

Minutes San Anselmo Planning Commission, City Hall, May 16, 1949

Meeting called to order at 8:20 p.m. Chairman Merritt Webster presiding.
Commissioners present: Webster, Meyerink, Carey, Alfsnes and Sharp
Commissioner absent: Works

Minutes of meeting of Apr. 25, 1949 read and approved.

Petition calling for the rezoning of Sir Francis Drake Blvd. from Butterfield Road to Fairfax City Limits on the Northernly side called up for first hearing. Chairman Webster stated this was a public hearing and that the Commission was desirous of hearing particularly from the property owners effected and those residing within 250 feet of the area proposed to rezone from First to Second Residential District.

Attorney Harold Haley addressed the Commission on behalf of the Hawthorne Hills Improvement Club stating they were not opposed to rezoning as Second Residential, as this was in line with their previous letter to the City Council and the Commission.

Attorney Berwyn A. Rice addressed the Commission stating that his client owning a portion of the unimproved property effected was opposed to rezoning it as Second Residential, as he was in favor of its being rezoned only as Commercial.

Attorney David Fyfe representing August Foglia the owner of a home and also vacant lot effected by the rezoning stated his client was opposed to rezoning as Second Residential and was in favor of rezoning this area as Commercial.

The following property owners addressed the commission as favoring denying the petition to rezone to Second Residential, because they were in favor of holding all this area in its present status of First Residential district:

A. Gerson	1530	Sir Francis Drake Blvd.
Robt. Bassett	1572	" " " "
Paul Matula	1584	" " " "

Commissioner Sharp stated that the petition had been initiated by the San Anselmo Planning Commission in response to letter forwarded to the City Council by the Hawthorne Hills Improvement Club and a later conference with the City Council and the Planning Commission in joint meeting relative to rezoning particularly the north side of Sir Francis Drake eventually so as to provide an area suitable for building four unit family apartments or duplexes as a relief to the current housing shortage and also to protect this area for future widening of Sir Francis Drake Blvd. and the relief of traffic congestion.

After everyone had been given an opportunity to voice their wishes on this petition Chairman Webster announced that the second hearing would be held Monday, May 23, 1949 in the City Council Chambers at 8 p.m.

Mr. John Rogers, 101 A Marin St., San Rafael, the owner of Lot #4, Morningside Court, Subdivision #3 appeared before the council asking that an adjustment be granted allowing the overhang on the west eaves of house now building on this lot to come within one foot of the side property line. The foundation of the house on this side is four feet from the west property line but on account of this being a hillside lot and impractical to excavate farther on the East side of the lot on account of bank and danger to house above he was unable to place house so as

completely clear the west side four feet, as called for in ordinance #254. Commissioner Sharp stated he had inspected the property and interviewed the adjoining owner building the new house on the west of said lot #4, who stated he had no objection to the adjustment being granted, as he had no windows on that side of his house, except one small bathroom window. He further felt that the house building on lot #4 was high enough above his house that the overhang would not interfere. After considerable discussion by the commission it was generally felt this being a hillside lot and the adjoining owner not objecting the adjustment should be granted. The Commission felt, however, the Building Inspector at the time of issuing building permit to build should carefully check the plot plan filed to see that the building is so located on the lot as to fully comply with the ordinance 4' side line and 15' front property line set backs, and to call attention of the applicant that these set backs are not simply foundation but must be exclusive of any overhang, so as to avoid later cause of complaint.

On motion of Commissioner Carey, seconded by Commissioner Alfnes and carried by unanimous vote of the commissioners present the following motion was adopted:

"Moved that request of John Rogers, owner of Lot #4, Morningside Court, Subdivision #3, for an adjustment permitting house eave on west side of house to project as planned within one foot of the westerly side property line of said lot be granted subject to confirmation by the San Anselmo City Council."

Letter of May 9, 1949 from Willard H. Van Dyke, District Superintendent, Tamalpais Union High School, Mill Valley, with accompanying blue print and memo marked "EXHIBIT B" listing under items A, B and C additional lots under consideration for acquisition as contiguous property for use in connection with the new school site. The letter asked that the Commission investigate the proposed sites and within 30 days submit a written report to the Board of Trustees of the District with recommendation concerning the acquisition. Mr. Edmund Thomas, Trustee, from San Anselmo, addressed the Commission explaining the plans of the board relative to the use of the additional land and the necessity of taking steps at this time providing for its acquisition. Following general discussion by the Commission, on motion of Commissioner Alfnes, seconded by Commissioner Carey, the following motion was adopted by unanimous voice vote of the Commissioners present:

"Resolved that it is to the best interest of the Tamalpais Union High School District, the town of San Anselmo and the public at large that said school district proceed with plans for the prompt construction of the high school in the town of San Anselmo and proceed to acquire the additional contiguous property, to enlarge and round out present holdings, as follows:

Item

- (A) Lots 1 to 15 inclusive of the Chiappari Tract, as shown upon the plotted map entitled, "Map of Sub-division No. 1 of the Chiappari Tract" filed for record June 27, 1911, in Bk. 4 of Maps, page 4, Marin County Records.
- (B) Lots 7A, 7B and 8 inclusive, Laurel Court, San Anselmo.
(being property now privately owned by the southwestern portion of the existing site and Fern Ave in San Anselmo.)

(C) Lots 12, 26 and 28 of the Bush Tract in San Anselmo.
(Being property lying between the south-westerly portion of the present site and Merced Ave.)

All located as per items A, B and C on blue print entitled "Sir Francis Drake School property" filed with the Commission.

Further that the secretary do contact the City Attorney and request that suitable report of this resolution to comply with Section 18,403 of the Education Code of the State of California be drawn for forwarding to the Board of Trustees of the Tamalpais Union High School District.

Further that this Commission does recommend that the City Council of the Town of San Anselmo do approve."

Meeting adjourned at 10:15 p.m. subject to call of the Chairman and for a meeting to be held May 23, 1949 as previously announced.

San Anselmo Planning Commission

By

Secretary.

Copy-City Council
Copy-Mayor
Copy-Webster