

c/c [signature]

MINUTES OF SAN ANSELMO PLANNING COMMISSION, City Hall, October 24, 1949

Meeting called to order at 8:10 p.m. Commissioner David Carey presiding in the absence of Chairman Merritt Webster.

Commissioners present: Carey, Meyerink, Alfsnes, Pring and Sharp.  
Commissioners absent: Webster

Commissioner Pring signed his oath of office showing that he was appointed on the 24th day of October 1949 with term expiring on Apr. 18, 1951. Copy of this oath is filed with the Commission and another copy with the City Clerk.

Minutes of meetings of July 11, July 25 and August 1, 1949 read and approved.

Arthur C. Outsen, Jr. and Noreen A. Outsen, his wife, appeared before the Commission to ask for an adjustment permitting them to build residence across the front portion of Lots 55 and 57, Short Ranch, Sub. 1, as per sketch attached. Mr. Outsen has had the lots surveyed by John C. Ogelsby and on account of creek meandering across the middle of both lots he asks for an adjustment permitting him to locate the house and garage attached to come not closer than 18 feet back from the Butterfield Road street curb and to the rear of his front property line.

Commissioners Sharp, Meyerink, Carey and Alfsnes had inspected the property and it was unanimously agreed that such an adjustment would be in line with a similar adjustment given for three garages on adjoining lots facing Butterfield Road. The matter was discussed at some length by the Commission. Commissioner Meyerink stating he was not in favor of granting any adjustment on main highway that might interfere with future widening. Mr. Outsen stated the house would be located to the rear of the front property line, including any overhang. On motion of Commissioner Sharp, seconded by Commissioner Alfsnes:

Moved that adjustment be granted to Arthur C. Outsen on Lots 55 and 57, Short Ranch, Sub. #1, permitting the building of house with attached garage, to come within eighteen feet of the Butterfield Road curb, providing no portion of the building projects beyond the front (west) property line.

On a voice vote the Commission registered:

Ayes: Commissioners Carey, Alfsnes, Pring and Sharp.

Noes: Commissioner Meyerink.

Mr. Joe Ratto, 48 Hawthorne Ave., San Anselmo, under date of Oct. 18, 1949 petitioned for an adjustment permitting him to build his garage to the east property line of Lot 9, Block 2, Hawthorn Hills Sub. 2, and accompanied his petition with letter of Oct. 19, 1949 signed by C. R. DeWitt, his immediate adjoining neighbor on Lot 8 stating he had no objection to the adjustment. Commissioners Sharp and Meyerink stated they had personally inspected the property, found it to be a hardship case and favored the adjustment for the following reasons:

1. Lot is a steep hillside lot and any rear extension of the present garage would be very expensive and such extension would shut off light from adjoining property and be of poor architectural design.
2. Hawthorn Avenue allows for parking only on one side of the street resulting in lack of sufficient street parking space. Extension of petitioners garage would enable him to park both his cars off the street.

On motion of Commissioner Sharp, seconded by Commissioner Alfnes and carried by unanimous vote of the Commissioners present:

That petition of Joseph Ratto, 48 Hawthorn Ave., San Anselmo for adjustment permitting extension of his present garage foundation and building to not arther than the east property line of Lot 9, Block 2, Hawthron Hills Sub. 1 be granted.

Commissioner Sharp reported on trip he took with the Chamber of Commerce delegation to Salinas to inspect shopping center project and presented invitation from the Chamber of Commerce to the Commission to attend a public meeting to be held at the Lansdale School, Wednesday evening, Oct. 26, at 8 p.m. and urged Commissioners to attend.

Craigie S. Sharp and Lillian Estelle Sharp, 56 Hillcrest Court, San Anselmo, presented petition asking for an adjustment permitting building of residence within one foot of the front property line of Lot 11 and a portion of Lot 12, Block 7, Hawthorn Hills Sub. 3 because of the following reasons:

1. Lot is a very steep hillside lot, dropping off rapidly to the west.
2. Western or lower portion of lot in 1942 slid off on to adjoining lot.
3. The northerly portion of Lot 12 faces on East Court and adjustment requested is so as to permit garage entrance from East Court
4. Nearest sewer connection is on East Court and adjustment requested is absolutely necessary to connect on account of topography of area.
5. Property has a frontage of 95 feet and adjoining sideline homes are already built, so there will be approximately 50 feet clearance on side lines.
6. Proposed home is to be built below Hillcrest Court and, as the lot across the street is a knoll projecting above the street, the proposed adjustment should not interfere with view.

Commissioners Carey, Alfnes and Meyerink stated they had inspected the property. On motion of Commissioner Alfnes, seconded by Commissioner Meyerink:

"Moved that an adjustment be granted permitting of the location of residence with attached garage on Lots 11 and portion of Lot 12, Hawthron Hills Sub. 3, Block 7, not closer than one foot of the westerly front property line of the property facing Hillcrest Court."

On voice vote the Commission registered:

Ayes: Carey, Meyerink, Alfnes and Pring.

Noes:

Refrained from voting: Commissioner Sharp.

Meeting adjourned at 10:10 p.m. subject to call of the Chairman.

San Anselmo Planning Commission

By

*Craigie S. Sharp*  
Secretary.

Copy- City Council  
Copy- Mayor  
Copy-Webster