

MINUTES

SAN ANSELMO CITY PLANNING COMMISSION

A Meeting of the Planning Commission of the City of San Anselmo, California was held at 8:00 P. M. Monday evening, May 7, 1951 in the Council Chambers, City Hall, San Anselmo, California.

Commissioners Present: E. D. Pitman, Presiding in absence of  
Comm. Webster

Mrs. Mary R. Gilkey  
Thomas Pring  
Mrs. Mary Donnelly  
Charles Alfsnes

Commissioners Absent: Merritt Webster

The meeting was called to order by Chairman Pitman at 8:25 P. M.

REQUEST FOR ADJUSTMENT - CARL G. LARSON, LOT 3, BLOCK 18,  
SEQUOIA PARK - BETWEEN GROVE HILL AND MILLBRAE AVE.

Application of Mr. Larson, requesting to be allowed to build and maintain a double garage at his home, 29 Grove Hill Ave. even with the front property line, instead of the required 15' set back, was read and Mr. Larson explained the situation to the Commission.

Because of the topography in this area, Mr. Larson says he is unable to build a garage (which he needs badly, because at the present time he has none and it has been necessary for him to park his car on Grove Hill Ave.) and comply with the ordinance.

It was explained to Mr. Larson that some of the members of the Commission would make an inspection of his property and at the same time inspect the plot drawn by the surveyor of his property.

Mr. Larson was advised that the next meeting of the Planning Commission would be on May 21st and that he would be advised at that time of the decision of the Planning Commission.

REQUEST OF DONALD D. & MARY JANE JOHNSON FOR ACCEPTANCE OF TENTATIVE  
MAP FOR SUBDIVISION TO BE KNOWN AS PARK HILL. Land Bounded by Sonoma  
Ave. on West, Monterey Tract on North and lands of Sunnyhills Orphan-  
age on East and South.

Mr. and Mrs. Johnson and Mr. Frank Aitken, Engineer for Mr. Johnson was present and Mr. Johnson presented a sketch of one of the lots, showing the grades and type of units he plans to build thereon, as well as the garage for these units. He stated it was his plan to build according to the buyer's demands.

It was the consensus of the Commission that some of the lots were very undesirable for building sites because of their steepness. They also felt that the hairpin curve in the street his Engineer has planned, is very hazardous. Ingress and egress to this property was also discussed again with Mr. Johnson. No definite decision was reached on that point.

May 7, 1951.

Page 2.

Upon motion by Commissioner Gilkey, seconded by Comm. Pring and un-animously carried, the Commission resolved to recommend to the City Council that the tentative map be NOT approved and that the following items be considered in making a map that would be acceptable by the City of San Anselmo:

1. That Sonoma Ave. from Sir Francis Drake to Park Hill Road be improved with a 6" crushed rock base and  $1\frac{1}{2}$ " plant mix surface to a width of 24'.
2. That a study be made of the hairpin turn at the eastern corner of the subdivision to determine the feasibility of increasing the inside curve radius to 50'.
3. That the lots be redesigned in general to combine lots 9 and 11, 8 and 12, 7 and 13 into single building sites, respectively.
4. That Lot No. 1 be restudied to increase its depth with the possibility of securing a portion of Sonoma Ave. the easterly portion of Lot 1, to be dedicated to the City of San Anselmo along with Park Hill Road.
5. That Lots 14 to 16 inclusive, 2 to 4 inclusive, be combined to make two building sites, in each instance.
6. The possibility of Lot 5 being dropped from the subdivision or with the possibility of a limit being placed thereon and for it to be used for only a single family residence, should be studied.
7. Street grades. These should be reviewed to determine if there is any possibility of reducing the grades.
8. Where the cuts or fills are made, in order to produce a road area and where these cuts or fills extend beyond the property line, that a slope easement be shown on the final map in favor of the City of San Anselmo in order to assure the proper maintenance of these areas as a part of the street system.

Mr. & Mrs. Johnson were advised that the City Council will pass on this recommendation at their May 8th, 1951 meeting. (Letter was sent to City Council and carbon copy given to Mr. Johnson.)

REQUEST FOR ADJUSTMENT - CHARLES CONDROTTE - LOT B AND PORTION OF LOT C - OAKWOOD HEIGHTS SUBDIVISION. REQUEST TO BE ALLOWED TO BUILD HIS HOUSE WITH A SET BACK OF 8' INSTEAD OF THE PRESCRIBED 20'.

The Commission discussed this problem with Mr. & Mrs. Condrotte. They were very desirous of having a definite answer at this meeting so they could proceed with their plans at once, but it was explained that it was not the policy of the Commission to grant adjustments without an inspection of the property.

Mrs. Gilkey moved that a Committee of at least two members of the Commission review the property in question and report their findings directly to the City Council, as the action of this Commission, the purpose of this motion being to prove the Committee action; that the Committee be requested to recommend the granting of the adjustment only if they can justifiably determine that the use of the property actually requires changing the regulations or requirements of the Ordinance.

The motion was seconded by Comm. Pitman and unanimously carried.

Note: Commissioners Pitman and Gilkey made the above mentioned investigation and action taken was as follows:

It was recommended to the City Council on May 8, in time for their meeting, that the adjustment be NOT granted, for the following reasons:

1. Proposed set back from the edge of 40' road is 5' to foundation line; from curb of existing road to foundation is 8'. Existing road is not properly located according to the plot submitted.
2. This set back is not sufficient; it impairs the appearance of the property, does not conform to the type of construction considered desirable in the residential areas and might possibly obstruct the vision of traffic.
3. The applicant's sole reason for requesting this variation is that he does not have sufficient funds to develop the property according to his desires. This does not justify this Commission in granting such an unusual request nor in establishing a precedent in this and similar locations.
4. A comparable request was denied Mr. James Leach in Hilldale Park and your Commission cannot conscientiously grant this.

It cannot be justifiably contended that the negative action of the Commission has deprived the applicant of the full use of his property since it is economically feasible to construct a house on this lot and maintain legal set backs.

Letter was sent to the Council and carbon copy to Charles Condrotte. (May 8th, 1951)

REQUEST FOR ADJUSTMENT BY JAMES A. LEACH - LOT 34, HILDALE PARK, UNIT 2. REQUEST FOR SETBACK TO 7' INSTEAD OF 15'.

The Commission carefully studied Mr. Leach's plans and reviewed his request. Comm. Pitman had inspected the property so he was familiar with the topography of the land in question.

Commissioner Gilkey moved that the application be denied for the following reasons:

1. Mr. Leach already has, in essence, a 5' adjustment, because the road is only 30 feet in Right of Way width.
2. The design of the house, as submitted, does not indicate that any thought has been given to making it conform to the unusual topography of the lot. The lot is of adequate width, is in excess of 100' at all points and a house with narrow depth with the contours could be designed, which would not require an adjustment.

The motion was seconded by Comm. Alfsnes and unanimously carried. (Letter sent to the Council with carbon copy to Mr. Leach May 8, 1951.)

REQUEST FOR ADJUSTMENT BY MR. CHAS. C. GOMBIA, LOT 7, BLK 3, HAWTHORNE HILLS. SUB 3.

At the April 16th meeting of the Planning Commission, the above request was considered and Mr. Gombia was advised to submit plans. Mr. Gombia later called Comm. Webster and stated he had decided to change his plans so he could conform to the Ordinance and therefore this request is closed.

APPLICATION FOR ADJUSTMENT BY MRS. AMY WILTERDINK, 917 SAN ANSELMO AVENUE.

Investigation was to be made relative to this request. Comm. Donnelly made inspection but Mrs. Wilterdink has decided to build the additional bathroom in question to conform with the Ordinance. That closes this request.

ADJOURNMENT There being no further business, motion was made and seconded to adjourn the meeting at 11:50 P. M.

  
E. D. Pitman, Chairman of meeting.