

Minutes Meeting San Anselmo Planning Commission, City Hall, Apr. 2, 1946.

Meeting called to order at 8:00 p.m. Chairman Merritt Webster presiding. Present Commissioners, Webster, Meyerink, Thomas, Works, Alfsnes & Sharp.

Chairman Webster stated, on account of a considerable number of matters to be considered by the Commission at this meeting, that the first attention be given to the petitions presented by residents of the Barber Tract to the City Council and referred to the Commission for consideration and recommendation. These petitions requested an amendment of subsection 5 of section 8, Ordinance 254, pertaining to First Residential Districts, so as to read as follows:

"5) Nurseries, truck gardens, and green houses, but not including any salesroom or other buildings used for the retail sale of the products thereof, and further not including chicken ranches, rabbitries, dog kennels, farms or commercial livestock raising."

"Provided: That no property located in a First Residential District of the Barber Tract shall be used as a commercial nursery or truck garden nor shall the maintenance of commercial greenhouses be permitted thereon."

Chairman Webster stated the Commission was reading to hear from any of those present interested in either favoring or opposing this matter. The following residents spoke in favor of the petition:

Mr. A. M. Chambliss	E. Robinson,	J. W. Kelso
15 Del Norte	126 Prospect Ave.	101 Barber Ave.
F. H. Mever,	Mrs. Francus Shafer	Miss S. Conklin
45 Barber Ave.	145 Barber Ave.	44 Barber Ave.
W. M. Knowlton		
119 Barber Ave.		

The consensus of opinions expressed being that there should be no commercial business allowed in the Barber Tract and that the establishment of any nursery, truck garden or commercial greenhouses, even without salesroom or other building for use in the making of retail sales, would be detrimental to the best interest of the Barber Tract, as a First Residential District, because of the lack of available space, lack of side walk area and narrow streets. It being contended that any quantity commercial deliveries to or from such establishments would cause further undesirable congestion in this area.

Commissioner Sharp stated the Commission as a whole was opposed to spot zoning and that in his opinion this would be very similar to spot zoning and that whatever action was taken recommending a change should be made to uniformly apply to all First Residential Districts, otherwise the present ordinance #254 should remain as at present.

Several of those who has already addressed the meeting favoring the petition stated they had no objection to the requested restrictions being likewise applied to all First Residential Districts.

Commissioner Webster stated he personally was in favor of a broader application of the restriction and that before adjourning the commission would act in the matter of making a recommendation to the City Council.

Letter of Feb. 1, 1946 from Orval J. Smith, enclosing sketch of his property located corner of Melville Ave. and Austin Avenue, dimension 36'x150'x62.20'x157.8', having approximate aread of

7500 square feet and on which there is located at the present time a two story house on the wide end of the lot and a separate garage on the other end. The applicant asks for permission to build a second house on the lot. In order to put two houses on this lot it would be necessary to have an area of 5000 square feet for each house, so there is practically 2500 square feet shortage of space. In order to get the additional house placed as shown on the proposed plot it would have to be built in front of and within 4 ft. of the side line, where there is already a house on the adjoining lot and within 10' of Austin Ave. instead of the customary 15' set back. After some discussion it appeared to be the concensus of opinion of the members of the Commission that the application for an adjustment permitting the building of the second house should be denied and on motion of Commissioner Meyerink, seconded by Commissioner Alsfnes it was so voted unanimously.

Letter of March 20, 1946 from W. P. Landon read asking for an adjustment by the Planning Commission that would permit the building of a second house on his property on the northwest corner of Austin and Oak Avenues. In the discussion it was brought out that there was considerably more than 10,000 square feet area, but that on account of hillside steepness of a portion of the land and desire to build the house on the upper bench so as to keep it back from Austin Avenue and away from adjoining houses, but still have it accessible from Oakwood Avenue it would be necessary to have an adjustment permitting the house to be built closer than customary to the rear property line. Mr. Landon explained that his plans were still indefinite as he was negotiating with both the city and private party for additional ground. On motion of Commissioner Thomas, seconded by Commissioner Sharp it was unanimously voted by the commission that the adjustment necessary be granted provided the additional property eventually acquired would be sufficient to permit of each family residence having a square foot area of at least 5000 feet. Further that the Commission go on record as favoring the City Council making any adjustment of the small triangular strip adjoining the curve on Oakwood Ave. within its power, so as to better permit the erection of the additional house to conform with the ordinance. Mr. Langdon was advised to complete the acquisition of the additional ground and when ready to go ahead with his building plans to submit a more definite sketch showing the location of the building at which time the Adjustment Committee of the Planning Commission would give the matter favorable consideration.

Letter from Robert E. Rohner, 22 Miramir St., San Francisco, submitting two sketches of homes he proposed building on Lots 119, 120 and 121 Morningside Court, Addition No. 2. Messers Craigie S. Sharp and Nello Marcucchi of the Adjustment Committee reported that on account of these being hillside lots with no adjoining buildings likely to be effected the minor adjustment had been allowed and the building were now in process of being erected. On motion of Commissioner Meyerink, seconded by Commissioner Thomas the action of the Adjustment Committee was approved by unanimous vote of the Commission.

Commissioner Webster requested the Commission at this time to further consider action to be taken on the petitions filed by residents of the Barber Tract before returning them to the City Council with recommendation. After further discussion by the Commission and some of the petitioners who were still present it seemed to be the general opinion of those present that nurseries, truck gardens and commercial greenhouses should not be further extended in First Residential Districts.

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On motion of Commissioner Works, seconded by Commissioner Alfness the following motion was unanimously adopted by vote of the Commissioners present.

"Resolved that the San Anselmo City Planning Commission recommend to the City Council that portion of subsection 5 of section 8, ordinance #254 of May 23, 1939, which provides for the establishment of nurseries, truck gardens and greenhouses in First Residential Districts be amended to read: That no property located in any First Residential District of San Anselmo shall be used as a commercial nursery or truck garden nor shall the maintenance of commercial greenhouses be permitted thereon."

On motion of Commissioner Webster, seconded by Commissioner Works, the Commission voted a recommendation that the City Clerk be requested to not grant any further permit or permits for the establishment of commercial x nursery, truck garden or commercial green house in any First Residential District of San Anselmo until such time as the City Council shall have an opportunity to act on above recommendation of the City Planning Commission.

Minutes of meetings of Nov. 5, 1945 and Nov. 19, 1945 read and approved.

Meeting adjourned at 10:06 p.m. subject to call of the Chairman.

Secretary of the San Anselmo
Planning Commission.

Copy-City Council
Copy-Merritt Webster
Copy-City Attorney