

Minutes of the regular meeting of the San Anselmo City Council held on the 19th day of April 1966.

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

Councilman Reichmuth moves approval to minutes of March 8th and 22nd.
Councilman Smith seconds same. Passed unanimously

Resolution No. 1101 "A resolution declaring the canvass of returns and results of General Municipal Election held on April 12, 1966.
Councilman Clute moves adoption. Councilman Smith seconds. Passed unan:

Oath of Office administered to R. Scott, W. Capurro, D. Ragan by City Clerk. Office of Mayor and Vice Mayor declared vacant.
Clerk calls for nominations for office of Mayor.
Councilman Smith nominates John Reichmuth for Mayor. Councilman Ragan seconds same. Councilman Capurro moves nominations be closed. Councilman Scott seconds same. Passed unanimously

Councilman Reichmuth appointed mayor on following vote:

Ayes Councilmen: Scott, Capurro, Ragan, Smith

Abstaining Councilman: Reichmuth

Mayor Reichmuth calls for nominations for office of vice-mayor.
Councilman Ragan moves Councilman Smith be appointed vice-mayor. Councilman Scott seconds same. Councilman Capurro moves nominations be closed.
Councilman Ragan seconds same. Motion passed on following vote:

Ayes Councilmen: Scott, Capurro, Ragan, Reichmuth

Abstaining Councilman: Smith

PUBLIC HEARING: On appeal of Shell Oil Co. for a use permit to construct a Service Station at 805 Sir Francis Drake.

City Administrator read from minutes of Planning Commission where motion for use permit failed by 3 to 3 vote.

Geo. Day spoke for Shell Oil Co. Wm. Kapranos presented plan for landscaping area and Councilman Smith asked about the planting of more trees stating he had talked to owner of property bordering service station property who has trouble with present trees in her sewer lines. Mr. Kapranos stated trees they have in mind would be small ones. Letter read from Mrs. Cutler, 15 Bella Vista objecting to station due to noise, when Mohawk Station was operating same was very noisy. Mr. Sable stated Mohawk had a mechanical repairs garage and that was where the noise came from.

Mr. Ferris, Mrs. Creighton of Bella Vista objected due to congested corner, and a station would slow up traffic, danger to children going to school.

Mr. Day stated property is zoned commercial and it would be worse if there was a Drive-In Eat & Run, which would bring more traffic and noise than a station. Mr. Matteucci stated plenty of stations in San Anselmo maybe something better could go in there. Councilman Smith stated pictures presented were very attractive. Councilman Ragan stated he opposed same from beginning, streets narrow and trucks will aggravate matters - gas station not in keeping with residential area. City Council denied another Oil Company to operate nearby in area. Number of people opposed and they should be considered, he is still against same.

Councilman Scott stated other station was near school and church and feels should look at same separately, this is a commercial area and up to owner to develop. John West stated he made motion to grant use permit, if granted by council it gives city close control over what station will look like.

City Administrator read conditions as outlined by Planning Commission.

Councilman Smith moves use permit be granted under conditions as set forth:

Resol "08
"09 Shell deed 15' right of way in front of station to city for widening of Sir Francis Drake, that the station be well landscaped and maintained and that Shell Station at Sequoia & Redhill be razed within one year and that final plans for station be submitted to Planning Commission for approval. Councilman Scott Seconds same. Motion passed on following vote:

Ayes Councilmen: Scott, Smith, Reichmuth

Noes Councilmen: Capurro, Ragan

CHANGE FIRE ZONE: Request for change of fire zone from Zone 1 to Zone 2, Lot 29 R.V. Park (#20 Tamalpais Ave). Letter read from Ed Hageman requesting same and letter from Chief Sousa stated he did not recommend this lot individually but suggests area abutting existing Fire Zone 2 from San Rafael Ave. to Tunstead Ave., feels would not make too much difference at present time, most of property in area are wood.

Councilman Capurro stated first concern should be safety of people and he is strictly against changing fire zone.

Warren Perry stated this area lies entirely in Commercial area and was approved by Planning Commission and City Council.

Councilman Ragan said he does not think anyone knew same was in Fire Zone 1 when it was presented to Planning Commission and City Council. Councilman Scott asked when same was zoned commercial, people in area did not know same was in commercial, don't believe in spot zoning - should clear up laws to prevent hazzle and he is not ready to make decision tonight. City Administrator said same was rezoned sometime ago from Bolinas Avenue to San Rafael Avenue.

Councilman Smith stated he has confidence in Fire Chief and would go along with him. Councilman Reichmuth feels fire zone should remain as is.

Councilman Capurro moves the changing of fire zone 1 to 2 be denied. Councilman Reichmuth seconds same. Motion failed to pass on following vote:

Ayes Councilmen: Capurro, Reichmuth

Noes Councilmen: Scott, Ragan, Smith

City Attorney advised above motion meant nothing and recommends recinding same. Councilman Capurro recinds motion and Councilman Reichmuth recinds same.

Motion passed on following vote:

Ayes Councilman Capurro, Smith, Reichmuth

Noes Councilmen Scott, Ragan

Councilman Capurro moves to leave entire area as it now is, Fire Zone 1

Councilman Reichmuth seconds same. Motion passed on following vote:

Ayes Councilmen: Capurro, Smith, Reichmuth

Noes Councilman: Ragan

Abstaining Councilman: Scott

Supervisors Kettenhofen present at meeting, addressed council asking them to endorse County Park & Recreation Bond issue.

Councilman Ragan stated he is a firm believer in parks and recreation and they are essential to community, but at this moment there are problems facing San Anselmo such as inadequate water mains and substandard streets that overshadow need for additional parks, etc. and before assuming the obligation of a bond issue for parks and recreation, we must solve the more acute problems. Another factor involved is the ever rising tax rate, included in his campaign platform he stated he would do everything possible to keep lowest possible tax rate.

Mr. Kettenhofen stated major part of tax rate is on schools and should look into this. Councilman Smith stated he is going to fight to keep tax rate in San Anselmo down, leave issue up to the vote of the people in June. Councilman Scott can't see need for more parks when the police department is in need of better equipment and also in Fire Dept, after spending sometime last weekend checking over things finds both inadequate, means to find out things about city and its needs.

Councilman Capurro stated he feels ashamed of council's attitude and feels council owes Mr. Kettenhofen an apology. Councilman Reichmuth stated its a good thing to air things but feels should leave this up to people. Councilman Capurro moves to endorse County Park & Recreation Bond issue. Motion fails for lack of second.

Matter of request for \$1000 to prepare preliminary plan for Sorich Ranch be included in 1966-67 park budget - Mayor stated same will be taken up at budget time. Councilman Ragan said why not finish Memorial Park first, Kapranos had presented plan for this and feels should be completed. Paul Brand stated this would be completed first.

^{Resal #1102}
FINAL MAP SUNNY HILLS City Administrator reported bond is in order, Planning Commission is recommending road off Sonoma Avenue be a private road. Councilman Capurro moves approval to final map of Sunny Hills subject to following: putting up faithful performance bond- laborers and materialmens - no time limit - provide for Attorney fees in case of suit to enforce bond. Councilman Smith seconds same. Passed unanimously

Request to restrict parking on Tamalpais Avenue at Toy Shop, same approved by Chief of Police. Councilman Ragan moves request be granted. Councilman Scott seconds same. Passed unanimously

Warren Perry speaking for members of Planning Commission brought up matter of change of zone from C-2 to R-3 property located at 20 Tamalpais Ave. this matter had come before Planning Commission and they denied rezoning and Planning Commission feels action of council in granting this rezoning was a mortal blow to Planning Commission. Mayor Reichmuth said maybe should put on agenda for another time. Councilman Capurro asked if other council approved is there any time limit before same could be brought up again. City Attorney stated people who own property rely on action taken.

Ordinance No. 529 "An ordinance amending Ordinance No. 485 of the City of San Anselmo by changing the property classification from C-2 to R-3, property known as A/P 7-211-21 (#20 Tamalpais Ave.) property of Tor & Ilda Nielsen. Read in full first reading.

Resignation of Duane Ragan as member of Planning Commission read. Councilman Capurro moves to accept resignation. Councilman Smith seconds same. Motion passed on following vote;

Ayes Councilmen: Scott, Capurro, Smith, Reichmuth
Abstaining Councilman: Ragan

Councilman Smith recommends to Mayor the name of Kenneth Anderson to fill vacancy. Mayor Reichmuth recommends for council approval Kenneth Anderson to fill vacancy by resignation of Duane Ragan as member of Planning Commission. Councilman Smith moves approval. Councilman Scott seconds. Passed unanimously

City Administrator reported to Mayor term on Planning Commission for Edward Nordman expired. Warren Perry stated he contacted Mr. Nordman and absence from Planning meetings was due to illness in family and also his moving his business. Mayor Reichmuth will contact him.

City Administrator advised council of following meetings:

Mayor and Councilmen, May 22 - 24 at Monterey

Marin County Mayors and Councilmen at Novato, April 27th.

North Bay Division of League of Calif. Cities at Vallejo, April 30th.

Councilman Smith will continue to represent city at the League meetings.

Resolution No. 1096 A resolution to abandon a portion of Broadmoor Ave. Councilman Ragan moves adoption. Councilman Scott seconds. Passed unanimously

Resolution No. 1098 Claims and Demands for the month of March.

Councilman Smith moves adoption. Councilman Capurro seconds same. Passed unanimously

Councilman Ragan spoke on Use Permits, feels should amend ordinance for Use Permits to include other uses, such as garage, use car lots.

Councilman Ragan moves to recommend to Planning Commission to consider adding to ordinance to include such as commercial garage, use car lots, etc.

Mayor feels nothing should be done on this tonight, City Attorney could go into this further.

Meeting adjourned 11:00 p.m. until April 26th 1966.

Anita Gannon, City Clerk