

Meeting Oct. 2, 1939 San Anselmo City Planning Commission.

Meeting called to order at 8:10 p.m. in City Hall chambers by Chairman F. J. Crisp.

Present: Crisp, Mason, Bolles, Siemer, Davis, ~~Finch~~, Myers, Sharp.
Absent: Huntington.

Minutes of meetings of Sept. 6, 1939 and Sept. 11, 1939 read and approved.

Chairman Crisp stated the first order of business would be the taking up for consideration by the Commission the public hearing of the Petition for Rezoning on file, that an opportunity would first be given to the proponents to state their case, after which those in opposition would be heard from.

Attorney David B. Fyfe, representing the petitioners asked permission for William Hurley, court reporter, to take down in shorthand notes of the proceedings. No exception being made permission was granted by the Chairman.

Attorney Fyfe asked permission to file as additional evidence a large map showing portion of property in color blue, which the petitioners were requesting be rezoned and that portion in orange representing adjoining property owners. Permission granted.

Attorney Fyfe read and presented for filing statement of Anselme Tougeron and Marcelle Tougeron, owners of property adjoining that of Carl A. Luhrs, consenting to the granting of petition for the rezoning of the Carl A. Luhrs property, so as to permit the use thereon of an apartment house consisting of not more than four apartments.

Attorney Fyfe presented a petition, which he stated contained the signatures of over 80 San Anselmo merchants stating that it would be for the best interest of the community to grant the rezoning of the property as described on "Exhibit A" attached to the petition. After some discussion from the floor it was decided that it would not be necessary to read the names off of the signers of this petition, as the names would be available to the commission on filing of the petition. Permission granted to file.

Secretary Sharp asked if it would be possible for the commission to be supplied with a copy of the short hand notes taken down by Mr. Hurley. Attorney Fyfe stated that a copy would be sent to the commission.

David Adams of Sleepy Hollow, a building contractor and owner of property included in the rezoning petition, spoke in favor of the petition, stating the property in question was unsuitable for first residential property on account of being adjoining the highway, but that it was desirable for multiple residences for which there was a very considerable rental demand. Mr. Adams presented a colored drawing showing plan for building of this type and stated he was considering the erecting of ~~two~~ four on his property and that such buildings would not add to the traffic congestion, as he proposed to have them well set back from the highway, nicely spaced apart and with a 30' entrance driveway, the four buildings facing each other to have a space of 59' between.

Mr. A. M. Justis, a plumbing contractor, spoke in favor of the petition stating he did not consider the property in question facing on Sir Francis Drake Blvd. suitable for single family residences, that ~~Friend~~ had erected such residence on the boulevard and that it was still unsold after a year.

Others addressing the commission in favor of the petition were: A.M. Justis, Otis Smith, August Lang, of Lang Realty Co., Harry A. Watkins, Paul E. Judd and Dominic Camiccia.

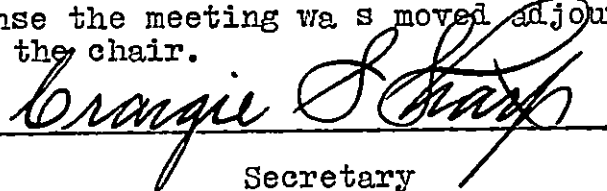
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Chairman Crisp then stated the commission would hear from those opposed to the granting of the petition. The following spoke: Paul Romer, Chas Locati, Tom Peryam, Chas. F. Smith, Geo. A. Sweeney and Mrs. Ed. Jackson. The consensus of opinion being that the rezoning of this district as petitioned permitting the building of multiple family residences of the various types would seriously depreciate the value of many one family residences both in real property value and in their desirability for residences, further that it would simply be opening up the way for later additional requests for not only similar rezoning but petitions for rezoning for gas and oil stations, auto courts and other business purposes, further that it would materially increase the traffic congestion along Sir Francis Drake Boulevard on which there are now located two schools.

Attorney Fyfe spoke in rebuttal stating that for the commission to deny the petitioners would work a hardship on present owners of vacant lots, as there was no sale for these lots for first residential use, that the present petition was different from the previous request in that the petitioners were not asking for the privilege of rezoning for gas stations, auto courts, business property, but only for the two classes of multiple residence use as covered by the petition, further that the petitioners were agreeable to the commission recommending to the city council a restrictive clause fixing a \$7500.00 minimum value on any one building allowed in this district, which would avoid danger of cheap multiple family buildings being erected.

Letter under date of Oct. 2, 1939, from the Marin County Real Estate Board, favoring the rezoning of Sir Francis Drake Boulevard to permit of multiple dwellings, apartments and courts, ordered filed.

Chairman Crisp asked if any one else wishes to further address the commission and there being no response the meeting was moved adjourned at 9:35 p.m., subject to call of the chair.


Secretary

Read and approved.

January 18, 1940