

Minutes of the regular meeting of the San Anselmo City Council held March 23, 1965.

Present Councilmen: Clute, Capurro, Reichmuth, Smith, Franchini
Mayor Franchini, presiding

PUBLIC HEARING:

On the application of Land Planning, Inc. to rezone from R-1 to "PD" property located at the end of Valley Road in Hawthorne Hills, this rezoning was approved by the Planning Commission.

City Administrator reported this matter had come before the council and council was concerned about traffic problem on Valley Road and Camino de Herrera, also matter of drainage, culverts need to be replaced whether this development takes place or not - city council at this meeting asked developer to make study of street, road and drainage problems.

Mr. Clyde, associate and partner with Mr. Mendelsohn addressed council said two basic problems were access to property and drainage and presented report from Geo. Nolte & Sons showing new street cross section beyond West Court with curbs and gutters up to Valley Road, also studied drainage which shows on this report, tried to get drainage into a city drain on Camino de Herrera but this was unsatisfactory, next was to carry same to Sir Francis Drake drain but this was only 12" drain, feels the only thing they could come up with would be putting up \$10,000 with city then it would give city an opportunity to either form an assessment district or get together with Fairfax who is also having a drainage problem and put in proper size drains on Sir Francis Drake or use this money to correct some of the problems involved. City Administrator feels this amount would not cover work.

Mayor Franchini asked Mr. Leitzell to read letter which the Planning Commission sent to council on this matter in August, 1964.

Mr. Lindauer spokesman for people of this area stated a petition signed by 256 people living in Hawthorne Hills was presented to the Planning Commission at their public hearing on this rezoning and since then more names have been added, he introduced Rev. Reist who stated he is not against development but against anything that would reduce Hawthorne Hills to a slum area. Drainage not only problem but the additional traffic this development would cause, Valley Road could not support the traffic and people of Hawthorne Hills should not have to support an assessment district, their committee feels this matter should be gone into more thoroughly than it has in the past.

Mr. Stoddard, Home Owners Association stated he has been in touch with people of area on this development, problems seems to be density and poor planning on drainage. Home Owners have not taken a stand on "PD" but believe there should be a change in city slope policy and this should be studied and changes made before any further development is permitted.

Mr. West member of Planning Commission stated "PD" is proper approach and would be very disappointed if "PD" was turned down.

Mr. Leitzell stated Planning Commission has policy to include sidewalks - and if area was divided into large parcels and then into 2 or 3 lots you get no sidewalks and if done under "PD" these improvements would have to be put in.

Mr. Lindauer stated people not against "PD" but feel Planning Commission acted hastily, after making their decision on rezoning they called another meeting to go over same.

Councilman Smith said two problems involved, drainage and access and he is not prepared to vote tonight, should have engineers report and further report from Mr. Clyde. Councilman Clute said he understood public hearing was for rezoning from R-1 to "PD" and nothing else. Mayor Franchini said councils wants to know what it is going to cost for drainage and also how people are going to get in and out.

Mr. West said he has feeling number of people present don't understand difference between subdividing and "PD", and asked that Mr. Leitzell explain same. Mr. Leitzell explained under normal subdiviving, developer would have plans for streets, sidewalks, etc. planning commission would consider this and stipulate number of lots, if developer could meet requirements final map would be presented, cannot sell lots until final map is filed, when same is recorded he can sell lots - procedure under "PD" same except he can cluster houses, arrange lot lines, but under "PD" party has to come before planning commission to build houses, pools, etc. and planning commission can turn him down.

Mrs. West wrote letter recommending "PD" be referred to county planning commission to see if plan is suited for this area. Councilman Capurro feels biggest problem is drainage, access and how much traffic roads can carry and this is a trouble for the council. City Attorney pointed out under "PD" this will be all gone over with planning commission before same is approved.

City Administrator said Mr. Clyde is anxious to go ahead, city is now working with City of Fairfax on drainage problem. Mr. Clyde said under rezoning procedure they have spent a considerable amount of money to solve problems and until they know what rezoning is going to be they can't do much more.

Mayor Franchini feels City Engineer should go out and get all the information possible and report back.

Councilman Smith stated Mr. Clyde has done what council asked, but he would like engineer to go over Clyde's proposal and bring information back to council.

After discussing matter and hearing from other residents of the area, Councilman Clute moves city council approve rezoning to "PD" subject to approval by Planning Commission. Motion failed for want of second.

Mr. Leitzell said plan has changed since Planning Commission approved same and maybe it should go back to commission - map shows changes as recommend by Planning Commission, this map shows common wall- map has not met all requirements of Planning Commission. Mayor Franchini referred same back to Planning Commission who will meet next Monday night and same will be brought up at that time, then council will hear matter again at their April 13th meeting.

Request from Tamalpais Electric to erect free standing sign on San Anselmo & Belle Avenues. Councilman Clute moves approval to request. Councilman Reichmuth seconds same. Passed unanimously

Request for light at Saunders Avenue bridge - City Administrator stated PG&E are attempting to repair same, and recommends mercury vapor light installed on pole. Councilman Capurro moves approval. Councilman Clute seconds same. Passed unanimously

Request from Mrs. Peterson, 96 Hillside Drive, asking that small globes be replaced with larger lights on Hilldale and Jordan Avenue, also need for light on the corner of Jordan & Forbes. City Administrator checked same and does not recommend light at Jordan & Forbes, lights on Hilldale & Jordan have trees surrounding them, PG&E are making a study and are preparing an estimate of cost for replacing small lights, same will come before the council when completed. Councilman Clute moves on recommendation of City Administrator to deny request for light at Jordan & Forbes. Councilman Reichmuth seconds same. Passed unanimously

Letter from Mrs. W.E. Olson, regarding overhead utilities in Laster Subdivision. City Administrator said Laster subdivision map has been approved, same included electrical installation. City Council in future should consider subdivisions having all electrical system underground. Mayor thinks we should have ordinance on this. City Attorney to prepare same. Mr. Irwin PG&E representative said company is anxious to work with cities on any ordinance and will be happy to meet with city on same.

Memo from City Engineer regarding revision of traffic signals on Sir Francis Drake Blvd. at San Francisco Blvd, Broadmoor Ave. Butterfield Road and Suffield Avenue. Would like to call for bids to be opened at next meeting. Councilman Smith moves to call for bids on above. Councilman Reichmuth seconds same. Passed unanimously

Letter listing the results of examination for equipment operator and maintenanceman read. Councilman Reichmuth moves to promulgate list. Councilman Smith seconds same. Passed unanimously

Councilman Smith moves approval to the appointment of Richard Bartee as maintenanceman and Vernice Schonauer as equipment operator from eligible list. Councilman Clute seconds same. Passed unanimously

Request from Firector of Parks & Recreation for office quipment in the amount of \$668.81. Councilman Capurro feels Director should have his office at City Hall and there would be enough equipment for him there. Mayor stated his work is at the park but he would be against an electric typewriter for him. City Administrator to check and try to get some new figures on typewriters.

Estimate in the amount of \$4,000.00 for landscaping triangle at Tunstead Ave. Council put this matter over for present.

Memorandum from City Administrator regarding janitorial service at City Hall - present work not satisfactory. City Administrator to check on other janitorial service companies and report back.

Ghilotti progress payment No. 9, (semi-final) in the amount of \$3,749.45, checked by City Engineer who recommends payments. Ghilotti is going to seal coat during week. Councilman Reichmuth moves approval of payment in the amount of \$3,749.45. Councilman Smith seconds same. Passed unanimously

Letter from Chief of Police recommending that parking be prohibited for a distance of 48 feet on the east side of Del Norte Avenue and 42 feet on west side at turn-around. Councilman Reichmuth moves approval on chiefs recommendation. Councilman Smith seconds same. Passed unanimously

City Administrator recommends to City Council ordering slide and dirt be removed on Miwok Street in Del May subdivision. Councilman Smith moves to order contractor to proceed and remove slide and direct from area and proceed with project. Councilman Capurro seconds same. Passed unanimously

Mayor proclaimed "May Senior Citizens Month" in San Anselmo.

Letter from Mrs. Naagalt asking permission to put trailer on vacant lot and live in same while building home - City Attorney said city ordinance prohibits living in trailers in San Anselmo. Letter explaining same to be sent Mrs. Naagalt.

Planning Commission letter on downtown planned development referred to Chamber of Commerce.

City Administrator informed council Mayor Shelley of San Francisco will be guest speaker in April when San Anselmo plays host to Mayors and Councilmen. Also Mr. Seeger of Water District will be at next council meeting to address council.

Meeting adjourned 11:10 P.M. until April 13, 1965.

Anita Gannon, City Clerk