

Jan next meeting in May 1949

CPC

Minutes of San Anselmo Planning Commission, City Hall, Apr. 25, 1949

Meeting called to order at 8:15 p.m. Chairman Merritt Webster presiding. Commissioners present: Webster, Alfnes, Meyerink, Carey and Sharp. Commissioner absent: Works.

Minutes of meeting of Apr. 11, 1949 read and approved.

Petition of Albert Raphael for the rezoning of a portion of Lot 101 Bush Tract, from First to Second Residential, called up for second public hearing. Chairman Webster stated the commission would at this time hear from anyone either favoring or opposing this petition. Mr. Ralph Raphael stated that in laying out this duplex to be built on the petitioned property they now find it necessary to get a front set back to about 8' instead of 15' as required by the ordinance, in order to save two beautiful oak trees. Commissioner Sharp called attention to the fact that this property could have been rezoned as originally planned to Commercial Zone, as it would have been an extension of an already existing Commercial Zone, and in that event the petitioner could have built to the front property line. Chairman Webster suggested that the hearing be completed at this time without acting on the request for adjustment on the setback, which could be acted on independently at a later date by the Adjustment Committee and it was so agreed by all present. There appearing to be no opposition to the petition, Chairman Webster stated the the Commission would proceed to act and he would entertain a motion. On motion of Commissioner Alfnes, seconded by Commissioner Meyerink moved and carried:

"That petition of Albert Raphael for the rezoning of that portion of Lot 101, Bush Tract, from First Residential to Second Residential be granted, and that matter of requested set back be referred to the Adjustment Committee for final action."

Commissioner Sharp stated he would arrange with Nello Marcucci and Ralph Raphael, phone 608, for an appointment to look at the property.

Request of Dr. Garrett, 149 Calumet Ave., San Anselmo, owner of Lots 16 and 17, Block B, Carrigan Tract, asking for an adjustment to permit of the retention of a carport built without permit and without setback from the front and side property lines up for second hearing, as it was held over from Apr. 11 meeting to permit all of the Commissioners to personally inspect the property before passing on the Adjustment Committee's previous report asking that the petition be denied. All of the Commissioners present stating they had inspected the property, Chairman Webster stated the commission was ready to hear further from any of those present favoring or opposing the granting of the adjustment. Dr. L. G. Garrett asked permission to file with the Commission letter dated Apr. 25, 1949, from E. F. Boldt, 147 Calumet Ave., San Anselmo reading as follows:

"Living at 147 Calumet Avenue, San Anselmo, I have no objections whatsoever to the carport at 149 Calumet Avenue, San Anselmo, which abuts my property."

Commissioner Sharp, of the Adjustment Committee, stated he had just that week interviewed the property owners in the immediate adjoining neighborhood and found that all of them, with the exception of one, were opposed to the granting of the adjustment because:

1. Building permit had not been taken out.
2. Built on front property line instead of required 15' setback.
3. Built on side property line instead of required 4' set back.

4. Property has a 12' wide easment permitting of the building of the garage on the rear of the property in compliance with ordinance #254 requirements.
5. Carport obstructs view.
6. Carport is unsightly and depreciates property values.

Commissioner Sharp stated he had that day again consulted with Nello Marcucci, the other member of the Adjustment Committee and they were still of the opinion that especially because of the 12' wide easement giving ingress and egress to the property permitting the building of garage in compliance with ordinance #254 an adjustment was not permissible under the terms of the ordinance. The Adjustment Committee did feel sympathetic to both Contractor Shumaker and Dr. L. G. Garrett in their problem and if the removal of the carport was ordered felt that a reasonable time of compliance should be given, say not to exceed six months, so as to permit of the building of a new garage or carport that would comply with the ordinance.

Dr. L. G. Garrett then asked if the Commission would consider an adjustment that would permit of his building the carport four feet from the sideline but closer than fifteen feet from the front property line. Commissioner Sharp stated that in his opinion any such adjustment was not permissible under ordinance #254 because of the 12' easement eliminating any reasonable reason for granting an adjustment, and making it mandatory on the Commission and the Council to require strict compliance with the ordinance.

No one wishing to address the Commission further in the matter, Chairman Webster stated he would entertain a motion. On motion of Commissioner Sharp, seconded by Commissioner Carey it was moved and later carried by unanimous voice vote of all commissioners present:

"That the request of Dr. L. G. Garrett for the adjustment permitting of the retention of carport as now built on a portion of Lots 16 and 17, Block B, Carrigan Tract, City of San Anselmo, be denied."

Letter dated Apr. 13, 1949 from Virginia Holmes, 36 Canyon Road, San Anselmo, asking that license be granted permitting the operation of a homecraft weaving business in her home. Mr. and Mrs. Holmes both appeared before the commission and stated they were members of three weaving guilds and proposed operating a small homecraft weaving business from their home and that such business would be subordinate to the use of the home as a family residence. Commissioner Sharp stated that under Section 8, item 7, ordinance #254, there was a provision for small handcraft and art work. On motion of Commissioner Aafnes, seconded by Commissioner Carey moved and carried by unanimous vote of commissioners present:

"That the San Anselmo Planning Commission do recommend that a license be granted Mr. and Mrs. Holmes for the operation of small handcraft and art work business at 36 Canyon Road, San Anselmo."

Letter of Apr. 16, 1949 from Sunny Hills, by Beatrice P. Schmidt, President of the Board of Directors, and also letter of Apr. 18, 1949 from Ralph E. Murphy & Sons, requesting permission to move the Sunny Hills building formerly used as a school and now as a gymnasium from its present location to a new location at least 250 feet from the property line facing Sir Francis Drake Blvd. in the field adjoining

Tucker property and also asking permission to conduct in this location the annual Grape Festival. Commissioner Sharp stated he had inspected the building and location with contractor Ralph E. Murphy and in view of the fact that Ordinance #254 allows for the operation of the orphanage as a school and also that said orphanage was in operation previous to the ordinance it would seem in order to grant the requests, especially as the building would be less of a fire risk in the new location. The Commission further felt that Sunny Hills was conducting a worthy institution for the care of children and contributing to the prevention of juvenile delinquency and the Annual Grape Festival promoted for the purpose of carrying on this work should be encouraged. On motion of Commissioner Alfsnes, seconded by Commissioner Meyerink, it was moved and carried by unanimous vote of the Commissioners present:

"That the Commission do recommend to the City Council that permission be granted the Sunny Hills Orphanage and Farm to move the present gynasium building to a new location not less than 250 feet from the front property line facing Sir Francis Drake Blvd. and to conduct the Annual Grape Festival on the property; provided adequate parking space is provided off the highway."

Meeting adjourned at 9:47 p.m. subject to call of chairman.

San Anselmo Planning Commission

By

Erangle Sharp
Secretary.

Copy-Council
Copy-Webster
Copy-Mayor