

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, November 20, 1950 in the Council Chambers, City Hall, San Anselmo.

Commissioners present: Merritt Webster, Presiding Chairman
Thomas Pring
Charles Alfsnes
J. O. Meyerink
E. D. Pitman

Commissioners Absent: Mary Robinson Gilkey

The meeting was called to order by Commissioner Webster, Chairman at 8:05 P. M.

On motion of Commissioner Pitman, seconded by Commissioner Alfsnes and unanimously carried, the minutes of the meeting of November 6, 1950 were approved.

X H. F. BJORK - REQUEST TO BUILD HOUSE ON LOT * LESS THAN 5000 SQUARE FEET. Commission

Mr. Bjork appeared before the Council, asking permission to build a residence on a lot described as Lot 5, Block 1, Sequoia Park. This lot has an area of only 4155 square feet, which is less than the 5000 square feet usually required. This lot fronts onto Ancho Vista, off Parkway and has a frontage of 35 feet. Five feet of this lot was sold to the property owner next door to this lot in 1939, so according to Ordinance No. 254 he would not be allowed to build on this lot without special permission of the Planning Commission and City Council. ✓

Mr. Bjork had not consummated the purchase of this lot but intended to put an option on same, providing he could secure permission to build a residence on it.

Commissioner Pitman moved and Commissioner Alfsnes seconded the motion that Mr. Bjork be granted an adjustment so that a home could be built on this lot, even though the lot contained less than 5000 square feet. However Mr. Bjork will have to get final approval from the City Council at their next meeting - December 12. He was instructed to draw up plans which would conform with a 15 foot set back from the street and 5 foot side yard set back and to have such plans ready to present to the City Council with his request.

The motion was unanimously passed.

X TWENTY FOOT SERVICE ROAD - FROM SAN RAFAEL AVENUE TO ROSS AVE.

City Engineer, A. H. Siemer, presented the idea to the City Planning Commission of attempting to acquire a 20 foot or more easement which would act as a service road to the rear of all business houses on the Westerly side of San Anselmo Ave., running from San Rafael on thru to Ross Avenue. This would help alleviate

the traffic congestion on San Anselmo Ave.

Commissioner Pring made a motion that it be recommended to the City Council that they explore the possibilities of acquiring the above mentioned strip of land, i. e. 20 or more feet of land at the rear of all the business houses on the Westerly side of San Anselmo Avenue from San Rafael Ave., south to Ross Ave. Commissioner Pitman seconded the motion and it was unanimously passed.

X
REV. R. A. MONROE - FIRST BAPTIST CHURCH, 9 Sals Ave., ASKED DEFINITE INFORMATION RELATIVE TO THE MEDICAL OFFICE BLDG.

Rev. Monroe appeared before the Commission to get a definite answer as to whether or not the Medical-Office Building would be allowed to be built on the property of the First Baptist Church, negotiations for which were started in June. He wanted to know whether the transaction for this property could be completed without further delay; a delay which was necessarily caused by City Planning Commission and the City Council in order to have the Amendment to Ordinance No. 254 for SPECIAL USE PERMITS adopted, which, of course, as explained to Rev. Monroe, was a measure of protection to the property owned by the Baptist Church and adjacent property owners.

Commissioner Webster stated he would approach the City Attorney to see what could be done to hasten this matter and get action. Rev. Monroe explained that he and his Board members were anxious about this, inasmuch as it could be possible that the Doctors interested in this purchase last June, might not be interested any longer, and if they were not, they had another deal which they would carry out but they must know something definite now.

Rev. Monroe was assured that the City Planning Commission and the City Council were in favor of the present plan of building the Medical Office Building in this area, as a 2nd residential zone. Commissioner Webster stated he would notify Rev. Monroe when he had definite information regarding this situation.

X
THE WORD "LODGES" IN THE NEW SECTION (18.1) "USE PERMITS".

At the meeting of the City Planning Commission, October 23, 1950 it was decided to delete the word "Lodges". It was so done and the Ordinance written up and published, and hearings held.

This deletion has caused some concern and after due consideration it was felt that the word "Lodges" should be put back into the wording. The City Planning Commission were in favor of this.

CONTROL OF PLACEMENT OF POLES FOR POWER TRANSFORMERS ON CITY PROPERTY

Commissioner Pitman is concerned about the placement of poles and power transformers on city property, i.e., along curbs and streets, because of the unsightliness of this equipment. He feels that the City Planning Commission should have some control over such placements and especially in a new subdivision. He also mentioned the placing of such equipment in regard to the new Sageway Store on San Anselmo Avenue.

Commissioner Pitman felt that if the Ordinance does not read that they have jurisdiction over placing of such equipment, then it should be revised to cover this. Informal discussion followed.

There being no further business, the meeting was adjourned at 9:30 P. M. on motion of Commissioner Webster.

Commissioner Merritt Webster,
Chairman

Required Drawings and Specifications

Drawings and specifications shall be accurate and sufficiently complete to set forth and describe the intended physical improvements. Specifications shall indicate materials to be used and may be noted on the drawings. The following information shall be submitted:

- (1) Plot Plan (Proposed or Existing Construction)
 - (a) Size of lot and northpoint.
 - (2) Streets, alleys, easements and rights of way.
 - (3) Location of all buildings including garages, car-ports, and other structures, showing required set-backs and sideyards in case of proposed construction and location of same in case of existing construction.
 - (d) Location of any buildings and structures on adjoining properties within 4 feet of common lot line.
 - (e) Projecting steps, porches, terraces and eave lines.
 - (f) Retaining walls not a part of any building or structure.
 - (g) Intended additions, alterations or repairs to existing buildings or structures.
 - (h) Location of house sewer.

- (2) ^{Plans}Plans and Elevations (Proposed Construction)
 - (a) All floor plans including basement or foundation plan.
 - (b) Front, rear and at least one side elevation showing present and finish grades, depth of footings, finished floor and ceiling height.
 - (c) Details of retaining walls that are a part of the building or structure.

*Carport projecting into 4' sideyard.
Mrs. Anderson.*