

Meeting San Anselmo Planning Commission, City Hall, Feb. 27, 1950

Meeting called to order at 8:03 p.m. Chairman Merritt Webster, presiding. Commissioners present: Webster, Alfsnes, Meyerink, Carey, Sharp and Pring

Minutes of meeting of Feb. 20, 1950 read and approved with the correction by substituting the name of Commissioner Meyerink instead of Commissioner Works (deceased) as being present and the address of G. E. Milani as 279 instead of 2793 Greenfield Ave.

Chairman Webster announced this was second public hearing on the following properties up for rezoning:

1. Lavaroni property Lots 1 and 2 Karlsburg Park, as per map
 2. Fuller-James " Lot 1 San Rafael Heights & portion Lot 19 and all of lot 18, ss per map
 3. Sohner property Lot 32 and portion Lot 33, as per map
- and that the meeting was now open to consider these properties in their respective order as at previous meeting. The Commission would like to hear from interested property owners not previously having voiced their wishes and from property owners already heard from but having any additional facts they wished placed in the record.

Letter dated Feb. 20, 1950 from Margaret Brennfleck Dwyer, 110 Saunders Ave., corner of Berlin, stating she was opposed to the rezoning of the Lavaroni property for service station or other business enterprise because of devaluating other property and traffic hazard read and made part of the file record.

Following some general discussion by those present without developing any new facts for the record, Chairman Webster stated he was ready to entertain a motion to affirm or deny the petition to rezone the Lavaroni Saunders Ave. property from First Residential to Commercial. Commissioner Sharp asked if Mr. Lavaroni wished to speak further in the matter and received a negative reply.

Commissioner Meyerink, seconded by Commissioner Carey moved that the petition be denied and it was so carried by unanimous voice vote of all Commissioners present.

Fuller property petition called up for second hearing. G. E. Milani adjoining property owner of 279 Greenfield Ave. questioned legality of post card notice sent out, because it did not fully describe all property included in the rezoning petition. Commissioner Sharp reported having checked with Counsel for the Commission who advised that in view of fact that the petition was signed by both Fuller and Wames, with map attached correctly describing the properties and further that the matter would still have to come before the City Council for additional hearing that he considered it in order to proceed with the hearing as scheduled.

Mr. Harry L. H. White, 255 Talbot Ave., Santa Rosa, owner of Lot #4, San Rafael Heights, a vacant lot, stated he was in favor of rezoning for Commercial as he felt this property adjacent to the highway was potential business property.

Yeonne Engleman, 300 Greenfield Ave. owner of home, stated she was opposed to granting the petition because it would devalue residential property and increase traffic hazard.

Mr. and Mrs. G. E. Milani voiced their opposition to the petition stating that the building a service station adjoining the sideline of their property would shut off sunshine to their garden and noise emanating such business would be a public nuisance.

Mrs. A. R. Cantura, 280 Greenfield Ave. stated that any additional business enterprise in the neighborhood would be objectionable; that they

were bothered with noise from crowds at Andy Drive in on Miracle Mile highway up to two and three a.m. Mr. Fuller replied that most service stations closed by ten o'clock and that such was his intention. He called the attention of the Commission to his having held this lot for some time undeveloped and without revenue and that now he had to give up his present service station location on San Anselmo Ave. it was necessary that he have this lot rezoned at this time in order to obtain a new business location. He presented to the Commission for their consideration additional petition showing the names of numerous residents within the block effected by the rezoning stating they favored the granting of his petition. The signers of this petition all being property owners.

Chairman Webster stated if no one wished to be heard further in the matter of the Fuller-James petition for rezoning from First Residential to Commercial he would entertain a motion to affirm or deny. Commissioner Carey, seconded by Commissioner Meyerink moved that the petition be granted and it was so carried by ~~unanimous~~ voice vote of all Commissioners present. Ayes: Alfsnes, Meyerink, Carey & Sharp--- Noes: Webster and Pring. Sohner property Lot 32 and portion Lot 33, Block 2 Sunnyside Tract taken up for second public hearing:

Chairman Webster asked if any one wished to address the commission further in regard to the Sohner petition and no one appearing the Chairman stated he would entertain a motion to affirm or deny the granting of this petition for rezoning from First Residential to Commercial. Commissioner Pring, seconded by Commissioner Alfsnes moved that the petition be granted and it was so carried by unanimous voice vote of all commissioners present.

Mrs. R. H. Teeter, stated she would like to have tentative dates set for public hearing for the rezoning ~~xx~~ of her lots 31 and 31, Block 2, Sunnyside Tract, (adjoining the Sohner property) from First Residential to Commercial, if the Commission would favor such rezoning.

Commissioner Sharp stated he felt that such rezoning would be in order, as it was simply a further extension of a present Commercial zone and in line with plan for further extension of the San Anselmo main business area.

The Commission asked if the dates of March 27 and Apr. 3, 1950 would be agreeable to Mrs. Teeter, as such dates would fit in with the P. J. Tarrant petition set for first public hearing at that time. Receiving an affirmative reply on motion of Commissioner Carey, seconded by Commissioner Alfsnes the dates of March 27 and Apr. 3 were set and Mrs. Teeter advised to so instruct the City Clerk to prepare petition, send out notices and collect customary filing fee.

P. G. McFall, 14 Melville Way, San Anselmo, appeared before the Commission to request permission to erect a six foot grape stake fence along a portion of the front property of residence at this address. This would necessitate an adjustment permitting him to erect the fence a distance of 8' from the street curb and along the line of a former rail fence. Mr. McFall filed two sketches showing that the proposed grape stake fence was necessary to shut off view from sidewalk into his bedroom windows, not interfering with ample sidewalk area nor with view of homes across the street, as they were all located higher up in hillside overlooking his property.

Commissioner Sharp stated he had inspected the site and favored the adjustment on the basis requested as per sketches attached. On Motion of Commissioner Sharp seconded by Commissioner Carey and adopted by unanimous voice vote of Commissioners present.

Further in regard to Oliver E. Fuller rezoning petition: Commissioner Sharp stated he had contacted City Engineer Albert H. Siemer relative to Fuller having offered to deed a portion of point of his lot to the city, as to provide easier turning from Greenfield Ave. on to the railroad-highway right of way. The City Engineer stated this would fit in with future development plans and suggested intersecting the Fuller lot at a point 30' down Greenfield, at right angles to the rear sideline of the lot where it adjoins the Milani lot, to the railroad-highway right of way. Mr. Fuller stated at this meeting of the Commission that he was not prepared to state if this was agreeable to him until he could see it laid out, but that he was agreeable to meeting with the Commission, the City Engineer or the Council and working out a mutually agreeable arrangement.

Attached letter of Jan. 26, 1950 from the Marin Utility Store (Signal Oil Station) 1612 Sir Francis Drake Blvd. San Anselmo, Henry Franceschi, requesting permission to erect a neon electric sign reading:

3¢ U SAVE 3¢
In Trade

said sign to measure 2' high by 12 feet long, to be placed under the ~~tile~~ tile canopy and over the existing gasoline pumps, was considered by the Commission.

Commission Sharp stated he had inspected the proposed location and felt the proposed sign was in keeping with the type of business operating there and not out of line with similar electric signs in size as now placed by other stations in San Anselmo..

On motion of Commissioner Carey, seconded by Commissioner Meyerink moved and adopted by unanimous voice vote of all Commissioners present.

On motion meeting adjourned at 9:50 p.m. subject to call of Chairman.

SAN ANSELMO PLANNING COMMISSION

BY

George Sharp
Secretary.

Copy-City Council
Copy-Mayor
Copy-Webster
Copy-Marcucci