

MINUTES

SAN ANSELMO CITY PLANNING COMMISSION

The regularly scheduled meeting for September 4th, 1951, was postponed until September 6th because only four members were present and this did not constitute a quorum.

Next meeting called for September 6th, 1951.

MINUTES

SAN ANSELMO CITY PLANNING COMMISSION

A meeting of the Planning Commission of the City of San Anselmo was held at 8:15 P.M. Thursday evening, September 6th, it being the postponed meeting of September 4th, 1951. The meeting was held in the Council Chambers, City Hall, San Anselmo, California.

Commissioners Present: Merritt Webster, Chairman presiding.  
Thomas Pring  
Charles Alfsnes  
Mary Donnelly  
Mary R. Gilkey  
Commissioner Absent: Eric Pitman (illness)

Meeting was called to order by the Chairman at 8:15 P.M.

STATEMENT OF A. H. SIEMER, City Engineer, RE: DEED OF FELICE GUASCO for property to be deeded to City of San Anselmo.

City Engineer Siemer was present and asked to make the following statement:

"Mr. Felice Guasco has a deed filed with the City Clerk, in which he is deeding a strip of property to the City for street purposes, but it contains a clause which states that unless Center Boulevard is permanently improved within a period of two years, this deed should not go on record and I feel that Mr. Guasco should rescind that proviso because it might be impossible, as conditions are at present, to permanently improve Center Boulevard within this period of time."

APPLICATION FOR ADJUSTMENT - J. H. DAVELER, 25 OAK KNOLL AVE.

This request by Mr. Daveler, to be allowed to build and maintain a porch 6 feet wide and 12 feet long, to be built to 2 feet of the property line, and to be used as an entrance porch as well as storage space was held over from the August 6th meeting so that the Field Inspection Committee could examine and study the situation.

After careful study of Mr. Daveler's request, Commissioner Pring moved that the request be denied on the basis of a 6 foot porch, but recommended that he be allowed to proceed on a basis of a 4' wide porch and whatever length he desired.

Reasons for denying this request - It would be a flagrant violation

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of the ordinance and that a 4' wide porch would suffice as an entrance porch.

Commissioner Donnelly seconded the motion and it was unanimously passed by all voting members.

Mr. Daveler was informed that he still had the right to appeal to the City Council at their next regular meeting - September 11th, and a letter is being sent to Mr. Daveler to that effect.

APPLICATION FOR ADJUSTMENT - B. D. MERRYMAN, Part Lot in Block K, Ross Valley Park, Hillside Tract. Laurel Avenue.

Mr. Merryman's request was to be allowed to build a garage to within 9' of his front property line, the lot being very steep and impossible to set the garage back under the house without further expense of excavating.

After careful study it was discovered that the average width of this particular lot was less than 50', which is required by the new Ordinance and therefore it did not constitute a building area. Inasmuch as Mr. Merryman owns the adjoining lots to the North, he decided to allow more footage for the lot in question in order to make it a 50' average width lot.

Commissioner Gilkey made a motion that the application be denied, the reasons being that there is a solution to the problem without violating the Ordinance. That there are no unusual circumstances over and above those normally found in hillside areas in San Anselmo and that a plan could be made to fit the right house to the lot, providing a garage that could be built to conform to the Ordinance.

The motion was seconded by Commissioner Alfsnes and unanimously passed.

PRESENTATION OF PLAN FOR NEW BUILDING ON CENTER BLVD. BY MR. FELICE GUASCO, through MR. J. W. Watrous.

Mr. Guasco is desirous of building a new building on his property between Center Boulevard and Sir Francis Drake Blvd. to house his grocery store. Mr. Watrous stated the building presently being occupied by Mr. Guasco as a Grocery and Meat Market is in very bad condition and should be condemned and he needs this new building as soon as possible.

After careful study Commissioner Gilkey made a recommendation that Mr. Guasco be allowed to go ahead with his plans for this building but that the plans that are submitted just prior to construction should definitely indicate the parking area to be set aside showing the Building Inspector the minimum number of parking areas.

Commissioner Gilkey moved that THIS RECOMMENDATION BE BASED ON THE STATEMENT OF MR. A. H. SIEMER, CITY ENGINEER, MADE THIS EVENING BEFORE THE MEMBERS OF THE PLANNING COMMISSION, THAT HE WILL, AT HIS OWN EXPENSE, MOVE HIS BUILDING, WHICH IS LOCATED AT THE SOUTH WEST CORNER, AT THE INTERSECTION OF BRIDGE AND THE ABANDONED RAILROAD RIGHT OF WAY, TO OTHER PROPERTY PROVIDED BY THE CITY AT ANOTHER LOCATION, WHEN HIS PROPERTY IS REQUIRED FOR THE CONSTRUCTION OF A MAJOR HIGHWAY ON AND

ADJACENT TO THE ABANDONED RAILROAD RIGHT OF WAY.

If the above were not so, there is a possibility of requiring additional Right of Way of Mr. Guasco's property, therefore the motion is made to adopt the plans as submitted with the recommendation that the applicant consider the advisability of rearranging the building on the land, the long dimension being from East to West, and that any driveways from Bridge Avenue to the property be no closer than 50' to the existing south line of Sir Francis Drake, projected into Bridge Avenue.

Commissioner Pring seconded the motion and it was unanimously passed by all voting members.

INCREASE IN AMOUNT OF \$25.00 SALARY FOR JAMES HAWKS.

Commissioner Gilkey moved that an increase of \$25.00 per month be paid to Mr. James Hawks during the completion of the Land Use Survey now in progress, this amount to come from the appropriation granted by the City Council as per their letter to the Commission dated 16 August, 1951.

Commissioner Pring seconded the motion and it was unanimously passed.

REQUEST TO INSTALL ELECTRIC SIGN IN WINDOW OF MARIN UTILITY STORE.

On August 7th the Planning Commission wrote a letter to the City Council asking them to take the request of the Electrical Products Corp. to install a light in the window of Marin Utility Store, under advisement. Letter dated 16th of August by the City Clerk, was sent to the Commission referring this request back to the Commission for further study.

Commissioner Webster recommended that in view of the fact that the Commission realized that Marin Utility Store is operating a commercial enterprise within a second residential district, as long as they are allowed to continue to operate such a commercial business, it would not accomplish any purpose in denying Mr. Francheschi, owner of Marin Utility Store, the right to advertise.

Commissioner Pring made a motion that the City Council be advised by letter as to this recommendation. Commissioner Alfsnes seconded the motion and it was unanimously passed.

There being no further business, the meeting adjourned at 11:15 PM. Next meeting will be October 1, 1951.

Respectfully submitted,

MERRITT WEBSTER, Chairman