

*Ok Read - 6/8/48 CPC*

Meeting of San Anselmo Planning Commission, City Hall, June 2, 1948

Meeting called to order at 8:25 p.m. by Chairman Merritt Webster

Present: Commissioners, Wester, Sharp, Meyerink and Alfsnes  
Absent: Commissioners Works and Carey

Chairman Webster stated the first business for consideration was the petition of August Foglia for the rezoning of Lot 3, Block 2, Hawthron Hills Sub. 1 located on the N.E. corner of Sir Francis Drake and Suffield Ave.

Attorney David Fyfe stated that he felt that the vote taken by the Commission at the previous meeting May 24, 1948 was premature, and should not have been taken until the full hearing was completed at this meeting. He asked therefore that the voted by the commission be recinded and if this was done he stated his client was desirous of withdrawing his petition.

Commissioners Webster and Sharp stated that while it was possible the vote was taken prematurely it was agreeable at the time to all parties concerned and it did express the opinion of the commission at that time, but that they were agreeable to taking another vote at the close of this hearing and such vote to be considered as expressing the Commission final verdict. The balance of the commission seeming to agree with this view Mr. Fyfe then stated he wished to withdraw the petition on behalf of his client Mr. Foglia.

Mr. Webster asked Attorney Haley if his clients had any objection to offer and he stated he had no objection to the petition for rezoning to commercial being withdrawn and that if Mr. Foglia should desire to submit a petition to rezone this lot to second residential permitting of the erection of duplex or four units apartments his clients would not only not object but would he felt be willing to join in such petition, but that if a petition were to be brought in later asking to have this lot included with others adjoining to be rezoned for commercial use his clients would still wish to register opposition.

On motion of Commissioner Sharp, seconded by Commissioner Alfsnes it was moved and carried by unanimous vote that petitioner August Foglia be allowed to withdraw his petition.

Attorney Carrol S. Buchner, 924 Mills Bldg., San Francisco and at present residing in Kentfield, appeared in his own behalf as the owner of Lot 2, Block 1, Cordone Tract and requested permission to build a four unit apartment to occupy up to and including 3000 square feet of the lot area, including garages and all accessory buildings, and also including an adjustment permitting of building within 10 feet of the side property line facing Cordone Drive. Mr. Bucher stated this is a corner lot located on the N.W. corner of Sir Francis Drake and Cordone Drive, nearly opposite the Drake School and that the lot has been previously rezoned for second residential district permitting of the building of 4 unit apartments. That it was his intention to erect thereon a substantial, good looking California ranch house type apartment with heavy shake roof with one main floor apartment below and three apartments above. He

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expects to occupy the lower floor as his own apartment and to rent the upper apartments. The garages would be underneath and part of the main structure and there would be no other outside accessory buildings. He would submit scale plans of the proposed structure to the Planning Commission and the City Council for final approval if such permit to build is granted.

In view of the fact that this is a corner lot the Commission felt that it was in line with adopted policy and previous adjustments to grant a 10 foot setback on the Cordone Drive side line of this lot and further in view of the lot area permitting of building a structure occupying 2382 square feet and an additional 1000 square feet for garages and accessory buildings it was agreed that the building as planned was acceptable, especially with 25' set back on Sir Francis Drake Blvd. as required by his deed restrictions. On motion by Commissioner Alfnes, seconded by Commissioner Meyerink it was moved that:

Application of Carrol S. Bucher for an adjustment for a setback on Cardone Drive of ten feet and a setback on Sir Francis Drake Blvd. of 25 feet be allowed and that on his presentation of scale plans acceptable to the Commission and the City Council that he be permitted to build a four unit apartment to occupy up to and including 3000 square feet of the lot area, including therein all garages and or other accessory buildings.

Vote Aye: Commissioners Webster, Sharp, Meyerink and Alfnes.

Meeting adjourned at 10: 15 pm subject to call of the Chairman.

Copy-City Council  
Copy-Webster

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Secretary.