

*Rec'd 7/26/49
B.L.*

Meeting San Anselmo Planning Commission, City Hall, July 25, 1949

Meeting called to order 8:10 p.m. Chairman Merritt Webster presiding.
Commissioners present: Webster, Carey, Alfanes and Sharp.
Commissioners absent: Meyerink
Commissioner deceased: Works

Chairman Webster announced the recent death of Commissioner Donald Works following an operation in a San Francisco hospital and paid a glowing tribute to his work as an active member of this commission. The Secretary was instructed to send to the American National Red Cross a suitable donation in memory of Donald Works and a Memorial Resolution to the widow on behalf of the Commission.

Chairman Webster announced that the reading of the minutes of meeting of July 11, 1949, taken by Commissioner David Carey, would be waived until future meeting.

A. H. Tucker petition, for rezoning of his property on the northeast side of Sir Francis Drake Blvd., easterly from the S. F. Presbyterian Orphanage and Farm and opposite the southerly end of Bella Vista Avenue, called up for the first public hearing.

Attorney David Effe representing the petitioner the MacCormack Tucker Lumber Co. prepared and filed the petition and stated the petitioner wished the property rezoned Commercial so as to permit the building of commercial and apartment house structures thereon.

Mr. Clyde D. Lightbody, 676 Sir Francis Drake Blvd. owner of home property immediately adjoining on the East stated he would like a statement as to the type of structures to be erected, particularly apartments. Mr. Effe presented sketch showing detailed floor plan and front view of apartments planned to be built to the rear of the property.

Mrs. Ruth M. Schlosser, 1500 Florida St., Vallejo, landlord of the property on the south side of Sir Francis Drake Blvd. now occupied by the MacCormack Tucker Lumber Co. wanted to know how the apartments or other structures could be financed. Attorney Effe stated that financing of this type was available through recent government legislation to provide for housing and through insurance companies and other agencies.

Commissioner Sharp stated the Lange interests had promised to deed to the City of San Anselmo a 15' strip of their frontage facing Sir Francis Drake Blvd. so as to provide for future widening and straightening out of curve and that he was advised the City Council was agreeable to accepting such free deed; further that he had conferred with Mr. A. H. Tucker relative to free deeding a similar strip of 15' frontage and he had agreed to do so, realizing that widening and straightening of the highway would improve the usability of his property for commercial use. Mr. Tucker being present confirmed this statement. Commissioner Sharp then asked him if he would be agreeable to this 15' depth of frontage including the adjoining piece of his property now rezoned as "Unrestricted" and shown on the map in yellow, so as to provide for a continuous 15' depth front strip for future widening and straightening of Sir Francis Drake Blvd. of the Lange and Tucker properties, and he stated he would agree to do so.

Commissioner Sharp called further attention to the sketches of the floor plan and front view of the proposed Lang Construction Co. apartments, as presented by Mr. Fyfe, and stated that if it was proposed by both Mr. Tucker and Lang Construction Co. to build this type of solid continuous row of apartments above the service road to the rear of both properties it would be necessary for the Lang Construction Co. amend their present Second Residential petition to call for Commercial or file a new Commercial petition. Mr. Rudy Lang agreed that Commercial zoning would better serve their requirements and stated he would immediately check with the City Clerk relative to such change.

Chairman Webster stated if no one wished to comment further on the Tucker Lumber Co. petition at this time he would set the date for Monday, Aug. 1, 1949 at 8 p.m. to resume for the second hearing and it was so ordered.

Mr. E. H. Walther, the owner of Lot 17, Block 3, corner of Mountain View Avenue and Beverly Way, San Anselmo, addressed the Commission relative to obtaining an adjustment permitting of his building on said lot as per plot plan attached, showing placing of building within 18'6" from the street curb on Beverly Way, and within 14'6" from the curb on Mountain View Avenue. Mr. Walther attaches to his petition statement from his nearest neighbor Fisher, owner of adjoining lot 16, Block 3, stating he is agreeable to an adjustment permitting of so placing the building. Mr. Walther explained that he has the plans already drawn and approved and contractor ready to start immediate construction. At the time he drew his plans he was under the impression that the sidewalk area was much narrower than the 9'9" on Mountain View Ave. and 8'6" on Beverly Way. On account of an excellent view of Mt. Tamalpais he is desirous of facing the house on Beverly Way. The Commission after checking closely unanimously favored granting of the adjustment for the following reasons:

1. Building as placed shows 38'6" open space on Beverly Way side of the corner, which permits of more than ample open view space for traffic entering Mountain View Ave. from Beverly.
2. Creek to rear of lot and odd shape of lot makes this the most practical way to place house to take advantage of view.
3. Nearest neighbor effected and one most concerned Mr. Fisher is agreeable to adjustment.

On motion of Commissioner Alfnes, seconded by Commissioner Carey moved and carried by unanimous vote of commissioners present:

"That adjustment be granted to E. H. Walther, to permit building on Lot 17, Block 3, corner Mountain View Ave. and Beverly Way, as per plot plan attached showing nearest point of eaves of house to be not nearer than 18'6" from the curb on Beverly Way and 14'6" on Mountain View Avenue.

Mr. Mario A. Cerri, 104 Porteous Ave., Fairfax, Cal. appeared before the Commission to ask for an adjustment to permit placing of

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of his house on Lot #1, Sleep Hollow Addition, to allow one corner to come along side of the 10' sideline easment. Mr. Cerri stated the nearest building on the adjoining lot would be 30' distance. The Commission felt the adjustment was reasonable and would work no hardship on adjoining property owners, also was in line with previous adjustments made by the Commission and City Council permitting of building closer than 4' of a sideline easment, but not permitting of building on an easment.

On motion of Commissioner Carey, seconded by Commissioner Alfanes moved and unanimously carried:

" That it be recommended to the City Council that adjustment be granted to Marion A. Cerri, 104 Porteous Ave., Fairfax, Cal to permit placing of corner of house along side 10' easment as shown adjoining Lot #1, Sleepy Hollow Addition."

Meeting adjourned, subject to call of the Chairman, at 10:20 p.m.

San Anselmo Planning Commission

By


Secretary

Copy* City Council
Copy- Mayor
Copy- Webster