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C/C 3/11/48

Minutes Meeting San Anselmo Planning Commission, City Hall, Apr. 26, 1948

Meeting called to order by Chairman Merritt Webster at 8:12 p.m.
Commissioners present: Webster, Meyerink, Alfsnes, Carey and Sharp
Commissioner absent: Works

Petition of Charles Lavaroni, 6 Hampton Court, Yolanda asking that an adjustment be granted permitting the division of Lots 12, 12A, 14 and 15 Hampton Court, into six building units all having less than the minimum 5000 square foot area required by Ordinance #254. This plot of four lots faces El Cerito Avenue and Hampton Avenue. Commissioner Sharp reported that he had inspected the lots with Mr. Lavaroni and found the ground to be comparatively level throughout and that it could be readily cut into five lots, two facing El Cerito and three facing Hampton Avenue and all having the minimum 5000 square foot requirement thereby complying with ordinance #254, and without having to obtain an adjustment. Mr. Lavaroni requested that the Commission vote on his petition as presented for division into six lots and after a full discussion by all of the members of the Commission present motion was made by Commissioner Meyerink, seconded by Commissioner Alfsnes, That the petition be denied as requested. Unanimous vote.

Petition of Gordon Hughes, 37 Cordon Drive, San Anselmo asking that an adjustment be granted for Lot 1, Block 5, Hawthorne Hills Sub. B, permitting of the location of building within 10 feet of the Bennett Ave. side of said lot. The Adjustment Committee consisting of Nello Marcucci and Craigie S. Sharp recommended such adjustment be allowed, as it was in line with the policy of the Commission to grant a 10' set back on one side of corner lots. Mr. Hughes requested a further and additional adjustment to permit the Bennett Avenue side of his bedroom to be built within 8' of the property line, permitting the bedroom to project out from the side of the house 2'x15' so as to make a break in the side line of the house. The Adjustment Committee felt that this 2' additional adjustment request was out of line for the reason that this was not a hillside lot permitting of adjustment but a level lot permitting of the planning of a house that would comply with the ordinance, but advised Mr. Hughes that he had the right of appeal to the Commission as a whole and to the City Council, and it was agreed to so refer the petition. Mr. Hughes appeared before the Commission and stated it was not practical for him to build his house plan on the lot unless he could obtain the adjustment permitting the bedroom to project to within eight feet of the Bennett Ave. side property line, and that said projection was part of the house design breaking up a solid flat wall and adding beauty of form to the house. The Commission felt sympathetic to his problem and on motion of Commissioner Meyerink, seconded by Commissioner Alfsnes it was moved and carried:

That the Commission recommend to the City Council an adjustment for Lot 1, Block 5, Hawthorne Hillw Sub. 2 permitting a 10 foot set back line on Bennett Ave. side of the lot, with an additional adjustment permitting an 8 foot set back for about fifteen feet to allow for the 2 foot bedroom projection. Commissioners voting: Aye: Webster, Meyerink, Alfsnes, Carey
Commissioner refrain from voting: Sharp

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David Cohn, 202 Sir Francis Drake Blvd., San Anselmo applied for an adjustment to permit the building of two houses within ten feet of the front property line on two lots, each lot measuring 44'x200', being portions of Lot 111, Short Ranch Subdivision No. 1. Location on the Alameda.

The Adjustment Committee consisting of Craigie S. Sharp and Nello Marcucci reported having made a personal inspection of these lots and finding that the applicant had gone to considerable expense to bull dose back into the hillside in an endeavor to obtain sufficient building site but was unable to go farther because of solid rock on one lot and mushy spring condition on the other and further in view of the fact that the F.H.A. would not permit the houses to come closer than 10' of the rear hillside banks, the Adjustment Committee recommended the granting of the Adjustment. Motion Commissioner Alfsnes, seconded by Commissioner Sharp,

"That an adjustment be granted to David Cohn permitting the building of two houses within 10 feet of the front property line of two lots, portion of Lot 111, Short Ranch, Sub. No.1, located on the Alameda."

Commissioners voting Aye: Webster, Meyerink, Alfsnes, and Sharp
Commissioner Carey requested to be excused from consideration of this case because his company had been employed in grading the lots.

Mr. Paul J. Girard, 239 Nevada Ave., Richmond, Cal. being the owner of a portion of Lot 12, Rosenthal Tract, Sub.3 Sunnyside Tract, requested adjustment permitting the building of a home on same; the adjustment being necessary because of there being only approximately 3500 square feet area.

The Adjustment Committee consisting of Craigie S. Sharp and Nello Marcucci inspected the lot with Mr. G.F. Moore, and Harold Cohn adjoining property owners who recommended and favored the granting of the adjustment. The Committee found the building site surrounded on three sides by public road and located on hillside. The Committee recommended the granting of the adjustment permitting building on this site provided applicant submits plan showing he can build and conform to the ordinance set backs. Commissioner Meyerink, Seconded by Commissioner Alfsnes moved:

"That an adjustment be granted to Paul J. Girard permitting the building of home on Portion of Lot 12, Rosenthal Tract, Sub.3 Sunnyside Tract, designated in sketch accompanying application by the letter "F". Layout sketch showing location of the proposed building on the site to be submitted to the Adjustment Committee for further approval."

Commissioners voting Aye: Webster, Meyerink, Sharp, Alfsnes, Carey.

It has been called to the attention of the Commission that there are a number of violations in the city by property owners of that portion of ordinance #254 reading as follows:

"SET BACK LINES: A building line established by ordinance. Being between such line and the street line, it shall be unlawful to erect a building or part thereof or other structure, including fences or wall over four feet high."

The violations complained off consist principally of walls, grape stake fences, hedges, etc. over four feet in height and located between the front property line and the street line.

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The Commission felt that in a number of cases such complaint was well founded, especially where the obstruction over four feet in height on corner lot property causing obstruction to view of traffic. The Commission feels that notice should be taken of such violations with the view particularly of eliminating any deemed hazardous or unsightly and also to avoid any new violations and the matter is referred to the City Council for such action as is deemed advisable.

San Anselmo Planning Commission,

By

Bearge Sharp
Secretary.

Copy-City Council
Copy-Merritt Webster.