

MINUTES OF JULY 5, 1938.

Regular Meeting of the San Anselmo Planning Commission was called to order in the City Hall at 8:10 P.M.

Present: Crisp, Raphael, Luhrs, Huntington, Mason.

Absent: Lynch, Myers, Bolles.

Commissioner Crisp presiding.

Minutes of June 7th. Meeting and adjourned Meeting of June 21st. were approved as read.

PETITION FOR CHANGE IN ZONE CLASSIFICATION - JENNIE C. MALATI

The Commission considered the petition by Jennie C. Malati, dated June 8, 1938, requesting a change in zone classification, under City Ordinance No. 190, of her property fronting on the Sir Francis Drake Blvd., being lots 1, 2, 3 and 4 of the Chiappari Tract, from Residential to second class residential, so as to permit the erection of a store and apartment building thereon. There being no second residential classification under Ordinance No. 190, the commission assumed it to be the petitioner's intentions to request a change to commercial classification, under which a commercial store is permitted.

It was moved by Commissioner Huntington and seconded by Commissioner Luhrs that the above petition of Jennie C. Malati be disapproved for the following reasons, and a report embodying said reasons be transmitted to the City Council:

- 1- The granting of the petition would create a small isolated business district within an established residential neighborhood, a precedent which may easily lead to further encroachment of business into the residential neighborhood. The Commission is opposed to this practice of "Spot Zoning"
- 2- The granting of the petition would permit the encroachment into the residential neighborhood of undesired business uses, with their attendant confusion, traffic hazards, fumes, dust and noise, which would materially impair the value of investments in nearby established homes.
- 3- The property for which the change is requested fronts on a major traffic arterial, the Sir Francis Drake Blvd. Local traffic going to and from a business establishment on this property would materially affect the safety of traffic on

PETITION FOR CHANGE IN ZONE CLASSIFICATION OF ENRICO CALETTI

THE COMMISSION is opposed, as a matter of general policy to the creating of new commercial districts on major traffic arterials.

AYES: COMMISSIONERS CRISP, RAPHAEL, LUHR, HUNNINGTON, SIEMER MASON.

NOES: NONE.

ABSENT: COMMISSIONERS LINCH, MYERS, BOLLIS.

THE COMMISSION considered the petition by Enrico Caletti, 537 Lincoln Ave., San Rafael, presented to the Commission on June 21, 1938, requesting a change in zone classifications, under City Ordinance No. 190, of property fronting on Sir Francis Blvd., being the southerly 60 feet of Lots 1 and 2, Block 2, as shown upon the unrecorded map of Mountain View Court, from Residential to Commercial, so as to permit the establishing and operating thereon of a service station for the sale of gasoline, oil and accessories.

IT MOVED BY Com. LUHR AND SECONDED BY RAPHAEL THAT ABOVE PETITION OF ENRICO CALETTI BE DISAPPROVED FOR THE FOLLOWING REASONS AND REASONS BE TRANSMITTED TO CITY COUNCIL. HIS REPORT EMBODYING SAID REASONS BE TRANSMITTED TO CITY COUNCIL.

1- The granting of the petition would create a small isolated business district within an established residential neighborhood, a precedent which may easily lead to further encroachment of business into the residential neighborhood.

The Commission is opposed to this practice of "Spot Zoning". 2- The granting of the petition would permit the encroachment into the residential neighborhood of undesired business uses, with their attendant confusion, traffic hazards, fumes, dust and noise, which would materially impair the value of investments in nearby established homes.

3- The property for which the change is requested is located near two public schools and traffic attending businesses which will be established following granting of this petition, would jeopardize the safety of school children, a large number of whom reside northerly and westerly from this locality and who must pass this property four times during every school day.

4- The property for which the change is requested fronts on a major traffic arterial, the Sir Francis Drake Blvd. Local traffic going to and from a business establishment on this

property would materially affect the safety of traffic on the Boulevard.

The Commission is opposed, as a matter of general policy to the creating of new commercial districts on major traffic arterials.

AYES: Commissioners Crisp, Raphael, Luhrs, Huntington, Mason, Siemer.

NOES: None.

ABSENT: Commissioners Linch, Myers, Bolles.

Chairman Crisp advised the petitioners, who were present, of the action taken by this Commission.

Motion was made by Commissioner Luhrs and seconded by Commissioner Raphael:

The Planning Commission recommends to the City Council that they confer with the Board of Supervisors to secure the services of the County Planning Staff in the development of the Planning Program of the City.

Motion passed by the following vote:

AYES: Commissioners Crisp, Raphael, Luhrs, Huntington Siemer, Mason.

NOES: None.

ABSENT: Commissioners Linch, Myers, Bolles.

Motion was made by Commissione Luhrs and seconded by Commissioner Raphael:

The Planning Commission petition the City Council for its first annual budget to provide for Clerical Work, Printing, Maps, Supplies and Technical Services

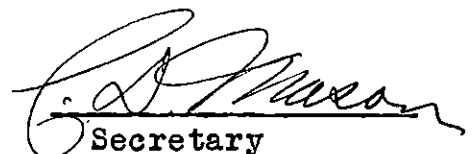
Motion passed by following vote:

AYES: Commissioners Crisp, Raphael, Luhrs, Huntington, Siemer, Mason.

NOES: None.

ABSENT: Commissioners Linch, Myers, Bolles.

Meeting adjourned at 9:50 P.M.


Secretary

Read & Approved. Aug. 22, 1938