

MINUTES

SAN ANSELMO CITY PLANNING COMMISSION

A meeting of the Planning Commission of the City of San Anselmo, State of California, was held at 8:00 P. M. Monday Evening, October 23, 1950 in the Council Chambers, City Hall, San Anselmo.

COMMISSIONERS PRESENT: Merritt Webster, presiding
E. D. Pitman,
J. O. Meyerink
Charles Alfsnes
Mary Robinson Gilkey
COMMISSIONERS ABSENT: Thomas Pring

The meeting was called to order by Commissioner Webster at 8:20 P. M.

Reading of the minutes of previous meeting was dispensed with.

J. H. GALLORATE presented plans and specifications relative to his requested adjustment to permit construction of a residence to the top of an existing garage. This was the request previously made of the Commission at their meeting, October 9th. The garage extends to within four (4) feet of the front property line and Mr. Gallorate wishes to add to the top of the garage a residence with an additional encroachment into the front yard of from 2'6" to 4', leaving a front yard of only one and one-half feet.

On motion of Commissioner Gilkey it was recommended that the City Council grant an adjustment to Mr. Gallorate to permit the addition of a residence to the top of an existing garage no closer to the front property line at any point than the existing garage. The reason for this is that the existing building is already in violation of the Ordinance and an addition to this garage on the present line would be no greater hazard to the neighborhood than now exists, and as the topographical condition, the land slopes up very steep from the street making conformance with the setback nearly impossible. The motion was seconded by Commissioner Pitman. Unanimously carried.

Mr. Gallorate was informed that the next meeting of the City Council would be November 14th, 8:00 P. M. and at that time his request would be heard by the Council.

M. D. FREEL

Mr. Freel appeared before the Commission to hear a report on his request to maintain the carport which he had built on his property to within about two (2) feet of the front and side property lines. Mr. Freel first appeared before

before the Commission on October 9th. Commissioners Meyerink and Pitman reported that the carport was built in direct violation of every ordinance. Inasmuch as the pending request is not causing a hardship for the property owner, Mr. Freel was requested to await a decision until another meeting so that the Commissioners can see if anything else could be worked out.

HOLFE OCKENDEN

Mr. Ockenden appeared before the Commission to request a four (4) foot overhang of eaves, on a private dwelling to be built on property described by metes and bounds - Fairview Court, North Side 50' West of Butterfield Road.

Inasmuch as there was no hardship involved and the house could be built to conform with the Ordinance and it was only a matter of desire to erect a house with more of an overhang than the Ordinance allows, it was felt that the request should not be granted.

Motion by Commissioner Gilkey, seconded by Commissioner Alfsnes that the request be denied on the above grounds.

All Commissioners present voted Aye, except Commissioner Pitman who abstained from voting.

FIX DATE OF MEETING FOR CITY PLANNING COMMISSION

COMMISSIONER Meyerink moved that the Commission meet the first and third Monday of each Month to take care of pressing business. It was requested that the Secretary notify each member of the Commission before each meeting. The motion was seconded by Commissioner Pitman. Unanimously carried.

SET BACK - SIR FRANCIS DRAKE BOULEVARD

Mayor Booth inquired if the Commission could commence proceedings to establish a setback of 15' from the front property line for all Commercial Buildings along Sir Francis Drake Boulevard, with the possibility of a greater set back for residential areas, along the full length of the boulevard from the "Hub" to the Fairfax- San Anselmo City line. She was advised that this could be initiated by the Commission as an amendment to the zoning ordinance. Commissioner Gilkey will study and report at the next meeting.

William Sousa

Property - Ross Avenue. Lots 27 and 28. Requested permission to start rezoning proceedings for this property - through to Cedar Street, from first to second residential. He was told that the Commission had been in favor of rezoning all of this property and Mr. Sousa was instructed how to about initiating a rezoning.

AMENDMENT TO ZONING ORDINANCE NO. 254 SPECIAL USE PERMITS - Ord. # 378

Councilmen present; Carmel H. Booth and S. S. Knoles
City Attorney : John Buresh
City Engineer : Albert H. Siemer
City Clerk : Ray M. Overdick

City Attorney Buresh recommended changing the wording and punctuation of the proposed ordinance as now worded to read as follows:
(Paragraph 3, under A.)

"To permit the location of any of the following uses in a district from which they are excluded by the provisions of this ordinance: Church; any institution of an educational or philanthropic or charitable nature; and non-commercial recreational uses."

City Engineer Albert H. Siemer suggested a Paragraph 4 under A to read as follows:

"To permit any of the following uses in a second residential district: Professional Office Building."

Commissioner Pitman introduced the following resolution and moved its adoption:

Resolution No. 3A. - Ord. # 378 - Revised

WHEREAS: In order to preserve the zoning pattern of our City and yet permit certain public or quasi public uses of land from districts from which they are excluded by the terms of the ordinance and where there is a question of fact in each instance to determine whether or not a particular use will be detrimental to the area within which it is proposed to be located, there should be some method of review of each particular proposed use of such public nature by the City of San Anselmo.

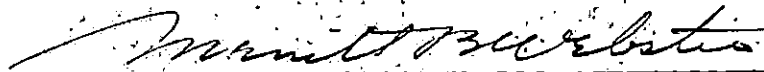
WHEREAS: This Commission did declare its intention by Resolution No. 2A to recommend the amendment of Ordinance No. 254, by adding a new section thereto to be known as Section 18.1 "Use Permits", so as to permit by special Use Permit granted by the City Planning Commission certain defined uses of land in districts from which they are now excluded where the Commission finds that the establishment, maintenance or conducting of the use for which the use permit is sought will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

WHEREAS: This Commission did hold two (2) public hearings on the said amendment at the hour of 8:00 P. M. on October 9th and October 23, 1950, in the Council Chambers of the City Hall, San Anselmo, at which time interested persons were heard.

WHEREAS: This Commission does find that the public necessity, convenience and public welfare do require such amendment.

NOW, THEREFORE, BE IT RESOLVED: That the Planning Commission, City of San Anselmo, State of California does recommend to the City Council of the City of San Anselmo the amendment of Ordinance No. 254 to establish a new section to be known as Section 18.1 "Use Permits", copy of which proposed amendment is attached hereto and is made a part hereof.

I hereby certify that the foregoing is a full, true and correct copy of a resolution which was adopted by an affirmative vote of all the voting members of the City Planning Commission, City of San Anselmo, State of California at a meeting thereof held on the 23rd day of October, 1950.



Merritt Webster, Chairman

Attest:

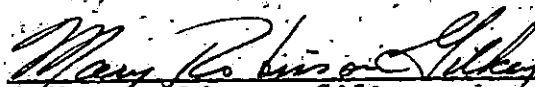


Mary Robinson Gilkey, Secretary, Pro-tem

The Motion was seconded by Commissioner Meyerink and unanimously passed.

ADJOURNMENT: There being no further business, the meeting was adjourned at 11:15 P. M. upon declaration of same by Commissioner Webster.

Respectfully submitted,



(Mary Robinson Gilkey, Secretary pro-tem

A