

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, February 19, 1951 in the Council Chambers, City Hall, San Anselmo.

- COMMISSIONERS PRESENT: Merritt Webster, Chairman - presiding
- J. O. Meyerink,
- Thomas Pring
- Mary Robinson Gilkey
- COMMISSIONERS ABSENT : Charles Alfsnes
- E. D. Pitman

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

PETITION OF COLUMBUS PIERCE - Re: LOT 2, Block 1, CORDONE TRACT

At the meeting of the Commission 5 February, 1951 Mr. Pierce was requested to present his plans for building on the above lot. At the meeting tonight, Mr. David Cohn submitted these plans and they were inspected by the Commission.

Commissioner Gilkey moved that the plans, as submitted, be accepted with the exception that the building be moved westerly by one foot in order to provide a distance of 11' between the foundation and Cordone Avenue property line and that the overhang of the roof be reduced to 12" on either side. This was in order to provide for a full 10' set back along Cordone Drive. Commissioner Webster made such notation on the blue print. The motion was seconded by Commissioner Pring.

- The motion was passed by the following vote, to wit:
- AYES: Commissioners: Gilkey, Meyerink, Pring, Webster
- Noes: None
- Absent: Pitman, Alfsnes

Letter to be written to Mr. Columbus Pierce to advise him of above exception. (Letter written 2-23-51)

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

Commissioner Webster announced this was the 2nd legal hearing on the petition of Mr. Rudy Lang, Jr. to reclassify the property described in the minutes of 15 January, 1951 meeting (Property on Red Hill Ave.,) from a First Residential Zone to Commercial Zone.

Mr. Rudy Lang presented tentative plans or sketch of four 8 Unit Buildings, 1 - 12 Unit Bldg. and one 4 Unit Bldg. Mr. Lang was not definite as to ingress to his property, inasmuch as definite plans have not been drawn up.

Commissioner Meyerink stated that he wanted to go on record as making a recommendation that there be no further excavation into Red Hill because he felt it would be dangerous to the public of San Anselmo.

Mr. Clyde D. Lightbody, 676 Sir Francis Drake made the statement that he was definitely not in accord and would not agree to granting Mr. Lang Commercial Zoning of this property because he was dubious about what the Lang interests might build on their property. He was still of the opinion that he would agree to 2nd Residential Zoning.

The Commissioners discussed with Mr. Lang the question of safety if apartment buildings were built on this hill, mentioning specifically the area which now shows evidence of slide material.

Mrs. Fedora Ross, 676 Sir Francis Drake Blvd. was also present and was greatly concerned about any further excavating being done into Red Hill, which would be necessary in order to build a road to such multiple housing as Mr. Lang has in mind.

Commissioner Webster was not in favor of making a decision at this meeting because of the many obstacles to be ironed out and the dissention against the Lang interests in this present plan of building on this property. Commissioner Webster asked for an opinion from the other Commissioners.

Commissioner Pring stated he felt the Commission should first decide what zoning to use - whether Second Residential or Commercial.

Commissioner Webster, with the assent of the other Commissioners set the hearing over until the next meeting of the Planning Commission, March 5, 1951. Mr. Lang was requested to give the Commission a topographical map of the area on which he plans to build this housing and also to furnish a sketch of how the buildings were to be arranged on the land so that it could be studied before the next meeting. Commissioner Meyerink also requested that Mr. Lang show on his map the "slide area" in relation to the proposed building project. Commissioner Gilkey also requested Mr. Lang to show on this requested map the building area in relation to Sir Francis Drake and definite plans for ingress and egress. He was also requested to furnish a written report by engineers as to the possibility of slides in this property so that the Commission would have facts to back them up in any decision made by them. Mr. Lang agreed to bring in the information requested.

MR. W. P. LANDON, 74 AUSTIN AVE. - REQUEST FOR ADJUSTMENT

This was a request for an adjustment on Mr. Landon's property to allow him to build and maintain his garage to within 4' of Oak Ave., in accordance with plans as submitted and which plans are on file with the Commission.

Commissioner Pring made a motion that the plans be accepted as per sketch. Commissioner Meyerink seconded the motion and it was unanimously passed. (Letter to City Council - Feb. 20, 1951.)

MR. JOHN ROGERS, 11 SUNVIEW (MORNINGSIDE COURT) REQUEST FOR ADJUSTMENT

Mr. Rogers asked for an adjustment to allow him to build and maintain a car port to the front property line.

Inasmuch as this car port is to be built on property which Mr. Rogers states he has purchased as a Right of Way, it was the consensus of the Commission that Mr. Rogers should furnish the Commission proof that he is the owner of this property and he should also bring in a letter from the property owner next door to him to the effect that such a car port would not be against their wishes.

The terrain of Mr. Roger's property is steep hillside and it would be impossible to build a car port any other place on his property.

Mr. Rogers said he would arrange to bring in the proofs requested before the next meeting, so that this matter could be considered by the Commission, as well as the City Attorney. If everything is in order, Mr. Rogers was assured he would be allowed to build the car port on this "Right of Way" property.

MR. & MRS. D. A. ROSS - KENTWOODLANDS, KENTFIELD - REQUEST FOR ADJUSTMENT TO BUILD A HOME ON PTN. OF LOT 10 and 11, BLOCK-MORNINGSIDE COURT.

Mr. & Mrs. Ross had been granted permission to erect this house with adjustment as follows:

	Front	Side Line	Rear
Foundation	15'	4'	6"
Eaves	13'	2'	6"

This adjustment was granted on June 9, 1950 by Mr. Cragie Sharp, who was a member of the Planning Commission at that time. Mr. Ross did not build at that time due to a lengthy illness and just recently came to the Building Inspector asking to be allowed to go ahead and build at this time. The Building Inspector has asked the Commission to consider this request.

Commissioner Meyerink made a motion that this request be denied as it would be less than 15' set back on Sir Francis Drake Blvd. and because the eaves of the property would extend within the necessary 4' side yard. Plans for widening of Sir Francis Drake are being contemplated at this time and the Commission felt it best to grant no further adjustments which would interfere with this plan.

Commissioner Pring seconded the motion and it was unanimously passed. Letter to be written to the City Council to this effect. (Letter written Feb. 20, 1951.)

MR. J. O. MEYERINK SUBMITS RESIGNATION TO TAKE EFFECT FEB. 20, 1951.

Mr. Meyerink submitted his resignation as a member of the City Planning Commission. Chairman Webster asked Mr. Meyerink to reconsider, but Mr. Meyerink felt that it was his desire to resign and let the resignation stand.

MR. WM. SOUSA - REQUEST FOR APPLICATION TO REZONE HIS PROPERTY IN SUNNYSIDE TRACT FROM FIRST RESIDENTIAL TO 2nd RESIDENTIAL

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

RESOLUTION 5A.

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

"Map of Sunnyside Tract,  
Lots 27-28 Block 2"

from First Residential District to a 2nd Residential District.

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 5th 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 19th day of March, 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 19th day of February, 1951.

Attest:

Irma B. Anderson  
Irma B. Anderson, Recording Secy.

Merritt Webster  
MERRITT WEBSTER, CHAIRMAN

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

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

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

February 19, 1951

The following resolution was introduced by Commissioner <sup>Page 5</sup> Gilkey, and moved its adoption:

RESOLUTION 6 A.

WHEREAS: Clara Jansen, Harry Pruyn and H. H. Heifetz has petitioned for an amendment to Ordinance No. 254 of the City of San Anselmo, in order to reclassify the property described as follows:

COMMENCING at a point on the Southerly line of Lot 11, in Block 2, as said Lot and Block are laid down and delineated upon that certain Map entitled, "Amended Map of Sequoia Park, Section No. 1, Marin County, Cal.", filed September 7, 1912 in Book 4 of Maps, at page 31, in the office of the County Recorder of the County of Marin, State of California; said point being the Southwesterly corner of that certain parcel of land conveyed by the Doherty Company, a corporation to Rebecca Grose, by Deed recorded in Liber 143 of Deeds, at page 106, Marin County Records, running thence from said point of beginning Southwesterly along said Southerly line, 60 feet, more or less; to the Southwesterly corner of said Lot 11; thence Northerly 41.95 feet to the Northwesterly corner of said Lot 11; thence Northeasterly along the Northerly line of said Lot 11, 60 feet, more or less, to the Northwesterly corner of said parcel of land conveyed to Grose above referred to; thence Southerly along the Westerly line of said parcel of land conveyed to Grose, 48 feet, more or less, to the point of beginning.

BEING a portion of said Lot Number 11, in Block Number 2, as shown upon the Map above referred to.

from First Residential District to a Commercial District.

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 5th day of March, 1951 in the Chamber of the City Council in the City Hall, San Anselmo, California.
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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 19th day of February, 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: Gilkey, Meyerink, Pring and Webster.  
NOES: None  
ABSENT: Pitman and Alfsnes

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

The following Resolution of intention to amend Ordinance No. 254 was introduced by Commissioner Gilkey and moved its adoption.

RESOLUTION 7A

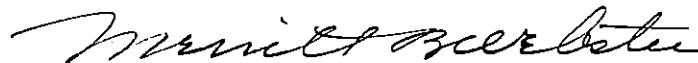
NOW, THEREFORE, BE IT RESOLVED: That the Planning Commission, City of San Anselmo, State of California, does hereby declare it its intention to recommend the amendment of Ordinance No. 254 in order to define and redefine certain terms; establish new regulations as to yard and set back requirements and building height limits, building site areas required and lot coverage for all zoning districts; establish four new districts to be known as Second Residential District, Multiple Residential District, Heavy Commercial and Manufacturing District, and Combining District; reclassify the present Unrestricted District to a Commercial District; Establish a future width line of forty-five feet from the center line of Sir Francis Drake Boulevard from the common San Anselmo-Fairfax city limit line to its junction with Red Hill Avenue; redescribe uses permitted in the zoning districts and permitting certain uses subject to the securing of use permits; making requirements for car parking spaces and/or off street parking; providing for a review of all building plans for commercial and industrial building by the Planning Commission and other general provisions.

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 5th day of March, 1951 in the Chamber of the City Council in the City Hall, San Anselmo.
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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 present of the City Planning Commission, City of San Anselmo, State of California at a meeting thereof held on the 19th day of February, 1951.

  
MERRITT WEBSTER, CHAIRMAN

Attest:

  
Irma B. Anderson, Secy(Recording)

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

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

ADJOURNMENT

There being no further business the meeting was adjourned upon motion of Commissioner Gilkey.

  
MERRITT WEBSTER, Chairman