

Minutes of San Anselmo Planning Commission Meeting City Hall, Jan. 26, 1948

Meeting of San Anselmo Planning Commission called to order by Chairman Merritt Webster at 8:05 p.m.

Commissioners present: Webster, Meyerink, Alfanes, Carey and Sharp.  
Commissioner absent: Works

Chairman Webster reported that D. Frank Monte was unable to attend on account of sickness, but had requested that the rezoning petition filed by Walter Brode, Frances L. Campbell and D. Frank Monte for the rezoning of a portion of Lots A. and D. Ancha Vista Tract, Amended from Commercial to Second Residential, be withdrawn without prejudice, as he was planning to work out a deal which would provide access to this property from Essex St to give better ingress and egress to the lots and thus overcome the principal cause of opposition to the petition. Property owners opposing the petition asked permission to file in the record a Petition dated Jan. 15, 1948 containing the names of adjoining property owners opposing the granting of the petition as now filed and asking that they be notified of any new hearing. The request of the petitioners to withdraw without prejudice was granted by the Commission, the petition of Jan. 15, 1948 inserted in the petitioners file and the opposing petitioners advised that notice would be given of any new hearing.

Petition of Clark-Nichelini for the rezoning of Lots 46, 47, 48, Linda Vista Tract to Commercial Zone called for final hearing. Mr. Clark and his Attorney presented architects drawings showing Apartment Building containing four apartments, estimated to cost \$35,000, which they proposed to erect on these three lots as a single unit, allowing a five foot set back on the side lines and eight feet back from the street curb, which would allow an eight foot sidewalk in front of the property. Property owners and the Commission all seemed to agree that the apartments as proposed would definitely be a worth while improvement to the community, but there was some objection to rezoning as Commercial. Mr. Clark stated the only reason for asking for Commercial zoning was so he would build his garages and entrance steps on the property line, eight feet from the street curb, as provided in Commercial zone. Commissioner Sharp stated that on account of this being very steep hillside property and adjustment was allowable under the ordinance which would permit the building of the apartments as at present planned in a Second Residential zone and Mr. Clark stated he was willing to accept Second Residential rezoning if such adjustment were specified. This seemed to meet with the approval of all present and Chairman Webster stated if there was no objection he would entertain a motion for the granting of the petition as amended to Second Residential, with the adjustment suggested.

On motion of Commissioner Alfanes, seconded by Commissioner Meyerink, moved and carried by unanimous vote:

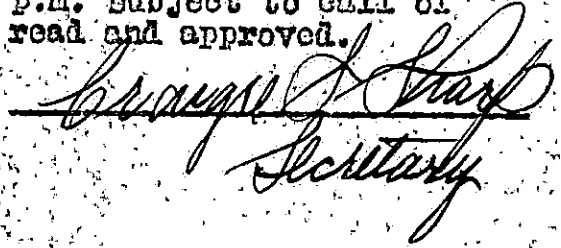
That the Clark-Nichelini to rezone property briefly described as Lots 46, 47, 48 Linda Vista Tract, 150 feet fronting on the S.W. line of Cedar Street at W. Funstead Ave. as amended to Second Residential District be allowed and further that an adjustment be granted permitting the building of these apartments with garages and steps eight feet from the curb (property line) which would allow for a 4' planting space along the building each side of the garages, placing the main building walls on the ground 12' back from the curb.

Petition of Loretta Grady and Edward J. Grady for the rezoning of

lots 9,10-11 between Bella Vista and Madrone Ave taken up for consideration for rezoning from First to Second Residential district and on motion of Commissioner Alfanes, seconded by Commissioner Meyerinkit was moved and unanimously carried that date for public hearing be set for Monday Feb. 16, 1948, at 8 p.m. City Hall.

Commissioner Carey stated he felt that all of Tunstead Ave not already rezoned as Commercial was eligible for rezoning for Commercial or at least Second Residential. Commissioner Sharp stated he was decidedly of the opinion that a great deal of the older residence property close in to the Commercial District was suitable for rezoning to Second Residential which would require the same setbacks as now called for in First Residential but would permit of the building of Duplex and 4 family unit apartments.

On motion the meeting adjourned at 10 p.m. subject to call of the chairman. Minutes meeting Jan. 12, 1948 read and approved.

  
Secretary

Copy-City Council  
Copy-Webster