

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, April 16th, 1951 in the Council Chambers, City Hall, San Anselmo, Calif.

COMMISSIONERS PRESENT: Merritt Webster, Chairman, presiding
Mary Robinson Gilkey
Thomas Pring,
Charles Alfsnes
E. D. Pitman
Mary Donnelly

COMMISSIONERS ABSENT : none

The meeting was called to order by the Chairman at 8:10 P. M.

APPLICATION FOR SUBDIVISION - D. D. Johnson - Park Hill Tract

Chairman Webster read a letter from Mr. Frank Aitken, who is the Engineer for Mr. D. D. Johnson, asking the City of San Anselmo to accept his plans for a sub division to be constructed on the property which will be called Park Hill, owned by Mr. D. D. Johnson.

City Engineer Siemer was called upon for his recommendations relative to Mr. Johnson's plans and submitted the following:

1. That Mr. Johnson should furnish a Maintenance Bond for a period of two (2) years after completion.
2. The Town of San Anselmo is not obligated in any manner, shape or form or will it be expected to build a culvert over the creek at Sonoma Ave. for ingress or egress to this sub division or to pave the balance of Sonoma.
3. That at least a 2" thick section of paving be used on grades of 15% or more.

Mr. Siemer stated that while he felt that the grades as shown on Mr. Johnson's maps were excessive and the turning radii are tight, without other means of ingress or egress, it is probably the only feasible way of developing this project.

Mr. Johnson stated he would supply the culvert and would remove any such trees as would be necessary but he felt that the property owners who would benefit by making Sonoma into a usable thoroughfare, should help in the cost of building such a road through to his subdivision. It will mean about 600' of street must be built to service this project.

Mr. Webster stated that any such subdivision should have proper ingress and egress and all that Mr. Johnson has agreed to do is to put in a culvert. It is Mr. Johnson's plan to build at least 32 units and Commissioner Webster pointed out to Mr. Johnson that these people would very likely request the City to improve this road in order to have proper ingress and egress to their homes and he felt he did not want to approve such a project, under such circumstances.

After general discussion, Commissioner Webster asked for more time to study this proposed subdivision as it presented many problems, such as the steep grades, accessibility for fire protection, as well as adequate ingress and egress. The Commission agreed that they would

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meet with the City Council, City Attorney and Fire Chief to study this proposed subdivision request before the next meeting of the Planning Commission which will be held on May 7th, 1951.

PETITION OF P. F. WILLIAMS TO REZONE LOTS 5 and 6, BLOCK 2, SEQUOIA PARK FROM FIRST RESIDENTIAL TO SECOND RESIDENTIAL

Chairman Webster announced that this was the Second Legal Hearing of this petition.

Mr. Granlee, Real Estate dealer, of 2202 4th St., San Rafael, was present and gave his reasons for asking that this property be rezoned for Mr. Williams. (He had sold these lots to Mr. Williams). He stated that much of the property which is unimproved in this area has been vacant for years. Some of it has been for sale for several years with no buyers. Stated the property is not desirable for single family dwellings because of the cost involved in building on these lots. It is the plan of Mr. Williams to build two 4 family dwellings and Mr. Granlee pointed out the need in the City for such rental property.

Commissioner Gilkey then cited an instance in San Rafael where the Planning Commission there had advised the people in an area to go together and ask for rezoning so that it could be used for second residential zone, thereby eliminating spot zoning, which the Commission does not favor. She also pointed out to the Commission that they would establish a precedent by such action as they might take on the rezoning of this property.

Mr. Williams asked about the feasibility of having it zoned to a Commercial Zone. It was explained to him that this would require another Petition to be filed and also explained that one such petition had just been turned down for such a zoning in this area.

Commissioner Gilkey moved the adoption of the following resolution:

RESOLUTION No. 12A

WHEREAS: Mr. P. F. Williams has petitioned for an amendment to Ordinance No. 254 of the City of San Anselmo, in order to reclassify the property known as Lots 5 and 6, Block 2, Sequoia Park from First Residential to Second Residential and

WHEREAS: The San Anselmo City Planning Commission did hold two Public Hearings thereon on the 2nd and 16th of April, in the Council Chambers, City Hall, San Anselmo, California, and

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

WHEREAS: Spot zoning is against the policy of the City Planning Commission.

Due to the unpaved condition of Parkway, it is inadequate to take care of such traffic as it would be subjected to, (inasmuch as it is also very narrow,) ~~taxtaxtax~~ if Mr. Williams were allowed to build two 4 family dwellings on these lots.

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WHEREAS: The petitioner did not show that the public necessity, convenience or general welfare required the reclassification of this property.

NOW THEREFOR, BE IT RESOLVED: That the Planning Commission of the City of San Anselmo, State of California, does hereby find that the public necessity, convenience and general welfare does not require the amendment of Ordinance No. 254 to reclassify the property known as Lots 5 and 6, Block 2, Sequoia Park from First Residential to Second Residential.

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 16th day of April, 1951


MERRITT WEBSTER, Chairman

ATTEST: 
Irma B. Anderson, Recording Secy.

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

AYES: COMMISSIONERS: Gilkey, Pring, Pitman, Donnelly, Alfsnes, Webster.

NOES: None.

The Chairman announced that this recommendation would be submitted to the City Council at their next meeting - and a Public Hearing would be heard by that body on May 8th.

PETITION OF WM. SOUSA TO REZONE LOTS 27 and 28, SUNNYSIDE TRACT FROM FIRST RESIDENTIAL TO SECOND RESIDENTIAL.

Chairman Webster announced this was the final hearing on the above petition. Mr. Sousa was not present at the April 2nd meeting. Although Mr. Torresan, whose Mother owns Lot 29, next to the Sousa property, has not, to this time, come to the office to request rezoning of this lot, Mr. Sousa stated he has promised to do so. After reviewing Mr. Sousa's request, Commissioner Gilkey introduced the following resolution and moved its adoption:

RESOLUTION NO. 13A

WHEREAS: Wm. Sousa has petitioned for an amendment to Ordinance No. 254 of the City of San Anselmo, in order to reclassify Lots 27

and 28, Sunnyside Tract from First Residential to Second Residential,
and

WHEREAS: The San Anselmo City Planning Commission did hold two Public Hearings thereon on the 5th and 19th of March, as well as the 16th of April, 1951 in the Council Chambers of the City Hall, San Anselmo, California, and

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

WHEREAS: There was no opposition.

Although there is a lot between this property and the Commercially Zoned property of San Anselmo and that in a sense this would be called Spot Zoning, the Commission felt that the entire area is subject to multiple residential use and therefore this rezoning simply fits into that pattern.

It was found by the Commission at the Public Hearing that many of the buildings in this area are now used as multiple residences possibly in violation of the law, therefore the granting of this petition would be making it possible for Mr. Sousa to be compatible with the present use of the land in this area.

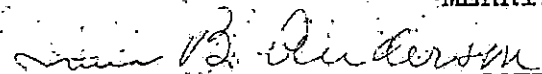
It is adjacent or nearly adjacent to a Commercial area which depreciates its value for use as first residential use.

It makes a good buffer between first residential and commercial area.

NOW THEREFORE, BE IT RESOLVED: That the Planning Commission of the City of San Anselmo, State of California, does hereby recommend to the City of San Anselmo, State of California, that it is advisable to (Council 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 a majority affirmative vote of the voting members of the City Planning Commission, City of San Anselmo, State of California at a meeting thereof held on the 16th day of April, 1951.


MERRITT WEBSTER, Chairman

ATTEST: 
I.B. Anderson, Recording Secy.

Commissioner Pring Seconded the motion and it was passed by the following vote, to wit:

AYES: Commissioners: Gilkey, Webster, Donnelly, Pring, Pitman and
Alfsnes.

NOES: None.

The Chairman announced that this recommendation would be submitted to the City Council and that a public hearing would be held by that body on their next meeting, May 8th, 1951.

REQUEST FOR ADJUSTMENT BY MR. CHAS. C. GOMBIA, Lot 7, Blk. 3,
HAWTHORNE HILLS, SUB 3.

Mr. Gombia appeared before the Commission and requested an adjustment to permit the construction of a dwelling to within 3' of the side property line.

Commissioner Pring made a motion that Mr. Gombia be permitted to construct his dwelling to within 3' south of the side property, in accordance with plans as submitted. (Plans to be submitted to Mr. Webster, Chairman of the Commission, for his approval, as discussed at this meeting.)

Reason for granting adjustment request:

It would be in nonconformance only at a distance of approximately 3' at a point over 100' from the front property line.

Commissioner Alfsnes seconded the motion and the vote was as follows:

AYE: Commissioners Gilkey, Webster, Pring, Alfsnes, Donnelly.
NO: Commissioner Pitman

Mr. Gombia was advised that he should submit his plans and Adjustment Request as instructed at this meeting to Commissioner Webster and that the City Council would be advised accordingly and would hear his request at their May 8th meeting.

APPLICATION FOR ADJUSTMENT BY MRS. AMY WILTERDINK, 917 SAN ANSELMO AVE.

Mrs. Wilterdink asked for an adjustment to be allowed to add a bathroom to an existing dwelling.

Mrs. Wilterdink did not make her request clear enough to allow the Commission to take action, therefore it will be investigated and brought up again at the May 7th meeting.

PETITION OF RUDY LANG - REZONING PROPERTY ON REDHILL AVE. FROM
FIRST RESIDENTIAL TO COMMERCIAL DISTRICT

Chairman Webster called upon Mr. Lang and stated that this would be the final hearing on his petition.

Mr. Lang presented his plans and showed the Commission his drawings of the ingress and egress - being Spaulding Street.

Discussion followed. The Commission was still of the opinion that the ingress and egress to this property was not acceptable.

Commissioner Donnelly moved the adoption of the following resolution:

RESOLUTION NO. 14 A

WHEREAS: Mr. Rudy Lang has petitioned for an amendment to Ordinance No. 254 of the City of San Anselmo, in order to reclassify the property lying approximately parallel to Sir Francis Drake and 200 feet North East of said Boulevard between Madrone Ave. to about 67 feet east of Spaulding, from First Residential Zone to Commercial Zone, and

WHEREAS: The San Anselmo City Planning Commission did hold two public hearings thereon on the 5th and 19th day of February and the 16th of April, in the Council Chambers, City Hall, San Anselmo, California, and

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

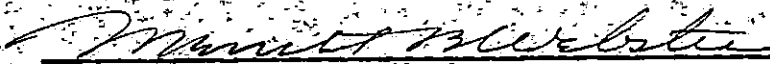
WHEREAS: It was the consensus of the Commission that there is no solution to the ingress and egress to this proposed project

WHEREAS: The petitioner did not show that the public necessity, convenience or general welfare required the reclassification of this property,

NOW THEREFORE BE IT RESOLVED: That the Planning Commission of the City of San Anselmo, State of California, does hereby find that the public necessity, convenience and general welfare does not require the amendment of Ordinance No. 254 to reclassify the property above described, belonging to the Lang Realty Co.

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 16th day of April 1951.


MERRITT WEBSTER, Chairman

ATTEST: 
I. B. ANDERSON: Rec. Secy.

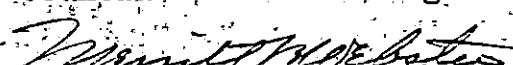
Commissioner Pitman seconded the motion and it was passed by the following vote, to wit:

AYES: Commissioners: Gilkey, Pring, Pitman, Webster, Donnelly and Alfsnes.

NOES: None

The Chairman announced that this recommendation would be submitted to the City Council and that that body will hold a Public Hearing on this request May 8th, 1951, the date of the Council's next meeting.

ADJOURNMENT: Meeting Adjourned at 11:45 P. M.


MERRITT WEBSTER, Chairman