

Minutes of the regular meeting of the San Anselmo City Council held on Nov. 22, 1966.

Present Councilmen: Scott, Capurro, Ragan, Smith, Reichmuth  
Mayor Reichmuth, presiding

PUBLIC HEARING:

On the rezoning from C-3 to R-3, 25 Ancha Vista, property of E. Kettenhoffen. This rezoning was instigated by the Planning Commission and was unanimously approved by them. Kenneth Anderson stated Planning Commission started at San Rafael City Limits and are straightening out rezonings, this property is unsuited for commercial use. Councilman Scott asked City Engineer if this had anything to do with fire zone map. Engineer stated not directly related, but Fire Zone 2 would be correct, nature and location more suitable for apartments, this is a non-conforming use. Mayor Reichmuth asked Attorney if city is doing harm, Attorney stated council can change zone anytime, if non-conforming city council has right and power to change. Councilman Ragan moves #25 Ancha Vista be rezoned from C-3 to R-3 as recommended by the Planning Commission. Councilman Scott seconds same. Passed unanimously

Gilroy house on Redhill:

City Administrator read letter from City Attorney stating if additional time is extended, Mr. Gilroy should put up performance and material bond, City Engineer could estimate cost and fix bond amount. Councilman Ragan stated he was up there and same is not boarded up, back part open. Mr. Gilroy stated he was notified by his contractor who told him place was boarded up and he is only going on what man said. Councilman Smith asked what has to be done to bring up to code. City Engineer stated sewer, water, gas line, replace windows and fixtures in bathroom. Mayor Reichmuth stated place is not safe. Mr. Gilroy stated no attempt or desire of anyone living in same, would say about 6 sheets of playwood is necessary to finish job of boarding up and this could be done tomorrow. Contractor for Gilroy said he has done everything but 10 ft. section of building in rear. Building should be ready for occupancy next year. Mayor Reichmuth said time has expired on abatement of nuisance and would like to have city council instruct City Administrator to have place boarded up immediately. City Administrator said he would have Fire Chief and Police Chief go up and see place is put in safe condition. Councilman Scott feels running around in circle should have specs in writing that City Engineer can enforce, let order stand with time extended - put in writing what we want done and make same an order under supervision of City Engineer and City Administrator. Councilman Capurro said if not done by next council meeting city council will abate same.

James Reed making report stated design and review ordinance will be coming up. Also reported on Urban Renewal, they have met with Marvin Laskey, District representative of Dept. of Housing & Urban Development Committee, Jim McDonald is chairman of committee picked, need to obtain urban renewal manuals (\$22.00) per copy which would enable committee to familiarize themselves with procedures prior to developing a workable program. Asked City Council to approve purchase of (2) manuals and also authorize city staff to assist in compiling information for workable program. Mayor thanked and complimented committee on progress, important decision to be made, define project area. Councilman Ragan moves approval to purchase (2) manuals. Councilman Smith seconds same. Passed unanimously. Councilman Ragan moves city staff assist Urban Renewal Committee. Councilman Scott seconds same. Passed unanimously

Report on Traffic & Streets Committee, stating committee has studied the problem of access from San Anselmo to the proposed Ridge Route Freeway, this would be in the vicinity of ridge between San Francisco Blvd & Broadmoor proceeding in northerly direction through undeveloped land. City Engineer pointed out route recommended by this committee would disturb less number of developed lots but not feasible for trucks. James McDonald presented proposed West Marin alternate route, same proposed as a Scenic highway not a freeway, which he felt would provide the most direct access to San Francisco from San Anselmo & Upper Ross Valley. Councilman Scott compliments Jim on his efforts. James Reed suggested to council if they meet with Fairfax this route be presented to them. Councilman Smith felt in view of last nights meeting on Highway 17, should propose this to Division of Highways. Mayor complimented group on their presentation and efforts.

Matter of water problem on Los Angeles Blvd. put over. Councilman Ragan thought we should generate some interest with Mr. Wing owner of property.

Councilman Ragan moves to refer to City Attorney three ordinance for his review. Councilman Scott seconds same. Passed unanimously

Report on tree in creek near Park Drive, City Engineer stated Mr. Seidman owner of property phoned him and said if adjacent owner was concerned he would ask that they share the cost, if not he would like to get another tree company to check same and he will advise City Engineer. Councilman Ragan said if tree comes down would do considerable damage to Irwins House and could also block creek, feels best to abate nuisance. Mayor asked City Engineer if same is a hazard. City Engineer stated tree is heavy on creek side, get down and look up it is undermined. Councilman Capurro moves tree be abated under supervision of City Engineer and City Administrator, abatement be considered at next meeting, see if arrangements can be made with Mr. Seidman. Councilman Smith seconds same. Passed unanimously

Mr. Bettini, 164 Ridge Road stated city should take care of own trees on Butterfield Road, these trees are a hazard. City Engineer said he has discussed same with Street Foreman, but city not equipt to do this work. Mayor would like further report on cost.

Matter of County Service Area for Sheriffs services - City Administrator stated cities are recommending City Council endorse the service area concept which will place the cost where the service is rendered by the Sheriff. Mayors and Councilmen are going to consider the Blackwell bill. Councilman Ragan stated he opposes the coming of police. Don Mansell, member of Home Owners stated that Homes Association favors the county services area as a means of avoiding double taxation. Speaking as an individual he urged consideration of the idea, this has worked very well in Los Angeles area on contract basis, would like to see this left open for further discussion.

Councilman Scott in favor of keeping as is and raise tax in unincorporated area. Councilman Ragan stated when you merge to higher authority you also lose some people you have employed and moves to authorize a letter to Board of Supervisors city council in favor of formation of County Service Area comprising the unincorporated area of county for sheriffs patrol service. Councilman Smith seconds same. Passed unanimously

Request from MacArthur's for council to hear his appeal on abatement of noise at 218 Sir Francis Drake.

Mr. Roth, Atty. for MacArthur's addressed council and asked that they reconsider their decision of last meeting, stated sound board at rear of building has been doubled, also on side, moved musical instruments from back of building, draped area, have asked musicians to play softer, in future will htain off back area to keep cars out and presented a petition (207) names who are protesting the discontinuance of music at their bar. Suggested city council come over to listen, let us play next weekend and see what comes from this. Councilman Scott stated he had gone by there and the drum was offensive. Councilman Capurro feels this would'nt be a test, knows council coming and would play softer, believes if work done satisfactory and if no noise then give them a trial. Mr. Roth said MacArthur's put in this work, same cost a lot of money and would like a chance.

Mr. Hobbs and Ned Ongaro living in Lincoln Park complained about noise and are wondering what would happin the the summer when doors have to be kept open. After a lengthy discussion on same, Councilman Capurro moves to give a (2) night try out, Friday and Saturday, see how loud music is, also if any complaints registered by neighbors. Councilman Scott said he would be willing to give a trial, he was opposed to noise. Councilman Rgan seconds motion. Passed unanimously.

Councilman Capurro would like records to show when notice of abatement was voted on it was an unanimous vote by all the members of the council.

S-54 Robert Hubbard: Request for extension of time on this subdivision. City Administrator read memo ffrom Planning Commission and recommends city council allow an extension on the installation of improvements; however they would also recommend that an additional 10% be added to the deposit guarantee completion of the improvements due to the rise in construction cost. Councilman Ragan moves same be extended for 12 months providing 10% be added as recommended by Planning Commission. Councilman Scott seconds. Passed unanimously

Resol. 1128 Accepting Final Map Rancho Court #2. Ragan moves adoption. Councilman Smith seconds. Unanimously passed

SS-55, Maria Garaventa: Planning Commission recommends that City Council grant an extension of time of (12) months for filing final map of this subdivision. Councilman Ragan moves 12 month extension be granted effective Nov. 22, 1966. Councilman Smith seconds same. Unanimously passed

Report on meeting with Fairfax on Route 17, City Administrator suggests if council decides to this meeting same should be with Fairfax and Ross only - Mayor stated council has already made their stand known, don't want route thru City. Councilman Smith feels it would be wise to forget this meeting. Councilman Ragan moves to ask State to explore "J" route, based upon making same a scenic four lane highway. Councilman Smith seconds same. Motion passed on following vote:

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

Councilman Scott said on this matter prepare a memorial present it to our representatives in county, to State including Governor see if we cannot get a legislation which will once and for all handcuff Highway Commission so they will not run rough shod over towns. Mayor Reichmuth said a tremendous amount of money available thru gas tax funds is causing more freeways, if funds were available for rapid transit that would take cars off the highways. Councilman Scott stated Mr. Donnelly has made a study and if he or Mr. Benedict could get together and come up with a reason statement rather than an emotional one showing why we cannot destroy a town by striping, and urging higher authorities to change law as suggested, namely give economy back to the cities to decide what is best for itself. Mayor Reichmuth asked Councilman Scott if he would contact these people.

Ordinance No. 540 "An ordinance amending title 3, chapter 3, article 1, of the San Anselmo Municipal Code by providing fire zones and establishing an official map designated "Official Fire Zone Map" on which all future Fire Zone changes will be delineated. Councilman Ragan moves to dispense with further reading and adoption. Councilman Scott seconds same. Passed unanimously

Matter of Pine/ San Anselmo Avenue parking lot, merchants asked council to approve \$2200.00 needed and they will continue trying to collect this money, very important lot be ready by Xmas. Councilman Scott stated he was against this from start. James McDonald stated screen fencing, bench, drinking fountain would be approximately \$2000.00, feels city should accept some responsibility, hopes council will reconsider. Mayor stated city did lay out \$60,000. he would be against dipping into any surplus - should take the \$8800.00 do what we can with that amount. City Engineer stated we can delete some of the work. Councilman Smith in favor of continuing - very important we have this lot. Councilman Capurro not in favor of putting up any more money. Mayor Reichmuth suggests to authorize city engineer to see if he can re-negotiate, eliminate certain things, and let contract at next meeting - Councilman Capurro stated if merchants can raise money within week he would go for a special meeting - council all agreed on this.

Request from City of Ross for San Anselmo to sweep their streets, council will reconsider when we get new sweeper.

City Administrator reported on landscaping at Library estimate \$100 to revamp sprinklers - City Engineer would like to check sprinklers and will make report.

Request from Mrs. Preble to put riprap in creek at her property on Saunders Ave. Councilman Ragan moves permission be granted under supervision of City Engineer. Councilman Scott seconds same. Passed unanimously

Councilman Ragan stated he noticed signs are still up at the Mohawk Station that council had ordered removed. Chief of Police to go up and order same down.

Councilman Regan asked about Use Permit Ordinance, R4 Repeal Ordinance and Electric Code. City Attorney to be contacted.

Meeting adjourned 11:15 P.M.

Anita Gannon, City Clerk