

Minutes of San Anselmo Planning Commission, City Hall, April 11, 1949

Meeting called to order at 8:10 p.m. Chairman Merrit Webster presiding.  
Commissioners present: Webster, Meyerink, Carey, Alfnes and Sharp  
Commissioner absent: Works

Minutes of meeting of March 28, 1949 read and approved.

Letter of January 12, 1949 by Ray H. Overdick, relative to recommendation of the Hawthorn Hills Improvement Club that a single family residence in first and second residential districts shall have not less than 900 square feet of living area, exclusive of garage and separate accessory buildings. To apply to new construction only and not to alterations or additions. Also letter of March 21, 1949 from Wallace S. Myers, City Attorney advising that in his opinion a reasonable regulation of this character would be lawful. The commission discussed these letters, deciding that this matter required additional study and investigation. On recommendation of Commissioner Sharp that contact be made with some of the San Anselmo builders as to their recommendations Chairman Webster suggested this be considered at a future meeting.

4/8/49

Letter of Francis B. McGrath, Attorney, of Ross, Calif. owner of the westerly  $\frac{1}{2}$  of Lot 19, Barber Tract, enclosing sketch layout of proposed location of house and asking for an adjustment permitting one corner of the house to come to within 8'6" of the front property line facing Alta Vista or a total distance of 16' from the curb. Commissioner Sharp reported that he had personally inspected the property with Mr. and Mrs. McGrath and had recommended the requested adjustment for the following reasons:

1. Lot is a hillside location with a very sharp pitch to the westerly side line as well as to the southerly slope of the lot
2. Necessary to make requested adjustment in order to have accessible approach to the garage attached to the house.
3. To save cutting out two beautiful oak trees.

Commissioner Sharp stated he had consulted with Nello Marcucci, the other member of the adjustment committee and that he was agreeable to granting the adjustment permitting the location of the house as per sketch prepared by Architect Sidney A. Colton, dated Apr. 7, 1949. On motion of Commissioner Meyerink, seconded by Commissioner Alfnes moved:

"That an adjustment be recommended to the City Council permitting the location of building on the westerly  $\frac{1}{2}$  of Lot 19, Parcel A, Barber Tract, as per sketch Apr. 7, 1949 by Sidney A. Colton and that said sketch be forwarded to the City Council for their guidance and that of the building inspector Nello Marcucci."

Motion carried by unanimous vote of all commissioners present.

Petition of Albert Raphael, Box 408 Middletown, Cal. asking for the re-zoning from First Residential to Commercial, property known as Portion of Lot 101 Bush Tract, said lot being N.W. and immediately adjacent to present Commercial property known as Conklin Grocery, called up for first scheduled public hearing. Letter of Apr. 1, 1949 by Anne Grant, Deputy Clerk, requesting that petition be amended to read from First Residential to Second Residential, instead of Commercial as in the original filed petition. Mr. Raphael present and stated he had requested change to Second Residential and it was his intention to bear down the

old house on this lot and replace it by a modern duplex home building with three garages, as per model submitted. Permission to so amend the petition was granted by the Commission. Model submitted was inspected by the commission and the public present. Chairman Webster called for any comments by those favoring or opposing the petition. Petitioner Raphael stated the old house now on the property was in very bad repair and might be subject to condemnation and that it was his intention to removed it and build in its place a modern two family unit which would be credit to the community. There appearing no opposition to the granting of the petition Chairman Webster stated that the final or second hearing on the petition would take place at our next scheduled meeting Apr. 25, 1949 at 8 p.m. City Hall.

Petition of Val. Nichelini, for the rezoning of Lots 46-47-48 Linda Vista Tract, from Second Residential to Commercial District, called up for second hearing: Chairman Webster stated the commission would like to hear from interested property owners. Mr. Nichelini stated he was still desirous of going ahead with the building of a modern apartment house consisting of six units of four apartments each at an estimated cost of \$150,000. to \$180,000. The following parties addressed the Commission in opposition to the granting of the petition:

Jennie Ricci	2909 Octavia St., San Francisco
Chas. Brown	197 Tunstead Ave. San Anselmo
Dr. Harold Buschke represented by H. V. de Greeve	San Anselmo
Martha Hecksher	Box 251 Crescent Road, San Anselmo
Paul E. Juteish	11 Cedar St. "
Cornelia Clearihue	73 Magnolia St. "
Mr. Sather	15 Cedar St. "
Jack Stutz	205 Tunstead Ave. "
Charles Gaiser	199 Tunstead Ave. "
W. E. Van Sickle	285 Crescent Road "
Elizabeth Coontz	63 Magnolia "
Kernan Robson	237 Crescent Road " by letter 4/8/9

Chairman Webster stated if no one further wished to address the Commission pertaining to this petition the hearing would be closed and the Commission would consider voting on the petition.

Petitioner Val Nichelini stated that in view of the opposition to the petition as expressed in the two hearings he would like permission to withdraw the petition without prejudice. Chairman Webster advised those present that such request was in order and that if granted it would leave the petitioner with the right to repetition at a future date by filing a new petition accompanied by the customary filing fee; in the meantime the lots would remain in their present status as previously rezoned to Second Residential. There being no opposition expressed to the withdrawl of the present petition permission was so granted by the Commission.

Dr. L. G. Garrett, 149 Calumet Ave. San Anselmo, owner of Lots 16 and 17, Block B, Carrigan Tract appeared before the commission pertaining to a carport built by contractor Shumaker. It appears that said carport was built without taking out the required building permit and that it is located on the on the front and side line of the property instead of fifteen feet back from the front property line and four feet back from the side line as required by ordinance #254. There is a 12' easment giving ingress and egress to the property which would have permitted the building of garage in th o rear of the lot.

Dr. Garrett requested an adjustment that would permit of the carport being accepted as at present located. Chairman Webster stated that the Commission would make an inspection of the property and take the matter up of considering an adjustment at the next scheduled meeting Apr. 25, 1949, suggesting that in the meantime Dr. Garrett obtain a letter from his adjoining neighbors stating that they did not object to the present location of the carport. Mr. Edmund Boldt, 147 Calumet is the nearest adjoining neighbor and Dr. Garrett stated he had already contacted this party and was advised he would join him in requesting the adjustment.

Meeting adjourned at 10:30 p.m. subject to call of chairman.

San Anselmo Planning Commission

By

Secretary

Copy-City Council  
Copy-Merritt B. Webster