lot would stack a total of 7 cars. He said they did not anticipate a peak hour for this operation, but expected a continuous flow. He pointed out that there was a similar operation in Napa, and there had been no problems at that location.

Commissioner Tusler said he heard the staff report on the off-street parking, and he felt there should be on-site parking for employees, at least.

Commissioner Perry said he was concerned about traffic, the lights, turns off Sequoia, ingress and egress, noise, and if the operation can be carried on in a safe manner.

Commissioner Creighton said he felt this application had more merit than any of the others the Commission had received for the location; however, he felt it would be a traffic generator.

Commissioner Tusler pointed out that the application failed to comply with city ordinance in distance from intersection to driveway and off-street parking, and he felt the City has sufficient gasoline service stations. He said he agreed the site must be developed for a traffic-oriented use; he felt the car wash alone would be better than that including a gasoline sale.

Commissioner Tusler moved that U-151, application for Use Permit, be denied for the reasons that:

1. It would be detrimental to safety by creating undue traffic congestion and access problems;
2. It does not provide on-site parking;
3. On-site circulation is not adequate to prevent possible off-site stacking of cars;
4. Granting of the application is not necessary for the preservation of existing property rights.

Motion seconded by Commissioner Heinecke and unanimously approved.

The applicant was informed of his right of appeal to the City Council within ten days.

Commissioner West said he felt inadequacy of the site was the basic problem and its proximity to the intersection.

B. SUBDIVISION

- (1) SS-149 George Dray. Application for a 2-lot subdivision of A/P 6-115-01 at the corner of Sequoia Drive and Knoll Road

After the staff report was read, Commissioner West pointed out that actually Parcel #1 is a legal building site--an old survey shows the site to be a shade over 5,000' square feet and meets the minimum width requirement. Parcels 2 & 3 are combined as one building site, so what was actually before the Commission was a lot line revision. He said a sanitary easement should be considered as well as curb and gutter repair. He pointed out that the staff had requirements in the building code to cover the drainage.

Mr. Dray said he was agreeable to making curb and gutter repairs. He said he would like to revise the lot line to create a better building site.

Commissioner Perry moved SS-149, application for a 2 lot subdivision, be approved on the following conditions:

1. The proposed line between the two parcels will be drawn in a fashion which will parallel the northerly line of lot #1, having its terminus points approximately as designated on the proposed map.
2. That the map specify reservation of sewer easement serving parcel 2 and running across parcel 1.
3. That the existing curb be repaired.
4. That a parcel map or record of survey be prepared and recorded pursuant to ordinance.

Motion seconded by Commissioners Creighton and unanimously approved.

Chairman West said this application does not involve the creation of a new building site and that the lot line revision is an improvement to the overall lot design in the area.

6. MATTERS FOR CONSIDERATION OF PLANNING COMMISSION

- A. Request of Phillip B. Lygren to discuss proposed lot line revision with Planning Commission.

Mr. Lygren presented Assessor's Maps for the area of Oak Avenue showing the Shortall and Watkin properties. He said 2 property owners were involved. This was merely a transfer of property-- there would be no new building site created. He said a cost of a survey in this area would almost equal the value of the land, and he felt this should be considered a community problem rather than a problem for one or two property owners.

Chairman West agreed it would be an improvement to have the property lines clearly delineated and said, on its face, the request appears to have foundation and is reasonable; he would be concerned not to create additional problems in the area and not to set a precedent. Before approving the lot line revision, he would like a staff comment and a comment from the City Attorney.

Commissioner Heinecke was concerned that there not be created a land-locked parcel.

Mr. Lygren was advised to submit his application for a subdivision under the small subdivision procedure, citing Section 7 or Ordinance 425 and to request an exception under Section 9 of Ordinance 425.

B. SETBACK POLICY

After some discussion it was decided not to adopt a setback policy at this time. Each applicant for a variance is to be considered on its own merits.

C. POLICY REGARDING PUBLIC HEARINGS

Chairman West said some citizens have expressed dissatisfaction with the postcard system of notifying adjacent property owners of applications before the Planning Commission. He asked the Commission to consider posting of the property itself. He said he felt the advertisement in the newspaper was seen by few people.

Commissioner Perry said he felt the property would stay posted only until the nearest teenager saw the notice.

Commissioner Heinecke suggested the Commission adopt the following policy:

1. A Public Hearing will be held on Use Permit Applications only when specifically required by ordinance or by the Chairman of the Planning Commission at his discretion.
2. All application for Use Permits shall be accompanied by a list of property owners within 300 feet of the perimeter of the property for which a Use Permit is being requested, and postcards will be sent at least 7 days in advance of the consideration. In the case of an absentee property owner, a postcard will be sent to the tenant also.

This item will be placed on the next agenda for final adoption.

The Commission was reminded of the Public Hearing on the Proposed Widening of Sir Francis Drake Boulevard on Thursday, and all were asked to review the Peat, Marwick, Livingston Traffic Study report prior to the meeting. Commissioner Creighton said he would not be present.

The meeting adjourned at 10:30 p.m.


JOHN F. WEST
PLANNING COMMISSION CHAIRMAN