

Minutes of San Anselmo Planning Commission Meeting, City Hall, Feb. 16, 1948

On account of a meeting of the Atomic Committee having also been scheduled for the use of the City Hall chambers on this date and hour the San Anselmo Planning Commission adjourned its meeting to the basement rooms of the Public Library adjoining and posted up two notices, reading: "San Anselmo Planning Commission,

Adjourned to the
Basement of Public Library"

Chairman Merritt Webster called the meeting to order at 8:20 p.m.
Commissioners present: Webster, Meyerink, Carey, Alfnes and Sharp
Commissioner absent: Works

Minutes of meeting of January 26, 1948 read and approved.

Attorney McCarthy and Mr. Franceschi were present to request an adjustment to allow for expansion the Signal Oil Station property buildings located on Lot 1, Block 1, Hawthorne Hills Sub. Div. #1, assessed to Jenny Franceschi, 1781 Beach St., San Francisco. This commercial business is non-conforming in a First Residential District but was established previous to the enactment of ordinance #254 and the establishment of this as a First Residential District, so is entitled to operate as is but not to expand without explicit approval of the Planning Commission and the City Council. In addition to the Signal Service Station there is a single family residence on this lot. The Franceschis also own the adjoining lot located in the City of Fairfax, on which there are located two single family residences. All three houses have no garage facilities and Mr. Franceschi asks permission to erect garages for the separate housing of three cars not to exceed total floor space of 600 square feet and separate but adjoining storage space rear or not to exceed 400 square feet, and an additional display space to the West of the present Service Station not to exceed 20' in width. Mr. Franceschi was instructed to prepare a more definite preliminary sketch showing the arrangement, location, size and division of the proposed additions and to submit it to the Planning Commission for their further consideration at the meeting scheduled for Monday evening, City Hall, Feb. 23, 1948 at 8 p.m.

Chairman Webster announced the public hearing on the petition of Edward and Loretta Crady for the rezoning of property located on Sir Frances Drake Blvd. in the block between the two ends of Bella Vista, as per map attached to the petition. The petition calls for rezoning from First Residential District to Second Residential District. Beside the petitioners there were present approximately 15 interested adjoining property owners to whom Commissioner Sharp explained the difference between First and Second Residential zoning, namely in First only single family residences are permitted, whereas in Second Residential District in addition to single family residences it is permissible to build duplexes and four family unit apartments, but not more than one of either unit on a single lot. The 15' front and 4' side line set back and other restrictions being exactly the same for both districts. A number of the property owners stated that they were opposed to the previous request for the rezoning of this property to Commercial use but had no object to Second Residential Zoning and after everyone had had an opportunity to voice their views and there being no registered objection Chairman Webster stated he would entertain a motion.

Commissioner Carey, seconded by Commissioner Alfnes moved:

"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 (eight lots), as per map attached to the petition, from First To Second Residential District be allowed."

Chairman Webster called for a voice vote which registered:

Commissioners: Webster, Meyerink, Carey, Alfnes, Sharp --Aye and the Secretary was advised to so notify the City Council so the petition could be brought to their attention for their meeting Feb. 17, 1948.

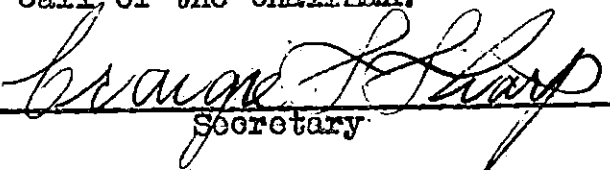
Mr. Gino Anselmi and wife were present to request an adjustment for a home they are building on a portion of Lot B, Subdivision Short Ranch, Subdivision No. 1. Mr. Anselmi explained that at the time the contractor laid out his house on the lot he instructed him to leave at least four feet clear on each side line, but either through an error in an old survey or through picking the wrong survey stakes he now finds that his house is now located at the nearest corner within 16^{3/4}" of his West wide line. He stated that he had contacted the adjoining lot owner Mr. James W. Dunne, 1010 Cabrillo Ave., San Mateo, Cal. and made a special trip there in an endeavor to purchase the necessary footage so as to be able to conform to the ordinance, but had been unable to reach an agreement with the adjoining owner at any price, and as a last resort was appealing to the Planning Commission for relief by giving an adjustment to allow the house to stand as now located.

Commissioner Sharp reported that he and Chief Nello Marcucca had inspected the property in response to a complaint of the adjoining property owner Mr. Dunne and had stopped further construction by notifying the contractor to cease operations until such time as the complaint was adjusted or settled, and that building has been discontinued. Further that he had contacted Mr. Dunne, met him at the lot and gone into the matter with him in an endeavor to work out a harmonious settlement but had been unable to get any commitment from him, as of today, although he had suggested that Mr. Dunne stay over to the Planning Commission hearing this evening, which he had not done.

The Commission expressed itself as in sympathy with Mr. Anselmi in his delima and felt that any possible relief within the power of the Commission or the City Council should be given, but as there was a question as to the best method of granting an adjustment or relief it was felt that the petition should be referred to the City Council and the City Attorney for direct action, especially in view of the fact that construction had been stopped and the contractor and Mr. Anselmi were both very anxious to resume building. It was suggested to Mr. Anselmi contact the City Council at the earliest date available for a hearing.

10:10 p.m.

Meeting adjourned/subject to call of the Chairman.


Secretary

CSS

Copy-City Council
Copy-Webster