

Minutes of the regular meeting of the San Anselmo City Council held Sept. 14, 1965

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

Absent Councilman: None

Mayor Capurro, presiding

Councilman Smith moves approval to minutes of August 10, 24 and 30th. Councilman Clute seconds same. Passed unanimously

BIDS: The following bids were received.  
Sealing, San Anselmo Ave.

Bay Slurry Co.	\$2,340.52
Highway Safety Supply	1,579.50

Oil Distributor

The Rix Co.	2,775.00
Ed R. Bacon	2,737.28
Western Traction	2,803.00 Less 20%

Sequoia Signals

R. Flatland	10,890.00
Steiny & Mitchel	10,357.00
Emsco Elec.	13,665.00
Cimino Elec.	12,700.00
L.H. Leonardi	10,295.00

Bids were referred to City Engineer to be checked.

Request from Cimo Construction Co. for permission from council to blast at Redhill School site development. City Engineer recommends approval be granted, bond has been posted in the amount of \$1500.00. Councilman Clute stated requests should be more specific on area. Councilman Smith moves to grant permission. Councilman Reichmuth seconds same. Passed unanimously

Letter from Bert Oberg, 71 Berkeley Ave. regarding fence encroaching on city property. City Administrator and Fire Chief checked same and feel fence should be moved back - fence is on shut off valve used for fire protection and against hydrant. Councilman Smith stated fence should be on property line not encroaching on city property.

Councilman Clute moves to grant encroachment providing Mr. Oberg can satisfy Fire Chief - valve and hydrant to be exposed for fire department use. Same was agreeable with Mr. Oberg. Councilman Reichmuth seconds same. Motion passed on following vote:

Ayes Councilmen: Clute, Reichmuth, Franchini, Capurro  
Noes Councilman: Smith

City Administrator stated Mr. Oberg has refused garbage service by San Anselmo Garbage. City Attorney said Mr. Oberg has garbage which he transports outside City and he will have to take garbage service. Mr. Oberg said he will arrange for service.

Discussion on subdivision improvements, Indian Rock Unit 1 & 2. City Administrator asked council to declare bonds are in default and request improvements be made. Councilman Clute moves to declare bonds in default on Unit 1 and requests improvements be made. Councilman Franchini seconds same. Passed unanimously

On Unit 2, Councilman Clute stated there is still additional work to be done, that DelMay be declared in default and Bonding Co. be notified to finish work. Councilman Franchini seconds same. Passed unanimously

Councilman Clute asked if city has filed any liens on money owing to city - City Engineer stated inspection fees are still owing. City Attorney stated before any building permits are issued money will be paid city - Mayor Capurro stated city should place liens on money owed. City Administrator to go over this matter with City Attorney and report back to council.

Indian Rock progress payment No. 10. City Engineer recommends approval of payment in the amount of \$470.96. Councilman Franchini moves approval. Councilman Clute seconds same. Passed unanimously

BIDS: Checked by the City Engineer and found in order. Sealing San Anselmo Ave. Councilman Smith moves to award bid to Highway Safety Supply in the amount of \$1,579.50. Councilman Reichmuth seconds same. Passed unanimously

Oil Distributor: Councilman Reichmuth moves to award to Ed. Bacon low bid of \$2,737.28. Councilman Smith seconds same. Passed unanimously

Sequoia Signals: City Engineer would not recommend awarding same tonight, they will look over same and report back at next meeting. Council grants approval of above.

## Amendment to Administrative Ordinance:

Councilman Reichmuth moves city council reconsider amendment to Administrator Ordinance. Councilman Franchini seconds same. Motion passed on following vote:

Ayes Councilmen: Clute, Franchini, Reichmuth

Noes Councilmen: Smith, Capurro

Councilman Franchini moves to adopt amendment to City Administrator Ordinance. Councilman Reichmuth seconds.

Discussion: Mr. Ragan stated people in audience at past meetings have spoke against amendment to this ordinance, no one present spoke in favor of amendment, have ordinance and should not amend same.

Mr. Anderson representing Home Owners stated this position highest in city, Has more to do than any other and feels Mr. Flautt should live in City.

Mr. Citti, ordinance put in for good reason and should be kept in.

Councilman Smith stated matter of principal with him, at time ordinance was adopted it had been gone over thoroughly and Mr. Flautt should live in City.

Mrs. West said City Administrator should live in city same as council members. He has stated he would move back if requested - council could give him a year to move back, not a couple of weeks.

Councilman Reichmuth stated he can't see where City Administrator would do any better job than he is doing at the present time if we asked him to move back.

Mr. Ragan said city has ordinance from 1959 and why have same if not going to live by it.

Councilman Franchini said San Francisco is now looking into this very same idea of living outside city. This matter was brought up at a meeting when he was not present and his understanding it came up because city would not do someone a favor.

Mrs. Erwin stated they brought matter up - if council amends this ordinance other groups will be coming in to have other ordinances amended.

Mr. Schaaf, 32 Crest Road - difference between employee carrying out his job, only thing is how well he is doing job, sometimes better if he don't live in City.

Mayor Capurro stated he believes amendment is basicly and morally wrong, will make big difference to city, will make a difference to his way of thinking. Ordinance should not be changed for any one person, nobody that big.

Motion to amend ordinance passed on following vote:

Ayes: Councilmen Clute, Franchini, Reichmuth

Noes: Councilmen Smith, Capurro

## Request for approval of modification of PD plan for Loma Robles:

Planning Commission at their September 7th meeting approved modification plan to: permit single family use as opposed to multiple use originally planned. permit subdivision of lots to allow individual ownership of the land beneath each Town house.

Permit balance of property to be in common ownership of an association. Mr. Gilroy asking for lesser density but more lots - Planning Commission approved same as a revision. City Attorney stated original concept of multiple is being changed, where a correction is more than minor change there should be a public hearing, this is a change of lines and is not what public was invited to come and speak on, if the council feels this is a lesser change they can vote on same tonight.

Mr. Ragan asked that the minutes of the Planning Commission meeting be read, this is a radical change from original plans and feels people should be given a chance to be heard, gave Mr. Gilroy an opportunity to have public hearing but he preferred to come before city council, but feels this should have a public hearing.

Mr. Bianchi, Attorney representing Mr. Gilroy stated zoning change being requested is same as zoning approved by Planning Commission earlier, no change in zone, construction or design, simply a method in ownership of property after development is completed. Initial concept was series of buildings which would constitute a multiple use because they were under a common ownership - concept now is identical series of buildings only under separate ownership.

Mr. Gilroy stated notices had been sent out and same advertised before - density is being reduced, height of buildings reduced - trying to make same attractive with more open spaces, plan is for "Town Houses", same layout of roads and drainage, same landscaping requirements only change people living there will own units and will have more pride in them than tenants, will own unit and land under it.

City Attorney said legal point these are going to be single family residence entirely different from plan originally submitted, should have public hearing - if no one against same, then everything would be OK.

Mr. West stated this came before Planning Commission at two separate meetings - had a PD subdivision of 9 parcels, map here represents 50 odd parcels - at first meeting motion to approve died for want of second - his feeling if this was radical change from anything that had come before Planning Commission there would be some serious problems in latter years on these small lots. He is in favor of cluster development, was not at meeting when same was approved and was surprised of same being approved - feels there will be problems.

Councilman Reichmuth moves to turn down request in view of the fact a public hearing should be held as there is drastic changes. Councilman Franchini seconds same. Passed unanimously

Mr. DeCook spoke of the importance of time, due to rains and if no judgement is passed tonight it might go into winter, wishes council would consider time. Councilman Smith and Clute stated they liked plan but Councilman Smith said he would go on word of City Attorney. Mr. Gilroy will bring back to Planning Commission.

Matter of DeCook house on Sir Francis Drake (Redhill). Mr. DeCook asked council to give him until October 31st to make corrections - building will be raised or moved. Councilman Franchini moves to grant Mr. DeCook until October 31st. Councilman Smith seconds same. Passed unanimously

Ordinance No. 522 An ordinance amending section 10-2.602 of Title 10, Chapter 2, Article 6, of the San Anselmo Municipal Code by extending the time in which to file a final subdivision map to eighteen months and authorizing further extension of time upon application therefor. Read in Full

Ordinance No. 523 A ordinance amending section 10-2.213 of Title 10, Chapter 2, of the San Anselmo Municipal Code by requiring preliminary soil reports and specifying the conditions under which a soil investigation of each lot is required.

Request for additional help for library - Mr. Yates present representing Library Board stated need to replace page girl who is leaving, there is need to hire a more experienced person, and would like to hire party for 2 hours a day instead of one hour and also more money from \$1.25 to \$1.88 per hour, cost to city an increase of \$635.00. Councilman Clute moves approval. Councilman Reichmuth seconds same. Passed unanimously

Waiver of slope policy, SS-116, tentative map DeCook & Rogers.

Memo from planning commission recommending approval of waiver of slope policy City Engineer stated at one time this was one building site, existing house on lot 3, same was illegally subdivided and sold, lot on substandard lot as far as width, lots have sufficient sq.ft.

Jerry Lloyd stated one reason asking council to approve waiving of slope policy, Planning Commission's condition of granting same was Redwood Road would be improved in width and water main developed.

Mr. West stated he voted against this - two lots on extremely hillside area - ordinance states if lots in one name should not be divided, this is very nice as one lot. Almost every house requires a variance, under slope policy they are substandard in areas as well as width.

City Administrator stated this is long form subdivision and will come before council as final map.

Councilman Clute moves approval to waiver of slope policy. Councilman Smith seconds same. Motion passed on following vote:

Ayes Councilmen: Clute, Franchini, Smith, Capurro  
Noes Councilman Reichmuth

Report on rezoning Town Center - City Administrator reported not feasible to enact PD planning for Town Center - no areas in San Anselmo that would qualify for Federal Funds - would have to be individual rezoning.

Mr. Trehwellan feels should be rezoned to commercial. City Administrator said there would be danger in changing whole area. Councilman Clute feels up to individual party to ask for rezoning, don't see how we can do anything.

Jerry Lloyd stated council supported Planning Commissions recommendation of putting in mall, new street, etc. he will be guided on any decisions of rezoning in Town Center by decision made by council, suggests if council is going to alter their decision now is the time to do same.

Mayor Capurro said Wilsey, Ham & Blair plan is guide and should be subject to review. Jerry Lloyd said by annual review, Wilsey plan we can take up matters such as creek, the development of same, new street - his feeling should have Town Center rezoned that would have no restrictions on side-lines - feels same should be rezoned.

Kenneth Anderson asked would it be possible for city to start fund to buy property hold same and then resell, feels city is going to have to take steps. Feeling of council they should meet with Planning Commission and discuss matter. Mr. West suggests Mayor Capurro and Jerry Lloyd bring together specific points to check before meeting. Mr. Trehellan said they are meeting on Oct. 6th, people interested in question of development - Date of October 19th set for meeting with Planning Commission.

Letter from S. A. Alini, Salinas Ave. requesting council to give consideration to annexing to city portion of her property which lies outside city at the present time. City Administrator told council he proposes to review plan on annexations as there are other parcels outside city which owners are anxious to annex, he will answer Mrs. Alini stating her property will be taken under consideration probably sometime in October.

Ordinance No. 521 "An ordinance repealing Article 2 (Cesspools) of Title 5 Chapter 4 of the San Anselmo Municipal Code and re-enacting Article 2 with new regulations for Cesspools and Septic tank systems within the City of San Anselmo. Read by Title.

Councilman Franchini moves to dispense with further reading and adoption of ordinance. Councilman Smith seconds same. Passed unanimously

City Administrator brought up matter of hourly rate for Steno-Clerk, City rate now \$2.50 in checking rates same are now \$3.00 - stated Mrs. Foster who is leaving would consider staying if rate was increased and also would like sick leave and vacation.

Councilman Franchini stated if council does this for her would have to do same for others. Councilman Smith stated he feels same way but would go along with rate of \$3.00.

Councilman Franchini moves to hire new girl and approve bringing her in a few days in advance. Councilman Reichmuth seconds same. Passed unanimously

Councilman Franchini moves approval to cleaning drapes in council chamber, Councilman Clute seconds same. Passed unanimously

City Administrator stated Robert Leitzell will be attending classes on engineering and will be absent from council for next three meetings, someone will take his place.

Discussion on Service Stations, Use permits - council should have some say - City Administrator states any use permit for service station should have ratification of city council. Councilman Franchini would like to see ordinance amended so they will come before council.

Resolution No. 1067 Claims and Demands for the month of August. Councilman Reichmuth moves adoption. Councilman Smith seconds same. Passed unanimously

Meeting adjourned 11:40 P.M.

Anita Gannon, City Clerk