

Read 9/15/48

Meeting of San Anselmo Planning Commission, City Hall, August 23, 1948

Meeting called to order at 8:15 p.m. by Commissioner Donald Works

Present: Commissioners Works, Meyerink, Alfnes, Carey and Sharp
Absent: Commissioner Webster.

Mrs. Roy Ashby, 6409 California St., San Francisco appeared asking for:

An adjustment be granted allowing division of lot located on northwest corner of Berkeley and Broadmoor now measuring 88'x109.1', so as to subdivide into two lots each measuring 54'x88'.

This lot figures out 9600 square feet and subdivided into two equal lots would leave each lot 200 square feet short of the required 5000 square foot requirement. Mrs. Ashby stated that it was her intention to build a narrow rectangle shaped house on the corner lot for her own use and if not allowed to subdivide this lot she likely would have to dispose of it and purchase a smaller lot elsewhere on which to build her smaller home. In view of the fact that this was a corner lot some of the members felt that an adjustment should be granted.

Commissioner Alfnes, seconded by Commissioner Meyerink moved:

"That an adjustment be granted allowing division of lot located on northwest corner of Berkeley and Broadmoor 88'x109.1' into two lots each measuring 54'x88'."

Acting Chairman Works called for a voice vote which registered:
Ayes: Alfnes, Meyerink and Sharp
Noes: Carey and Works.

Philip Kendall, 45A, Ross Ave., San Anselmo, appeared asking for an adjustment permitting the placing of a house he had purchased from the government on his lot on Los Angeles Boulevard. The house had been cut into sections and moved to the site to be reassembled but in order to do so it was necessary to receive an adjustment permitting the building eaves to come within 39" of each side line, instead of the required 4'. Mr. Kendall submitted sketch showing the placing of his house on the lot so as to put the main part of the building to the rear of the two-adjoining homes. One of the adjoining homes was 59" and the other 56" from dividing property side-lines, which would leave 8' between adjoining houses if the adjustment he requested was granted. Accompanying his sketch were letters from Earl G. Smith and E. J. Cotter, the two nearest adjoining property owners stating that the 9" adjustment requested met with their approval.

In view of the fact that Mr. Kendall, a war veteran had already purchased and moved to the lot the government house and could not without very heavy loss incurred in tearing the sections to pieces use it without the adjustment, and considering that the adjoining property owners favored it the planning commission seemed to feel that relief should be granted.

On motion of Commissioner Carey, seconded by Commissioner Meyerink it was moved and carried:

"That an adjustment be granted Philip Kendall for the placing of reassembled house on lot #442, Map of Short Ranch, Sub. #2, to within 9" of side lines and in conformity with sketch attached herewith.

Acting Chairman Works called for a voice vote which registered as follows:

Ayes: Meyerink, Alfsnes, Works, Carey and Sharp
Noes: none

On matter of petition of Oliver E. Fuller to rezone from First residential to Commercial, Lot 1 and portions of lots 74 and 75, San Rafael Heights; briefly described as being on Greenfield Ave. at the intersection of Sequoia Drive and adjoining railroad-highway right of way and which was granted at the Aug. 2, 1948 meeting of the Commission by a vote of three to two and referred back to the Planning Commission for further consideration by the City Council: The Commission discussed this petition again at some length and still feeling that the rezoning of this lot to Commercial use was in line with the policy of the Commission for expanding the business section along the railroad right of way and an extension of the present business area along Greenfield on motion of Commissioner Carey, seconded by Commissioner Alfsnes moved:

"That the petition of Oliver E. Fuller, as filed June 5, 1947 for the rezoning of Lot and and portion of Lots 74 and 75, San Rafael Heights from First Residential to Commercial be granted."

Acting Chairman Works called for a voice vote which registered:

Ayes: Alfsnes, Meyerink, Carey and Sharp
Noes: Works

Commissioner Sharp reported that City Council had requested the matter of rezoning Sir Frances Drake from First Residential to Second Residential be held up for the present until a conference could be arranged by all concerned with the City Engineer and City Attorney to ascertain if it would be possible to provide for a 20' set back on Sir Francis Drake instead of a 15' set back. Commissioner Sharp reported he had already conferred with the City Attorney and City Engineer in the matter and after some further discussion by the commission it was decided to hold this matter over until the September vacation period had passed and a joint meeting could be arranged.

Meeting adjourned at 10:45 subject to call of the Chairman.

Copy-City Council
Copy-Webster

San Anselmo Planning Commission

By

Secretary.

August 14, 1948

From: Mr. Earl G. Smith
225 Los Angeles Blvd.
San Anselmo, Calif.

To: Planning Commission, City of San Anselmo

Subject: Petition for adjustment of setback requirements

This is to advise that the petition of P. F. Kendall for a nine inch adjustment in the setback requirements on his lot adjoining mine - Los Angeles Blvd. San Anselmo, has my full approval and support.

Earl G. Smith
Hazel M. Smith

August 23, 1948

To: The Planning Commission, City of San Anselmo
From: Mr. E. J. Cotter, Jr.
Subject: Petition of P. F. Kendall for setback adjustment

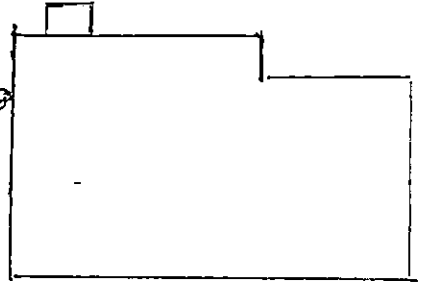
This is to advise that the petition of P. F. Kendall, for a nine inch adjustment in setback requirements on his lot adjoining mine - Los Angeles Blvd. San Anselmo-, has my full approval and support.



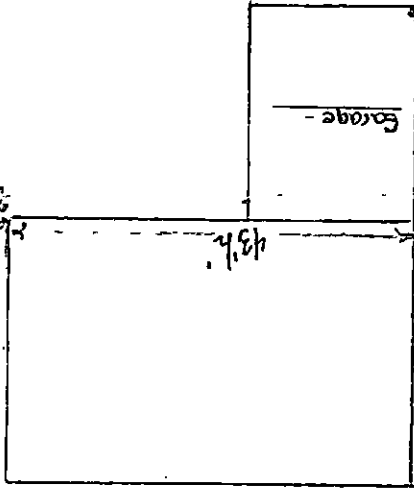
E. J. Cotter Jr.

LOS ANGELES BLVD.

E.S. SMITH



R. Kendall



E.I. Cottler Jr.

