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Meeting San Anselmo Planning Commission, Minutes, City Hall, Aug. 2, 1948

Meeting called to order at 8:15 p.m. Chairman Merritt Webster presiding.
Commissioners present: Webster, Alfsnes, Works, Carey and Sharp
Commissioner absent: Meyerink

Minutes of meeting of July 19 read and approved.

Chairman Webster stated the commission was ready to take up the second hearing of the 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 Avenue at the intersection of Sequoia Drive and adjoining railroad-highway right of way.

Mr. Fuller presented a tentative sketch of contemplated service station and building he proposed erecting on the site and stated that the same would be set well back from the corner frontage of the lot, so as not to cut off view of traffic and that the building would be a credit to the community.

Commissioner Sharp stated he would like to clear up any misunderstanding cited in July 19 minutes as to error in describing property to be rezoned; that the description as sent out on the notification cards to adjoining property owners and as shown on zoning plat under color red accompanying the petition (lot 1 and portion of Lots 74 and 75) is correct.

Mr. Guido E. Molani asked if this hearing was being conducted under the first old petition filed May 14, 1946? On inspection of the file it was shown that the hearing was being held under a new petition filed June 5, 1947, signed by Oliver E. Fuller and Mrs. Nellie James, and that an additional \$25.00 fee had been paid June 5, 1947.

Chairman Webster asked if anyone present wished to oppose the granting of the petition and the following so addressed the commission:

Mr. Guido E. Molani, owner of Lots 2 and 3
Mrs. Dorothy Cantua representing Lots 73 and 74
Mrs. Engleman owner of Lot 69

Their main objection being that Lot #1 was located in a block of at present first residential district in which there was no business operating and that the rezoning to commercial of this lot would depreciate the residential value of all homes in that block.

Mr. Molani further stated he had interviewed the other residents in the block and that practically all of them objected to the rezoning, particularly of Lot #1 in that block and he asked that these names as listed on petition filed at first hearing be considered at this time as objecting to the granting of the petition. The secretary advised Mr. Molani that the entire file showing records of all hearings would accompany the report of the commission to the City Council for their attention at the regular Council meeting Aug. 10, 1948.

Commissioner Sharp stated that this petition was not spot zoning, as at present Greenfield Avenue Commercial zone extended to and included Lot 76 and by taking in a portion of Lots 75 and 74 including Lot 1, it made a continuous Commercial strip to the railroad-highway right of way and was in harmony with the Planning Commission master plan for Commercial district along Greenfield Ave. adjoining right of way.

Chairman Webster stated that if no one wished to address the commission further on this petition hearing he would entertain a motion:

On motion of Commissioner Carey, seconded by Commissioner Alfanes it was moved:

"That the petition of Oliver E. Fuller as filed June 5, 1947 for the rezoning of Lot 1 and portion of Lots 74 and 75, San Rafael Heights from First Residential to Commercial be granted."

The Chairman called for a voice vote which registered:

Ayes: Commissioners Alfanes, Carey and Sharp
Noes: Commissioners Webster and Works.

Chairman Webster those present that the motion had carried and recommendation of the Commission would be forwarded to the City Council for their attention at meeting Aug. 10, 1948 and that those opposing the petition would have a further opportunity to register their views before the City Council before final action by that body.

Secretary Sharp read letter of July 1, 1948 by John Lyon Reid of Bamberger and Reid acting architects, 417 Market St., San Francisco reading:

"Enclosed herewith is a blueprint of the site plan of the Yolandsdale Elementary School. The first unit of this school scheduled for construction is the new kindergarten room located at the southern corner of the site. Because of the restricted area available for construction in this portion of the site, it is necessary to set the building closer to the property line than is allowed by ordinance. As architect for the San Anselmo Elementary School, I am authorized to request the City Planning Commission to allow the 8' setback from the property line on Elm Avenue; since the building is not parallel on the property, the setback at the opposite end of the building becomes approximately 12'. Your consent to this set back is respectfully requested. Will you kindly address your decision to this office with a copy to Mr. Robert U. Ricklefs, Superintendent of Schools."

On motion of Carey, seconded by Works it was moved:

"That the adjustment of an 8' setback on Elm Ave. be allowed."

Agreeable to previous meeting of the City Council and Planning Commission Commission Sharp stated that it was in order at this time to set date for hearing in the matter of contemplated rezoning of Sir Francis Drake from the present Commercial zone to the Fairfax City Limits from present First Residential to Second Residential district, so as to provide for maintenance of present 15' setback from front street property line and thus allow for future widening of Sir Francis Drake. On motion of Commissioner Sharp, seconded by Commissioner Carey moved:

"That date of Aug. 23 and Aug. 30 be set for rezoning of both sides of Sir Francis Drake Blvd. now shown as First Residential District to Second Residential District."

The Secretary instructed to notify City Clerk to send out

notices, advertise, provide plat plan, etc. required for hearings.

Commissioner Elfsnes and Chairman Webster called attention to request of Mr. Paul on Broadmoor in Morningside Court district for an adjustment permitting of building of garage or carport closer than four feet to side property line. Commissioner Sharp instructed to inspect site with Chief Nullo Marcucci, as members of the Adjustment Committee and report their recommendation back to the Commission for further consideration.

Meeting adjourned at 10:35 p.m. subject to call of the Chairman.

San Anselmo Planning Commission

By *Ervaugh Sharp*
Secretary.

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