

Minutes San Anselmo Planning Commission, City Hall, June 6, 1949

Meeting called to order at 8:20 p.m. Chairman Merritt Webster presiding. Commissioners present: Webster, Alfnes, Carey, Works and Sharp. Commissioners absent: Meyerink.

Minutes of meeting of May 16, 1949 approved. Minutes of meeting May 23, 1949 read. Attorney David Fyfe stated the minutes should show in addition to the reference made to his filing with the Commission petition for rezoning to Commercial that he had asked the Commission to hold a joint hearing on the both the Second Residential petition and the Commercial petition and he would like this to appear in the minutes. Attorney Berwyn A. Rice stated the minutes did not show a motion made by Commissioner Alfnes favoring retention of the present First Residential status, lost through lack of a second. The additions to the minutes of May 23, 1949 accepted and minutes approved, as corrected.

Chairman Webster stated the meeting was open for second ^{adjourned} hearing on the petition for rezoning to Second Residential of the northernly portion of Sir Francis Drake Blvd. from Butterfield Road to the Fairfax City limits and asked if Mr. Fyfe wished to address the Commission.

Attorney Fyfe stated his remarks at the first hearing had pretty well placed his case before the Commission. He wished to know if his petition asking for rezoning of a portion of the property, covered by this hearing, to Commercial had been filed. Secretary Sharp stated, as mentioned in the minutes of May 23, 1949, it had been accepted by the Commission for future consideration but it had not been filed with the City Clerk as yet for the reason that the Commission had not otherwise acted on it and had as yet set no dates for the future hearings and it was his understanding and in line with past procedures for the City Council to set the dates for such hearings. Attorney Fyfe stated it was his understanding of the law that the Commission could set the dates for the hearings and he would like to have the petition filed and dates set for an early hearing. Chairman Webster stated the Commission would endeavor to act in the matter following the termination of the present hearing.

Attorney Harold Haley addressed the Commission representing property owners favoring rezoning from First to Second Residential and opposed to Commercial zoning of the area in question. He called attention to petitions as follows filed with the commission:

1. Four petitions containing 48 names of property owners residing within 250 feet area favoring rezoning from first to second residential zone.
2. Four petitions containing 29 names of those opposed to Commercial.
3. One petition containing 29 names of Hawthorn Hills residents outside the 250 area who favor rezoning of the area under consideration to Second Residential.

He further stated that on the basis of either square footage, assessed valuation or number of property owners within the 250 area those favoring rezoning to Second Residential far outnumbered those favoring Commercial Zoning.

He particularly called attention of the Commission to the fact that of those residing on Sir Francis Drake Blvd. within the area being rezoned the following favored Second Residential and were opposed to Commercial

zoning:

August F. Falk	1554	Sir Francis Drake Blvd.	Lot #4,	Block 3	3
Mrs. D. F. McMahon	1562	" " " "	" #5	"	3
Sammel Oppenheimer	1566	" " " "	Lot #2	"	3
Estelle Bassett	1572	" " " "	" #2	"	3
Alvin Gerson	1580	" " " "	" #1	"	3
Paul Matula	1584	" " " "	" #1	"	3
Frank Ratto	The owner of unimproved Lot #6 Block 2.				

Mr. O'Connor, stating that he represented Mr. Jas. P. Bain, Jr. 774, Tenth Ave., San Francisco, who wished to register his opposition to Second Residential Zoning and in favor of Commercial zoning. Mr. Bain is the owner of Lot #, Block 2.

Mr. Silvio Ardito, Box 51, Fairfield, Cal. owner of Lot #2, Block 1, stated he was in favor of Commercial zoning of his property and opposed to Second Residential.

Joseph & Picriva Soldavini, owners of Lot #1A, Bush Tract, located south of Sir Francis Drake Blvd. stated they were in favor of Commercial and opposed to Second Residential.

Mr. Owen Skaggs, owner of Lot #2, Block 2, adjoining the Foglia property, stated he had purchased his home in what was considered a First residential district and that he would like to see it so retained, but that he was favorable to a Second Residential zoning as opposed to Commercial.

Attorney David Fyfe stated that his clients the Foglias, the initiators of the Commercial zoning, were opposed to Second residential and that he felt the matter should be carried over until the Commercial zoning petition could be heard.

Mrs. Helene Sherry, 158 Suffield Ave., owner of Lot #3, Block 1, immediately adjoining the property being rezoned, stated she was opposed to Commercial zoning, because of the increased traffic congestion it would bring on both Sir Francis Drake Blvd. and Suffield Ave. She would prefer First residential, but was willing to go for Second Residential.

Chairman Webster asked if anyone else wished to address the Commission and if not he would entertain a motion. Commissioner Sharp stated he felt the granting of the petition to rezone to Second Residential would be in line with a large majority of the property owners in the 250 foot zoned area, but in keeping with the plans of the Commission and the Council for future development of Sir Francis Drake Blvd. as it would supply a much needed area for duplex and apartment house area housing, which had been going to Kentfield and San Rafael because of lack of suitable sites in San Anselmo close to transportation, that such zoning was in harmony with previous meetings held by the Commission and City Council. Commissioner Sharp moved, seconded by Commissioner Carey,

"That the petition for the rezoning of the Northwest line of Sir Francis Drake Blvd. from Butterfield Road to Fairfax City limits, as per map filed, from first to Second Residential, Resolution No. 453, be granted.

Chairman Webster called for a vote on the motion if no one wished to discuss it further. The secretary tallied a voice vote, as follows:
Ayes Commissioners: Alfnes, Carey, Works and Sharp
Noes Commissioner: Webster
Absent: Commissioner: Meyerink.

Chairman Webster announced the motion as carried and the secretary was instructed to so notify the City Council through a copy of minutes of the Commission proceedings.

Chairman Webster stated if Mr. Fyfe wished the Commission would now take up the matter of setting dates of first and second hearings on the Commercial zoning petition. Mr. Fyfe stated he would like the hearings for Monday, June 20, and Monday June 27, and these dates seeming agreeable to all concerned they were accepted by the Commission and Secretary Sharp instructed to file the Commercial hearing petition with the City Clerk and arrange with him to see that notices were mailed out to interested property owners.

Commissioner Sharp stated the time was short but that he would file the petition June 7, and request Mr. Overdick to mail out notices.

Chairman Webster asked for report on the status of the proposed "Report of Resolution of the San Anselmo Planning Commission" relative to Tann Lpals Union High School District acquiring additional adjacent property as discussed at the meetings of May 16 and May 23 and Committee appointed to investigate. Commissioner Sharp stated that he and Commissioner Meyerink had called at the homes of a number of the property owners and conferred with them, advising them of the meeting scheduled for this evening, and had found conditions favoring the acquisition by the union high school district of the property listed.

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| Ja spor and Ada Daveler | 23 Fern Lane, |
| Ma yne E. Loonetti | 27 Fern Lane |
| Amy R. Crawford | 21 Fern Lane |
| Carlo Pagliano & Marie | 35 Merced Avenue |

were present and addressed the commission in above matter. The first three regretted the necessity of giving up their property, but stated to the Commission they realized the public necessity and hoped the union high school district would be fit to deal fairly with them in the matter of price.

Commissioner Sharp read the "Report of Resolution San Anselmo Planning Commission as worked out for adoption and Commissioner Carey, seconded by Commissioner Alfnes moved its adoption. Commissioner Chairman Webster called for a voice vote which registered:
Ayes Commissioners: Alfnes, Carey, Webster, Works and Sharp
Noes Commissioners: -----
Absent Commissioner: Meyerink.

The Secretary was instructed to forward a copy of the resolution signed by the Secretary and Chairman, together with a letter from the Commission with a report of the Committees findings to both the Trustees of the Union High School District and the City Council.

Meeting adjourned at 10:45 p.m. subject to call of the Chairman and meetings scheduled for June 20 and June 27, 1979, City Hall.

San Anselmo Planning Commission

By *[Signature]* Secretary.