

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, March 31, 1952, in the Council Chambers of the City Hall, San Anselmo. This was a special meeting - called for the purpose of Second Public Hearing.

COMMISSIONERS PRESENT: Thomas Fring, Chairman pro tem, presiding.
Mary Gilkey
Mary Donnelly
Charles Alfano

Commissioners Absent: Merritt Webster
Eric Vitman

SECOND HEARING ON REQUEST FOR APPLICATION TO REZONE PROPERTY IN ROSS VALLEY PARK SUB 1, FROM FIRST RESIDENTIAL TO MULTIPLE RESIDENTIAL BY THE FOLLOWING: OWNERS OF LOTS NO. 30 THROUGH 36, THE MAIN PETITIONER BEING H. W. JOSLIN (130 Hidden Valley Lane, Sleepy Hollow, owner of LOT 31.)

Chairman Fring opened the meeting and Mr. Cole Jackman, the realtor who sold the lot to Mr. Joslin, spoke, giving his ideas as to why he felt this lot should be zoned to R-3. (Multiple Residential)

The following owners spoke against any rezoning on Tamalpais Ave.:

- Mr. & Mrs. R. S. LaMotte, 125 Tamalpais Ave.
- Mr. Thomas F. Butler spoke for himself and his three sisters, living at 43 Tamalpais Ave.
- Mr. Frederick V. Rickborn, 63 Tamalpais Ave.
- Mr. Leonard Theelecke, 30 San Rafael Ave.

Two more letters were brought in and filed, as follows:

- Mr. & Mrs. James Ord, 72 Grove Lane, disapproving of any rezoning.
- Mrs. Ethel Engalke, disapproving of the Multiple rezoning.

The following owners spoke in favor of rezoning the property in question to R-2 (Second Residential).

- Mr. Tombelini, whose Mother owns property on Tamalpais Ave.
- Mr. & Mrs. Francis Souza. Violently opposed to R-3, but in favor of R-2.
- Miss Violet Fowler, in favor of R-3.
- Mr. Francis L. Slavich, owner of lot next door to Mr. Joslin and former owner of that property. Spoke in favor of R-2.
- Mr. Leonard Lewis, 70 Tamalpais Ave., spoke in favor of R-2, although he had signed the petition presented at the first hearing by Mr. Frederick Rickborn, against rezoning to Multiple Residential.

After carefully considering all of the arguments for and against this request, Commissioner Donnelly introduced the following resolution and moved its adoption:

RESOLUTION 18A

WHEREAS: H. W. JOSLIN AS MAIN PETITIONER AND OWNERS OF THE FOLLOWING LOTS AS FOLLOWS:

Lot 30 - Betsy P. & Francis L. Slavich Lot 34 - Francis A. Souza
Lot 32 - Gordon W. King Lot 35 - Mrs. E. Deysner
Lot 33 - Mr. & Mrs. Ernest Kulpa Lot 36 - Violet Fowler

have petitioned for an amendment to Ordinance No. 254 of the City of San Anselmo, in order to reclassify the above mentioned property, in Ross Valley Park Sub 1, from First Residential to Multiple Residential, and

WHEREAS: The San Anselmo City Planning Commission did hold two public hearings thereon on the 20th and 31st days of March, 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: A petition signed by twenty-one (21) names of people located in the 250 foot radius of this property in question, opposing rezoning from First to Multiple Residential zoning, and

WHEREAS: The People who have bought property in this area made investments in good faith that this was First Residential zoning and depend upon the Ordinance for protection, it is only consistent that the City Planning Commission act to protect them, and

WHEREAS: Tamalpais Avenue is a narrow street and Multiple Residential Zoning, allowing a duplex or Triplex on one lot would cause greater congestion in an already congested area, where there is no provision for off-street parking of cars, and

WHEREAS: The property owner, who instigated this petition was aware of the present zoning before he purchased this property and his only loss would be the anticipated profit from the property, if it could have been rezoned to R-3, that is not a loss which the Planning Commission can legally sustain.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of San Anselmo, State of California, does hereby find that the public necessity, convenience and general welfare do not require the amendment of Ordinance No. 254 to reclassify Lots 30 through 36, Ross Valley Park, Sub 1 from a First Residential District to a Multiple Residential Dist.

BE IT FURTHER RESOLVED: That this Commission does recommend that the City Council, City of San Anselmo, State of California, do not amend said Ordinance as above set forth:

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 voting members of the City Planning Commission, City of San Anselmo, State of California at a meeting thereof held on the 31st day of March, 1952.

Attest: 66666

Charles King, Chairman

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

AYES: Commissioners: Gilkey, Fring, Alfnes and Donnelly.

Nees: None.

The Chairman announced that this recommendation would be submitted to the City Council at their next meeting and that the Council would set a date for a further hearing thereon.

MR. CARL LARSON, 29 GROVE HILL AVE. LOT 3, BLOCK 10, REGORIA PARK

Mr. Larson appeared before the Commission asking permission to build a studio on the top of the walls which he had been given permission to erect as a garage at the above address. Although at the present time he has no roof, it is his intention, if allowed to do so, to build a 1 room studio on top of his present walls.

Mr. Larson was given an application for adjustment blank, requested to fill same out and draw a sketch of such a studio room as he proposes to build and bring it to the Commission for study.

APPLICATION FOR ADJUSTMENT: JAMES L. WHEELER, LOT 28, LINDA VISTA, 176 TULLYHEAD AVE., SAN ANTONIO.

Mr. Wheeler is requesting that he be allowed to build an addition to his present place, to be used for laundry space.

Commissioner Donnelly had investigated this property and reported her findings to the Commission. Mr. Wheeler was not present and therefore his request is being held over until the next meeting of the Commission. Mr. Wheeler will be advised by letter of the next meeting date (April 7th, 1952) and he will be requested to attend as the Commission would like to discuss this request with him.

ADJOURNMENT:

There being no further business, the meeting adjourned at 10 P. M.

Charles Fring, Chairman

Town of
San Anselmo
California
In Marvelous Marin

City Planning
Commission

3 April, 1952.

City Council,
San Anselmo, California.

RE: REQUEST FOR APPLICATION TO REZONE PROPERTY IN ROSS VALLEY PARK SUB 1, FROM FIRST RESIDENTIAL TO MULTIPLE RESIDENTIAL BY THE FOLLOWING: OWNERS OF LOTS NO. 30 THROUGH 36, THE MAIN PETITIONER BEING H. W. JOSLIN (130 HIDDEN VALLEY LANE, SLEEPY HOLLOW OWNER OF LOT 31.)

The City Planning Commission of the Town of San Anselmo have had two public hearings relative to the above petition, one on the 20th day of March and the other on the 31st day of March, 1952.

The Planning Commission, by a unanimous vote passed and adopted RESOLUTION 18A, which recommends to the City Council that you do not amend Ordinance No. 254 and Ordinance No. 338 in order to reclassify the Property above referred to from First Residential to ~~Commercial~~ Property. The reasons for said recommendation being as follows: *R-3 (Third Residential)*

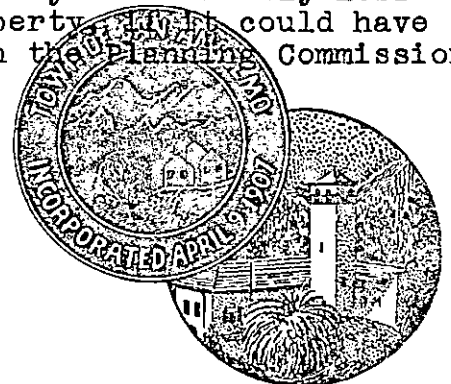
Petitioners did not show the public necessity, convenience or general welfare required the reclassification of this property, and

A petition was signed by twenty-one names of people located in the 250 foot radius of this property in question, opposing rezoning from First to Multiple Residential zoning, and

The people who have bought property in this area made investments in good faith that this was First Residential zoning and depend upon the Ordinance for protection, it is only consistent that the City Planning Commission act to protect them, and

Tamalpais Avenue is a narrow street and multiple Residential Zoning, allowing a duplex or triplex on one lot would cause greater congestion in an already congested area, where there is no provision for off-street parking of cars, and

The property owner, who instigated this petition was aware of the present zoning before he purchased this property and his only loss would be the anticipated profit from the property. ~~He~~ could have been rezoned to R-3, that is not a loss which the Planning Commission can legally sustain.



City Council - Page 2.

The Petitioners have been advised by the Planning Commission that you will, at your next Council Meeting, set date for hearing before the City Council.

Very truly yours,

SAN ANSELMO CITY PLANNING COMMISSION

Merritt Webster

Merritt Webster, Chairman

MW:a