

Meeting of San Anselmo Planning Commission, City Hall, January 12, 1948

Meeting called to order at 8:10 p.m. by Chairman Merritt Webster.  
Commissioners present: Webster, Meyerink, Alfsnes and Sharp.  
Commissioners absent: Carey and Works.

Minutes of meetings of Dec. 22, and January 5 read and approved.

Petition of Walter Brode, Frances L. Campbell and D. Frank Monte calling for the rezoning of Lots A & D Ancha Vista Tract from first to Commercial District taken up for consideration. Mr. Monte presented architects drawing of an eight family unit apartment house, which he proposed having erected on the property and stated the reason he asked to have the property rezoned commercial was that a ready adjoined a present Commercial District and that this rezoning would simply be an extension of the present Commercial zone, which permits the building of an eight family unit apartment.

There were approximately six property owners effected present who registered objection to the rezoning to a Commercial District, stating they were not in favor of widening the present commercial zone so long as there was still available commercial open building space along Sir Francis Drake and Red Hill Ave. boulevards. Objection was also voiced on account of the entrance to this property Palm Lane being only 11 feet wide did not permit of sufficient traffic facilities for eight unit apartments. Mr. Monte stated he proposed to set back 20 feet from the nearest edge of Palm Lane, so as to permit turn in and parking of automobiles off the right of way.

Commissioner Sharp stated that in his opinion all of the property adjoining the present Commercial Zone was suitable and adaptable for rezoning to Second Residential District, which permits of the building of 4 family unit apartments and duplex apartments, but otherwise has the same building restrictions as First Class Residential District, especially as to the required 15 foot front set back and 4 foot side lines setback. This seemed to meet with the approval of a number of the property owners, although one property owner stated he was definitely opposed to the rezoning under any circumstances and another property owner stated he was willing to accept Second Residential in preference to Commercial but he would prefer to leave it First Residential.

Mr. Monte stated that he was agreeable to amending his petition to call for rezoning as Second Residential, which seemed to meet with the approval of the Commissioners present, and Commissioner Sharp asked that a vote of the Commission be taken. Some of the property owners felt that the matter should be held over until they had a further opportunity to present a petition signed by absent property owners and until there was a fuller representation of the Commission present to act.

On motion of Commissioners Sharp, seconded by Commissioner Alfsnes moved and carried that the action on this petition be adjourned to a meeting to be held in the City Hall, Jan. 26, 8 p.m.

Chairman Webster stated the next business for consideration was the petition of T. L. Dempsey calling for the rezoning of Lots known as 1, 3 and 4, Block 7 Sequoia Park 1 from First Residential to Second Residential. Petitioner Dempsey ~~first~~ stated that it was his intention to place on a portion of lots 1 and 2 a duplex similar to and located approximately as per plat now filed with the commission, which would leave ample space for a driveway on one side and two garages and on the other side of the building ample space adjoining his own home.

Commissioners Sharp, Meyerink, Alfsnes and Works inspected the property in question. It seemed to be the opinion of the Commission that while this was spot zoning in a First Residential District it was preferable to allow the building of a single duplex so placed and spaced as now planned on this over 15,000 square foot area instead of having it subdivided so as to permit the building of three small homes in the same area, as is permissible at present. Mr. Dempsey stated that on account of having his own home adjoining it was his intention to build only the one duplex.

Commissioner Sharp moved, seconded by Commissioner Alfsnes:

That the petition of T. L. Dempsey for the rezoning of Lots 1, 3 and 4, Sequoia Park 1, from First to Second Residential District be allowed.

Motion carried by unanimous vote.

Petition of Milton Clark for the rezoning of Lots on Cedar Street, opposite the end of Tunstead Ave., belonging to V. Nichelini, from First Residential to Commercial was called to the attention of the Commission and the opinion of the Commissioners present seemed to indicate that the balance of the property on Tunstead should be rezoned for either Commercial or at least to Second Residential and it was decided it would be best to set the hearing for the Clark-Nichelini petition for Monday night, Jan. 26, as now filed and if it developed at the hearing that there was sufficient opposition to rezoning for a Commercial District a compromise might be worked out allowing for the rezoning of property for Second Residential, which would be satisfactory to the petitioners providing they were given an adjustment permitting of the building of the garage entrances closer to the street, as permitted in Commercial, instead of with a 15 foot set back as required in the usual requirement of Second Residential. Commissioner Sharp stated that such adjustment was in order in this case because the lots being rezoned were steep hillside.

On motion of Commissioner Sharp, seconded by Commissioner Alfsnes hearing on the Clark-Nichelini petition was set for Monday night, Jan. 26, in the City Hal 1, at 8 p.m.

On motion meeting adjourned subject to call of the chair.

  
Secretary.