

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 P. M. Monday evening, April 2nd, 1951 in the Council Chambers, City Hall, San Anselmo, California.

Commissioners present: Commissioners Webster, Chairman
Gilkey
Pring
Donnelly
Pitman
Alfsnes

Commissioners absent: None

Mrs. Mary Donnelly has been tentatively appointed by the City Council to fill the recent vacancy. She will be officially appointed by action of the City Council at their next meeting - April 10th. However, a letter was sent to Mrs. Donnelly asking her to be present for this meeting.

PETITION OF CLARA JANSEN, HARRY PRUYN AND H. H. HEIFETS, TO REZONE PROPERTY AT 210 RED HILL AVENUE FROM FIRST RESIDENTIAL TO COMMERCIAL.

The First Legal Hearing on this petition was held on March 5th. The Second Hearing was held on March 19th. Lack of quorum necessitated it being set over until this meeting for decision.

The Chairman announced that this was the second legal hearing on the petition of the above to rezone property at 210 Red Hill from First Residential to Commercial. Meeting was then opened for discussion by proponents and opponents of the petition.

Mr. Raymond Shone was present to represent his clients and presented his views in favor of his petitioners.

Mr. Farrington Jones, who represented those petitioners who were opposed to the requested rezoning and gave the following reasons in opposition:

Double frontage - Red Hill and Parkway and the rear of the building would be on Parkway, which is the front door area for several nice homes. These homes were there first and should have first consideration.

If necessary for excavation work to be done to build a commercial building, it would very likely affect Parkway which is already very narrow and dangerous.

Bad traffic situation just West of this lot due to large rock which juts out into the front of the lot.

There are deed restrictions covering this property.

Attorney Shone answered, saying he felt it was nothing unusual that property changed its character over a period of years and pointed out that Red Hill has already changed its own character and cited the

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different commercial establishments in the immediate vicinity. He stated he had checked into the item of Deed Restrictions and he quoted to the Commission from "California Jurisprudence" relative to this, to the effect that if development of an area has caused change, that such Deed Restrictions would no longer have any valid affect on such properties.

Mr. Shone stated he had talked to adjacent property owners and was of the opinion that they, too, were desirous of having the property along Redhill in that immediate vicinity rezoned to Commercial.

Commissioner Pring moved the adoption of the following resolution:

RESOLUTION 10A.

WHEREAS: Clara Jansen, Harry Pruyn and H. H. Heifets, thru their Attorney, Mr. Raymond Shone, have petitioned for an amendment to Ordinance No. 254 of the City of San Anselmo, in order to reclassify the property known as 210 Redhill Ave., from First Residential to Commercial, and

WHEREAS: The San Anselmo City Planning Commission did hold two public hearings thereon on the 5th of March and the 2nd of April, as well as the hearing on March 19th, in the Council Chambers, City Hall, San Anselmo, California and

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

WHEREAS: A petition signed by thirteen residents within the 250 foot radius and a petition signed by 6 residents in the adjacent area was filed with the Commission in opposition to the rezoning as above set forth, and

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

Due to curvature of the street at this point, it would make a hazardous traffic situation, inasmuch as there is no off street parking space there.

It is against the policy of the Planning Commission to go against Deed Restrictions.

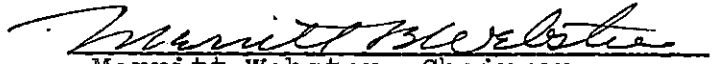
The land is not topographically suitable for business.

WHEREAS: The petitioners 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 210 Redhill from a First Residential District to a Commercial District.

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 2nd 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, Donnelly, Alfsnes, Webster.

NOES: NONE

The Chairman announced that this recommendation would be submitted to the City Council at their next meeting - April 10th and that the Council would set a date for a further hearing thereon.

PUBLIC HEARING - PETITION OF A. C. SIGNORELLI, J. S. SOUSA, JAMES R. BRANDON AND J. W. MC CALL TO REZONE LOTS 4, 5, 6 and 7, BLOCK 1, SEQUOIA PARK, UNIT ONE FROM FIRST RESIDENTIAL TO SECOND.

The First hearing was held on this petition at the March 19th meeting and Chairman Webster stated that this would be considered the Second Legal Hearing.

Mr. Signorelli was present and represented the proponents. No one was present who ~~was~~ opposed to this rezoning petition. Mr. Signorelli presented his ideas as to why he felt this property should be rezoned to Second Residential and told of his plans to build a two family unit on his lot and showed the Commission his plot plan for such a building.

Commissioner Pitman introduced the following resolution and moved its adoption:

RESOLUTION No. 11A

Whereas: A. C. Signorelli, et al have petitioned for an amendment to Ordinance No. 254 of the City of San Anselmo, in order to reclassify Lots 4, 5, 6 and 7, Block 1, Sequoia Park, Unit One from First Residential to Second Residential, and

WHEREAS: The San Anselmo City Planning Commission did hold two Public Hearings thereon on the 19th day of March and the 2nd day of April, 1951,

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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
There is no particular reason why this property should not be rezoned to Second Residential considering that surrounding property is commercial and such a building as planned would not be a detriment to surrounding residential property. There is a definite need within the limits of the city of San Anselmo for additional rental houses.

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 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 2nd day of April, 1951.

ATTEST: I. B. Anderson
I.B. Anderson, Rec. Secy.

Merritt Webster
Merritt Webster, Chairman.

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

AYES: Commissioners: Gilkey, Pring, Pitman, Alfsnes, Webster.
NOES: Gilkey
REFRAINED FROM VOTING: Donnelly.

The Chairman announced that this recommendation would be submitted to the City Council at their next meeting - April 10th, and that the Council would set a date for a further hearing thereon.

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

Chairman Webster announced this meeting was open for discussion on this petition and asked if anyone present wished to be heard.

Mr. Lightbody, 676 Sir Francis Drake, stated that Spalding Street is now worse than it has ever been. Stated that the people who have purchased the Gas Station built by Mr. Lang, and sold by him, are taking the dirt below Spalding Street away and he felt that Spalding Street is a

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very dangerous street under the circumstances and that it was his idea that it would be very dangerous to build multiple family dwellings there and try to use Spalding Street as ingress and egress. He also stated that he felt that if Mr. Lang wanted to go to the expense of doing so, other ingress and egress could be had to his property. Stated he is still in favor of rezoning this property to Second Residential, but what worried him was the condition of Spalding Street for ingress and egress to such multiple dwellings.

The Commission pointed out to Mr. Lang that he had not as yet submitted anything concrete for the Commission to pass on. Everything he has submitted is piecemeal and he was informed that he was defeating his own purpose by lack of planning. Mr. Lang stated that their engineers are now working on final plans and he would be able to present them to the Commission soon.

Mrs. Carmel Booth, Mayor of the Town of San Anselmo, was present and stated that unless adequate ingress and egress is given to such a development as Mr. Lang is planning, that the City Council would be sure to vote against any such plan. She stated that Spaulding Street is not adequate to take care of ingress or egress for such a development, it would be a fire hazard, and if Spalding Street is to remain as it is now, his plans would be turned down.

Chairman Webster advised Mr. Lang that it is the desire of the Commission to set his petition aside again until he can submit the final plans to the Commission and they in turn can make recommendations to the City Council.

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

This was to have been the Second Legal Hearing, inasmuch as the Second Hearing was heard but lack of a quorum prevented decision.

Mr. Sousa was not present for the hearing.

Mr. Torresan, owner of Lot 29, adjacent to the Wm. Sousa property has not, to date, requested rezoning of his property, therefore the Commission put the request aside until the next meeting, April 16, 1951. The petitioner to be so advised. (Letter sent April 6, 1951)

REQUEST FOR ADJUSTMENT - MR. CHARLES BEEDLE, 150 San Francisco Blvd.

Lack of a quorum at the March 19th meeting of the Commission necessitated this Adjustment Request being set over until this meeting. It was reviewed by the Commission, Mr. Beedle having presented a properly filled out "Application for Adjustment" blank.

Commissioner Pring moved that Mr. Beedle be allowed to move his garage to the back of his lot 9' from the property line, in such a manner that the doors opening into the garage will face towards San Francisco Blvd., with a drive way of sufficient length to allow for parking of one car entirely within Mr. Beedle's property.

Reasons for granting request:

He cannot go back further than property line.

The garage will set against an an existing building and a 15' set back cannot be maintained.

It is correcting a situation that is now permitting a garage on the front property line of San Francisco Blvd., which creates a far greater hazard to the traveling public.

It will also allow Mr. Beedle to build a side walk on San Francisco Blvd., which he could not do while his garage remains where it is now.

It was moved by Commissioner Pring and seconded by Commissioner Alfsnes and unanimously carried, that the Commission recommended to the City Council the granting of Mr. Beedle's request as above set forth. (Letter to City Council and Mr. Beedle)- April 6, 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 First Legal Hearing of this petition.

Mr. P. F. Williams presented his reasons for requesting this rezoning. He stated that he felt that the terrain of the lots was such that multiple family units would be about the only way these lots could be used to advantage. He stated it was his intention to build two four family units on the above lots. It being close to transportation would be an asset to rental property. The City is badly in need of rental units.

Mr. Williams was advised as to necessary set backs and he stated his plans allow for required set backs.

Chairman Webster advised this was the First Legal Hearing on this petition and asked Mr. Williams to bring in to the Commission his plans, measurements and some idea as to width of street, etc.

Mr. Williams was advised that the Second Legal Hearing would be as advertised - April 16, 1951.

REQUEST FOR ADJUSTMENT BY MR. P. F. WILLIAMS - Lot 24, Morningside Ct.

This is the request that was set over from the meeting of March 19th due to lack of quorum - no decision reached.

Request was reviewed. Mr. Williams was requested to fill out "Application for Adjustment" so it can be presented with the Commissions recommendations to the City Council.

Commissioner Pring moved Mr. Williams be granted this Adjustment for allowing an uncovered porch to within thirty inches of the side property lane on Lot 24 Morningside Court, Sub 2, for the following reasons:

No adjustment would be required if the terrain was at its normal level. It does not in any way cut off light or air to the adjoining house, which is on a higher level.

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Commissioner Pitman seconded the motion and it was unanimously carried. City Council to be advised of this decision.

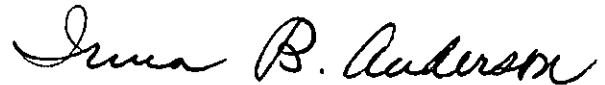
MRS. R. C. MORRALL, 1224 SIR FRANCIS DRAKE BLVD. Mrs. Morrall questioned the Commission relative to their meetings and decision relative to the Future Width Line on Sir Francis Drake, saying they had been unable to attend the meetings and wanted information as to how the situation stood at the present time. She was informed that this matter has been set over until June 4, 1951.

DISCUSSION MEETING RELATIVE TO THE AMENDING OF ZONING ORDINANCE
No. 254.

Commissioner Gilkey requested that the members of the Commission meet informally to discuss the above Zoning Ordinance on April 9th. This was agreed to by the Commission members. This is to be an informal meeting.

ADJOURNMENT

There being no further business the meeting was adjourned by the Chairman at 11:30 P. M.



I. B. Anderson, Recording Secy.

C O P Y

March 29, 1951

Mrs. T. J. Donnelly,
125 Calumet Ave.,
San Anselmo, Calif.

Dear Mrs. Donnelly:

This is to advise you that you have been appointed as a member of the San Anselmo City Planning Commission by the City Council.
(See City Council Minutes April 10, 1951)

We would appreciate it if you would please arrange to attend the next meeting which will be held on April 2nd at 8 o'clock P. M. in the chambers of the City Council, City Hall, San Anselmo.

Very truly yours,

SAN ANSELMO CITY PLANNING COMMISSION

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