

Meeting San Anselmo Planning Commission, City Hall, May 23, 1949

Meeting called to order at 8:15 p.m. Commissioner David Carey presiding as Chairman pro tem.

Commissioners present: Carey, Alfnes, Meyerink and Sharp
Commissioners absent: Webster and Works

Letter of May 21, 1949 from Francis B. McGrath asking for a slight change in the adjustment granted, as per Commission minutes of Apr. 11, 1949, later approved by the City Council. The change requested covers principally relocation of his garage and the new layout is as per sketch attached to copy of these minutes sent to City Council. Commissioner Sharp of the Adjustment Committee stated he had checked the new plan with previous adjustment and found it provided a more desirable use of the property and with better setback. On motion of Meyerink, seconded by Alfnes moved and carried by unanimous voice vote of commissioners present:

"That adjustment be granted to Francis B. McGrath, Ross, Cal. to revise his plans for building on the Westerly $\frac{1}{2}$ of Lot 19, Parcel A, Barber Tract, to conform to plan as per sketch prepared by Architect Sidney A. Colton, dated May 16, 1949 filed herewith."

Petition calling for the rezoning of Sir Francis Drake Blvd. from Butterfield Road to Fairfax City limits, on the Northernly side, called up for second hearing.

Attorney David Fyfe stated at this time he would like to file with the Commission on behalf of his clients August and Jennie Foglia Petition for Rezoning a portion of the above property under discussion so as to have it classified as Commercial, said portion to consist of lots 1, 2, 3, 4, 5 and 6; in Blocks 1 and 7, Hawthorn Hills Sub. 1, and extending from the Fairfax City limits to the public lane on the westerly side of lot 6, Block 7; all being on the northerly side of Sir Francis Drake Blvd.

The Commission accepted the filing for future consideration, stating that it would require advertising for two public hearings at some future date. Attorney Fyfe stated that the purpose in filing at this time was to give notice that such rezoning was contemplated and asked that the Commission bear it in mind in considering the present second residential petition.

Charles Bundschu, 1598 Sir Francis Drake Blvd. and Mrs. J. Soldavini, 1543 Sir Francis Drake Blvd. both addressed the Commission as favoring Commercial zoning and Attorney Berwyn A. Rice stated his client was still in favor of rezoning as Commercial.

Commissioner Sharp stated that the present hearing was only for the purpose of considering whether the property under consideration should be rezoned from First Class residential to Second Class residential and that this was the only question to be decided at this time. A hearing on the Commercial zoning would be held later.

Robert Bassett 1572 Sir Francis Drake Blvd. and Paul Latula 1584 Sir Francis Drake Blvd. stated they were not in favor of Commercial zoning and felt that this area should be retained in its present status of First Residential.

Mr. C. R. DeWitt stated he resided on lot adjoining and that he favored rezoning to second residential as there was a very great demand for the renting of duplex and four unit apartments and he felt this was a legitimate use of the vacant lots in this area that would show a handsome return on the investment; that such use was in keeping with the residential district on the northerly side of Sir Francis Drake Blvd, and would still leave room for widening of this highway.

Attorney Harold Haley asked permission to file with the Commission several petitions containing some thirty names of residents residing within the 250 area effected by the zoning, said signatures favoring rezoning from first to second residential district.

Everyone wishing to address the Commission having been given an opportunity to do so, Chairman Carey asked if the Commission was ready to act in the matter. Commissioner Sharp moved that the petition rezoning to second residential be granted. Commissioner Meyerink stated he felt the matter should be held over, because of the absence of Chairman Webster, and further that he would like to have a check made by the City Engineer to ascertain the percentage of those favoring or opposing the petition. Commissioner Sharp's motion failing of a second the Chairman asked if anyone else wished to make a motion. Commissioner Meyerink, seconded by Commissioner Alfnes moved and it was carried by unanimonous voice vote of commissioners present:

"That the petition be held over for further consideration at an adjourned meeting to be held June 6, 1949, City Hall, at 8 o'clock and that in the meantime the City Engineer Mr. Albert Selmer be contacted with a request that he check the petitions to assist the Commission in arriving at the percentage of those favoring and opposing same and report to the Commission his findings and recommendations."

Mr. Wm. P. Preston, 21 Stetson Ave., Kentfield, the owner of the South East half of Lot T, Ross Valley Park, Hillside Tract, measuring 50x190 feet, containing approximately 9500 square foot area and facing on both Hillside Ave. and Laurel Avenue, City of San Anselmo, appeared before the Commission asking that an adjustment be granted permitting the erection on the rear portion of said lot facing Hillside Ave. of a small home consisting of four rooms and ramp for garage.

Commissioner Sharp, representing the Adjustment Committee, stated he had inspected the property with Mr. Preston and checked with Nello Marcucci, the other member of the adjustment committee, and that they were in favor of granting the adjustment because:

1. This lot faces two streets, so that each house would have separate street entrances.
2. This is a Hillside lot.
3. The rear portion of this lot is now overgrown with blackberry vines and the proposed building would be an improvement that would enhance adjoining property values and give new assessed values to the tax roll.
4. The adjustment is in keeping with policy of the City Council and the Commission where property faces on two streets.

On motion of Commissioner Meyerink, seconded by Commissioner Alfnes, moved and carried by unanimonous vote of commissioners present:

That Adjustment as requested be granted, and so recommended

to the City Council for their approval."

The Marin County Planning Commission forwarded for the consideration of the San Anselmo Planning Commission copy of "Tentative Map of Sleepy Hollow Oaks, Marin County, Cal. as prepared for Lang Realty Co. by J. C. Oglesby, dated May 1949, number 8656. On account of lateness of the hour this was held over for consideration at future meeting.

Meeting adjourned at 10:25 p.m. subject to call of the chairman and adjourned meeting as scheduled above for June 6, 1949.

San Anselmo Planning Commission

by

Ernaugh Sharp
Secretary.

✓
Copy-City Council
Copy-Mayor
Copy-Webster