

**SAN ANSELMO PLANNING COMMISSION
MINUTES OF OCTOBER 2, 2000**

CALL TO ORDER

Present: Chair House, Commissioners Jochum, Couture, and Wittenkeller
Absent; Commissioner Zwick

Staff: Planning Director Feagans and Senior Planner Wight

OPEN TIME FOR PUBLIC EXPRESSION

No one spoke during this time.

CONTINUED ITEMS

1. **Minutes of September 18, 2000**
2. **V-0029/DR-0032 – Bob and Maureen Sena, 137 Humboldt, A/P 7-033-21, setback variances:** to construct a lattice screen up to 8' above grade on a landing within 6' of the north side property line (Code setback: 8' if higher than 6'); a gate up to 8' above grade within 7' of the front property line (Code setback: 20' if higher than 6')(Foothill Road is the shortest street frontage, so it is considered the front property line); and to construct a fence up to 8'9" within 0' of the south side property line; design review amendment to change the exterior colors; design review amendment to the landscape plan: terraced retaining walls, uncovered decks, stairs, screens, trellises, fences and gates, and plantings; and review of a conceptual proposal for a future design review amendment to the dwelling: living area additions: a 70 square foot terrace level infill of an enclosed, but unimproved, floor; a 145 square foot mid-level addition to replace an existing uncovered deck, and a 145 square foot upper level addition to replace an existing uncovered deck; on property located within the R-1 Zoning District (above 150' msl). (Staff: Wight) **CONTINUED TO 10/16/00**
3. **V-0030/DR-0033 – Bruce and Kelly Krill, 1640 San Anselmo Avenue, A/P 5-191-23, setback variance:** to construct a 1,086 square foot first story addition within 6' of the northwest side property line (Code setback: 8')(this will necessitate removal of an existing shed, mudroom, and bathroom); design review and setback variance to construct a 649 square foot second story addition within 6' of the northwest side property line (Code setback: 8'); and setback variances to construct a 420 square foot garage within 6' of the northwest side property line and within 12.5' of the rear property line (Code setbacks: 8' side; 20' rear), on property located within the R-1 Zoning District. (Staff: Wight) **CONTINUED TO 11/6/00**
4. **U-0005/V-0018/DR-0022 – Henry Foulk, 30 Carlson Court, A/P 5-062-72 – Design Review and Use Permit request, and side yard setback variance** to construct a two-car garage with a second unit above. The structure is proposed to be within 4' of the rear property line (20' required) and 6' of the side property line (8' required) in the R-1 Zoning District. (Staff: Feagans) **CONTINUED TO 10/16/00**
5. **DR-0031 – B. J. Acker and J. L. Hitta, 49 Canyon Road, AP7-064-17, design review** of a 75 square foot uncovered deck on the top floor of the east side of the dwelling, and the addition of a California-framed roof over the existing dormer on the north side of the existing roof, on property located within the R-1 Zoning District (above 150 msl). (Staff: Wight) **CONTINUED TO 10/16/00**
6. **DR-0028 – Frank Gobar, 120 Ross Valley, A/P 6-212-26, Design Review** to add a 2,262 square foot two-story addition to an existing 1,197 square single story house, on property located within the R-1 Zoning District. (above 150 msl) (Staff: Feagans) **CONTINUED TO 10/16/00**

CONSENT AGENDA

1. **Minutes – September 5, 2000**
2. **V-0031/DR-0022/U-0006 – Alaris Group, 1509 Sir Francis Drake Boulevard, A/P 5-153-03, Use Permit** to install three wireless panel antennas to be mounted and concealed within a false chimney with a maximum width of 2'-6" and maximum height of 28'-11" above grade; and a variance for the equipment to be within 18' of the rear property line (20' required), located within the R-2 Zoning District. (Staff: Feagans)
3. **V-0027 – Rob and Judi Evans, 58 Madrone, A/P 6-082-25, side and rear yard setback variances** to allow a 190 square foot addition to the existing single story house. Proposed setbacks are 17'-3" rear yard (20 feet required); 3'-6" interior side) yard (8 feet required) and 4'-0" street side yard (12' required), on property located within the R-1 Zoning District. (Staff: Feagans)
4. **U-0008 - Jerome Draper, 6 Mariposa Avenue, A/P 7-284-38, use permit** for off-sale beer and wine, on property located within the C-2 Zoning District (Staff: Feagans)

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A member of the audience asked to take 6 Mariposa off the Consent Agenda and place it on the public hearing.

M/s Jochum/Couture, and unanimously passed (4-0), to approve Consent Items 1,2,and 3.

Chair House advised all parties of interest of the ten day appeal period.

PUBLIC HEARING

U-0008 - Jerome Draper, 6 Mariposa Avenue, A/P 7-284-38, use permit for off-sale beer and wine, on property located within the C-2 Zoning District (Staff: Feagans) Taken from Consent:

Ms. Feagans presented the Staff Report.

Jerry Draper, applicant, stated that he is representing his father whose business is specifically for sale of rare wine. The ABC has one category for licenses so they fall under the off sale of beer and wine. They are expecting about 1 person a week. They have had the business at 6 Bridge Street for the last four years. He stated that they do ship wine from the store. He has a computer business at the site as well. The back half of the store is storage and staging of wine. The front part is the computer business. At one time the bottom of the building had a business that sold of alcohol. The previous use was an attorney.

Marlin Nelson, property owner, stated that Coast Liquor was there from 1960 through 1980. After that his wife rented the space for her jewelry business.

Gabrielle Ayres, 22 Mariposa Avenue, stated that when she contacted the ABC she was informed that the use would also be for a tasting room. She is concerned about the tasting room use because there is an assisted living, a school, retirement home and single family residences surrounding the business.

Resident, 26 Mariposa, was concerned about the use but if it is not going to be a tasting room, it does not concern her as much.

Mr. Draper stated that they are not interested in having any on-site wine tasting and besides it takes another type of license than the one he has.

Commissioner Wittenkeller stated that because there is a use permit involved, it would have to come back to the Commission if there were any problems. It also appears that the neighbors are not opposed to the use now that they understand there is no wine tasting. Based on those reasons, he can support the proposed use.

Commissioner Jochum stated that he had no problem with the application.

Commissioner Couture concurrent that he had no problem with the application.

M/s Jochum/Wittenkeller, and unanimously passed (4-0), to approve the application based on the findings and conditions as set forth in the Staff Report.

Chair House advised all parties of interest of the ten day appeal period to the Town Council.

1. **ER-0002/V-0019/DR-0021 -- Ned MacDonald, 14 and 20 Greenfield Avenue, A/P 6-251-07 and 08, environmental review, demolition of an existing building at 14 Greenfield Avenue, construction of a new office building, with potential to be used for retail, install new site utilities, install landscaping, install paving as required for parking, construct new sidewalk/curb. 330 Sir Francis Drake Boulevard, (Tam Building), A/P 6-251-04 and 06: construct raised parking deck and ramp. Application includes a proposal to transfer title of the two public easements, one on Greenfield Avenue, and one on Smith Lane. The existing Tam Building is 9,500 square feet and the building floor area of the new building will be 18,430 square feet, necessitating a total of 62 on-site parking spaces. Planning applications include design review, and parking variance for some of those spaces to be in tandem and some to be substandard in size, and to have a total of 59 spaces, on property located within the C-3 (General Commercial) Zoning District. (Staff: Wight)**

Ms. Wight presented the Staff Report.

This item was tabled until later in the meeting.

Steve Murch, architect representing the applicant, stated the areas of concern were to check for a possible location for service vehicles and look at further delineation along Smith Lane. They looked at the area around the Sprint building. What they are

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proposing is a blend of placing vehicles on Smith lane as well as Greenfield. They want to place a green curb in front of the building on Greenfield. A green zone would increase the opening space for service vehicles to arrive and not block traffic. They have indicated four planter areas along Greenfield. That would take up essentially three parking spaces in front of the building. It would be more desirable to place several, more narrow planters, that would take up one parking space. They would match what is going on San Anselmo Avenue. They have agreed to place a \$20,000 amount to be placed into the Greenfield beautician. The Public Works Director feels the amount is appropriate. They cannot see the parking deck moving closer to the Tam building, so they are proposing to remove the parking spaces 51 and 52. Parking would be a benefit to the building and they are sorry to lose the two spaces but feel it would lesson the impact. With regard to the use of the parking area at night - they can install the gates and see how it goes, but they would like them shut. They would be willing to keep them open on an experimental basis.

Mr. MacDonald stated that he would like to have the parking available for several occasions. However, there are areas that would be dark and could be a safety issue to his tenants. He would like to see the gates closed by 9:00 p.m. each evening.

Commissioner Wittenkeller asked what the arrangements have been made with the Town for the applicant to build over the Town property. Mr. MacDonald responded that he would have to ask for a right from the Town Council. He removed, at his expense, oil tanks. If the project is approved, the Council would agree to the abandonment of property and grant it to him.

Ms. Wight stated that the Council did not want to vote on the abandonment until the project has been brought forward to the Commission and a decision has been made by the Commission.

With regard to signage, Commissioner Jochum stated that if each retail space were allowed a 20 square foot sign, the building would suffer by a slew of these plastic signs.

Mr. MacDonald stated that the viability of the business would rest on their signage and visibility. He does not intend to put retail there now but he is sure that everyone would like to see Greenfield have some pedestrian charm. It would be silly to preclude retail tenant being a success. He wouldn't be opposed to limiting signage entirely but it might cut off their ability to put in signage in the future.

Robert Capurro, 15 Lincoln Park, stated that the impact on traffic would be compounded. Before the plan was submitted for this office building they had traffic problems in the area because of Greenfield Avenue developing. The building is beautiful but the residents are very concerned about safety. The Traffic Safety Committee is aware of the traffic problems and has tried to place stop signs to limit the flow of traffic. If there were a safety issue prior to this project, there would be a greater impact on traffic with the project.

Roger Bettini, 18 Bank Street, stated that Lincoln Park should not be used as the driveway for this project. Smith Lane is an alley and should be used as a secondary means of travel. Also, the Marin County bicycle pathway's proposed route would be Bank Street. The San Anselmo General Plan, under Circulation Goals, Objectives "...limit the intensity of development ...and ... to promote traffic safety and channel traffic away from the residential streets..." Why push more traffic into the quaint little neighborhood?

Eric Rosenquist, 18 Lincoln Park, stated that this is a real improvement from the original plan. Traffic will increase, especially with the sale of the Taco Shop on Greenfield Avenue and the development of the garbage site. Smith Lane has always been a one way road. The road surface is terrible from the garbage trucks. The Commission must address the noise, safety, drainage, etc. Construction hours are unacceptable. When the auditorium portion of the Tam building was demolished, he experienced cracks in his house. He wants pile driving prohibited or an indemnification signed by the applicant.

Peter Hebert, 69 Lincoln Park, is concerned about egress coming out onto Smith Lane. He suggests that they force people to turn right and prohibit no left-hand turns.

Charles Brown, 4 Lincoln Court, stated that there is always a constant chance of a head-on collusion on Lincoln. If you put anything additional on Smith Lane at either end, there will be accidents. The entry and egress is not in the interest of the neighborhood. It is hopelessly inadequate.

Ned MacDonald stated that with the original application they had access to the building from Greenfield. It was thought by members of the Commission at that time that there was a tradeoff. He sympathizes with the residents that there would be an increase in traffic, but there would not be much. The parking stalls would be assigned and they would maybe leave and return once or twice a day. They are not proposing a retail trade.

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The traffic study showed that increase in traffic was not unreasonable. He feels that there are advantages of taking the access off of Greenfield.

Steve Murch stated that he had no knowledge about the future projects by the taco shop and the garage company site. He is hoping that the neighbors are not taking the opportunity to piggyback their problems with this project.

Mr. Capurro suggested that if there was an entrance off Greenfield and an exit off Smith, maybe the Town could open up the lane again on Greenfield. He is not suggesting any changes to the building or moving the location of the building.

Commissioner Couture stated that the proposal for the in-lieu fee and planters are a nice resolution of the issues brought up before. He has no problem with the parking gates to be used for control. The right turn only sign on Bank Street is a great idea. Construction hours should be limited to 7:00 – 5:00 Monday through Friday, and is okay with the Saturday hours but did not want any Sunday construction to be allowed. Regarding the second story parking deck, he appreciates the removal of parking spaces 51 and 55 because they are a far greater impact to the owner of 13 Smith Lane. He still does not see any reason why they can't be moved closer to the Tam building. Regarding primary traffic coming down Smith Lane, the applicants are granting themselves some access from Greenfield because the ramp is there. It is a dangerous precedent on Smith Lane and could be a cumulative problem.

Commissioner Wittenkeller stated that he is very concerned about what the additional traffic would do to the residents of Smith Lane. Now he is very concerned about the precedent it could set for traffic on Smith Lane. He would prefer to see an attempt made to get access and egress off Greenfield.

Commissioner Jochum stated that he likes the design of the building. Everything that they have wanted addressed by the applicants has been done. While he is concerned about signage, he would not burden the owner with it and would look towards the town's sign ordinance for enforcement and control. Traffic problems on Smith Lane are not new and have been discussed at each meeting. He thinks that the concern is elevated over what the actual project is doing. He noted that traffic in the Ross Valley in general is getting worse daily. He tends to think that will be less of a future impact than what is being stated by the neighbors. He is comfortable with the project, as it is to vote for it as proposed.

Chair House stated that in a previous application there was access from Greenfield but she does not feel right in making a major change now so late in the game to change the egress and ingress. The Traffic Safety Committee stated that they did not want a stop sign on Smith lane because it impedes the flow of traffic but she thought the intent was to impede the flow of traffic and would like that looked at again. If a stop sign were not acceptable perhaps the use of "bots" would work to slow the traffic.

Mr. McDonald stated that he would take 10 months to build his project but would work within the allowed construction hours. With regard to the comment about placing a color swatch on the building prior to final approval of the color, he feels comfortable with that.

A straw vote was taken and the vote was 2 to 2, which means no vote, so they will have to wait for the next Commission meeting so the absent commissioner could be present.

Commissioner Wittenkeller stated that he would not be able to attend the October 16th meeting and he would like to be present for the vote so he suggested continuing the application to the November 6th meeting.

Consensus of the rest of the members of the Commission was to not burden the applicant with such a long continuance.

M/s Jochum/Couture, and passed (3-1 Wittenkeller to vote no) to continue the application to the meeting of October 16, 2000.

- 2. ER-0003/PS-0001/V/PDP-0001/DR-0029 - Tommy Kennedy, Between 41 and 43 Tomahawk Drive, A/P 177-250-31, environmental review (Negative Declaration), parcel split (with a street frontage exception as access will be over an easement), precise development plan, and design review of a single family dwelling, on property located within the R-1 (above 150 msl) zoning district. (Staff: Wight)**

Ms. Wight presented the Staff Report.

Fred Divine, architect representing the applicant, stated that he thought the Quarry Mountain guidelines would help them make their changes but they did not so they made changes based on the comments at the previous meeting. The house was seen visually from the side and from the properties below so they moved the house north and higher on the site; lowered the roof pitch; removed the gabled pitch of the roof; stepped the

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second story back by 4 feet. Cut down the area of the deck | the back; significantly cut down the terrace area and have reduced the retaining wall. They have ended up with a different profile so it means that only a very small area of the understory would approach 7 feet (approximately 40 square feet). The height is about 26 feet to the ridge. The previous proposal was just under the 35' height at the ridge. Now, it is only one corner that reaches the 30' height. The garage now has more area that is exposed so they put windows in for relief. The roof is not 4:12; no railings are proposed on the retaining walls. The landscape plan has been changed along the retaining wall, which is more of a cascading over the wall and screening shrubs and trees below. They have left the trees around the house. The basic element of the house has not been changed and the rooms are essentially in the same place as the previous proposal.

Tommy Kennedy, applicant, stated the house had four or five dormers that have been removed. There is no question that the house will be visible on the site. They have tried to screen the house. The house would be visible from Broadmoor but they would be planting trees that are 12' to 15' high. They have pushed the house up the hill as far as possible and dug the house into the hill. Everything is governed by the fire department turnaround. There would be a drip irrigation system.

Commissioner Couture stated that he stood on the second story deck of the property of 40 Tomahawk and he felt the photographs are very misleading.

Peter Ritter, 40 Indian Rock Court, presented a photographs that indicates what impacts the house would be from his bedroom and his deck would block his view of Mt. Tam. The house looks like it has gotten higher and closer to his property.

Fani Hanson, 27 and 37 Indian rock Road, stated that there are important points regarding the Precise Development, noting that the project "...should be screened by the existing woodlands..." This house is very visible from Broadmoor and it shows that the poles are visible to the whole neighborhood. However, if the house were moved farther down the slope it would be less visible. She questioned the height limitations. Also, there is a prominent knoll so moving it lower would improve it substantially for the neighborhood. The higher the house goes, the more the impact.

David Israel, 47 Indian Rock Road, appreciates staff clarifying the land use issues. He also appreciates the reduction of the rear yard retaining walls. He thought, however, that the public heard a consensus by the Commission that this is a flat land house in the hillside and that there should be creative ways to reduce the size or tuck the house in a little more. He is nervous of moving the house up the hill. The house is dead on axis and there should be breaks in the roof, which is now singular. It would be great if it were a pavilion of masses. He was hoping that there was a possibility that the driveway could have a permeable surface and would love to have it of indigenous grass. That may be impractical in the area that is very steep. He can understand the desire to enter at the bottom of the house but would be less grading implications if they enter at the top, which would allow them to tuck the house into the hill. He really supports as generous rooflines as possible to provide shadow lines. The colors would benefit from being soft and warm so they would blend with the hillsides. This proposal does not seem consistent with what was heard at the previous meeting. The color palette used for Quarry Mountain was viewed as being generally successful. The colors that were used seemed to diminish the house. The notion of dark colors would be problematic. This house would be viewed from across the valley as well as on the neighborhood and this should be taken into consideration when making a decision on the project.

Margie Kuntz, Indian Rock Court, is concerned about the drainage and wanted to know what the plan was for drainage.

David Fox, 7 Indian Rock Road, stated the house definitely looks better as viewed from his house and the trees would screen. However, the view from Broadmoor is still visible. He would like to see various options explored for the best solution and wanted the water to go into the storm drain.

Rose Malle-Gianattassio, 57 Indian Rock Court, and in escrow for 41 Tomahawk, stated that since the house has been lowered, they can now see Mt. Tam. The biggest concern is the driveway and drainage. Mr. Kennedy spent the whole morning going over his plans in detail and he has addressed all her concerns to make sure that debris does not come down the hill during construction. She was impressed with his willingness to work with her. She is in support of the project.

Robin Gianattassio-Malle, 57 Indian Rock Court and 41 Tomahawk, stated that they also brought their engineer up to the site. It was most remarkable for Mr. Kennedy to meet with her and other neighbors to address their concerns. The Commission should look at the amount of care and consideration they have taken.

Tommy Kennedy responded that he does not want to do a stain like that of the owner of 47 Indian Rock Road and he does not want to build a house similar to that house at 37 Indian Rock Road with all the windows that light up at night.

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Mr. Divine stated that they are proposing wood siding and it will blend in. They have a sanitary sewer that would go into the sewer system. They will have a leaching system that would go into the town drainage system. They did do a number of things to address the Commission. He felt moving the house down the hill would greatly impact the neighbors below and felt there would be a greater mass. They are already pretty tight to the driveway. Initially the applicant wanted to come into the house at the top but he felt it would break up the mass more. He noted that the house is sited right where it should be.

Ms. Wight stated that the Zoning Ordinance talks about low visual profile but there is no view ordinance in San Anselmo.

Commissioner Jochum stated that they asked for a significant number of issues to be addressed by the applicant. They have been addressed but not in the way he was anticipating. The response to the neighbor's view has been addressed as well as a house that could be designed given the footprint. It would be very difficult to have a house with access for the easement that would not have a fairly significant impact on the view of 40 Indian Rock Road. The views from Broadmoor would be significant and would affect hundreds of people. To screen it with trees is the best that can be done with the mass if it were currently there. However, they are now in the process of discussing a new house on this site. The views from the site, all the way down to the oak trees, the views are quite spectacular. His initial thought was to have a house that stepped down the hillside in a pavilion style. He has never seen this as a two-story house. Because the house can be stepped down the site, it could be a multi-level structure, which could also create open spaces. Therefore, the site is not being used to its full potential.

Commissioner Wittenkeller stated that this is a site that people would not like to see a house on but it is a legal building site. In the past, neighborhoods have put some funding together to purchase the land for open space. That is not happening here so a house will be built. He agrees that the house looks like a flatland square house with two levels, and he would like to see something that is more responsive to the site. The planting will be key to the site, no matter what is built. He would like them to look at larger, more native trees. The landscape plan could go further with larger specimen trees, above 15 gallon, and drip irrigation should be required. He would like them to take another look at the plant list because some of them are not frost tolerant and deer resistant. He wants dark tones for the tree species.

Commissioner Couture said he could approve the EIR and Precise Development Plan. He is concerned about the amount of water that would be coming down the driveway and into only two drainage outlets. The house still feels like a flatland house on the hillside even though there have been some changes. The site has a clump of eucalyptus trees, which is a screening element and a series of oaks at the bottom of the lot that is also a screening element. He does understand that the garage is extremely limited in its location and he appreciates having a house attached to the garage. However, it is often practiced on hillside lots that the parking structure is not attached to the house. Given that it is possible to consider another location further down the hill closer to the oak trees, it would not be in the corridor of 40 Indian Rock Court or so prominent as viewed from Broadmoor. The landscape plan proposed is extremely generous however the amount of trees proposed is required to protect the massing of the house. The amount of planting would change the character of the hillside. He read Objective 9 and how the house should be minimized. The best screening for the garage is the eucalyptus grove that is being cut down. If that were kept, it could protect the garage, which is quite large.

Chair House stated she agrees with the comments that this is a flatland house that is being proposed on a hillside. Because it is visible for so many people, the design must be excellent and whatever can be done to screen and break up the mass of the house would be necessary. She would like to see a permeable surface on the driveway with grass and interlocking blocks or another alternative. She wants the applicant to pay attention to the color palette on Quarry Mountain. Looking at the house from Broadmoor will be a very important consideration because it is currently very prominent. At the same time, she would like the applicant to be sensitive to what the impact would be on the close neighbors as well. A drip irrigation system should also be required. She understands breaking up the mass by having the garage detached from the house but she would not want that if it were her house. However, she is neutral.

Commissioner Wittenkeller stated that what makes this look like a flatland house is that the entry is on the lower floor and that is significant in how the house might change in his mind.

Commissioner Jochum stated that he has no comment on whether or not the garage is detached.

M/s Jochum/Couture, and unanimously passed (4-0), to approve the Negative Declaration and parcel split.

Chair House advised all parties of interest of the ten day appeal period.

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M/s Wittenkeller/Jochum, and unanimously passed (4-0), to continue the design review to the meeting to November 5, 2000.

2. **SR-0001/DR – 0034 - Joyce Brown for Elan Fitness Center, 230 Greenfield Avenue, A/P 6-173-07, design review of exterior color changes, and sign review of two internally illuminated signs, on property located within the C-3 Zoning District. (Staff: Feagans)**

Ms. Feagans presented the Staff Report.

Commissioner Couture asked about the temporary signage. Ms. Feagans stated that temporary signs can only be up for thirty days and is not included in the signage.

Joyce Brown, applicant, stated that they place temporary signs up only five times a year. There is a color change they are proposing, which would be green, not blue. The proposed green was a color they proposed at a previous Commission meeting what they last painted the building. At that time, the Commission said they could approve the green as an alternative. She noted that there are a number of signs on Greenfield Avenue and their request for permanent signage is well below the square footage of other signs on Greenfield. She is requesting the proposed signage rather than a sign with individual lettering based on cost.

Bob McQuarter, Neo Neon Signs, stated that are proposing to paint the mechanical equipment and electrical panels and want to blend it into the east elevation wall. The new proposal is Sherman Williams Greek Isle. The Elan sign is concealed behind a white acrylic. The light would be diffused behind the letters. The letters are approximately 3 inches. The woman's figure would be in gold or yellow. He noted that there is a chiropractor sign down the street and the neon letters on the applicant's building would probably be not be as intense. The face of the letter is 5" inches in depth and covered with 3/16th acrylic. It is softer than a neon tube. It is more expensive to make a sign that has individual letters and put electricity to each letter. It would be a cleaner look if they could do it as a cabinet. They have provided a choice of sign colors for the Commission to choose from. The lower letters are lighted by two rows of florescence lights.

Ms. Brown stated that she took pictures from the rooftop and she does not think the light would affect anyone negatively.

Commissioner Jochum stated that the applicant wants to simplify the look of the building but was concerned that she has lost the capitals of the building.

Ms. Brown stated that she wanted a new look for her building. She agreed that the individual lettering is nicer but the cost was prohibited.

In response to Commissioner Jochum, Mr. McQuarter stated that it would not be a good idea to mask the sign. His preference would be to go with the black background with the white or gold letters, which would make the background opaque. It would be very crisp and legible.

Commissioner Jochum stated that this is a large building and the capitals are actually set out a few inches from the building. He noted that the Town is trying to go back to the past with the design for the downtown but this building is going in another direction. He has no problem with the neon and likes the logo and prefers to see the black with the gold. He is bothered about the loss of the capital coloring because it provides detailing and breaks up the mass. He would put the "Elan" in the center of the building and "health and fitness center" lettering broken up on the front facade. Looking at the buildings down the street, Bomarc and M & R Cleaners have double signs at the top of the building on two walls. It would be unfortunate if every building that was exposure on two walls would have such prominent signs because the building does not benefit from it.

Commissioner Wittenkeller said he liked the way the signage is explained with the black background on the lower portion.

Commissioner Couture concurred with Commissioner Jochum. The "health and fitness center" lettering is boxy and it would be much more elegant to leave the "Elan" where it is and move the "health and fitness center" between the two columns. He had no problem with the neon, and no problem with the block sign and colors. The lighter background of gold would look better during the day and black would be better at night so he could support either one. He can also support the green and beige colors but would like to see the columns treated fully.

Chair House stated that she is okay with the signage as presented although she does like the suggestion of moving the sign. She would like to keep some of the detailing because it would otherwise look like a box. The colors look fine but she would like a swatch painted on the building first.

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Commissioner Jochum stated that the comment about the placement of the sign is that it doesn't work well with the detailing of the building. He would like to see the top portion of the columns painted because they are raised a few inches from the building.

Ms. Brown stated that they have tried several different locations and she does not want to move the location of the sign. She would be willing to outline the protrusions but if they were painted it would ruin the look of the sign. She also stated that she does not have time to paint a swatch on the building and then wait until another Planning Commission hearing to find out what the decision would be.

M/s Couture/Wittenkeller, and passed (3-1 Jochum to deny), to approve the application based on the findings and conditions as set forth in the staff report; and amended at tonight's meeting to include Sherman Williams Green Isle as the exterior color; and any of the health and fitness center box sign with the black background and variegated, gold to white letters, submitted by the applicant during the meeting.

GENERAL DISCUSSION

San Rafael is in the process of updating their General Plan and wants to know if one member of the Commission would like to participate. The consensus of the Commission was that everyone was already over-committed.

Would the Commission consider a special meeting in October. The consensus of the Commission was that they have too many commitments to have special meetings but they would be willing to start at 7:00 p.m. and have more items on the agenda.

REPORT OF UPCOMING APPEALS TO TOWN COUNCIL

None at this time.

ADJOURNMENT TO MONDAY, OCTOBER 16, 2000

The meeting was adjourned at 11:10 p.m.

BARBARA CHAMBERS