

July 7, 1952

MINUTES

SAN ANSELMO CITY PLANNING COMMISSION

A meeting of the Planning Commission of the City of San Anselmo, State of California was held at 8:00 P. M. Monday evening, July 7th, 1952 in the Council Chambers of the City Hall, San Anselmo.

COMMISSIONERS PRESENT: HERRITT WEBSTER, Chairman, presiding.
Charles Alfnes
Thomas Pring
Eric Pitman
Mary Donnelly

COMMISSIONERS ABSENT: None

REQUEST FOR ADJUSTMENT: MR. J.W. MONETTE, FLORIBEL AVE.

Mr Monette asked for an adjustment to permit the construction of a dwelling to within 5' of the front property line along upper Floribel Ave.

Commissioner Pring moved that this adjustment be granted.

Commissioner Alfnes seconded the motion and it was unanimously carried.

Reasons for granting the request were: The nature of the topography and the presence of a gully on the lower portion of the lot, make it impossible to build on this piece of land without the above adjustment.

Granting of this request will not be a detriment to the public welfare or injurious to property or improvements in said neighborhood.

REQUEST FOR ADJUSTMENT: MR. HARRY CORDONE, LOT #36 BROOKMEAD CIRCLE.

Mr. Cordone asked for an adjustment to build a house on this property with an attached carport only 10' from property line.

Chairman Webster asked Mr. Cordone to procure a letter from Mr. Stevenson the owner of the adjoining property stating that he had no objection to this variance and to return to the next meeting of the Planning Commission. In the meantime a committee would inspect the property and submit a recommendation to the commission.

REQUEST FOR ADJUSTMENT: MR. CARL LARSON, 29 GROVE HILL AVE.

Mr. Larson requested permission to construct and maintain a studio over his garage.

Chairman Webster told Mr. Larson that the Commission would investigate this request and a decision would be made at the next meeting, August 4, 1952.

SECOND HEARING ON REQUEST FOR APPLICATION TO REZONE PROPERTY IN ROSS VALLEY PARK S B 1 FROM FIRST RESIDENTIAL TO SECOND RESIDENTIAL BY THE FOLLOWING: OWNERS OF LOT NO. 30 THROUGH 36, THE WATKINS PARTNERSHIP ERIC H. W. J. SLIN.

Mr. Cole Jackson, representing Mr. H. W. Joslin owner of one of the lots, presented a petition supporting this rezoning signed by 44 property owners within a 250' radius of these lots.

Mr. L. Thoelicks, 30 San Rafael Ave. presented a petition opposing this rezoning signed by 41 property owners.

Mr. Slavich, owner of Lot 30, stated that he believed that because of the nature of the existing houses in this area it was no longer suitable for First Residential.

Mr. E. P. Marchisio, Tamalpais Ave. spoke in defense of duplexes and said he felt rezoning to R-2 would improve Tamalpais Ave.

Miss Violet Fowler, owner of lot 36 spoke in favor of rezoning.

Mr. Thomas Butler, 43 San Rafael Ave. spoke against rezoning.

Commissioner Pitman introduced the following resolution and moved its adoption:

RESOLUTION 21A

WHEREAS: Owners of the following lots as follows:

Lot 30 - Detsy P. & Francis Slavich	Lot 34 - Francis A. Sousa
Lot 31 - H. W. Joslin	Lot 35 - Mrs. L. Daysher
Lot 32 - Gordon W. King	Lot 36 - Violet Fowler
Lot 33 - Mr. & Mrs. Ernest Kulp	

have petitioned for an amendment to Ordinance No. 254 of the City of San Anselmo, in order to reclassify the property described as follows:

Lots 30-31-32-33-34-35 and 36 Ross Valley Tract,
Subdivision No. 1, San Anselmo

from First Residential District to a Second Residential (R-2) District.

WHEREAS: The San Anselmo City Planning Commission did hold two public hearings thereon on the 23rd day of June and 7th day of July, 1952 both at the hour of 8:00 P. M., in the Council Chambers, City Hall, San Anselmo, and

WHEREAS: At said hearings all persons present and interested were heard thereon and

~~WHEREAS: The petitioners did not show the public necessity, convenience or general welfare required the reclassification of this property, and~~

WHEREAS: this property adjoins the Commercial Zone on Tamalpais Ave. it will serve as a Buffer zone between Commercial and First Residential.

WHEREAS: This area in many instances is now being used as Second Residential and rezoning of these lots will help to meet the present demand for duplexes without being detrimental to the surrounding property.

NOW THEREFORE BE IT RESOLVED: That the Planning Commission of the

City of San Anselmo, State of California, does hereby recommend to the City Council, City of San Anselmo, State of California, that it is advisable to rezone the property above referred to from First Residential District to a Second Residential District.

I hereby certify that the foregoing is a full, true and correct copy of a resolution which was adopted by an affirmative vote of all the members present of the City Planning Commission at a meeting held on the 7th day of July, 1952.

Merritt Webster, Chairman

Attest

Mary Donnelly, Recording Secretary.

Commissioner Fring seconded the motion and it was passed by the following vote, to wit:

Ayes: Commissioners: Webster, Fitman, Fring, Alfness,
Donnelly

Noes: Commissioners: None

ADJOURNMENT: Meeting adjourned 10:15 P. M.

Merritt Webster, Chairman