

October 20, 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, October 20, 1952 in the Council Chambers of the City Hall, San Anselmo.

COMMISSIONERS PRESENT: Merritt Webster, Chairman presiding  
Charles Alfsnes  
Thomas Fring  
Eugene Robinson  
Mary Donnelly

COMMISSIONERS ABSENT: Eric Pitman

SECOND HEARING ON REQUEST FOR APPLICATION TO REZONE PROPERTY AT 51 ESSEX STREET (BEING PTN LOT B, ANCHO VISTA TRACT) FROM FIRST RESIDENTIAL TO COMMERCIAL, BY THE OWNER LLOYD L. HOFFMAN.

Mr. Sharp representing Mr. Hoffman submitted plans showing the present structure at 51 Essex and the proposed structures. Commissioner Webster then asked if there was anyone that wished to be heard.

Mr. Metten and Mr. Reise spoke against rezoning, it being their opinion that this property is not a natural geographical location for commercial zoning inasmuch as it is a blind street, the street being too narrow and not a place for business enterprise. Mr. Reise obtained his present location under the impression it would be first residential and not commercial zone.

A petition was then presented from sixteen (16) property owners within the 250' radius of said property objecting to the proposed rezoning.

After carefully considering all of the arguments for and against this request, Commissioner Donnelly introduced the following resolution and moved its adoption:

- \* RESOLUTION 23A - *Set date for Public Hearing*
- WHEREAS: Lloyd L. Hoffman, Owner of Ptn Lot B, Ancho Vista Tract, has petitioned for an amendment to Ordinance No. 254 of the City of San Anselmo, in order to reclassify said property from First Residential to Commercial and
- WHEREAS: The San Anselmo City Planning Commission did hold two public hearings thereon on the 6th and 20th of October, 1952 in the Council Chambers, City Hall, San Anselmo, and
- WHEREAS: At said hearings all persons present and interested were heard thereon, and
- WHEREAS: Essex Street being a narrow street inadequate for Commercial Zone, multiple dwelling on front and garage on back built in violation. Present ingress and egress is not legal as it goes over private property, and the proposed structure would front on Essex and not on Redhill Ave., and
- WHEREAS: A petition was presented signed by 16 property owners located in the 250 foot radius of this property, opposing rezoning.

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 Ptn Lot B, Map of the Ancho Vista Tract from First Residential to Commercial Zone.

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 20th day of October, 1952.

Merritt Webster, Chairman

Attest:

Millie Asay, Recording Sec'y.

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

AYES: Commissioners: Webster, Pring, Alfsnes, Donnelly, Robinson  
NOES: Commissioners: None  
ABSENT: Commissioners; Pitman

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.

APPLICATION FOR ADJUSTMENT - George Baker - Lot 35 Brookside Drive.

Mr. Baker appeared before the Commission asking for an adjustment allowing him to build a house 5' back from the front property line, instead of the usual 15' setback. This adjustment was tabled to the next meeting allowing the Commission an opportunity to look at the lot before granting and adjustment.

APPLICATION FOR ADJUSTMENT - Mr. L. Beaubier - Terrace Ave.

Mr. Beaubier requested an adjustment for a setback of only five feet to allow him to follow the contour of the houses already built on that block. Commissioner Donnelly and Commissioner Robinson having studied the property and inasmuch as the lot is level and there being no particular hardship involved Commissioner Pring made a motion this adjustment be denied

Mr. Beaubier stated other houses along there are set upon the property line, and he would like to conform to the street for the beauty of the neighborhood.

Commissioner Webster advised Mr. Beaubier the Commission is only allowed to make adjustments where they feel that it is working an undue hardship and in this case there is no hardship. Commissioner Webster suggested

that all the members of the Commission take a study of the property before passing on the motion.

Recording Secretary was requested to write a letter to the City Council to meet with the Planning Commission on October 28, 1952 to discuss their letter also that of the Chamber of Commerce relative to limitations on duplex and R-2 zoning in the City.

There being no further business the meeting adjourned at 9:30 P.M.

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Merritt Webster, Chairman