

TOWN OF SAN ANSLEMO
PLANNING DEPARTMENT MINUTES OF MARCH 18, 1991

The regular meeting of the Planning Commission was convened in the Council Chamber by Chair Julin with all the Commissioners present. Staff present: Lisa Wight, Interim Planning Director.

B. CONSENT AGENDA

Minutes of February 25, 1991

M/S Sias, Mihaly, to approve the consent agenda. Ayes: Yarish, Kroot, Julin, Sias, Mihaly; Abstain: Hayes, Harle.

C. CONTINUED PUBLIC HEARINGS

1. AR-9005 - Th. F. Posthuma, 379 Oak Avenue, A/P 7-241-61, architectural review of a living addition to the existing single family residential dwelling and a second garage on property located within the R-1 C zoning district - APRIL 1, 1991

2. V. 9023/U-9013/DR-9005 - Jean Brunswick, 22 Magnolia Avenue, A/P 7-212-34, 1) 1 5' east sideyard variance to construct a column and beam structure over a driveway within 0' of the east side property line; 2) use permit for one residential living unit; and 3) design review of a two story parking residential, and office structure on property located within the P zoning district - APRIL 1, 1991.

D. PUBLIC HEARINGS

1. Robert M. Yeakey, 80 South Oak Avenue, A/P 7-241-50, request for extension of time to begin construction of a single family dwelling on property located within the R-1H zoning district (precise development plan and architectural review approved December, 1988). CONTINUED TO THE MEETING OF APRIL 1, 1991.

2. AR-9101 - Grizzly Hill Construction Company, west of 398 Scenic Avenue, A/P 7-025-04, design review of a new single family dwelling on property located within the R-1 Zoning District.

Larry Zeidman, the applicant, was present.

Planning Director Wight presented the staff report stating that staff can recommend approval of this project but suggests the applicant plant two additional trees in the rear and west side yard to provide some additional screening for the next door neighbor's deck.

Mr. Zeidman stated that this is a small house, unassuming, typical to the neighborhood with a low profile. The siding and trim is beechwood which will blend in with the trees. The windows will be aluminum-baked white enamel. He stated that he presented a color board to the Planning Department as part of his application. Ms. Wight stated that staff was unable to locate the color board for presentation at the meeting tonight.

Mr. Zeidman stated that he had no objection to planting the two additional trees as staff suggested and also intends to plant oleanders across the front of the property.

Commissioner Sias felt that the plan submitted was acceptable and was satisfied that it would blend in with the surroundings. He had no objection to approving this application without the color board to refer to as long as the colors and textures stated in the staff report and described by the applicant are adhered to. If staff has any question, the application should come back to the Commission.

Commissioners' Mihaly, Harle and Yarish, echoed the comments of Commissioner Sias.

Commissioner Kroot stated that he felt this house looked like a "spec" house and wished the developer would make the house more interesting. He thought the colors were satisfactory.

Commissioner Hayes supported the application as proposed but wanted it known there should be as much screening as possible without reducing the light on the deck for the next door neighbors.

Chair Julin had nothing further to add.

M/S Sias, Yarish, to approve AR-9101 - Grizzly Hill Construction Company, west of 398 Scenic Avenue, A/P 7-025-04, design review of a new single family dwelling on property located within the R-1 Zoning District. The approval is based on the fact that the project: 1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area; 2. Provides for protection against noise, odors, and other factors which may make the environment less desirable; 3. Will not tend to cause the surrounding area to

TOWN OF SAN ANSELMO
PLANNING DEPARTMENT MINUTES OF MARCH 18, 1991

orderly development in such area; 4. Will not create unnecessary traffic hazards due to congestion, distracting of motorist, or other factors and provides for satisfactory access by emergency vehicles and personnel; and 5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area. 6. Is in conformance with the approved precise development plan; 7. Is adequately screened; 8. Contains a selection of architectural features that enable the structure to blend with its environment and which results in a low visual profile. This is conditioned with the proviso that staff can approve the roof colors but will bring back a sample for the Commission's review if staff feels the colors are not in the spirit this design review. This approval is also conditioned with the planting of two additional trees as staff has drawn on the approved plans, dated 9/21/90, with the understanding this will minimize the impact on the neighbors but not reduce their light on their deck.

Motion unanimously passed. The audience was advised of the ten day appeal period.

3. V-9101/DR-9103 - Ongaro Brothers, 14 Ross Avenue, A/P 7-282-11, parking v variance for the construction of a new commercial building; and design review of a new commercial building, on property located within the C-2 zoning district.

The applicants and their Architect, Jim McDonald, were present.

Mr. McDonald presented the application, noting that these plans have been in the working since 1976 and have evolved into what is before the Commission. A study was made of the building and was found to have no foundation. The site is surrounded by Bay View Federal Savings and Loan which is under separate ownership. He stated that they have tried to negotiate on several occasions with the owner to allow for additional space for parking but have not been successful. He stated that the proposed building will sit approximately 15' farther back on the lot than the current one. There will be a loft inside the building to allow for storage. The intent of the entire building is for storage and workshop, with the overnight parking of the business vehicles. They do not intend to use this for retail sales. He stated that this use of the building will be virtually the same as the current use. With regard to the parking variance, this site currently operates successfully without any on-site parking. The parking lot of Bay View Federal always has empty spaces and there is adequate on-street parking along Ross Avenue. The intent however, is to park the commercial vehicles in the building at night.

Mr. McDonald stated that the exterior walls would be stucco, the roof metal and the door will be of aluminum and will roll up.

Commissioner Yarish asked if there was any thought of taking some of the design elements from the current building and incorporating them into the new building. Mr. McDonald did not think that the current building was of any historical value and felt his design will be a great addition and new landmark to San Anselmo.

Commissioner Mihaly asked where the employees were going to park. Mr. McDonald stated that they currently park at the end of Ross Avenue, near the school because there is limited parking fronting Ongaro's building.

Commissioner Yarish stated that the proposed building is considerably smaller than the current building. He also did not think that there would be any room to park the commercial vehicles and store supplies at the same time.

Mr. Rich Ongaro stated that they currently have a lot of wasted space. The mezzanine will be used to store much of their inventory. They do not have much heavy equipment and he felt the space would be adequate for their needs. He added that if the space is not adequate, they will find that out within the next year and will make allowances for the modifications in the new complex that is also under review by the Town.

Mr. Ernie Ongaro stated that the site was originally part of a livery stable.

Chair Julin stated that the building is part of the Town's history and has some historical value. She would like to preserve the past by a plaque or the name of the original business affixed to the new building. Another suggestion would be to display nails of the original building or a picture. Rich Ongaro stated that they probably had some original pictures of the livery stable.

Commissioner Sias was concerned about the tandem parking inside the garage. He wondered if rather than only having one entrance, could there be an entrance on each side to allow the commercial vehicles to drive through. Mr. McDonald stated that his clients have no easement rights around the site which is only 33' wide and he has been unsuccessful in obtaining any easements from the owner of the property where Bay View Federal is located.

TOWN OF SAN ANSELMO
PLANNING DEPARTMENT MINUTES OF MARCH 18, 1991

line but he would do what he could to soften the wall.

Commissioner Mihaly was a little ill at ease with the parking but he wanted it to be a condition that the commercial vehicles would park in the building at night. He did not feel he could vote approval on the design that has been proposed. He felt it would be appropriate in an industrial area but not in San Anselmo. He would like to see the lines much softer with more use of wood, more planting of vegetation and with a less industrial warehouse design. He did not think it would have to be similar to the building across the street. He also said that although the Town does not have an Ordinance in place to preserve historical buildings, he takes it very serious. He suggested that the building be authenticated or perhaps a historian be retained to documents the historical value of the building.

Commissioner Harle stated that he supported the design review and parking variance.

Commissioner Yarish stated that he felt comfortable with the parking variance but had similar problems with the design review as Commissioner Mihaly. He stated that he couldn't think of a building he liked less than the Bay View Federal Building and would not like to see it imitated. He did not think the proposed design would fit in with the San Anselmo image. Perhaps landscaping could be used to soften the building, but because of the draught it might be difficult to adequately maintain the landscaping.

Mr. McDonald stated that it was difficult to design the building because of the site and restrictions imposed on the building.

Commissioner Kroot felt the parking could work but said the design of the building looked a little too industrial. He wondered if parapets would help, or a design something similar to the other buildings in the area. He would like to see another attempt on the elevations. Commissioner Kroot felt the design resembled that which would be in the industrial area of San Rafael and he would rather see a design that was less industrial in San Anselmo.

Commissioner Hayes would like to see a reduction in the massiveness and have the building look less industrial. He wondered why wood couldn't be used for the exterior rather than stucco. He stated that he had no objection to the parking variance because of the way the building will be used.

Mr. McDonald stated that because of Building Code restrictions, the exterior cannot be of wood. As an aside, he thought a lapped horizontal line in 4/10 would create interest and bring the lines down.

Commissioner Sias did not feel this use would attract much traffic and parking has proven to work with the current use. He did not feel he could support the design review as it was not functionally and aesthetically compatible with the surroundings. He said it looked like a warehouse. He suggested using the parapets from the original building, or perhaps comparing the other buildings along the block. He felt that the Dagget Plumbing building looked interesting. He wants to see a design that is more in line with what we envision San Anselmo to be. He had no problem with the interior floor plan. He felt landscaping was a good idea to soften along both sides of the building.

Chair Julin had nothing further to add.

M/S Sias, Yarish, to continue V-9101/DR-9103 - Ongaro Brothers, 14 Ross Avenue, A/P 7-282-11, parking variance for the construction of a new commercial building; and design review of a new commercial building, on property located within the C-2 zoning district. This will be continued to the meeting of April 1, 1991, for consideration of new elevations with landscaping treatment, and to allow staff time to contact the Town Historical Commission for information on the site.

4. V-U-9102/DR-9104 - Ongaro Brothers, 243 San Anselmo Avenue, A/P 7-284-13, use permit to allow living quarters; parking variance; design review of a new commercial and residential building; and environmental review on property located within the C-2 zoning district.

The applicants, and their Architect Jim McDonald, were present.

Mr. McDonald stated that the new building will have to be raised 30' to comply with the Federal Flood Control Measures. He stated that there are twenty four on-site parking spaces. There will be seven, one bedroom and 1 two bedroom apartments on the second level. The maximum height of the building will not exceed 30'. The second story will be set back from the street. He stated that this will be a fine improvement for the commercial area. He stated that the basic color tones will be the same as on the current building. He stated that they will provide a landscape plan at a future meeting.

Commissioner Harle stated that he had no objections to what was proposed at this point.

TOWN OF SAN ANSELMO
PLANNING DEPARTMENT MINUTES OF MARCH 18, 1991

Commissioner Yarish stated that the new design goes a long way to changing the ambiance on San Anselmo Avenue. He stated that he has not seen a lot of mixed use and wondered if they have studied the success rate of it.

Mr. McDonald felt it would be very successful and stated that he estimated that the future will see a more vital downtown area.

Commissioner Yarish stated that because of the location of the building he did not think traffic would be an issue. In addition, additional parking will be created. He stated that he would like to see a resolution on this project that spells out all the conditions. He would also like to see a landscape plan, which includes plants that are drought and deer tolerant as well as a drip irrigation system.

Commissioner Kroot had no objection to the variance because of the ample parking and he felt the use works very successfully in other communities. With regard to the design review, he stated that he really liked the look of the existing building. If a portion of the building could not be saved then he thought the current plan would fine.

Commissioner Hayes thought the rendering was handsome but the size of the building looked very tall, almost double the size of the existing building and out of scale with the towns commercial buildings. He felt it would urbanize the area rather than retain the historic feeling. He stated that he wanted to preserve the charm of the current buildings.

Commissioner Sias stated that he never was very fond of the current building and felt that this rendering is very charming. He would like to see it in final form, including a landscaping plan. He felt the mixed use was a good idea. With regard to the parking variance, he would like to fully explore the parking to make sure then cannot meet the parking requirements.

Commissioner Mihaly stated that he would like to see adequate parking and looked to the architect for alternatives. If the adequate parking cannot be achieved, he would prefer a parking variance rather than reducing the living quarters. He stated that he really likes the look of the current building. The proposed building has a very suburban look that is familiar all over Contra Costa County. He stated that design detail was very important. He liked the idea of setting the second story back from the street. He noted that the back side of the building was rather bare. He liked the idea of a deck on each corner of the building. He felt something should be done in the parking lot to landscape without giving up parking.

Commissioner Harle stated that the Town needs small rental units and this location would be perfect. With regard to parking, he would be willing to allow compact parking spaces so no variance would be required.

Chair Julin felt the height was too tall but was within the height requirement. She was interested in a brief historic report on the building, she wanted to see a landscape plan, which includes the type of street trees.

M/S Mihaly, Sias, to continue V-U-9102/DR-9104 - Ongaro Brothers, 243 San Anselmo Avenue, A/P 7-284-13, use permit to allow living quarters; parking variance; design review of a new commercial and residential building; and environmental review on property located within the C-2 zoning district. This is continued to the meeting of April 1, 1991.

E. GENERAL DISCUSSION

Appointment of 2 Planning Commissioners to a Development Standards Committee.

This Committee will be comprised of 2 Town Councilmembers and 2 Planning Commissioners. Commissioners' Kroot and Hayes offered to be part of that committee.

F. REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

The neighbors of 16 Ivy Lane have appealed the application. It will be heard at the Town Council meeting of 3/25/91.

G. ADJOURN

The regular meeting of the Planning Commission was adjourned at 11:15 p.m. to the next regular meeting of April 1, 1991.