

Meeting called to order at 8:05 p.m. Commissioner Donald Works presiding in the absence of Chairman Merritt Webster.

Commissioners present: Works, Sharp, Meyerink, Alfnes and Carey
Commissioner absent: Webster

Minutes of meetings of Jan. 7, 1947 and Mar. 17, 1947 read and approved.

Unfinished business: Commissioner Meyerink reported on meeting of Commissioner Carey and himself with County Technician Mary Gilkie of the County Planning Commission relative to co-ordinating the work of the two commissions to our mutual advantage. Mrs. Gilkie went over planning matters with them for nearly two hours and particularly suggested that this commission should endeavor to check into the matter of zoning new areas to provide for future residential and business growth in San Anselmo and along lines that would harmonize with the general county planning.

In the absence of Robert A. Carey, his son David Carey presented petition asking the Commission to approve Morningside Court, Subdivision No. Three, as shown on sheets 1 and 2 of plot prepared by G. G. McDaniel, August 1946. After some discussion and on representation that the subdivision as now presented met with the approval of the City Council, City Engineer and Sanitary District, Commissioner Sharp, seconded by Commissioner Alfnes moved that the Morningside Court, Subdivision No. Three be approved and so recommended to the City Council. On call for a voice vote the motion carried unanimously. This subdivision consists of 26 residential lots.

Frank W. Aiken, Jr. 533 Magnolia Ave., Larkspur, Cal. presented on behalf of property owner J. George Uebler, 72 Butterfield Road, San Anselmo, a Tentative Map of Brooknead Court, San Anselmo, Cal. a proposed new subdivision consisting of eleven residential lots extending off Brooknead Place and adjoining subdivisions Morningside Court and Brookside Meadows, and asked that the Commission approve this Tentative Map before the compiling and presentation at a later date of the final completed subdivision map to be submitted for later approval.

During the discussion Commissioner Sharp raised the question of sidewalks and Mr. Uebler stated that City Engineer Albert Siemer had already called this to his attention and that if it was the policy of the City Council and the Commission to require sidewalks on future subdivisions he would install sidewalks in this one, but he had not shown sidewalks because of the fact there had been none in Brookside Meadows or Morningside Court adjoining. Commissioner Sharp called on City Councilman Allen, who was present, to ascertain the wishes of the City Council as to sidewalks in this particular case. Councilman Allen stated the newly adopted policy of the City Council was to require sidewalks in all new subdivisions, where it was practical to provide them, especially in level land like this subdivision and that he felt if the Commission approved the tentative plan without requiring the installation of sidewalks it would not meet with the approval of the City Council. Mr. Aiken, Jr. stated Mr. Siemer had suggested leaving an open space for planting between the street curb and the sidewalk and that he was willing to install four foot sidewalks on each side

of the street. The subdivision to have one street known as Brookmead Court, 40 feet wide, of which would be 25 feet of approved paving, & curbs, leaving 7½ feet each side of the street paving for sidewalk area. The subdivision consists of eleven lots all of which conform with the requirement of 5000 square feet with the exception lots No. 10 and No. 11, which show approximately 4600 square feet area. It was brought out in the discussion that on account of sewer right of way running along one end of these lots and these two lots being at the extreme narrow end of the subdivision it was not practical to give them the full 5000 square foot area.

On motion of Commissioner Sharp, seconded by Commissioner Meyerink:

Moved the Tentative Map of Brookmead Court, San Anselmo, Calif. dated Apr. 29, 1947, No. 467, be approved with the provision that not less than 4' paved sidewalks be installed and that the lots all have 5000 square feet or more, except lots No. 10 and No. 11, which are to have not less than 4500 square feet, and with the further understanding that this Tentative Map has the approval of the City Engineer and the Sanitary District. On voice vote the motion was carried unanimously.

C. A. Burkhalter, Inverness, Cal. phone 580 J, and C. Gidley, Inverness, phone 98R, appeared before the Commission stating they had appeared before the City Council the night before and had been referred to this meeting of the Commission by the Council for the preliminary consideration of their request for permission to install a temporary building on the F. Guasco lot, adjoining Sir Francis Drake and Bridge-road Ave at a point located near the Pacific Gas & Electric Co. Transformer Station. The building to be used to house a retail fresh fish and crab grotto to serve crab cocktails and fish and also to retail fresh fish and crabs. Commissioner Sharp asked if they intended to serve liquors and Mr. Gidley stated they likely would apply for a beer license, and they were only asking for a permit for a temporary building to house their business until such time as they could move it into the large market building which Mr. F. Guasco was contemplating building on another portion of this site. Mr. Guasco was present and confirmed this statement, but explained that on account of high building costs it might be two years or more before he would build.

Commissioner Sharp stated he was not in favor of permitting a temporary building on this site, unless:

1. The building complied in all respects with the fire code for this area and had the full approval of the Fire Chief and Building Inspector.
2. That it was first ascertained from the City Attorney that it was lawful to grant such a temporary permit in this Commercial Zone and that if the permit was granted for a period of two years, with the proviso that the building was to be torn down or removed at the end of that period, that it was enforceable; also if the permit could be extended for a reasonable period in event new housing facilities were not completed.

Mr. Gidley stated they had not decided as to the style of building, but that consideration of some modified type of quanset hut, with one side opened for light and show and a cement floor had been suggested as possibly conforming with the fire restrictions.

In order to get action in the matter Commissioner Alshnes,

seconded by Commissioner Meyerink moved:

That the San Anselmo Planning Commission favors the granting of a two year temporary permit, to allow for time for the building of new permanent quarters, following which this temporary building is to be torn down or removed from the commercial zone. It being further understood that if the new permanent quarters are in the course of construction but not ready at the end of this two year temporary permit a further reasonable extension of time may be granted. That a committee consisting of Commissioners Sharp and Carey be appointed to work out details with the applicants and the City Attorney, Fire Chief and Building Inspector, before reporting final agreement back to this commission for approval. On voice vote the motion was carried unanimously.

Referring to letters of Feb. 11 and March 19, 1947 by Ray Overdick, pertaining to request of L. E. Spencer, of 16 Hampton Ave, the owner of Lot No. 5, Hampton Court, requesting permission to build an additional house on this lot having an area of less than 10,000 square feet, but facing on a front and back street and not a side street, as it is located as an inside lot in the block. This lot has an area of approximately 8600 square feet. Commissioner Sharp and Building Inspector Nello Marzucchi representing the Adjustment Committee inspected this lot and in line with the recently expressed policy of the City Council on such double street lots recommended:

That permission be granted to build on this lot, facing the rear street a one family residence and attached garage and that on account of the steep hillside adjoining this rear street that permission be granted to build the garage to the street property line and the balance of the house to have a set back of at least 7 1/2 feet from the street property line. Approved by unanimous consent.

On Motion of Commissioner Meyerink, seconded by Commissioner Alfnes moved:

That it be the policy of this commission that where a lot faces a front and back street and does not lack more than 10% of the required area of 5000 square feet in each portion of the division to be built on that that an adjustment be granted by the Adjustment Committee at once, but in event a greater adjustment is required the case be referred to the Planning Commission for special consideration.

Meeting adjourned at 10:22 p.m. subject to call of the chairman.

San Anselmo Planning Commission

By

Secretary

Copy-City Council
Copy-City Attorney
Copy-Merritt Webster

Additional note: Letter of Apr. 17, 1947 from Ray Overdick asking for interpretation of that portion of ordinance #254, Sec. 8, subsection 7, read and referred to Commissioner Sharp to arrange for near future meeting of City Council, City Attorney and City Planning Commission to interpret and adopt a uniform policy at this joint session.