

MINUTES

SAN ANSELMO CITY PLANNING COMMISSION

A meeting of the Planning Commission of the City of San Anselmo, State of California, was held at 8:00 P. M. Monday evening, October 9, 1950 in the Council Chambers, City Hall, San Anselmo.

COMMISSIONERS PRESENT: E. D. Pitman, presiding
J. O. Meyerink
Thomas Pring
Charles Alfsnes
Mary Robinson Gilkey

COMMISSIONERS ABSENT: Merritt Webster

The meeting was called to order by Commissioner, presiding in the absence of the Chairman at 8:10 P. M.

MINUTES On motion of Commissioner Pring, seconded by Commissioner Meyerink and unanimously carried, the minutes of the meeting of September 11, 1950 were approved as read.

On motion of Commissioner Pring, seconded by Commissioner Alfsnes and unanimously carried, the minutes of the meeting of September 18, 1950 were approved as read.

MAHONEY - Application for adjustment to build garage within 7' of front property line.

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This is an application of Mr. Mahoney for an adjustment in the provisions of Ordinance No. 254 to permit the construction of a garage to within 7' of the front property line on property described as Lot 53, Brookside Meadow, Brookmont Circle, San Anselmo. It was found that the property slopes at a 23% grade away from the street with a short shelf near the front of the property upon which buildings can be constructed. In order to locate both house and garage on the property in a reasonable manner it was determined that this adjustment should be granted.

The Commission could find no detriment to surrounding properties. The neighbor most affected will be the foreman for the construction of this residence and has drawn the plans. There will be no more than four homes using this Circle for residential traffic purposes and therefore no great traffic hazard could ever be involved by the location of a garage nearer the front property line than permitted.

Because of the topography of the lot and its lack of affect on neighboring properties, on a motion by Commissioner Alfsnes, seconded by Commissioner Meyerink, the Commission recommended the granting of the adjustment as above set forth by the following vote:

AYES: Commissioners Pring, Alfsnes, Meyerink and Pitman.
NOT VOTING: Commissioner Gilkey.

APPLICATION FOR ADJUSTMENT - M. D. FREEL - Car Port.

Mr. Freel appeared before the Commission requesting an adjustment to maintain a car port to within one foot of the sidewalk on property known as Lot 18 and southeasterly three feet of lot 19 of the unrecorded map of Yolanda Park, the address being 29 Rolland Court. He alleges a lack of knowledge of the necessity of attaining a building

conforming to set backs for a car port and had therefore constructed same in violation of local ordinances.

Commissioner Meyerink and Pitman agreed to look over the property and report at the next meeting of the Planning Commission.

AMENDMENT TO ZONING ORDINANCE NO. 254. SPECIAL USE PERMITS

This was the first hearing on Commission Resolution declaring the Commission's intention to recommend an amendment to Ordinance No. 254 in order to provide for the granting of Use Permits for special uses of land which are excluded from some districts but might be found to be compatible within the district in certain cases. The proposed amendment was presented by Commissioner Gilkey and received by the Commission. There being no one present wishing to be heard, the hearing was closed. The second hearing will be held Monday evening, October 23, 1950.

APPLICATION FOR ADJUSTMENT - Rick Lloyd. Maintenance of eaves of garage closer to side property than permitted.

Commissioner Meyerink explained the necessity for granting an adjustment to Rick Lloyd, Lot 5, Sub 2, Hilldale Park, to permit the maintenance of eaves of a garage closer to the side property line than permitted by terms of Ordinance. He had a letter from adjoining property owner agreeing with the construction which is already completed. Since it was only the eaves which were in question, the Commissioner unanimously agreed with the necessity of the adjustment by a motion of Commissioner Alfsnes, seconded by Commissioner Pring.

APPLICATION FOR ADJUSTMENT J.H. GALLARATE - Request to build home on an existing garage.

It was brought to the attention of the Commission the possible need for an adjustment in order to permit construction on Lots 2 and 3, Block 14, Sequoia Park. Property owned by J. H. Gallarate and the builder Mr. George H. Dunlap, Jr.

On motion of Commissioner Pring, seconded by Commissioner Alfsnes and unanimously carried, the matter was tabled until sufficient information is presented to the Commission for them to intelligently review the same, such information being plot plan, house plans and any pertinent grading or topographic maps.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:25 upon declaration of same by Chairman pro-tem Pitman.

Respectfully submitted,

Mary Robinson Gilkey,
Secretary Pro-tem.