

May 5, 1952

MINUTES

SAN ANSELMO CITY PLANNING COMMISSION

A meeting of the Planning Commission of the City of San Anselmo, State of California, was held at 8:00 P. M. Monday evening, May 5, 1952 in the Council Chambers, City Hall, San Anselmo.

Commissioners present: Merritt Webster, Presiding Chairman
Charles Alfano,
Thomas Brigg,
Mary R. Gilkey
Mary Donnelly.

Commissioners absent: None

MR. CASESKY, 2 CIRCLE DRIVE (Island Drive) & MR. K. JUMP, ISLAND DRIVE, neighbors, appeared before the Commission to ask what adjustment could be made about the following:
The house, built in 1946, on No. 2 Circle Drive, at present being purchased by Mr. Caskey, is partially on Mr. Jump's property. After discussion, the Commission requested a plat plan and copy of Mr. Oglesby's survey before a solution can be reached.

FRANK MONTE

Mr. Monte appeared at this meeting, asking if it would be possible for him to build a Commercial building on his lot located on Bank St., between Sir Francis Drake and the alley in back, on the front of which is now an existing building, the property in question being 50' x 60'. It was the opinion of the commission that there would be insufficient off street parking area for more building than is now on the lot and Mr. Monte was so advised.

APPLICATION TO REMOVE PROPERTY OWNED BY PETER P. CERVICK AND STANISLAWA CERVICK, BEING LOT 13, BLOCK 1 AND 1/2 OF LOT 14, MAP OF BERRYVILLE TRACT, FROM FIRST RESIDENTIAL TO MULTIPLE DWELLING - R-3.

The above Application, having had the two advertised, public hearings, was tabled on April 17th, for further study.

Mr. & Mrs. Roy D. Bailey were present and brought in a petition with twelve (12) signatures, all of which are within the 250' radius of the Cervick property, opposing the rezoning of property on Cedar Street between Woodland Ave. & Ross Ave. The petition also stated they opposed ANY spot rezoning in this area.

After careful consideration, Commissioner Pitman introduced the following resolution and moved its adoption:

RESOLUTION 19 A

WHEREAS: PETER P. CERVICK AND STANISLAWA CERVICK, OWNERS OF LOT 13, BLOCK 1 AND 1/2 OF LOT 14, MAP OF BERRYVILLE TRACT, HAVE PETITIONED FOR AN AMENDMENT TO ORDINANCE 694, 254 of the City of San Anselmo, in order to reclassify said property from First Residential to Multiple Residential (R-3) and

WHEREAS: The San Anselmo City Planning Commission did hold two public hearings thereon on the 7th and 17th of April, 1952, in the Council Chambers, City Hall, San Anselmo, and

WHEREAS: At said hearings all persons present and interested were heard thereon, and

WHEREAS: A petition was presented signed by 12 names of people located in the 250-foot radius of this property, opposing spot rezoning, which this would be, and as a matter of fact, opposing any rezoning of property on Cedar Street, between Woodland & Seas, and

WHEREAS: To recommend such rezoning as requested, would be spot rezoning, and this is against the policy of the Planning Commission.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of San Anselmo, State of California, does hereby find that the public necessity, convenience and general welfare do not require the amendment of Ordinance No. 254 to reclassify Lot 13, Block 1 and E 1/2 of Lot 14, Map of Sunnyside Tract, from First Residential to Multiple Residential.

BE IT FURTHER RESOLVED: That this Commission does recommend that the City Council, City of San Anselmo, State of California, do not amend said Ordinance as above set forth:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution which was adopted by an affirmative vote of all the members of the City Planning Commission, City of San Anselmo, State of California at a meeting thereof held on the 5th day of May, 1952.

Merritt Webster, Chairman

Attest:

MARKIAN Thomas Fring

Commissioner Donnelly seconded the motion and it was passed by the following vote, to wit:

AYED: Commissioners: Webster, Fring, Alfano, Donnelly and Gilkey
NAYED: None
ABSENT: None

The Chairman announced that this recommendation would be submitted to the City Council at their next meeting and that the City Council would then set date for hearing thereon.

LETTER FROM MR. ISACKES' DWELLING

At the March 3rd, 1952 meeting of the Planning Commission, Mr. Charles F. Isackes, No. 1 Traxler Road, was granted a request to be allowed to construct an overhang which would come to within 11' of the front property line, instead of the required 15'. Now a question has arisen as to whether or not the set-back of the new eave on the addition being made to the Isackes' dwelling, is in violation of Ordinance 338.

Letter was presented to the Commission, signed by 4 people urging the Planning Commission to recommend to the City Council, that approval of the structure as it now stands be given by the City Council, letter stating that such approval, if given, shall constitute an adjustment, if future surveys indicate that the setback of the new save is an infraction of the Ordinance.

Letter is to be written to Mr. Isackes, informing him that if there is any doubt about the existing line of his lot, that he have a survey made, then, if necessary, apply to the Commission for an adjustment.

APPLICATION FOR ADJUSTMENT - O. PANICHELLI, OWNER OF Property No. 92, 102 Butterfield Road

This application requests the owner be allowed to build and maintain a house on a lot 45 x 100 feet in front of an existing house which would then have no frontage on a street.

After careful study, Commissioner Gilkey moved that this application be denied for the following reasons:

1. By dividing this property, he would be making an illegal lot of the rear portion of his property, as it would have no frontage on a street. (See Ord. 338, Sec B C) requiring at least a 40' frontage on a street for a building site.
2. Denial of this application is not necessary for the preservation and enjoyment of substantial property rights of the petitioner.

The motion was seconded by Commissioner Alfnes, and passed unanimously by all the voting members present.

Mr. Panichelli will be notified that he has the right to appeal to the City Council at their next regular meeting, May 13, 1952, if he so desires.

COUNTY MASTER PLAN

Master Plan Books were presented to the members of the Commission by Commissioner Gilkey, who is Planning Director of Marin County, and Commissioner Webster discussed the plans and asked the members to study them, as later the various Planning Commissions in the County would be asked to approve or disapprove the plan.

ADJOURNED: Meeting adjourned at 11:00 P. M.

Herbert Webster, Chairman