

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 February 5, 1951 in the Council Chambers, City Hall, San Anselmo, California.

Commissioners Present: Merritt Webster, Chairman, presiding.  
J. O. Meyerink  
Thomas Pring  
Mary Robinson Gilkey  
E. D. Pitman

Commissioners Absent: Charles Alfsnes (in Europe)

The meeting was called to order by the Chairman at 8:10 P. M.

PETITION FOR AMENDMENT TO ZONING ORDINANCE NO. 254 - RUDY LANG, Jr.

The Chairman announced that this was the first legal hearing on the petition of RUDY LANG ( LANG CONSTRUCTION CO.) to reclassify the Descriptive Property in the Latham Tract from 1st Residential Zone to Commercial Zone.

(At this point the Chairman was handed a note which was a telephone message from Mr. Lang, asking that the hearing on his petition be held until 8:30 P. M., when he could arrive at the meeting. The request was honored and further discussion was held up until Mr. Lang's arrival at 8:45.)

Mr. Clyde D. Lightbody, 676 Sir Francis Drake Blvd., asked just what Mr. Lang intended to build on this piece of property. Mr. Lang answered that he had in mind multiple housing, such as an eight unit apartment building, or several apartment buildings, containing one and two bed room units. He stated he planned to have a 40' Right of Way to such housing as he might build, and a 20' easement.

Mr. Lightbody protested to this property being rezoned to Commercial Zoning because he felt Mr. Lang could then build anything he might desire. Mr. Lightbody did not object to apartment buildings. Mr. Lang did not want the property zoned to 2nd residential because he would only be allowed to build up to 4 family units on 1 lot and this would necessitate maintaining side yards and set backs of 15' from the property line.

Mr. Lightbody was concerned about ingress and egress to this property, feeling it would be too dangerous to those people living in that area to have any further excavating into Red Hill. The Commission then discussed with Mr. Lang, the necessity for adequate ingress and egress from the already congested Sir Francis Drake or Red Hill Ave., and the fact that ~~the~~ entrance, as shown at the present time, by Spaulding Ave. would be most inadequate, because Spaulding has only 30 feet of Right of Way width and a 17% grade and comes directly in near San Anselmo Hub, where congestion of traffic is now a great problem.

Chairman Webster read City Engineer's (Albert H. Siemer) letter, dated February 1, 1951, addressed to the Planning Commission - Subject: "Request of Lang et al, for rezoning of certain residential property to Commercial Property, situated NE of Sir Francis Drake Boulevard

between Spaulding and Madrone Avenues, which in substance requested that the Lang interests deed to the City of San Anselmo a fifteen foot strip of land lying northeasterly of and adjacent to the southwest-erly line of thier property along Sir Francis Drake Boulevard, for future street widening purposes - and gave reasons for this request.

Chairman Webster then read a letter from the Lang Realty Co., signed by Rudy Lang, Jr. dated February 5, 1951, which was an answer to Mr. Siemer's letter. Copy of this correspondence is in the file (LANG REALTY REZONING) at the City Hall.

Mayor Carmel Booth, who was present stated that she felt the letter was out of order because a 15' adjustment could not be granted on both sides of the street and what the City wants is a deed to the 15' as was promised several years ago by Mr. Lang's grandfather

Mr. Angelo Camicca, 55 Madrone, stated that it would be unnecessary to allow a 15' easement on the south side of Sir Francis Drake because of the hook on the north side which should be corrected and he, too, felt that the Lang Realty Co. should give the 15'.

Commissioner Meyerink objected to more excavations into Red Hill, feeling it was too dangers and might cause slides.

Mr. Lang stated he had had engineers look over this property and had been told that while the surface dirt might slide, it would not be dangerous because the under layer was not slide material.

Commissioner Gilkey also stated that all property owners along Sir Francis Drake should be notified about the plan of the City to rezone the property along Sir Francis Drake, making it necessary to have a 15' future width line and that no rezoning of any sort should be done until the future width line is established. She also stated that all that property which is now in an unrestricted zone, should be rezoned into a commercial zone.

Chairman Webster told Mr. Lang that his petition would be reviewed. There being no one further to be heard on this matter, the Chairman closed the First Hearing, announcing that the 2nd Legal Hearing on this Rezoning was set for February 19, 1951 at 8:00 P. M.

PETITION OF COLUMBUS PIERCE - RE: LOT 2, BLOCK 1, CORDONE TRACT

Mr. Pierce made a request to be permitted to locate an apartment building to within  $7\frac{1}{2}$ ' of Cordone Drive, asking that he be allowed to build a 4-unit apartment building, garage and/or other accessory buildings on this lot. He also presented a statement dated Jan. 5th, 1951, showing that a 10' adjustment had been granted to Attorney Carrol S. Bucher, 924 Mills Bldg., San Francisco, for this property in the minutes of the City Council at their meeting of June 8, 1948. (Page 176 of the minutes.) Mr. Pierce has purchased this property since that date.

Commissioner Gilkey suggested that Mr. Pierce, who is anxious to start this building, redesign his plans in order to comply with the 10' adjustment already granted for this Lot, and in that way all that would be necessary would be for him to present his plans.

Commissioner Gilkey moved that the Planning Commission take no further action except that which had been previously taken, in allowing the 10' set back. Commissioner Pring seconded the motion and it was unanimously passed.

JAMES LAVARONI- REQUEST FOR ADJUSTMENT - HAMPTON COURT

Mr. Lavaroni was not present. Commissioner Meyerink moved that Mr. Lavaroni's request to build 6 houses on Lots 12-12A-14 and 15 in Hampton Court should be denied for the following reasons:

1. It is not a hardship case.
2. Commissioners are averse to allowing adjustments when it is not absolutely necessary.
3. No deprecation of property rights.
4. By granting such request, it would establish a precedent.

Recording Secretary was instructed to write a letter to the City Council stating the denial of the Commission. (Letter sent 2/7/51).

LEACH REALTY CO. - REQUEST FOR SET BACK ADJUSTMENT ON LOTS 38-39-40 and 43 and Lots 34, 35 and 36 HILDALE PARK

Commissioner Webster read a letter dated December 5th from the Leach Realty Co., asking for a maximum set back of 8 feet from the living area of the home and approximately one foot set back from the garage on the above mentioned property.

It was decided best to have the Commissioners look at the property in question to see what could be worked out for the applicant.

APPLICATION FOR ADJUSTMENT - BLANKS FOR SAME TO BE MIMEOGRAPHED

Commissioner Gilkey presented a form covering Application for Adjustment to be used by people making requests for adjustments, and stated that in the future no applications will be accepted or acted upon by the CITY PLANNING COMMISSION unless or until this particular form has been filled out in full and there accompanies the same the required plans.

Commissioner Pitman moved that this form be accepted, that it be mimeographed and put in use as soon as possible. Commissioner Pring seconded the motion and the motion was unanimously passed.

Commissioner Gilkey stated she will make up copies of the Revision of Ordinance No. 254, on which she has been working, and asked that the Commissioners review same at their convenience.

ADJOURNMENT

There being no further business, the meeting adjourned at 11:15 P.M.