

Minutes of San Anselmo Planning Commission, City Hall, Mar. 17, 1947

Meeting called to order at 8:07 p.m. by Chairman Merritt Webster.

Commissioners present: Webster, Meyerink, Carey, Sharp, Alfsnes  
Commissioners absent: Works

Chairman Webster stated this was a special called meeting at the request of the San Anselmo City Council for the purpose of holding a rehearing by the San Anselmo Planning Commission on the petition of Loretta E. Grady and Edward J. and Virginia Grady for the rezoning of property located on Sir Francis Drake Boulevard and between the two terminals of Bella Vista Ave, and to give particularly those property owners residing within 250 feet of the petitioned property a further opportunity to express their wishes relative to opposing or granting of the petition.

Chairman Webster further stated the Commission had given considerable time to the consideration of the urgent need of expansion of the business or commercial area of San Anselmo and that it was the opinion of the Commission that the expansion along Sir Francis Drake Blvd. toward Fairfax, along Red Hill Ave. toward San Rafael and along Greenfield Ave. and also San Anselmo Avenue to Bolinas constituted the areas most likely to be first used and that could be rezoned from residential to Commercial with the least number of residential property owners being inconvenienced.

The following property owners residing in the area under petition expressed themselves as opposing the granting of the petition:

Mr. Vincent P. Branick	825 Sir Francis Drake Blvd.
Mrs. Vincent P. Brannick	825 Sir Francis Drake Blvd.
Mrs. Melanie Lasky	821 Sir Francis Drake Blvd.
Mr. Louis Palazzi	831 Sir Francis Drake Blvd.
Mrs. Louis Palazzi	831 Sir Francis Drake Blvd.
Mr. Donald Yoder	20 Bella Vista Ave.
Mrs. Donald Yoder	20 Bella Vista Ave.

The opposition was based mainly on the following reasons:

1. Depreciation in value of their homes as first residential property.
2. Additional traffic congestion.
3. Loss of privacy.
4. Belief that while this area would eventually become eligible for Commercial rezoning in the future, the present was premature.

Attorney Harold Reide, representing the petitioners stated he and his client regretted any inconvenience or hardship to the immediate property owners but that any depreciation in the value of their homes would be recompensed by an additional value to the land, and while it was impossible to recompense sentimental value from long residence in these homes the Commission and residents should consider the benefit eventually to result to the City of San Anselmo as a whole. Attorney Reide pointed out that the proposed rezoning to Commercial was in line with the present plans of the Commission for expansion of the Commercial area and was definitely an extension of a present adjacent Commercial Zone and not spot zoning.

Mr. Grady stated that he had given some consideration to the

building of Apartments and a drive in market on the property, but that his plans had as yet not matured to the point where he knew definitely just what commercial structure would be built, that future development of the property along commercial lines might be effected by other development in the area. In fairness to the opposition he wished to state that at present no plans had been drawn as yet but that he was willing to have it rezoned Commercial with the proviso that sufficient set back would be left to provide for future widening and parking off the street, along the lines already recommended by the Planning Commission.

Mr. A. Rouimere, realtastator, stated he felt the petition was in line with the natural trend of expansion and that in his opinion all of Sir Francis Drake from San Anselmo to Fairfax was potential Commercial and Second Class Residential property and would eventually be rezoned for such purposes and that the Commission would save time and expense by blanket zoning the entire area at one time and that such action would tend to put future builders of residences on notice as well as future purchasers of the trend of development to be expected.

After an hours discussion and everyone having had an opportunity to express their wishes, Chairman Webster stated if there was no one wishing to address the meeting further in the matter he would entertain a motion.

Commissioner Sharp stated he was in favor of granting the petition because it was in line with the plans of the Commission for commercial expansion of the business area of San Anselmo, and that:

"The petition of the petitioners Loretta E. Grady, Edward J. and Virginia Grady as filed be granted for Commercial Zoning, subject to suitable setbacks for street widening and parking, as may be recommended by the City Engineer."

Motioned seconded by David Carey, commissioner, and on call for a voice vote it was favorably passed by unanimous vote of all commissioners.

Commissioner Sharp called attention of the Commission to a sketch submitted by Mr. A. Foglia, 1590 Sir Francis Drake Blvd. asking that the commission grant an adjustment on his lots corner of Sir Francis Drake Blvd. and Suffield A ve. so as to permit the establishment of a parking lot area on a portion of the two lots so as to permit the parking of approximately sixteen cars and the building of a residence on the rear portion of said lots. In view of the fact that ordinance #254 of the City of San Anselmo definitely restricts to three the parking of automobiles to each lot in a first residential district, the Commission felt the request was not in order for consideration by the Commission.

Copy-City Council  
Copy-Merritt Webster

San Anselmo Planning Commission

By

Secretary