

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. Monday, June 4, 1951 in the Council Chambers, City Hall, San Anselmo, Calif.

COMMISSIONERS PRESENT: Merritt Webster, Chairman, presiding.
Thomas Pring
Charles Alfsnes
Mary Donnelly
Eric Pitman
COMMISSIONER ABSENT: Mary R. Gilkey

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

PROPOSED WIDENING OF SIR FRANCIS DRAKE BLVD.

In the matter of the proposed widening of Sir Francis Drake Blvd., and the proposed increased set back thereon, Chairman Webster informed those present in the meeting that since the County Master Road Plan had not been completed and submitted to the several Cities, that nothing further could be done in the matter for the reason that the Commission's decisions must necessarily be predicated upon the Master Plan.

He also stated that the Public would be advised of the date on which the matter would be again discussed. This question was held over from the meeting of March 19th, 1951 to this date.

APPLICATION OF DONALD D. AND MARY JOHNSON FOR ACCEPTANCE OF MAP FOR SUBDIVISION TO BE KNOWN AS PARK HILL.

Inasmuch as Mr. & Mrs. Johnson had submitted a revised map of this subdivision wherein all but Item 1 of the Commission's recommendations, made at their meeting of May 7, 1951, had been complied with, the Commission expressed its approval of the map. Certain recommendations of Mr. Siemer, City Engineer, were read and discussed with Mr. Johnson. A copy of Mr. Siemer's report is attached and is made a part of these minutes. In the matter of Item 1, mentioned above, relating to the improvement of Sonoma Ave., the Commission decided to refer this question to the City Council for their consideration and action.

On the motion of Commissioner Pring, seconded by Commissioner Alfsnes, it was unanimously recommended that Mr. Johnson's petition be approved by the Council.

Recommendations by Mr. A. H. Siemer, City Engineer - D.D. Johnson Sub-division.

1. Subdivider to agree with Fire Chief on hydrants.
2. Place 2 cleanouts shown on sewer runs at lot lines rather than in street area.
3. Run laterals from street sewers to lot lines.
4. Indicate center line radius on the 180° plus, curve.
5. Monuments (to show on final map).
6. Street width is actually 23' instead of 24'. Would not consider this too important on dead end street.
7. Type "B" curbs (used in lieu of shoulder). Make same 18" deep and use (2) 1/2" ϕ reinforcing bars to tie same lengthwise, as they act as a partial guard rail.

Recommendations - Continued:

8. Investigate possibility of cutting entrance grade to 21% or even 20%.
9. Two year maintenance bond. This is my most important recommendation.
10. What happens to portions labeled "not a part of subdivision?" Why not throw same in with adjacent lots?

REQUEST FOR ADJUSTMENT, CARL G. LARSON, LOT 3, BLK 18, SEQUOIA PARK, Between Millbrae Ave. and Grove Hill, Held over from the meeting of May 7., 1951.

The property in question and the site of the proposed garage was inspected by Commissioners Webster, Pring and Pitman, who made the following report:

WHEREAS, Mr. Larson has, at present, no means of parking or garageing his car on his premises and must leave it parked on a city street in violation of the law or forgo its use, and

WHEREAS, the contour of his land is such that he must excavate into a hillside to secure garage space, and

WHEREAS, the cost of excavation would be prohibitive if he were required to maintain a 15' setback, and

WHEREAS, the adjoining properties do not uniformly conform to the Ordinance governing land use, and

WHEREAS, he is deprived of the full use of his property by not having garage space,

THEREFORE, it is recommended that he be permitted to construct a garage on his property provided that he complies with the following requirements:

1. That he secure the approval of his immediate neighbors, in writing, for submission to the Planning Commission.
2. That he maintain a front set back equal to the width of the garage doors so that when open they will not project into the street and in no case less than one foot.
3. That he construct a retaining wall on the rear and on the South side of the proposed garage of sufficient size and strength to prevent the erosion and sliding of the earth in the vicinity of the garage on both his and adjoining property. This wall may be used to form the walls of the garage.
4. That the proposed garage be so situated that its center line will be at an angle of less than 90° from the center line of Millbrae Ave. to permit easy entrance and exit without the risk of trespassing on the property on the opposite side of the street.

Commissioner Pitman moved that the Planning Commission approve Mr. Larson's request and that it recommend to the Council that Mr. Larson be allowed to construct a garage on Millbrae Ave., providing that he complies with all of the stipulated points mentioned above. Motion seconded by Commissioner Pring and unanimously carried.

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REQUEST OF MR. & MRS. JOHN F. SCHMIDT TO CONSTRUCT A FENCE AT
MADRONE & SYCAMORE AVENUES.

Mr. & Mrs. Schmidt requested permission to construct a 6 foot grape stake fence around their residence on the property line at the junction of Madrone & Sycamore Aves. to provide privacy and to keep animals out of their garden.

Commissioners Pring, Alfsnes, Donnelly and Pitman inspected the property and following their report, the Commission voted unanimously to grant permission to construct the fence provided, however, that the fence on Madrone Ave., and on Sycamore Ave., is not to be over 4' high for a distance of 16' back from the junction of the two streets, so that the visibility of traffic approaching the intersection will not be impaired.

MR. JAS. L. STEWART, 1202 Sir Francis Drake Blvd. appeared before the Commission with a request to correct a drainage condition existing on his premises at the above address. He was informed that this matter did not come within the jurisdiction of the Commission and that he should address the City Council for this request.

Request of Mr. Barghini. The informal request of a Mr. Barghini, for permission to construct an additional dwelling upon a plot of less than 10,000 square feet was tabled as he did not appear before the Commission to present his case.

REQUEST FOR ADJUSTMENT OF GORDON HUGHES. LOT 25, EL CERRITO, HAMPTON
COURT SUBDIVISION

Mr. Hughes requested permission to construct a residence with a front set back of 10' for the reason that the house is to be located upon an irregular plot of ground sloping sharply upward from the street and to construct the minimum sized house with necessary side clearances required moving the house forward on the lot a distance of 5'.

On the motion of Commissioner Pring, seconded by Comm. Pitman, it was unanimously voted to approve Mr. Hughes request provided that the roof overhang be reduced to a maximum of 1 foot along the Easterly side of the house Northerly from a point 20' from the front line and also along the North side of the garage wing.

RESOLUTION RECOMMENDING THE ADOPTION OF AMENDMENTS TO ORDINANCE No. 254.

Commissioner Pitman introduced the following resolution and moved its adoption, the motion was seconded by Commissioner Donnelly and unanimously carried:

WHEREAS: This Commission did by resolution adopted on the 19th day of February, 1951, tentatively approve and set forth its intention to amend Ordinance No. 254, being the zoning ordinance of the Town of San Anselmo, so as to define and redefine certain terms; establish new regulations as to yard and setback requirements and building height limits, building site areas required and lot coverage for all zoning districts; establish four new districts to be known as Second Residential District, Multiple Residential District, Heavy Commercial and Manufacturing District and Combining District; reclassify the present Unrestricted District to a Commercial District; establish a future width line of forty-five feet from the center line of Sir Francis Drake Boulevard from the common San Anselmo-Fairfax city limit line to its junction with Red Hill Ave., redescribe uses permitted in the zoning districts and permitting certain uses subject to the securing of use permits; making requirements for car parking spaces and/or off-street parking; providing for a review of all building plans for commercial and industrial building by the Planning Commission and other general provisions, and

WHEREAS: This Commission did hold two public hearings on said amendments and did advertise said hearings, as required by law, said hearings being held on the 5th and 19th days of March, 1950, in the City Council Chambers, City Hall, Town of San Anselmo, and

WHEREAS: Legal notices in the form of a postal card were mailed to property owners along Sir Francis Drake Boulevard notifying them of the specific amendment for the proposed future width line of forty-five feet, and

WHEREAS: Legal notices in the form of a postal card were mailed to the property owners having property within the Unclassified district which was proposed for reclassification to a Commercial District, and

WHEREAS: The Commissioners have individually and collectively reviewed the proposed amendments, and

WHEREAS: Until such time as the County's master streets and highways plan is presented for public review this Commission does not deem it advisable to establish the forty-five foot future width line for Sir Francis Drake Boulevard except that portion in the Commercial District, and

WHEREAS: Subject to other minor changes in wording and clarification, this Commission does find that the adoption of the proposed amendments are necessary in order to provide a workable, just and comprehensive zoning ordinance for the Town of San Anselmo, and thus to promote the general welfare of said Town.

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the Town of San Anselmo, State of California, does hereby approve of the amendments to Ordinance No. 254, as corrected, a copy of which corrected and approved amendments are certified to by the Chairman and Secretary of this Commission.

BE IT FURTHER RESOLVED, That this Commission does recommend the adoption of said amendments by the City Council by the enactment of the appropriate ordinance.

ATTEST:

Ina B. Anderson
Secretary (Cooking)

Marion T. Webster
Chairman, San Anselmo Planning Comm.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 10:30 P. M.


Merritt Webster, Chairman