

Minute on Anselmo Planning Commission meeting, City Hall, February 23, 1948

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

Minutes of meeting February 16 read and approved.

Attorney McCarthy present with Henry Franceschi representing Jenny Franceschi, for second hearing relative to an adjustment to permit enlargement of the Signal Oil Station located on Lot 1, Block 1, Hawthorn Hills Sub. Div. No. 1 a non-conforming commercial business in a First Residential district. Four sheets of blue print plans labeled Henry Franceschi, 2-20-48, Job. 589 were submitted for approval. Plans show addition of three rooms consisting of Utility Store 17x25', Store Room 20'x23'8" and Garage, space for the storage of two cars, 20'x22'6". Commissioner Sharp called attention to the opening between the garage and the existing building, as now shown on the blue print and Mr. Franceschi stated this was in error as this is the solid wall of the present existing building and will be wo left, that the garage space was to be used simply for the storage of private cars and not at any time as a commercial garage for the repair of cars, and instructed Commissioner Sharp to ink in the open space as a solid wall.

On motion of Commissioner Carey, seconded by Commissioner Alfnes, moved and carried by unanimous vote:

"That a restricted adjustment be granted to Henry and Jenny Franceschi permitting the building of addition to Signal Oil Station located on Lot 1, Block 1 Hawthorn Hills Sub. 1, as per blue print submitted and amended, dated 2-20-48, Job 589, agreed that the "garage" space 20'x22'6" be used for auto storage only" and so designated on the building permit at time of granting."

Chairman Webster called up the second and final hearing of the petition of Edward and Loretta Grady for the rezoning of property located on Sir Frances Drake Blvd. in block between the two ends of Bella Vista, and there being no objection Commissioner Carey moved, Commissioner Alfnes seconded and carried by unanimous vote:

"That the petition of Edward and Loretta Grady, for the rezoning of property located on Sir, Frances Drake Blvd. between the two ends of Bella Vista Lots 10 to 17 inclusive, as per map attached to the petition, from First to Second Residential District be allowed.

E. Bruno, 112 Morningwide Drive, San Anselmo request for an adjustment on Lot #33 Morningside Court Map No. 2, on which there is a 5' public easment along the easterly side of said lot. Petitioner requests permission to build within one foot of the inside line of said easment. Commissioner Sharp stated he had personally inspected the lot with Mr. Bruno and found that the 5' easment had been taken entirely off this lot #33 leaving only 35' net, while the adjoining lots show 40' net, and that he was in favor of the granting of the adjustment which would allow 30' maximum width for building, leaving 4' space on the westerly line and 6' space (including easment) on the easterly line.

Moved by Commissioner Alfnes, seconded by Commissioner Carey and carried by unanimous vote:

"That petition of E. Bruno for the granting of an adjustment to permit of building within one foot of the 5' easment on Lot #33 Morningside Court Map No. 2 be granted."

Mrs. Sibilla Liessem, 32 Hillcrest Ave., San Anselmo, or San Francisco address 1834 Ninth Ave., San Francisco Zone 22, the owner of Lots 6, 7 and 8, Re SubVof Ross Valley Park, Hillside Tract, requests permission to allow the building of a garage on lot 6 four feet from the northerly side of said lot and one foot from the front property line. Commissioner Sharp stated he had personally inspected these lots located at the end of Hillcrest Ave and found them to be steep hillside lots, without any garage facilities and the home of Mrs. Liessem located on Lot No. 7. The entrance to these and adjoining lots so far as vehicle driveway is concerned is blocked by concrete steps at the junction of Hillcrest Ave. and Olive. If the concrete steps, which Mrs. Liessem states were installed by previous owner of her property are removed it would be possible to grade and pave the continuation of Hillcrest Ave. so as to give access for vehicle traffic to Lots, 6, 7 and 8 and adjoining property owners. Commissioner Sharp stated he had taken up with the City Council at a previous meeting the matter of the removal of these concrete steps and the grading and paving of Hillcrest Ave. to give access to these lots and City Engineer Albert Siemer had advised the City Council he saw no objection to the removal of the concrete steps and grading of the extension of Hillcrest Ave. and that the City Council grant such request subject to the understanding that the work of removal of the concrete steps, grading and paving be done without expense or liability on the part of the city. Mrs. Liessem advised Commissioner Sharp that it was her intention to arrange for the removal of the concrete steps and grade and pave Hillcrest Ave. to Lot 6, in event of the granting of her petition for building a garage within one foot of the front property line.

On motion of Commissioner Sharp, seconded by Commissioner Carey, moved and carried by unanimous vote that:

"Petition of Sibilla Liessem for an adjustment to permit of the building of garage with overhead door within one foot of the front property line of Lot No. 6, Re Sub. of Lot "V", Ross Valley Park, Hillside Tract be granted.

Secretary instructed to send copy of these minutes to the City Council so they may have an opportunity to act on same at their meeting Tuesday February 24, 1948.

Meeting adjourned on motion at 9:45 p.m. subject to call of Chairman.

San Anselmo Planning Commission,

By

Secretary