

MINUTES

SAN ANSELMO CITY PLANNING COMMISSION

Meeting of the Planning Commission, City of San Anselmo, State of California, was held at 8:00 P.M. Monday evening, November 5, 1951 in the Council Chambers, City Hall, San Anselmo, California.

COMMISSIONERS PRESENT: Merritt Webster, Chairman - presiding
Mrs. Mary R. Gilkey
Mrs. Mary Donnelly
Thomas Pring
Charles Alfsnes
E. D. Pitman

COMMISSIONERS ABSENT: None

Meeting called to order by Chairman at 8:10 P.M.

ROBERT L. CALDWELL APPLICATION FOR ADJUSTMENT - LOT 50, Sub 1,
SAN RAFAEL HEIGHTS

Mr. Caldwell appeared at the meeting with his request for adjustment to be allowed to build and maintain a residence to within 28 feet from the front property line on the East side and even with one point of the property line arc on the West front on Terrace Ave. one block South of Greenfield.

Commissioner Gilkey recommended that Mr. Caldwell be granted an adjustment allowing him to construct a residence no closer than a line which is 5' South of and parallel to the most southerly tangent of the circle which frames the front property line. Commissioner Pring seconded the motion. The motion passed unanimously.

Reasons for granting the recommendation for Adjustment:

1. The area is difficult for a building site due to the topography.
2. It will not be harmful to other property in this location.

Next action on this taken by City Council at their next meeting.

MR. HENRY GHEZZI - APPLICATION FOR ADJUSTMENT - LOT 23, LINDA VISTA
TRACT. REQUEST TO BUILD TWO GARAGES

After careful study with Mr. Ghezzi, Commissioner Donnelly moved that the adjustment to build two garages to the East property line be denied because if allowed the garages would be built right on the line and this would bring them too close to the house next door and would be a fire hazard.

Commissioner Pitman seconded the motion and same was unanimously passed.

Several alternative suggestions were made to Mr. Ghezzi and he will give the matter further study.

November 5, 1951

Page 2

P. F. WILLIAMS - REQUEST FOR ADJUSTMENT - LOT 54 ON BROOKMONT CIRCLE
REQUEST TO BUILD AND MAINTAIN A CAR PORT TO WITHIN 7' OF THE FRONT
PROPERTY LINE. (MORNINGSIDE COURT)

Mr. Williams presented Application for above mentioned adjustment, giving as a reason for his request, the fact that the Brookside School is going to close the existing car port entrance and have notified him to that effect.

Commissioner Pring moved and Commissioner Alfsnes seconded the motion that Mr. Williams be granted an adjustment allowing him to build the car port to 7 feet of the front property line of Lot 54 on Brookmont Circle. The motion was unanimously passed.

Reasons for recommending this adjustment:

1. A greater distance would prohibit proper access to the car port.
2. The easement which he understood he had at the rear of the lot was being denied him by the Board of Education as they intend to build in that vicinity.
3. This set back will also conform to the precedent already established in the immediate neighborhood.

R. F. WILLIAMS - REQUEST FOR ADJUSTMENT - LOT 23, BLOCK 3, HAWTHORNE
HILLS - SUB 3. (SKYLINE BLVD)

Mr. Williams advised the Commission that the Building Inspector had stopped the work on the building being erected on the above property because it was found that the forms which had been put in ready for the pouring of the concrete foundation was discovered to be 19" less than the required 15' set back. Mr. Williams stated this error had occurred in his absence and if it is necessary for him to tear down these forms it will cost him in the neighborhood of \$150.00

The Commission advised Mr. Williams that some of the members would inspect the property and the work which has been done and that he will be informed later of the decision of the Planning Commission.

SHELL OIL CO. - REQUEST TO ERECT A SIGN 4 x 19 (76 SQUARE FEET) ON
THEIR SERVICE STATION ON MIRACLE MILE & GREENFIELD AVE. PLASTIC
LETTERS READING "S H E L L" - NON FLASHING

Commissioner Donnelly moved and Commissioner Alfsnes seconded the motion that the request be denied. Motion carried unanimously.

Reason: No evidence offered that justifies an increase over the permitted amount of sign space allowed. (50 square feet in aggregate area for each business.)

RAFAEL MOTORS - SIR FRANCIS DRAKE, ACROSS FROM TAMALPAIS THEATRE.
REQUEST TO MOVE SIGNS FROM THE SMALL BUILDING ON BACK OF LOT TO POLES
ON FRONT OF LOT.

Commissioner Gilkey moved and Commissioner Pitman seconded the motion that the request be denied. Motion carried unanimously.

Reason: A free standing sign is not permitted by the Ordinance and is

November 5, 1951

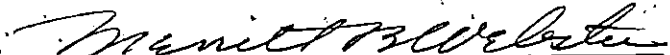
Page 3

not, by policy, to be permitted by the Planning Commission.

The Commission feels that it would be a detriment to the general welfare of the community and that it would be establishing a precedent, if allowed, which the Commission feels is inadvisable.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:40 P.M.


Merritt Webster, Chairman