

Minutes of the regular meeting of the San Anselmo City Council held on October 26, 1965.

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

Hearing on abatement of dwelling at 15 Miwork Drive. Building Inspectors memo recommends correction of all deficiencies or demolish. Mr. Bernard is still legal owner, notices have been posted. City Administrator feels if council orders demolition of property someone will take care of same. Councilman Smith stated it is a nice looking home and could be ashamed to tear down. Councilman Clute moves to order demolition within 30 days. Councilman Franchini seconds same. Passed unanimously

Letter from Mrs. Shirley Larsen, 379 Butterfield Road appealing decision of Planning Commission in denying their request for a variance to construct caport at 19 Hooper Lane. Warren Perry stated Planning Commission did'nt find any exceptional circumstances that would warrant granting this variance. Mr. Ragan stated he went out to check and was told they were not going ahead for sometime and he abstained from voting, but after hearing arguments he also would vote no.

Councilman Franchini stated he would go for cement slab, but not carport. Councilman Smith stated if they can put in cement slab he don't see any reason for not putting cover over same. Mr. Ragan stated why destroy ordinance by granting variance. Councilman Clute moes appeal be granted. Councilman Smith seconds same. Motion failed to carry by following vote:

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

Request for annexation in "Short Ranch Area". City Administrator explained areas for annexations and read memo on same. A report by Mr. Zion would cost around \$350.00 and he would recommend council's approval to report. Planning Commission has prepared maps showing sphere of interest also future annexation to city. Councilman Franchini feels should make this study. Councilman Smith moves to make study per City Administrators report. Councilman Clute seconds same. Passed unanimously

Mr. Stoddard stated Home Owners Association are very interested in rezoning in this area, interested in Having this areas in San Anselmo, maybe should talk with San Rafael. City Attorney to dfaw up contract with Mr. Zion in the amount of \$350.00.

Matter of surplus property on Hillside Avenue. City Administrator recommends to City Council that city dispose of same except for 10 foot strip for future street widening.

Councilman Franchini moves to declare surplus property. City Attorney be authorized to draw necessary papers. Councilman Smith seconds same. Passed unanimously

Appointment to Park & Recreation, letters from Harry Press and Robert England ~~but~~ interested. Councilman Clute would like to recommend Harry Press. Councilman Franchini stated he knows both men and either one would be good Choice. Mayor Capurro stated it is a hard choice to make and recommends to council the name of Robert England. Councilman Smith moves approval to appointment as recommended by Mayor. Councilman Clute seconds. Passed unanimously

Progress payment, Indian Rock Subdivision:

City Engineer checked same and recommends payment: Harding Associates \$129.75 and J & K Construction \$5,085.83.

Councilman Clute movees approval to progress payment. Councilman Smith seconds same. Passed unanimously

Memo from City Administrator listing members of Marin County Associations of Insurance Agents from San Anselmo, also letter from Minto & Wilkie submitting information on recent package proposal.

City Engineers memo stated tentative map of S-61, Ronald Court, Harry Johnson requires action by the City Council to waive requirements of slope policy, same approved by Planning Commission. This was originally approved in 1963 but has expired.

Mr. Ragan stated he voted against this, felt same should go as a new subdivision due to slope policy, feels not suitable for 10 homes, 7 sufficient. City Administrator stated only thing before council is variance to slope policy, final map will be coming back to City Council. Warren Perry stated commission felt essentially character of subdivision had long been accomplished, widening of road on approval of engineer, soil report required was made.

Mr. Zell, Rosemont Avenue stated if approval tonight city is approving one standard lot and nine substandard ones.

Mr. Anderson, Home Owners interested in this and city passed slope policy and modernized same on two occasions, ordinance not unusual, who do we seem to fall back on old ordinance- enforcement of ordinance can't be hardship on builders, they know what to expect.

Mr. Stoddard said this is a substandard subdivision on substandard road -

Mr. Johnson let subdivision lapse and City has no obligation to approve.

Councilman Franchini said City has had a lot of trouble with Mr. Johnson, and moves to deny approval for variance to slope policy. Councilman Smith seconds same. Discussion on motion, Councilman Clute stated he is not in favor of slope policy. Mayor Capurro stated no flat land left, up to council to govern these type of lots and have some nice homes instead of shacks. Motion passed on following vote:

Ayes Councilmen: Franchini, Smith, Capurro

Noes Councilman: Clute

Letter from Tidewater Oil Co. requesting permission to construct retaining wall at service station located on the corner of Sir Francis Drake & Barber Ave. Report from City Engineer recommends approval. Councilman Franchini moves to grant approval. Councilman Clute seconds. Passed unanimously

Ordinance No. 524 An ordinance amending sections 10-3.902, 10-3.1101 and 10-3.2001 (Title 10, Chapter 3) of the San Anselmo Municipal Code, by providing that Use Permits for Gasoline Service Stations be issued by the City Council after hearing and report by the Planning Commission.

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

Ordinance No. 525 "An ordinance amending Ordinance No. 485 of the City of San Anselmo by changing the property classification from (R-1) Single Family Residential District to (C-3) General Commission District, property known as that portion of Lot 497 of Short Ranch, Subdivision 2, not included in A/P 6-061-08, and parcel 6-061-02, located on Sonoma Avenue, property of Union Oil Company, First reading in full.

Home Owners Association letter regarding remaining landscaping in Parking Lot A. City Engineers report giving estimate of \$12,332.00 on additional work. City Administrator stated he didn't have chance to go over this with the City Engineer and has been trying to contact Mr. Kaufman and could not make a complete report at this time. Mayor Capurro suggests City Engineer put in stakes showing Kaufman property and City property.

Home Owners letter regarding radar- City Administrator reminded council there had been a request for same in budget but council deleted it.

Councilman Clute asked about Sunnyhills, stated lease recorded, worried about subdivision, asked if they have subdivided. City Administrator said tentative map presented to Planning Commission and approved. Sunnyhills have been told they do not have building site until final map is filed. Mr. Vallarino stated lease is contingent on property subdivision and zoning.

Mayor Capurro spoke of old tires and cardboard boxes on strip in back of the Theatre. Fire Chief stated he has sent four notices to clean up and they do so, but then start putting more back again. City Administrator stated easement no value to City and Theatre owner is writing letter to council asking that same be abandoned or put up for sale. Councilman Franchini stated notify party to clean up and if he don't bring him in and fine him. Building Inspector stated Company is moving to Larkspur - Mayor stated same to be cleaned up at once. City Administrator to check.

Mrs. Erwin spoke on debris in creek near her property. Fire Chief sent notice to clean up-Bldg. Inspector reported people have been notified if not cleaned up, City will do same and charge to property owners.

Meeting adjourned 10:00 p.m. until November 9, 1965.

Anita Gannon, City Clerk