

MEETING SAN ANSELMO PLANNING COMMISSION, CITY HALL, July 31, 1950

Meeting called to order at 8: 15 p.m. Chairman Merritt Webster presiding.
Commissioners present: Webster, Pring, Meyerink, Alfsnes, Carey & Sharp
Commissioners absent: None

Chairman Webster called for reading of minutes of meeting July 24, 1950 and asked if there were any corrections. Dr. Alfred J. Schwartz asked that the reference to "in and out" patients be changed to read "out" patients only, as it was not the intention to handle "in" patients at the proposed Medical Center. The secretary was instructed to correct the minutes as requested and the minutes were then accepted as approved.

Chairman Webster announced the meeting was open for the second public hearing on petition of the First Baptist Church for the rezoning of Lots 1 to 5 inclusive, Block A, Carrigan Tract, South East corner Sir Francis Drake and Sais Ave. from First Residential to Second Residential with a special limitation for use of Lot 5, on which it was proposed to erect a Medical Center building.

Dr. Alfred J. Schwartz stated that definite plans as to the building were being held up awaiting the rezoning action, but it was the intention to erect a one story building of attractive design, with doctors consulting offices, reception rooms and laboratories on Lot #5, which would require a substantial investment and he was desirous of being assured that other adjoining lots would not be rezoned for Commercial use derogatory to the Medical Center.

Chairman Webster stated the policy of the present planning commission was to encourage rezoning of Sir Francis Drake Blvd. for First and Second residential use, so as to maintain the required set backs to allow for future widening of Sir Francis Drake and that the petitioners present petition was in line with such policy, and that he did not anticipate the present commission would look with favor on any petition for commercial use of lots that would be injurious to the Medical Center proposed installation.

Chairman Webster asked if anyone wished to address the Commission further either favoring or opposing the granting of the petition and receiving no response stated he would entertain a motion.

Commissioner Alfsnes, seconded by Commissioner Pring moved:

"That petition of the First Baptist Church of San Anselmo for the rezoning of Lots 1 to 5 inclusive, Block A, Carrigan Tract, from First to Second Residential zone be granted, subject to a special limited use permit on Lot #5 to allow for the erection of Medical Center building thereon, with all building set backs to conform to Second Residential zone restrictions; subject to approval of City Attorney and City Council."

Motion carried by Aye votes of Commissioners Webster, Pring, Carey Alfsnes and Sharp. Commissioner Meyerink refrained from voting.

Mr. Sture Youngren, 222 Sequoia Drive, San Anselmo appeared before the commission, as the owner of Lot 1 and 2 Block 11, Amended Map of Sequoia Park #2, and requested an adjustment allowing one corner of proposed addition to house to come not closer than 10' of Sequoia Drive front property line.

Commissioner Sharp stated he had personally inspected the property

and found it to be a rather steep, triangle lots bounded by Hadera Ave., Sequoia Drive and Crooked Ave. and that the requested adjustment asking permission to allow one corner of the proposed addition to come not closer than 10' of Sequoia Drive was in harmony with the policy of the Planning Commission and City Council allowing similar adjustment for corner lots. Commissioner Sharp stated Building Commissioner Nello Marcucci had tentatively approved the adjustment.

On motion of Commissioner Carey, seconded by Commissioner Alfnes and carried by unanimous voice vote of all commissioners present:

"Moved that request of Sture Youngren, 22 Sequoia Drive, for an adjustment permitting one corner of proposed addition to come not closer than 10' of Sequoia Drive, Lots 1 and 2, Block 11, Amended Map of Sequoia Park #2, be granted subject to approval of City Council."

Mr. Leo Parachini, 118 Sycamore St., San Anselmo appeared before the Commission, in behalf of his mother Mrs. Teresa Parachini asking for an adjustment permitting of the building of an open carport on the rear sideline of Lot #148, Map of Ross Valley Park, Sub 2. The carport would be more than 70' back from the front property line. Mr. Parachini stated he had conferred with his nearest adjoining neighbor Giuseppe Colombo, owner of lot #149 and felt he would be willing to join him in the petition.

Commissioner Sharp acting for the adjustment Committee stated had personally inspected the property and found that the proposed site for the carport conformed with the ordinance #254 requirement allowing building closer than 4' to property line on the side, as the site was more than 70' back from the street. The site would in his opinion permit the building of garage on the sideline providing it conformed with building code restrictions for fire resisting wall on sideline.

On motion of Commissioner Carey, seconded by Commissioner Pring matter referred to Adjustment Committee for further checking with Building Commissioner and Mr. Leo Parachini instructed to confer with adjoining property owner before taking the matter up with the Adjustment Committee. Motion carried by unanimous voice vote.

Mr. Wm. J. Dillon, 162 The Alameda, San Anselmo appeared before the Commission stating he was the owner of property facing The Alameda and was considering deeding one lot to a non-profit corporation to be formed by property owners in the vicinity. The intention is to build a Paddock design swimming pool on the deeded lot for use of the corporation stockholders. It is proposed to surround the swimming pool with a 6' fence to provide safety and privacy. The pool would be built on Lot #108, Short Ranch, Sub. 1 and would have an entrance from The Alameda and also from private road along the southerly side of the pool. Mr. Dillon stated if the pool was built as planned he would possibly need an adjustment permitting the erection of the 6' fence along the front property line on the Alameda.

The Commission seemed to look with favor on the project and suggested that Mr. Wm. J. Dillon, and the Adjustment Committee confer with the City Attorney and then report back to the Commission for further action. On motion of Commissioner Carey, Seconded by Commissioner Pring, carried by unanimous voice vote of the Commission it was so ordered.

SAN ANSELMO PLANNING COMMISSION By *Ernaue J. Sharp* Secretary.