

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. Thursday evening, March 20th, 1951 in the Council Chambers, City Hall, San Anselmo. This was a Special Meeting, called for the purpose of First Public Hearing.

COMMISSIONERS PRESENT: Merritt Webster, Chairman, presiding.
Charles Alfsnes
Mary Donnelly

COMMISSIONERS ABSENT: Eric Pitman
Thomas Pring
Mary Gilkey

FIRST HEARING ON REQUEST FOR APPLICATION TO REZONE PROPERTY IN ROSS VALLEY PARK SUB 1, FROM FIRST RESIDENTIAL TO MULTIPLE RESIDENTIAL BY THE FOLLOWING: OWNERS OF LOTS NO. 30 THROUGH 36, THE MAIN PETITIONER BEING H. W. JOSLIN (130 Hidden Valley Lane, Sleepy Hollow; owner of Lot 31.

All of the owners of the lots represented in the petition were present or were represented by someone, except Lot 35, being Mrs. L. Deysher.

Mr. Joslin was called on by the Chairman to state his reason for asking for the rezoning. Mr. Joslin stated he felt that to build a duplex on this property, which was his plan, would be the only way he could receive fair returns for the amount of money he has in it. He felt that a duplex would improve the property and would be the only type of building that would fit into the surroundings.

Mrs. Francis Sousa presented a letter from her husband asking that his name be withdrawn from the petition unless the petition specifically states rezoning to R-2, (Letter in file).

A letter was also received from Royce Brier, 108 Tamalpais Ave. opposing the rezoning of this property for multiple-dwelling. (Letter in file.)

A letter from George W. Addison of Oakland, owner of property located at 126 Tamalpais Ave., was also read, protesting multiple dwelling rezoning.

Mr. Frederick V. Rickborn, owner of Lot 16, located at 63 Tamalpais Ave. presented a petition signed by 30 names (21 of which live within the 250' radius of the property which is being considered for rezoning, thereby making only the 21 names legal on the petition) protesting the rezoning of any portion of Tamalpais Ave., as it is their desire to keep this street a First Residential area. (Petition and letter in file.)

Mrs. Violet Fowler, owner of Lot 36, spoke in favor of rezoning. She is desirous of having her property rezoned for commercial use, particularly since her lot is adjacent to commercially zoned property.

Mr. Ralph Winter, owner of Lot 29 could see no reason for not allowing the property to be rezoned, thereby enabling Mr. Joslin to build a duplex, since he had stated that that was his intention. He was in favor of the rezoning.

Mr. Joslin stated he would like, if possible to reduce his request from Multiple to Second Residential, for that would answer his purpose and the dissention seemed to be for Multiple Residential Zoning (R-3). Lawyer - or City Attorney to be consulted on legality of such a move.

Chairman Webster was of the opinion that Mr. Joslin would have to have those people who had already signed the petition for this rezoning of their property from First Residential to Multiple Residential, sign another petition asking the property in question to be rezoned as Second Residential.

Mr. Gordon King, owner of Lot No. 32 did not object to the building of a duplex and was in favor of rezoning to Second Residential.

The following property owners also registered their opposition to rezoning to R-3.

Mr. & Mrs. Kulpa, Lot 33.

Mr. Butler, part owner of property at 43 San Rafael Ave.,

Mr. & Mrs. R. S. LaMotte, 125 Tasalpais Ave. Mr. LaMotte also brought up the question of deed restrictions which he stated would make it illegal for anyone to build an apartment building in this area and still retain title to property. Stated the property would revert to the Sidney Smith heirs unless a quit claim deed was secured from the Smith heirs. He registered his opposition to any rezoning of any kind for this area.

Mr. Francis L. Slavich, was owner of the lot which is now owned by Mr. Joslin and also owns the lot next to it, and he registered in favor of a duplex, but not a rezoning to Multiple Residential, or R-3.

Commissioner Donnelly asked if there were more than two families living on any of the lots being considered in this rezoning request. The answer was negative.

Commissioner Webster explained that this was the first Legal hearing, being held as advertised and that the Second Hearing would take place as advertised on Monday, March 31st, 1952 in the Council Chambers.

REQUEST FOR APPLICATION TO REZONE PROPERTY OWNED BY PETER P. CERVICK AND STANISLAWA CERVICK, BEING LOT 13, B. SEC 1 and E 1/2 of LOT 14, MAP OF SUNNYSIDE TRACT, FROM FIRST RESIDENTIAL TO MULTIPLE DWELLING (R-3)

The following resolution was introduced by Commissioner Alfano and moved its adoption.

RESOLUTION 17A

WHEREAS: PETER P. CERVICK AND STANISLAWA CERVICK, Owners of Lot 13, Block 1 and the East 1/2 of Lot 14, Map of Sunnyside Tract, have petitioned for an amendment to Ordinance No. 254 of the City of San Anselmo, in order to reclassify the property above mentioned from FIRST RESIDENTIAL TO A MULTIPLE RESIDENTIAL DISTRICT,

BE IT FURTHER RESOLVED: That this commission do hereby set times and place for public hearings on said proposed amendment, at which times and places any and all persons interested may appear and be heard thereon, which times and places are as follows, to wit:

1. At the hour of 8:00 P. M. Monday, April 7th, 1952 in the Chamber of the City Council in the City Hall, San Anselmo, California.
2. At the hour of 8:00 P. M. Thursday, April 17th, 1952 in the Chamber of the City Council in the City Hall, San Anselmo, California.

BE IT FURTHER RESOLVED: That the Secretary of this Commission be and the same is hereby directed to give notice of the aforesaid hearings by causing notice of said hearings to be published as provided by law in a newspaper of general circulation in said City.

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 present of the City Planning Commission at a meeting had on the 20th day of March, 1952.

Herritt Webster, Chairman

Attest

Irene B. Anderson, Recording Secretary.

Commissioner Webster seconded the motion and it was passed unanimously.

Recording Secretary was requested to write a letter to the City Council requesting the reappointment of Mrs. Mary Donnelly and Mrs. Mary Gilkey, to the Planning Commission. Their terms expire April 10, 1952.

Meeting adjourned at 10:00 P. M. Next meeting to be Second Legal Hearing on March 31, 1952.

Herritt Webster, Chairman