

Minutes of the regular meeting of the San Anselmo City Council held on May 28, 1968.

Present Councilmen: Reed, Capurro, Anderson Scott and Ragan Mayor Ragan, presiding

BIDS: Bids were opened for mower for Park Department from the following:

No bid from Coast McCulloch	---
Freeman Co.	\$2,476.95
H. V. Carter Co.	2,658.29

The low bid of \$2,476.95 covers all the requirements on the modified specifications. Mr. Kaepfel recommended outright purchase at this time from the low bidder. M/S Councilmen Reed-Scott that the outright purchase be made from the low bidder. Passed unanimously.

HEARING - Rezoning Z-102, 1032 Sir Francis Drake Boulevard (Porter and Crowell) Petitions were read and speakers both for and against the rezoning were heard including Chairman of the Planning Commission, Mr. West, who said he had voted against the rezoning. Applicant had stated that the City Staff recommended rezoning, but this is not quite correct. It did not recommend this rezoning. The City Staff had stated that the rezoning would conform to the Master Plan, but that is as far as they went. The Commission did point out that if this one parcel were rezoned then all the parcels from the corner of Sir Francis Drake Boulevard down to the School should be rezoned. M/S Anderson-Ragan that the application Z-102 to rezone 1032 Sir Francis Drake Boulevard be denied for the reason that it is spot zoning, the average minimum width is insufficient by over 20%, and the Council is not ready at this time to consider total rezoning for that area. Motion passed unanimously that the petition to rezone 1032 Sir Francis Drake Boulevard be denied.

HEARING, APPEAL Rezoning Z-101 821-831 Sir Francis Drake. CORRECTED PAGE 181 Mr. Herbert K. Walton, Attorney for the petitioner and Landscape Architect William Kapranos spoke on behalf of this rezoning, stressing the development of the Red Hill Shopping Center had changed this area. Petitions in favor of the rezoning were submitted as a matter of public record. Councilman Anderson stated that when we consider zoning we have to consider the long-range plan and not by a lot to lot basis. There is no need for more commercial lots in San Anselmo. Commercial zoning in this fashion could set a precedent for strip zoning. Councilman Scott agreed essentially. Councilman Reed in agreement, but further states that most of the area surrounding the property requested for rezoning is R-1 M/S Reed-Anderson that the appeal for the rezoning of Z-101, 821-831 Sir Francis Drake Blvd. be denied on the grounds that it is spot zoning, that we feel that R-3 is presently the proper use for this land and that we do not want strip zoning on Sir Francis Drake Blvd. Councilman Anderson added an addition to the motion that there is presently no demonstrated need for additional commercial zoning in San Anselmo. Passed unanimously. The appeal to rezone Z-101 has been denied.

APPROVAL - Subdivision S-77. A/P 5-051-11 (Wheeler) Bill Watt, realtor from Olema, represented Mr. Wheeler. City Engineer's Memo regarding this proposal was read including his recommendations. The lot borders on Butterfield Road and Kendrick Drive. M/S Councilmen Capurro - Scott moved for the approval of Subdivision S-77 Assessor's parcel 5-051-11 with the stipulation as stated by Mayor Ragan that this conform with the particular drawing of May 23, 1968. City Attorney added that this motion ought to include the granting of a variance for the average lot width which is the main reason this is before the Council and also that a record of survey map be substituted in lieu of the usual 2-lot subdivision map, and that sidewalk, curb and gutter be constructed in accordance with the recommendations of City Engineer. Passed unanimously.

1968 TOWN MEETING Dr. Surjit Singh, Chairman of the San Anselmo Town Council Meeting, briefly presented the recommendations in six parts representing the six panels. Mayor Ragan invited Dr. Singh and his Council Chairmen to return on June 18th. (However, that date later had to be changed - due to budget hearings - and Dr. Singh is to be so advised - new date July 2, 1968.

SCHOOL DISTRICT ORGANIZATION Mary K. Olive spoke on the election procedure reforms so that San Anselmo can have representation on the County Committee on School District Organization. M/S Councilman Reed-Anderson that we endorse the election reforms as suggested by the trustees of the San Anselmo School Board.
Ayes: Councilmen Reed, Capurro, Anderson and Ragan
Abstaining Councilman: Scott (he does not think it Council business)

OLD HOUSE AT 21 Loma Robles Drive

Letters were presented that the property is a hazard - by Building Inspector, Police Chief and Fire Chief. Mr. DeCook no longer owns the property, but holds a mortgage on it. This is no longer just a house sitting on a hill, the Council has tried to resolve this problem for two years. Mayor Ragan believes that Mr. Gilroy has overdone the patience of the City Council.

City Attorney recommends that the Council proceed with the procedure outlined in Chapter 9 of our City Code, Section 9-1.402. Notices must be sent to all parties who have any interest in this property, the holder of the deed of trust, the holder of the second deed of trust and anyone who has any financial interest in this property. Tentative date for the hearing was set for June 25. The building must be posted at least ten days before the hearing. Mr. DeCook states that the Pacific Coast Title handled the sale of the property in a holding agreement. M/S Councilmen Scott-Reed that a resolution be directed to the Building Inspector to forthwith take action pursuant to Section 9-1.402 of the San Anselmo Municiple Code with relation to this particular building. Posting should be enough; however, we will send letters with Return Receipt requested by Certified Mail and tentatively set the date of June 25, 1968, when the owners and all others interested are to appear and be heard. Unanimously approved. City Attorney further recommends that the night of the hearing there be a Court Reporter present for purpose of accuracy.

PROTEST

Encroachment Granted of R/W between 109 and 111 Jordan. City Attorney stated that the Council had nothing to do with this matter as the City has never put any money into maintenance of this area. It is not a public street; it may have been dedicated, but was never accepted by the City. The City is not involved in this. It is a private matter. The encroachment granted on May 26 goes as a nullity. City Engineer concurs that the property was never accepted by the City.

BIG BROTHERS PROGRAM FOR MARIN

Mr. Kaeppel read the information regarding starting a Big Brothers program in Marin County. This would require \$18,000 a year to run the program. Mayor Ragan suggested copies of this letter be made and distributed to various service clubs and churches and business organizations.

MARIN CIVILIAN ASSISTANCE PROGRAM-VIETNAM

Mayor Ragan will issue a proclamation in effect that he urges the citizens of his City to support the Marine Corps Reserve Civilian Assistance Program - VIETNAM (MARCAP-V). The assistance drive will be conducted August 15, 1968 to October 15, 1968.

PROPOSED BUDGET 1968-1969 HEARINGS

The hearings for the proposed budget have been scheduled to be held in the Council Chambers at 7:45 p.m. on June 6 - 10 - 18 and 20. Each Councilman is to be reminded by letter of these budget meetings.

HYDRANT

The Fire Chief desires a hydrant at Station #2 for training. The location can handle the water used in training for it goes into the adjoining creek. M/S Councilmen Anderson-Reed Approve the items \$985.00 for test hydrant as requested by the Fire Chief. Passed unanimously.

GREEN PARKING SPACE NEAR 310 SAN ANSELMO AVE.

One additional green zone parking space is requested at 310 San Anselmo Avenue. The petitioner has agreed that his will solve their problem. M/S Councilmen Scott - Capurro. Recommend that approval be granted for one additional green zone parking space on San Anselmo Avenue (corner of Ross). Passed unanimously.

CLAIM

Joan Daane presented Doctor bills for injury to her son on a storm-drain cover. M/S Councilmen Anderson - Scott that the claim be rejected and referred to the insurance carrier. Passed unanimously.

Resolution No. 1210, abating a nuisance existing on Assessor's Parcel 7-113-08 owned by Houston and Margaret Alexander. M/S Councilmen Reed-Anderson.

Ayes Councilmen: Reed, Anderson, Ragan
Noes Councilmen: Capurro, Scott.

Resolution No. 1209, providing for meeting requirement that each City of the State of California shall transmit a report (Street Deficiency Report) to the State Legislature. Mr. Reed asked the Engineer to verify that certain corrections had been included and that each Councilman be furnished a copy of the map for his inspection. M/S Councilmen Reed-Scott. Passed unanimously.

ADVERTISING FOR BIDS ON STREET WORK

City Engineer requests permission to advertise for bids on street work at four locations, three of which have been in the budget. The fourth is in the recommended budget for 1968 and can be deleted from the contract after the bids are opened if the Council does not approve this budget item. The opening of the bids would be June 11. M/S Councilmen Reed-Anderson - grant permission that the City Engineer advertise for bids on the four projects as outlined subject to deleting any portion of this project without penalty to the balance. Passed unanimously.

TEMPORARY SIGNS - Change of Owner

No action was taken on a request of a service station operator to permit him to remove the price sign and substitute "under new management" since the request had to be in writing - no letter had been received. There is a sign ordinance and it should be enforced.

Resolution No. 1211 Petitioning the Supervisors of the County of Marin to exclude all property within the Incorporated limits of said city from County tax levy for support of fire protection in the county pursuant to the provisions of government code Section 256-43. M/S Councilmen Reed-Scott. Unanimously approved. Comment - San Anselmo has retained their No. 3 fire rating and Councilmen Ragan commended the Fire Chief and his department for their fine job.

ROBSON PROPERTY

Postponed until next Council meeting at request of City Attorney so Council Members may see copies of agreement before signing.

LIBRARY

The terms of Miss Valerie Ansel and Mr. Louis Yates expire June 30. Appointments are for three years. Decided to put this matter over until the next meeting with the feeling that the incumbents should be interviewed to see if they wish to serve again and also so that the appointments may be made known to the citizens of San Anselmo so that others may have a chance to file.

FOLEY AND BURK CONTRACT (San Anselmo Fall Festival)

M/S Councilmen Reed-Capurro that the Mayor be authorized to sign the contract as drafted provided no changes are made. Passed unanimously. (City Attorney had read the contract).

LARGE ANIMALS

The City Attorney will study this matter, obtain copies of other cities' ordinances, and draft an Ordinance regarding the keeping of large animals on small city lots.

FEEES BEYOND NORMAL EXPENSES

In certain cases extraordinary inspections should be made (such as soils) and an Ordinance should be made to cover these situations and charges. This is necessary in order to prevent another Red Hill as well as to provide for other situations where the number of inspections required exceeds the present fee schedule. This matter will be studied and the city Attorney will draft an Ordinance.

FEEES FOR MAKING COPIES OF PUBLIC RECORDS

Will be put over until next meeting. City Administrator will make a detailed study of charges.

OFF-STREET PARKING

The discussion of need for two off-street parking places each residence, within a certain time to be put over until after the budget session.

City Engineer reported that the controller had been replaced and the light should be shortly operating at Ross Avenue.

LANDTROM PROPERTY - City Attorney has been informed by Coldwell Banker that they have a buyer for it who are interested in subdividing. They have been advised that the City needs 9' of this property. More information is needed before the City can take action.

Meeting adjourned 11:45 p.m. until Thursday June 6, 1968, at 7:45 p.m. for the Budget Hearing.

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At the Budget Hearing June 6, 7:45 p.m. Councilmen Capurro, Ragan, Reed and Scott were present, Anderson absent. Councilman Reed made the public statement that as a result of his being a Director of the San Anselmo Chamber of Commerce there exists a minor conflict of interest with respect to the Chamber's request for funds in the City's 1968-69 budget, that he will, therefore, abstain from voting on this single item and he will not attempt to influence other councilment in their voting thereon.