

MINUTES SAN ANSELMO PLANNING COMMISSION, CITY HALL, Feb. 20, 1950

Meeting called to order at 8:10 p.m. Chairman Merritt Webster presiding. Commissioners present: Webster, Alignes, Carey, ~~W. J. Graham~~, Spring and Sharp. Minutes of meeting of Oct. 24, 1950 read and approved.

Chairman Webster announced the first order of business would be the hearings on three separate pieces of property under petition for rezoning from First Residential to Commercial, as outlined in the petitions and announcement cards mailed out to interest property owners; that this was the first public hearing, after which the commissioners would inspect the properties, hold the final hearing Feb. 27, following which decisions would be rendered with recommendations to the City Council for final action.

Lots 1 and 2 Karlsburg Park addition, known as Lavaroni property, under petition of Charles W. Lavaroni to rezone from First Residential to Commercial. Corner of Saunders and old Railroad right of way.

Mr. Lavaroni stated he was not committed as yet to the type of commercial structure would be built, but that he had been approached by an oil company interested in establishing an oil station. Mrs. Lavaroni stated that on account of their other property interests there and adjoining friends it was their intention to develop the property with such type of business and structure as would be a credit to the community.

Jerrold Graham, 22 Karl Ave. stated opposition to granting the petition because he felt it would depreciate residential property values, especially unless he had some assurance as to the type of business would be built.

Frank Schroder, #1 Yolanda Drive, corner of Saunders, stated he had not received post card notice. Secretary of the Commission advised the City Clerk would be requested to mail him card and his name would be registered. Mr. Schroder stated the side view of his house would face any commercial structure erected on the property, devalue his property and he was opposed to granting the petition.

C. G. Cuthbertson, 1468 Jackson St., San Francisco, owner of the residence on adjoining corner, felt that commercial structure on the petitioned property would devalue residential property adjoining and opposed granting of the petition.

W. J. Doucet, 16 Saunders Ave. and M. A. Howard of 16 Karl Ave. both living in homes adjoining the property stated opposition to granting the petition because of their belief it would devalue neighboring residential property.

Petition of Oliver E. Fuller, and Mrs. Nellie James asking for the rezoning of Lot #1, Map of San Rafael Heights, Sub. 1, a triangle vacant lot at the gore of Greenfield Ave. and the old railroad right of way, also Lot 18 and the lower portion of 19 facing Greenfield Ave. requesting zoning from First Residential to Commercial. This would be a further extension of the present Commercial zone along Greenfield Ave. and railroad right of way.

Mr. Fuller stated it was his intention to erect on the site an oil station, which would be set back to the rear of the lot and that he was willing to deed to the city a suitable portion of the point of his lot adjoining Greenfield Ave. and the railroad right of way so as to round it off to permit more accessible turning on to the highway from Greenfield Ave., better view and less opportunity for accidents.

Mr. and Mrs. G. E. Milani, 2793 Greenfield Ave. immediately adjoining the Fuller Lot #1, stated they were opposed to the granting of the petition because a commercial structure would devalue neighboring residential property, cause further congestion of traffic, and further that the post card did not show property description of the property to be rezoned, as it was not in agreement with the map filed with the petition.

Mrs. A. R. Cantura, 280 Greenfield Ave. located on the hill above and adjacent to a portion of the property petitioned to be rezoned, stated she opposed the granting of the petition, as it would devalue adjoining residential property.

Petition of of Roger F. Sohner and Alice E. Sohner, for the rezoning of Lot #32 and a portion of Lot #33, Block 2, Sunnyside Tract, on Ross Ave., as per map filed, from First Residential to Commercial, up for first hearing. Mr. Sohner stated he had only recently acquired this property and had started to clean up and improve it and planned to further improve the property, which was essential to expansion of his business; that this was simply an extension of present existing commercial zone and was in line with future planned growth of the city and business district. He planned to erect suitable wall and house his trucks to the rear, reserving the front portion of the area for the parking of his numerous employees trucks or cars, which would relieve parking conditions on Ross Ave. leaving more free parking area for residents and visitors.

Mr. Frank Duley, 48 Ross Ave. living across the street from the Sohner property and next door to the nursery, stated he opposed granting the petition, as he felt further extension of the commercial zone would devalue residential property.

Jeanette Laurin, Robert A. Laurin and Mrs. R. H. Teeter, all of 45 Ross Ave. immediately adjoining Lot 32 and portion of Lot 33 covered by said petition stated they were opposed to granting the petition because further expansion of proposed business would devalue residential property adjoining. Expressed need for sidewalks. Jeanette Laurin requested permission to file with the Commission photographs and copy of petition she had previously presented to the City Council in 1949. She stated that since Mr. Sohner had acquired the property conditions had been improved but there was need for further cooperation. Mrs. Teeter stated she had given consideration to rezoning her property to Commercial, but that she was opposed to the present petition of the Sohners.

No one wishing to address the Commission further on this first hearing of the three petitions, Commissioner Webster announced that the second hearing would be held in the City Hall, Feb. 27, 1950 8.p.m. and that all interested parties would have an opportunity to be heard at that time.

P. J. Tarrant, 1011 Third St. San Rafael, appeared before the Commission asking for an adjustment of set back on Lot #4 and adjoining subdivision of Lot 63, Bush Tract. as shown on city map. Commissioners Sharp, Pring and Meyerink stated they had personally inspected the property. Commissioner Sharp stated he and Nello Marcucci, representing the Adjustment Committee, had previously inspected the property. All agreed that this was a very steep hillside lot subject to such adjustment, as would permit building after excavation to a reasonable depth.

Commissioner Sharp stated garage of adjoining lot was built out to the front property line facing Elm Street; that the Adjustment Committee recommended an adjustment permitting building corner of one building ~~within~~ within 3' of front property line, adjoining said garage, which would put the other corner of the front of said house four feet set back from front property line. The second house to be built on other lot of record to be located not closer than four feet back from one front corner and fifteen feet back from the other corner; open spacing between both houses a minimum of eight feet and four feet sidelines of adjoining lots, as per blue print attached.

On motion Commissioner Carey, seconded by Commissioner Alfsnes moved and carried by unanimous voice vote:

"That adjustment be granted to P.J. Tarrant to build two residences on Lot #4 and subdivision of Lot #63 Bush Tract, recorded as separate lots, provided three foot, four foot and fifteen foot setbacks from the front property lines facing Elm St. are observed, as per blue print submitted and that usual four foot side line setbacks are observed."

P. J. Tarrant, 1011 Third St., San Rafael, owner of the East half Lots 12 and 13, Tamal Park, situate on S.E. corner Sir Francis Drake Blvd. and Saunders Ave. requested that tentative dates be set for public hearings for rezoning from First Residential to Second Residential.

On motion of Commissioner Carey, seconded by Commissioner Meyerink and adopted by unanimous voice vote of Commissioners present:

"That the dates of March 27 and Apr. 3, 1950 be set for public hearings and the City Clerk be requested to take all necessary steps to post legal notices and prepare petition for presentation to the Commission on receipt of customary filing fee.

Emery A. Troth, 24 Lincoln Ave., San Anselmo, filed with the Commission request for setback sideline adjustment and in support of same the following supporting documents:

1. Blue print showing proposed addition addition layout and location.
2. Letter dated Feb. 14, 1950 by L. W. LaBar and Mrs. L. W. LaBar, nearest adjoining property owners giving their full consent and permission in support of the requested adjustment.

Commissioner Sharp reported Nello Marcucci and Craigie S. Sharp representing the Adjustment Committee personally inspected the properties and favored and recommended the adjustment because:

1. Only one corner of the proposed addition comes within one foot of of the adjoining side line at nearest point and five feet, six inches at other corner.
2. The addition would be 8' from nearest corner of LaBar garage and 17' from their front steps, allowing ample space between both properties for view, light and fire protection.
3. LaBars, nearest property owners most vitally effected favored granting of the adjustment.

On motion of Commissioner Carey, seconded by Commissioner Alfsnes and adopted by unanimous voice vote of the Commissioners present moved:

"That the adjustment be granted and above documents be forwarded to the City Council and the Building Inspector for further action.

Homer J. Hall, Builder, on behalf of Mr. and Mrs. Eric Quartermaine, owners of Lot 5, portion of Lot 99, Bush Tract, 1328 San Anselmo Ave., request adjustment permitting the building of additional family residence on front portion of this lot having approximately 8500 square feet and facing on both San Anselmo Ave. and railroad-highway right of way.

Commissioner Sharp reported that he and Nello Marcucci, representing the Adjustment Committee had inspected the property and recommended the granting of the adjustment for the following reasons:

1. The lot measures 218' and 228' side lines and 40.4' feet on the railroad-highway right of way and 36.67' on San Anselmo Ave. giving approximately 8500 square feet area, thus coming within the adopted policy of the City Council and the Commission favoring adjustment in such cases where the property faces on two streets allowing separate entrances to each residence.

2. The small house now on the extreme rear of the lot adjoins the railroad-highway right of way and can be entered therefrom.

3. The second house proposed to be built would be located as per attached plot plan not closer than 15' from the front San Anselmo property line and 4' setback from each sideline, to conform with ordinance #254.

The Commission after some discussion favored granting the adjustment on condition that the property owners take the necessary steps to divide the property in approximately equal portions and place same on the records.

On motion of Commissioner Pring, seconded by Commissioner Alfsnes moved and adopted by unanimous vote of Commissioners present:

"That adjustment be granted to Mr. and Mrs. Eric Quartermaine for the erection of residence on front portion of Lot 5, Lot 99 Bush Tract, set backs to conform with city ordinance, on condition that lot area between San Anselmo Ave. and railroad-highway right of way is subdivided and recorded to provide for approximately equal area in each piece"

Edward M. Donegan, 31 Scenic Ave., San Anselmo, requested adjustment on building to be located on Lot #41, Morningside Court, Sub. #2, permitting one corner of the building to come within 5' of the property line. Commissioner Alfsnes sponsored the adjustment.

On motion of Commissioner Carey, seconded by Commissioner Meyerink and adopted by unanimous voice vote ~~for~~ of the Commissioners present moved that the adjustment be granted.

Mr. Edward I. Burrioni, 70 Mariposa St. San Anselmo appeared before the Commission in connection with letter dated Oct. 25, 1949 reading as follows:

"I am contemplating the purchase of a portion of Lot 21, Block 2, Sunnyside Tract, situated at the northeast corner of Jones St. and Mariposa Ave.

Before making this purchase, however, you will recall there has been some discussion about the possibility of being able to build on this property by reason of the fact that it has less than 5000 square feet. I have acquired a parcel of land 30x50 feet adjacent to my property on the north so that if I purchase the portion of Lot 21 mentioned above, my total holdings will be approximately 10,000 square feet. Therefore, you will no doubt agree that it will be possible to build on the parcel in question.

In any event before making the acquisition, I want to be sure that your permission will be granted to build on this parcel. Therefore, will you please look into the matter at your convenience and, if it meets with the approval of the Commission, so indicate on the enclosed carbon copy of this letter and return it to me as soon as possible.

Commissioner Sharp reported that he and Nello Marcucci representing the Adjustment Committee had inspected the property and advised Mr. Edward I. Burroni that if he acquired title to the adjoining 30'x50' and made it part of his own presently owned property and also acquired title to the corner portion of Lot 21, Block 2, making a total land area of 10,000 square feet. it would be in order to build an additional home on the corner piece, with the understanding that if he sold off one of the homes there would be at least 5,000' square area left in each piece.

The Commission discussed the advisability of Mr. Burroni acquiring the properties in question and agreed that if the total area of the three pieces considered was 10,000' feet that there was no question but he would be entitled to build an additional single family residence thereon, it being understood that if at any time the property was subdivided there would be not less than 5,000 square feet in each parcel. Mr. Burroni stated that before acquiring and building on the corner piece he would like to have a written statement assuring him that in doing so he would be in conformity with existing ordinances.

On motion of Commissioner Sharp, seconded by Commissioner Carey it was recommended to the City Council that the City Clerk be authorized to notify Mr. Burroni that his request was in order and granted.

On motion the meeting adjourned at 11:15 p.m. until Monday, Feb. 27, 1950, and subject to call of the Chairman.

Copy-City Council
Copy-Mayor
Copy-Webster
Copy-Marcucci

San Anselmo Planning Commission
By *Erayne Sharp*
Secretary.