

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, March 5, 1951 in the Council Chambers, City Hall, San Anselmo, California.

COMMISSIONERS PRESENT: Merritt Webster, Presiding
Mrs. Mary R. Gilkey
Thomas Pring

COMMISSIONERS ABSENT : E. D. Pitman
Charles Alfsnes (in Europe)

The meeting was called to order by Chairman Webster at 8:20 P. M.

AMENDMENT TO ZONING ORDINANCE NO. 254 - RECLASSIFYING THE PRESENT UNRESTRICTED DISTRICT TO A COMMERCIAL DISTRICT - ESTABLISH A FUTURE WIDTH LINE OF 45 FEET FROM THE CENTER LINE OF SIR FRANCIS DRAKE BLVD.

Commissioner Webster announced this was the First Legal Hearing on the Planning Commission's Resolution No. 7 A and at this particular time the Commission was ready to hear from anyone present especially as to the matter of Reclassifying the present Unrestricted District to a Commercial District.

Mr. A. L. Smith, 745 Sir Francis Drake Blvd. questioned: Just what land or property this zoning would cover. He stated he did not feel any more land should be taken off his property for street widening purposes as he would be pushed into the creek if set back any farther.

Mr. Segale, who lives on Oak Knoll questioned about the set back Future Width Line. It was explained to him that the City feels the need of establishing such a width line for future widening purposes.

Mr. David Adams, 1355 Sir Francis Drake Blvd. expressed his opposition to the plan of establishing this width line, as he felt it would jeopardize those people who had property to sell inasmuch as they were already penalized fifteen foot frontage and this would mean fifteen feet more, thereby losing 30 feet of property which would be unusable and would definitely hinder selling or building along Sir Francis Drake Blvd.

Mr. Milton Tonini, Attorney, who owns property opposite the new Tamalpais High School on Sir Francis Drake, also objected to this plan for widening or establishing a width line, at this time, and keeping this land tied up for a period of perhaps fifteen or twenty years while the City decides what and when and where to widen.

Mr. G. S. Jones, 1001 Sir Francis Drake, opposed the future widening of Sir Francis Drake as a highway as it would entail great expense to the tax payer inasmuch as it would necessitate the moving of a great many houses and the buying of thousands of dollars worth of property by the city for such highway purposes.

Mr. M. J. Cordone, 1310 Sir Francis Drake also objected to jeopardizing property owners with plans for the future.

Mr. E. J. Shaw, 1510 Sir Francis Drake Blvd. objected to the confusion

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for the property owners caused by this present plan and felt that Sir Francis Drake should not be widened but that the old Railroad Right of Way would be the proper place to put in the new highway and that it all should take more study. Felt it unnecessary to arouse the people's anxiety about widening Sir Francis Drake but that the traffic flow should be directed to Highway 101. Mr. Shaw offered his services in the study of this traffic problem. Stated he had been able to study traffic conditions in other towns, as a traveller up and down the State for many years. Commissioner Webster thanked Mr. Shaw for his offer.

Mr. Emile Iverson, 1019 Sir Francis Drake stated he felt that bringing this question up now would jeopardize and depreciate the value of properties involved. He, too, suggested using the old Railroad Right of Way and not Sir Francis Drake.

Both Commissioner Webster and Gilkey explained to the people present why this plan was being presented and who was working on the plans; how necessary it is to plan now for the future before any more building is allowed.

Mr. G. S. Jones felt that Buellton, a little town near Santa Barbara, is a model town (as per statistics) and should be studied in connection with the traffic problem in San Anselmo. Mr. Jones also favored the old Railroad Right of Way - not Sir Francis Drake Blvd. for a highway.

Commissioner Webster finally stated that this meeting was being held as a First Public Hearing to get the feeling of the public as to whether this rezoning should or should not be done.

The next Public Hearing on this Resolution will be heard March 19th, 1951 at the City Hall. Mrs. Mary Gilkey moved that discussion be continued to that time.

PUBLIC HEARING ON APPLICATION OF MR. RUDY LANG, JR. - REQUEST FOR REZONING THEIR PROPERTY ON REDHILL AVE. FROM 1st RESIDENTIAL TO COMMERCIAL

Commissioner Webster advised Mr. Lang, who was present for this (the 3rd interview) hearing, that inasmuch as there was not a quorum present at tonight's meeting, no decision could be reached. He also advised Mr. Lang that the Engineer's report which he had presented was very clear but he felt that Mr. Lang's plans were still not very clear as to just what they intended to build.

Mr. Lang stated that they have decided, even though it will not as economic for them, they will ask the property to be rezoned to Second Residential, if they would be allowed to waive the 15' set back. If this could be done, they would build fewer units and otherwise conform to Second Residential zoning.

This matter was set over until the next meeting (March 19). In the meantime Mr. Lang will consult with Mrs. Gilkey as to his plans.

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

The following resolution was introduced by Commissioner Gilkey and moved its adoption.

RESOLUTION 8A.

WHEREAS: A. C. Signorelli, J. S. Sousa, James R. Brandon and J. W. Mc Call has petitioned for an amendment to Ordinance No. 254 of the City of San Anselmo, in order to reclassify the property described as follows:

LOTS 4, 5, 6, and 7 - Block 1, Sequoia Park, Unit 1. ✓

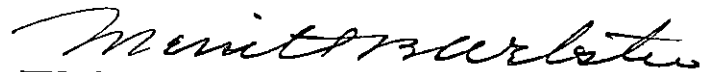
from FIRST RESIDENTIAL DISTRICT TO SECOND RESIDENTIAL.

BE IT FURTHER RESOLVED: That this Commission does hereby set times and places for public hearings on said proposed amendment, at which times and places any and all persons interested may appear and be heard thereon, which times and places are as follows, to wit:

1. At the hour of 8:00 P. M. Monday evening on the 19th day of March, 1951 in the Chamber of the City Council in the City Hall, San Anselmo, California.
2. At the hour of 8:00 P. M. Monday evening on the 2nd day of April, 1951 in the Chambers of the City Council in the City Hall, San Anselmo.

BE IT FURTHER RESOLVED: That the Secretary of this Commission be and the same is hereby directed to give notice of the aforesaid hearings by causing notice of said hearings to be published as provided by law in a newspaper of general circulation in said City.

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 5th day of March, 1951.


MERRITT WEBSTER, Chairman.

ATTEST:


Irma B. Anderson, Recording Secy.

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

AYES: Commissioners: Webster, Gilkey and Pring
NOES: None
ABSENT: Pitman and Alfsnes

MR. CHARLES BEEDLE, 150 SAN FRANCISCO BLVD.-REQUEST FOR ADJUSTMENT

Mr. Beedle appeared before the Commission requesting an adjustment allowing him to move his present garage which stands on the front line of his property, back to the back part of his property and to within 3 feet of the street, which leads to the American Legion Log Cabin.

The Commission studied his sketch but were unable to make a decision as his plans were not very clear and he was requested to come to the office of the City Hall and secure blanks which must be filled out for Adjustment Requests, draw his plans and present same at the next Planning Commission meeting.

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

Commissioner Webster announced this was the First Hearing on the above. (Resolution 6A)

Mr. Roy Farrington Jones, 20 Park Way, San Anselmo presented a petition signed by thirteen residents and property owners within the 250 foot radius of the property in question, objecting to this rezoning for the following reasons:

1. It is "Spot" Rezoning, which is objectionable.
2. Lot not large enough for Commercial Zoning.
3. No off street parking space such as needed for Commercial Zoning.
4. Ingress or Egress to this property which fronts on both Red Hill and Park Way, would crowd an already too narrow street (Park Way, and any excavation to make this lot larger for building would necessarily cut into Park Way, and Park Way cannot be further widened.
5. There is a deed restriction covering this property(Copy on file)

None of the petitioners were present at this meeting.

Commissioner Webster announced the 2nd hearing would be as advertised, March 19th, 1951.

MR. WM. SOUSA - REQUEST FOR APPLICATION TO REZONE HIS PROPERTY IN SUNNYSIDE TRACT FROM FIRST RESIDENTIAL TO SECOND RESIDENTIAL

Commissioner Webster announced this was the First hearing on the above. (Resolution 5A)

Mr. Wm. Sousa was not present and inasmuch as there was no one to object or recommend this Rezoning, Commissioner Webster stated that the Second hearing would be on March 19th, 1951.

ADJOURNMENT

There being no further business the meeting was adjourned at 11:15 P.M.


MERRITT WEBSTER, Chairman