

Minutes of San Anselmo City Planning Commission, City Hall, August 6, 1945

Meeting called to order at 8:15 p.m. August 6, 1945.

Chairman Merritt Webster presiding.

Commissioners present: Webster, Meyerink, Works, Thomas, Alsfnes, Sharp.  
Commissioners absent: none

Minutes of meeting of April 17, 1945 read and approved.

Letter of July 13, 1945 from Ray E. Nolan, Drake Development Co. read requesting adjustment to permit a 9.37' proposed setback off street line on the southerly line of Nakomis Ave, as per plot plan attached. In view of the fact that this is a corner lot and the 15' required setback from property line is being complied with on one side, the required 5' setback adjoining lot side line and ample space left at the other end it was moved by Commissioner Alsfnes and seconded by Commissioner Thomas that the adjustment be granted. Carried.

Letter of June 20, 1945 from Builder E. W. Ruhl, contractor for A.F. and Gladys Horsley, requesting a 10' set back instead of the required 15' setback on lot #240, Short Ranch Subdivision, located on El Cerito Ave, San Anselmo. On account of slope of the lot from El Cerito Street making it difficult to build and get proper sewer line fall into El Cerito connection and also in view of fact that a 10' setback will permit ample traffic view it was moved on motion of Commissioner Meyerink, seconded by Commissioner Alsfnes that the request for 10' setback be granted. Motion carried by unanimous vote.

Letter of July 18, 1945 from Ben Cooper, Box 275, San Rafael, requesting permission to build a two room basement apartment with bath in residence recently purchased at 109 Allyn Ave., Block "A", adjoining lot 9 in the Floribel Manor Tract, San Anselmo read. In view of the fact that this would make the residence a "Duplex" apartment house in a first residential district contrary to ordinance #254 it was moved by Commissioner Meyerink, seconded by Commissioner Alsfnes that request be denied. Motion carried unanimously.

Letter of June 10, 1945 from Mr. F. J. Gander, 113 Spaulding Ave., San Anselmo, read requesting permission to build a garage approximately 24 feet by 12 feet wide, parallel to the southerly boundry line of the property, which is located on Spaulding Ave., just back of the Disher Garage property. The northerly wall of the garage would be part of a 10' retaining wall which is proposed to be erected, at least 12' back from the front property line, at an estimated cost of \$4000. The adjustment required is to permit the southerly wall of the garage 24' feet in length to extend practically up to the front street property line on Spaulding Ave. In view of the fact that a high steep and caving bank exists and it is otherwise practically impossible to build a garage with street access and the entire retaining wall would be a slightly and practical improvement of the property it was moved by Commissioner Thomas, seconded by Commissioner Meyerink, that the garage permit adjustment be granted, and that permission be granted for it to be elaborated into a residence providing that the residence walls be set back from the southerly front line of the garage as far as practical but in no event less than six feet, said six feet open space to be usable for an open porch with protective railing. Motion carried.

Chairman Webster then announced the Commission as open for consideration of the tentative report of the City Planning Commission in connection with the petition of James C. Leach and David A. Leach to rezone from first residential to commercial zoning, that certain property known as the Jordan's "Carolina Farm", situated on the northerly line of Red Hill Avenue adjacent to and easterly of Sequoia Drive.

Some 37 notices having been mailed to property owners residing within 250' of the said property, there were present a considerable number, approximately 20, and the meeting was thrown open to a general discussion of the project. Mr. James Leach explained in considerable detail plans for development of the property and his interest in seeing that it was opened up in a manner that would make an attractive front for the additional acreage they proposed subdividing into first residential lots to the rear. A number of the nearer adjacent property owners expressed themselves as not being adverse to the rezoning for commercial use of the Jordan property along such lines, providing that measures were taken to prevent lots in the rear portion sold and built as residences being later resold and converted into commercial use. Those present property owners adjoining and Mr. James Leach came to an agreement whereby a 1' protective residential zoning strip along the entrance street to the tract and to the rear of the commercially zoned property would be set up; the idea being that such strip would prevent entry to said lots for commercial use. An amended map showing in red pencil the portion to be commercially zoned and the said 1' protective strip was filed with the planning Commission. On motion of Alsfines, seconded by Thomas, the following motion was unanimously adopted by the Commission:

"Motion that application of James C. Leach and David A. Leach for rezoning of Jordan Carolina Farms property, as per amended #6578 map with red pencil notations be granted subject to final approval by the San Anselmo City Council." Motion.

On motion of Commissioner Sharp meeting adjourned at 10:55 p.m. subject to call of the Chairman.

Copy-City Council  
Copy-Webster  
Copy-Leach

  
Secretary San Anselmo  
Planning Commission.