

Minutes Meeting San Anselmo Planning Commission, City Hall, June 9, 1947

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

Letter of Kaenel-Healion Co. by Geo. V. Kaenel, dated 6-9-47, asking for permission to post "Sleepy Hollow Tract" sign in vicinity of Butterfield & Sir Francis Drake junction referred to Craigie S. Sharp for further attention. Mr. Kaenel present and advised that it would be in order to post a "Sleepy Hollow" directional sign.

Chairman Webster stated the commission was ready to hold the second public hearing in connection with the tentative report of the City Planning Commission in connection with the petition to rezone from first to second residential zone, the property petitioned by D.D. Johnson, briefly described as follows:

"Approximately 4½ acres, adjacent and northeast to Sonora Ave., northeast of Park Area, East and adjacent to American Legion property adjacent to and northwest of the Presbyterian Orphanage & Farm"

and more particularly described in exhibit as filed with the petition.

Mr. D.D. Johnson filed with the Commission for presentation to the City Council statement signed by following adjacent property owners endorsing his petition:

Property	Endorsers
Lots # 1, 10, 11, 12, 13,	Claus A. Tornell
Lots 2,3,4,5;	Ray E. Nolan
Lots 6,7,8,9;	David G. Cohen
American Legion Post 179 property	R.S. Brown
Presbyterian Orphanage	Mrs. M. L. W. Peters, President
8 Lots Los Angeles Blvd.	Carl M. Hansen
Lots 458, 459, 460, 461	Fritz Gerstacker
Lot 455	O.C. Belding, Margaret I. Belding
Lot 456	Robt. J. Paginini, & wife Rose

Chairman Webster stated the granting of this petition would allow the construction of duplex houses and three or four apartment buildings in this area.

Mr. Johnson stated he intended to build such type of building, mostly duplexes, to relieve shortage of rental housing, and expected to ultimately have an investment of approximately \$200,000. If the petition was granted he would then have engineers and architects prepare detailed plans for approval of the Planning Commission, City Council and City Engineer.

Councilmen Love, Miller and Allen were present and took part in the general discussion, following along the line of the type of proposed building to be erected and road approach to the property. Councilman Miller giving notice that he intended to mover for abandonment of a certain portion of the street adjacent to the creek area and it appearing that Mr. Johnson and he had come to an agreement in this particular and as there seemed to be no opposition to the granting of the petition, Chairman Webster said he would entertain a motion.

Commissioner Meyering moved, seconded by Commissioner Carey,

"Moved that the petition of the petitioner D.D. Johnson for rezoning from First to Second Residential Zone be granted".
On call of the chairman for a voice vote the motion carried and the secretary was instructed to so notify the City Council.

Copy of letter of June 5, 1947 by San Anselmo Chamber of Commerce under signature of Richard Fontana, President, and Eugene Ostaggi, Sec'y-Treasurer, addressed to the Mayor and Members of the City Council, requesting that the city officials draw plans and specifications to establish a 100 foot roadway along the proposed railroad right of way or portion thereof was read, and a committee headed by Mr. Wm. A. Ferrari discussed this matter at some length with the Commission and also their Master Plan for enlargement of the San Anselmo business area and widening and guarding the highway approaches. To prevent the erection of either temporary or permanent buildings that might tend to jeopardize these highway approaches or materially add to the future expense of opening up through highways it seemed to be the common opinion of all present and taking part in the discussion that 100 foot set back building restrictions should be immediately established in certain areas and that the City Council should be requested to take prompt action along this line and that any future building permits along the proposed highway area should conform.

After further general discussion by the Commission, the Chamber of Commerce Committee and interested public present, the following motions were moved by members of the Commission, seconded and passed by unanimous voice vote:

Motion of Commissioner Meyeringk, seconded by Commissioner Alfsnes:

"That the City Council immediately take steps to establish a building set back line 40 feet west of the present westerly curb line of Sir Francis Drake Boulevard and to run from Bolinas Ave to Red Hill Avenue to provide for development of future highway in this area."

Motion of Commissioner Alfsnes, seconded by Commissioner Meyeringk:

"That recommendation be made to San Anselmo City Council to immediately establish a building set back line 50 feet on either side of the center line of the Northwestern Pacific Railroad Co. former right of way, these set back lines to extend from the San Anselmo -Fairfax City limits line to Bridgeway, thense projected to a point of the intersection of Red Hill Ave. and Sir Francis Drake Blvd."

Motion of Commissioner Carey, seconded by Commissioner Alfsnes:

"That recommendation be made to the San Anselmo City Council to immediately establish a building set back line 50 feet on either side of the Northwestern Pacific Railroad former right of way, these set back lines to extend from San Anselmo-San Rafael City limit line to a point of the intersection of the Northwestern Pacific Railroad former right of way and Sir Francis Drake Blvd."

Motion of Commissioner Carey, seconded by Commissioner Alfsnes:

"We hereby recommend to the San Anselmo City Council that immediate steps be take to order a survey by competent engineers for the establishment of a master highway plan of all rights of way within the corporate limits of San Anselmo."

Chairman Webster stated the Leach Realty Co. requested tentative approval of a tentative map providing for an addition to Hilldale Park subdivision as per "Tentative Road Plan for Hilldale Park, Unit Two, as prepared by John Oglesby, May 1947, #7096" as a preliminary layout for extension of Hilldale Park Subdivision.

Motion of Commissioner, Meyerink, seconded by Commissioner Alfsness:

"That the tentative plan #7696 as prepared by John Oglesby, May 1947, as Road Plan for Hilldale Park, Unit Two be approved subject to final filing of completed plan for future approval."

On motion meeting adjourned at 11:05 p.m. subject to call of the Chairman.

San Anselmo City Planning Commission

By Signed: CRAIGIE S. SHARP
Secretary.

Copy- City Council
Copy- Merritt Webster
Copy- Chamber of Commerce