

Minutes of the regular meeting of the San Anselmo City Council held on June 8, 1965

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

HAWTHORNE HILLS (PD) ZONING

City Administrator briefed council on previous action taken at meetings of the Planning Commission and council on this rezoning.

Mr. Clyde addressed council stating they had kept up their end of problems and need to have answer and if possible would like same tonight, not asking council to approve construction but just asking for a decision on rezoning.

Douglas Lindauer representing residents of area introduced Rev. Reist also Mr. Zaharoff who questioned whether Mr. Lockton or Mr. Clyde had prepared maps - also stated city ordinance requires that application for "PD" should be accompanied by licensed stamped map. Letter read from Mr. Lockton stating he prepared maps. Mr. Licht also spoke stating lots as small as suggested by Planning Commission will not hold a decent home, and urged council to consider all points before making any decision. Councilman Clute asked the Attorney if we could rezone this to planned residential. City Attorney stated if planned community is approved, Mr. Clyde will have to file a subdivision map, all council is doing is approving a concept, and all matters of drains, roads etc. will come later.

Councilman Clute stated he is in favor of PD, only land left in San Anselmo is steep hillside property and this is logical solution to hillside property. Chas. Mastin, 5 Traxler said not enough study made and he would like to recommend plan be sent to county planning and receive their professional knowledge - feels neither Planning Commission or Council or residents are able to answer questions and should get professional advice. Mrs. West also feels this should go to the county. Councilman Smith said council had asked for a report from City Engineer but didn't recall seeing same. City Administrator said Mr. Sypher had made report on drainage also street access and same was read at meeting and Mr. Leitzell is working with Fairfax on drainage.

Mr. Phil Haring stated he is not opposed to changing zone if there was need for more housing in this area - have vacant houses and apartments all over and should have a clear need for additional housing, feels this is a benefit to one person or group and not a benefit for the community, should go slow in changing our policies.

Councilman Franchini said he would be willing to send to county planning commission and have them make report. City Administrator said this would take about three weeks. Mr. Clyde feels council has had plenty of time, would like to have final word tonight. Mr. West said he sympathizes with Mr. Clyde, unfortunate this has taken so long, same going on for one year, don't have staff or facilities to check these things thoroughly, planned development right approach - but ordinance states have to do everything right now, impossible to make decisions without further study. Jerry Lloyd stated they did best they could as planners on this matter, liked this plan, felt very strongly about same - would rather density be used on old slope policy but would like to see this issue cleaned up tonight, can't see how county can come up with right answers on short notice.

Mr. Clyde said county would put one planner to study this, if county suggests a change then it would have to go back to Planning Commission and that would take 2 or 3 more months - not in favor of this.

Councilman Clute moves approval to change zone to "PD" on Hawthorne Hills property of Land Development. Councilman Reichmuth seconds same. Motion failed on following vote:

Ayes Councilmen: Clute, Reichmuth

Noes Councilmen: Franchini, Smith, Capurro

Appeal of Richard Sherrill, 550 Sequoia Drive for an encroachment into front yard for carport, same denied by Planning Commission who felt no hardship shown.

Councilman Franchini moves to grant approval to request. Councilman Smith seconds same. Motion passed on following vote:

Ayes Councilmen: Clute, Reichmuth, Franchini, Smith

Noes Councilmen: Capurro

Matter of appointment to Planning Commission. Mayor stated six applicants were interviewed and all well qualified and would like to submit the name of Allan Creighton to fill this vacancy. Councilman Franchini moves approval to Mayor's recommendation. Councilman Smith seconds same. Motion passed on following vote:

Ayes Councilmen: Clute, Franchini, Smith, Capurro

Noes Councilman: Reichmuth

Mr. Ragan member of planning commission stated during hearing on rezoning of Hawthorne Hills matter he resented some of the remarks made by people, planning commission members are doing best job possible.

Request for progress payment Indian Rock Assessment District in the amount of \$20,087.15. Councilman Franchini moves approval. Councilman Smith seconds same. Passed unanimously

Mr. Hugh Marchants addressed council regarding a walkway across Sir Francis Drake, said very inconvenience not being able to cross in front of office. Letter from Chief of Police opposing same. Mayor Capurro felt this would be a matter for City Attorney, if someone was hit crossing, would city be responsible. Councilman Smith stated he would not go against Chiefs wishes. Councilman Franchini felt decision should come from City Attorney. Letter read from Mrs. Rosenberg objecting to any walkway, felt this would encourage children to cross there also. Matter to be referred to City Attorney.

Report from City Engineer on revamping of parking stalls on Bank St. also on Greenfield. Mr. Leitzell explained Bank Street Parking. Councilman Reichmuth moves to have parking realigned on Bank St. as suggested by City Engineer. Councilman Smith seconds same. Passed unanimously

Matter of Greenfield Avenue explained, necessary to remove some parking places. Councilman Franchini stated council should go very slow on eliminating any parking places on Greenfield Ave, and he would be against this. City Administrator said matter could be held up and people in area could be notified, hold a public hearing. Mayor Capurro said in bringing this matter up not his intent to eliminate any parking spaces but there is a jog that could be removed making street wider in that area, and he would like a study made, City Administrator to check on cost of widening.

Memorandum from City Administrator regarding proposed telephone rate change by Western California Telephone Co. of Novato. Resolution No. 1049 A resolution opposing a rate increase per application filed by Western California Telephone Co. Councilman Reichmuth moves adoption. Councilman Franchini seconds same. Passed unanimously

Ordinance No. 516 "An ordinance prohibiting the operation of motor vehicles on Fire and Hiking Trails without a permit therefor. Councilman Reichmuth moves to dispense with further reading. Councilman Franchini seconds same. Passed unanimously

Ordinance No. 519 "An ordinance prohibiting the practice of entering uninvited upon private residences by solicitors, etc. Read by title only.

Resolution No. 1050 "Requesting the Postmaster General of the United States not to remove the postoffice from the Center business area. Councilman Smith moves adoption. Councilman Franchini seconds. Passed unanimously

Resolution No. 1051 Claims and demands for the month of May. Councilman Smith moves adoption. Councilman Reichmuth seconds. Passed unanimously

City Administrator reported PG&E finished setting pipe and have to set meters.

Councilman Reichmuth moves approval of transfer of funds as listed. Councilman Smith seconds same. Passed unanimously

General Fund- Fire Dept. Acct. 432-02, regular employees	\$4,200.00
Capital Improvements Fund-Acct 491-45 Traffic Signals	2,068.00
Parks & Recreation Fund-Acct. 481-23 Maintenance of Building & Grounds	840.00

Meeting adjourned 11:00 P.M. until June 14, 1965.

Anita Gannon, City Clerk