

Minutes of meeting of the San Anselmo Planning Commission, City Hall, June 27, 1946

Meeting called to order at 8:15 p.m. by Chairman Merritt Webster

Present: Commissioners: Webster, Meyerink, Thomas and Sharp and Alsnes  
Absent: Commissioner: Works

Minutes of meeting of June 4, 1946 read and approved.

Approximately twenty-five people were present in the audience.

Chairman Webster addressed those present relative to the general policy of the Commission in regard to zoning and advised that this meeting had been called to give further consideration to the applications filed with the commission on June 4, 1946 by Albert H. Siemer and Oliver E. Fuller, as per later notices sent out calling for a public hearing, City Hall, June 27, 1946.

The petition of Mr. Albert H. Siemer was first taken up for consideration and Mr. Siemer addressed those present stating that, although the property was at present in a first residential zone, on account of its location adjacent to the railroad right of way and creek, adjoining Bridge Street and San Anselmo Ave., approximately opposite San Rafael Avenue, it was unsuitable for residential building. Further that adjoining (Ongaro) and across the street (Butler-Signal Oil Station) were already all rezoned for commercial and that the granting of his petition would simply be the extension of a present Commercial Zone and not spot zoning. That it was his intention to construct on this property a suitable building for his engineering office of such type as not to interfere with the flow of water in the creek or to form a traffic hazard, and that he was agreeable to submitting plans and specifications of such building, previous to construction, to the Planning Commission and City Council for approval.

Commissioner Sharp, of the Planning Commission Adjustment Committee, stated that he and Commissioner Meyerink had met with Mr. Seimer just previous to the meeting and inspected the site and the statement as just made by Mr. Seimer at this meeting met with approval providing the building was constructed on a concrete foundation of such type and suitable height as to raise the floor above creek overflow level and to assist in acting as protection from creek overflow. Mr. Siemer replied that his contemplated office did not require a street level entrance and he would be willing to meet the requirement of the Adjustment Committee as noted.

Those present were then invited by Chairman Webster to come forward and inspect the map as filed with the petition showing location of the property and after such inspection the Chairman asked if anyone wished to speak in opposition to the granting of the petition. Hearing no objection the Chairman called for an expression from the Commissioners present. Commissioner Meyerink, seconded by Commissioner Thomas, moved:

That the Albert H. Siemer petition as filed be granted subject to the proviso that the plans and specifications for any building to be placed on this property shall have the approval of the San Anselmo Planning Commission and subsequently the City Engineer and City Council, having particularly in mind to give full protection to traffic and waterflow hazards.

Motion unanimously approved.

Petition for rezoning from first residential to commercial zone as filed by Oliver E. Fuller and Nellie Knowlton James, filed May 14, 1946, first considered by Commission at preliminary hearing June 4, 1946 and notices sent out for public hearing June 27, 1946. City Hall, was then taken up for consideration by the Commission.

Chairman Webster first called on Mr. Fuller who spoke in behalf of the petition stating he had filed with his petition a list of some 32 names of property owners adjacent to or in the immediate vicinity of the property petitioned to be rezoned, that he had contacted most of them and received favorable expression to the granting of the petition, that it was his intention to construct on Lot #1 a Haydite cement block construction building approximately 30'x40' or 30'x50' to be used as contracting building construction office and any trucks or other transportation vehicles to be parked off the street inside the lot area so as to help eliminate traffic hazard, that his lot #1 already adjoined commercial zoned area on Red Hill Avenue and the proposed extension of the Greenfield Avenue present commercial zone so as to take in a portion of Lots 20, 19 and 18 now facing Greenfield Ave, would complete the joining of the two present commercial zones by making lot #1 the connecting link and thus avoid any just criticism of spot zoning.

Guido Milani, 279 Greenfield Ave  
George W. Duncan 412 " "  
J. G. Powers 322 " "  
D. J. Boccabella 317 " "  
Leonore H. Cantua 280 " "

All addressed the meeting as opposing the granting of the petition giving as reasons, contemplated depreciation to first residential home property, traffic hazards, health, objection to any commercial business in vicinity.

Mrs. Nellie Knowlton James, the owner of a home and vacant lots being considered for rezoning to commercial in the proposed extension of Greenfield Ave. present commercial zone, stated that she favored the granting of the petition because she considered she was practically speaking already subject to conditions of a commercial zone and that the granting of the petition would not change other than to give a wider and higher valued use to the property rezoned, and would help to eliminate some of the existing problems.

Chairman Webster asked if any of the Commission desired to express an opinion. Commissioner Meyerink stated he felt it was simply a matter of time until all of the property on Greenfield Ave. between San Anselmo and San Rafael and lying adjacent to the railroad right of way would become eligible for rezoning to commercial use and that the present petition was simply a forerunner of a natural extension of a present commercial zone to a point where it would logically connect with the Red Hill Ave. commercial zone, that it was in line with the policy of the San Anselmo Planning Commission to help provide facilities for the extension of the business district of San Anselmo. Commissioner Sharp stated the rezoning of first residential to commercial zone was simply a repetition of the history of all older cities, where the older first established homes in first residential districts gradually gave way to expanding business districts, the home owners moved

into newer subdivisions, that in his opinion it was simply a matter of a short time until with the opening up of the railroad right of way to inter-city or county traffic all adjacent territory would be eligible for commercial use and was the natural line of expansion for business, apartment house and duplex homes such as could be built in commercial and second residential districts and at the present time there was a very urgent need for the expansion of such districts in close in territory.

Chairman Webster stated, if there was no one wishing to further address the meeting relative to the matter under consideration, he would entertain a motion. Commissioner Sharp, seconded by Commissioner Alsnes moved:

"That the San Anselmo City Planning Commission recommend to the City Council the extension of the present commercial zone on the South line of Greenfield Ave. by prolonging and extending the southerly line of said zone in an easterly direction across Greenfield Ave. to the intersection thereof with the easterly line of Lot 1, San Rafael Heights #1 and the northeasterly line of Greenfield Ave.. It being the intention that all of Lot #1, San Rafael Heights #1, shall be rezoned Commercial."

Chairman Webster called for a voice vote on the motion and the Commissioners present voted:

Ayes: Meyerink, Sharp, Alsnes, Webster

Noes: Thomas

Chairman Webster then declared the motion to grant the petition carried. He further stated that anyone not satisfied with the decision of the commission still had the right of appeal to the City Council, who had the final decision in the matter, although naturally the City Council would give first and serious consideration to the decision and recommendation of the Commission.

Letter of June 19, 1946 from Rey M. Overdisk, City Clerk, advising that the City Council ask the Commission to review the plans for a new subdivision by Claus A. Torrell, at our meeting June 27 and report recommendation to the City Council for their meeting July 2, 1946, read and the the Subdivision blue print plans, together with City Engineer Albert H. Siemer, Report on same dated June 12, 1946 and letter of June 18, 1946 by Claus A. Torrell were considered at this time by the commission. The blue print of "Plat Showing Proposed Improvements of Monterey Ave. & Los Angeles Blvd., Short Ranch Subd. Two, San Anselmo, Cal. prepared by J. C. Oglesby, Registered Civil Engineer, May 1946" together with City Engineer Albert H. Siemer's report were carefully considered by the Commissioners present, attention being called to change in width of gutter from 18" to a new specification of 24". All of the Commissioners present took exception to that portion of the plan showing a portion of streets only partly paved. On motion of Commissioner Meyerink, seconded by Commissioner Alsnes it was moved and unanimously adopted by voice vote that:

"The San Anselmo Planning Commission recommend to the City Council the approval of the said subdivision as per May 1946 plat filed with the exception that the entire street area be paved and street gutter be 24" width instead of 18" as shown on blue print, and the recommendations of City Engineer as

per his report of June 12, 1946 be carried out in their entirety."

Councilmen Miller and Allen and Mr. Wm. A. Ferrari met with the Commissioners present and asked that the Commission give consideration to planning and zoning along the railroad right of way, from San Rafael City limits to Bolinas Ave. and from Bolinas Ave. through to Larkdale, particularly in the matter of second residential districts to provide suitable locations for apartment houses of four family housing and duplex dwellings, also such portions as might be deemed suitable for Commercial districts, having in mind the expansion of present commercial zones. The Commission went into the matter with Messrs. Miller, Allen and Ferrari in a preliminary way and the consensus of opinion of all present was that the matter was of such importance and the hour so late it should be held over for a future meeting of all Commission members and the City Attorney be requested to meet to advise proper legal steps necessary to safeguard such zoning. Messrs Miller, Allen and Ferrari to arrange for such representation as they wished to represent the City Council and Business Men's Committee and Chamber of Commerce of San Anselmo.

On motion meeting adjourned at 10:25 p.m. subject to call of the Chairman.

Copy-City Council  
Copy-Merritt Webster  
Copy-Attorney Meyers.

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Secretary for San Anselmo  
Planning Commission.