

Minutes of the regular meeting of the San Anselmo City Council held Jan 28, 1969  
 Present Councilmen: Reed, Capurro, Anderson, Scott, Ragan  
 Mayor Ragan, presiding

BIDS: Memorial Park Irrigation System had been opened at 4 p.m. this date and the City Administrator recommends bid be awarded to Sibbald Construction Co. for Item #1 and #2.

M/S Councilman Scott-Reed accept bid of Sibbald Construction for Items 1 and 2 in the amount of \$8,862.00 and transfer \$750.00 for Marin Municipal Water District work from Park reserve. Passed unanimously

APPEAL: Tri-state Development Co. U-151 for use permit to operate a gas & car wash at 111 Redhill, this was denied by the Planning Commission for the following reasons:

1. It would be detrimental to safety by creating undue traffic congestion and access problems.
2. It does not provide on-site parking.
3. On-site circulation is not adequate to prevent possible off-site stacking of cars.
4. Granting of the application is not necessary for the preservation of existing property rights.

Mr. Landtbom, owner of the property, Mr. Boles & Mr. Van Meter addressed council in favor of use permit.

Councilman Anderson suggested TV Repair or small Office Building, just can't see this as right location for auto attraction use.

Councilman Reed stated one other use as Real Estate Office, he is vitally concerned about traffic generation around one of the busiest parts of city.

Councilman Capurro feels property owner who pays taxes should be able to make some use of his property.

John West stated many uses in this commercial district without applying for use permit.

Councilman Anderson suggests City Engineer sees that Mr. Landtbom & Mr. Van Meter get a copy of uses permitted in this area.

Mayor Ragan stated City Council has no desire to deny Mr. Landtbom the use of his property, certainly must be a use that would not attract cars and traffic.

M/S Councilman Reed-Anderson appeal of Planning Commission decision U-151, A/P 6-169-03, 111 Redhill Ave., be denied for reason stated by Planning Commission, decision is consistent with ordinance of the City. Motion passed on following vote:

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

CONDEMNATION: 56 Fernwood Drive, Dr. Pencharz

Report from Building Inspector, property has been posted with "Notice to abate nuisance". Mr. Jacopetti tenant present at meeting requested they be allowed to stay until they find suitable living quarters. Rent payed thru February.

City Engineer reported he would not consider this safe place to live, hazardous heating, exposed wiring. Councilman Reed stated City Council should order all illegal portions removed, must give tenants sufficient amount of time to find other place, would be willing to give them to end of March. City does not assume any responsibility for this hazard. Tenant advised council he had told Dr. Pencharz of this meeting tonight. City Attorney stated for record property owner notified of this meeting, City Council pass minute resolution ordering pursuant to code, demolition of that part that has been added to main building and bring main building up to code. Dr. Pencharz be notified he cannot occupy property.

M/S Councilman Anderson-Reed adopt minute resolution to proceed with condemnation, contemplate razing and removing from site all but original house and 2 car garage, main building and garage be brought up to code, resolution be based on report of City Engineer, Building Inspector, City Attorney and majority of council who inspected property, this action taken for best interest and welfare of citizens of San Anselmo. Passed unanimously

M/S Councilman Reed-Capurro tenants were present and advised by City Council that continued occupancy of this property is a potential danger to themselves and children and by continuing occupancy they are exposing themselves to hazards from improper and defective wiring, faulty heating, etc., and City Council in not ordering their removal is not assuming any responsibility for what might happen and tenants understand that and so acknowledged. This includes anyone visiting property social or otherwise. Passed unanimously

INSURANCE PROGRAM: Roy Wilkie informed council he had contacted nine additional Insurance Companies and strongly recommends U.S. Fire Insurance Co. bid. Councilman Scott stated City Council would be most derelict of duty to leave Town uninsured. M/S Councilman Scott-Capurro adopt recommendation of Roy Wilkie and accept bid, transfer money from unappropriated reserve. Passed unanimously  
 Councilman Anderson asked about carrying insurance on old vehicles? Mr. Kaepfel, Roy Wilkie and City Engineer to check over and review this matter.

REQUESTS FOR LIMITED PARKING:

1. 36 Ross Avenue requesting 1 hour parking fronting apartment building City Engineer reported St. & Traffic Committee voted that parking restriction requested was not justified.

M/S Councilman Scott-Anderson to deny request. Passed unanimously

2. 1st Presbyterian Church request for passenger loading zone.

M/S Councilman Reed-Ragan approval to resolution establishing a passenger loading zone beginning at a point 187 ft. east of the center line of Kensington Road and extend to a point 237 ft. east of the center line of Kensington on south side of Ross Avenue. Passed unanimously

REZONING OF INDIVIDUAL LOTS:

Councilman Anderson read resolution of city council policy regarding the rezoning of individual lots. M/S Councilman Anderson-Reed adoption of same. On discussion John West suggests this should go back to drawing board and he would be happy to work with Councilman Anderson on same. Motion and second withdrawn.

APPOINTMENTS:

Mayor Ragan reappoints Walter Carter to serve as a member of the Board of Review, term expires 1/15/75.

Appointment to Golden Gate Bridge Board of Directors. Mayor Ragan stated Board of Supervisors have asked Mayors & Councilman to recommend some name.

Councilman Capurro stated he feels very strongly about this important position, would like to know feelings of persons, would like to ask at meeting of Mayors & Councilman tomorrow night to have individual vote.

Councilman Reed only knows candidates slightly who have expressed desire to run, possibly it will come to what Councilman Capurro says. Would like to see Dean Meyer, Mill Valley appointed, feels he is best representative from Marin.

Councilman Scott suggests name of Councilman Anderson.

Councilman Anderson stated he is going to vote for Dean Meyer, believe he is the best man for the job. After lengthy discussion San Anselmo City Council going to meeting as uninstructed delegates.

LIMITED ACCESS ON CENTER:

City Engineer memo stating Planning Commission recommends City Council take whatever legal action is necessary to make Center Blvd. a limited access roadway in order to preserve the existing right of way. Councilman Reed would like to know how many have access on Center and how many have access from other streets. M/S Councilman Reed-Scott pass minute resolution stating all unnecessary access to Center Blvd. be prohibited, provided property has other access. Passed unanimously

PROPOSED ANIMAL CONTROL ORDINANCE:

Council instructed City Administrator to write letter to County stating their feelings on proposed ordinance.

JOINT POWERS AGREEMENT WITH TOWN OF ROSS:

M/S Councilman Scott-Anderson approval of agreement with Ross, Mayor to sign. Motion passed on following vote:

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

M/S Councilman Reed-Ragan to refer Proposed Employer-Employee Relations Ordinance to City Attorney and City Administrator. Passed unanimously

PROPOSED 1969 LEGISLATION:

City Administrator authorized to assemble new list for consideration of council.

Mayor Ragan set date of March 4 for meeting on Capital Improvements.

AGREEMENT FOR REVISION OF MEMORIAL PARK MASTER PLAN:

Wm. Kapranos letter on proposed redesign of Memorial Park, plan to include a third baseball diamond and delete an amphitheater and stage. Maximum fee \$225.00, working drawing fee maximum of \$300.00. Councilman Reed and Capurro thought it would be a report on overall plan of parks.

M/S Councilman Scott-Capurro to adopt recommendation of committee and accept proposal made by Mr. Kapranos, amount \$525.00 maximum. Passed unanimously

Councilman Reed requests Mr. Kapranos give cost of a master plan of parks for budget.

RESOLUTION NO. 1242 Authorizing State Dept. of General Services to purchase police vehicles. M/S Councilman Capurro-Scott adoption of same. Passed unanimously

ORDINANCE NO. 578 An ordinance adopting Uniform Bldg. Code. 1967 ✓

ORDINANCE NO. 579 An ordinance adopting Uniform Mechanical Code, 1967 edition., ✓

ORDINANCE NO. 580 An ordinance adopting House Code, 1967. ✓

M/S Councilman Scott-Capurro waive reading of above ordinances and adoption of same. ✓  
Passed unanimously

ORDINANCE NO. 581 An ordinance changing property classification from R-1 to PD, ✓  
Lot W, Ross Valley Park, Sub 2, 84 Madrone Ave. property of E.S.Merriman (read in full)

Councilman Reed requests Planning Commission to bring in revision to sign ordinance ✓  
within 60 days.

City Engineer reported on meeting of Urban Thoroughfare, they approved application ✓  
for Hub. Held over request for money to do signalization improvements on Drake Blvd.  
to go over same.

Councilman Reed requests Planning Commission at next meeting to consider proposal ✓  
of curb & gutter and mainly parking prohibition on Drake for peak hour period.

Also would like to be assured no occupancy on Stafford property until someone ✓  
measures driveway.

Adjourned at 11:45 P.M. until February 4, 1969.

Anita Gannon, City Clerk

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