

TOWN OF SAN ANSELMO

Minutes of the Town Council Meeting of March 13, 2012

Present: Coleman, Greene, Kroot, Lopin, McInerney

7:20 p.m.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCE ACTION TAKEN, IF ANY, IN CLOSED SESSION

Mayor McInerney announced there was no reportable action taken in closed session.

Woody Weingarten presented the Quality of Life Green Award to Jake Luria for donating his Bar Mitzvah gift money to the San Anselmo Open Space Committee and the Marin County Department of Parks and Open Space.

OPEN TIME FOR PUBLIC EXPRESSION

Annie Baxter, 20 Luna Lane, requested Item 3 of the agenda, Luna & Spaulding Lane Parking Lot, be postponed until the next Council meeting stating Item 2 of the agenda, San Francisco Theological Seminary Master Plan Amendment, may consume most of tonight's meeting.

Kroot believes this is a good idea; however, it should be up to the applicant to decide if they want to postpone the discussion until the next Council meeting.

Fred Divine, applicant's representative for Luna/Spaulding Parking Lot, stated Town staff contacted him this afternoon regarding the possibility of postponing the discussion and rescheduling it to the March 27, 2012 Town Council meeting. Divine requested the item be discussed at the March 27 meeting and that it be agendized in the early portion of the meeting with no lengthy items before it.

Stutsman noted there are no guarantees with the order of items on the March 27 agenda, but we'll try.

Divine is comfortable with postponing discussion of the Luna/Spaulding Parking lot to the March 27, 2012 Town Council meeting.

M/s, Kroot/Greene, to move the discussion of Item 3 of the agenda, Luna/Spaulding Parking Lot to the March 27 meeting and to be agendized in the earliest possible time on the agenda. AYES: Coleman, Greene, Kroot, Lopin, McInerney. NOES: None. ABSENT: None.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Coleman reported on the Community Development Block Grant (CDGB) program stating the Housing Urban Development (HUD) has substantially cut funding to the CDGB program, Therefore, only two projects in Marin were awarded CDBG funds this year, the Marin Brain Network and Marin Access.

Kroot requested a future Council discussion be agendized regarding ABAG's figures on the Town's projected community growth and also to discuss State mandates regarding the same. Kroot noted that ABAG has recently lowered community growth figures for those town/cities who have publicly disputed ABAG's projected figures. Consequently, ABAG has raised its projected community growth figures for San Anselmo as the Town has not publically disputed ABAG's project community growth figures.

Lopin praised Sir Francis Drake High School for issuing seven additional on campus parking permits to help alleviate parking problems on Agatha Ct. Lopin announced Sunnyside Nursery will be donating dirt and fertilizer and plants at cost, to be planted at 790 Sir Francis Drake Blvd. The volunteer work party to plant flowering jasmine is scheduled for March 31. Lopin thanked fellow Councilmember's for electing her as the Town's representative on the Marin Transit Authority (MTA).

McInerney asked for the current submission status of the Town's Housing Element to the State.

Diane Henderson, Interim Planning Director, stated the State is in receipt of the Town's formal submission of its Housing Element. A phone conference scheduled for March 20 will include Henderson, Jeff Baird, the Town's consultant and the State representative. Henderson noted she has been encouraging the State to move forward and is hopeful that it can come back to Council in the next few weeks.

McInerney thanked everyone attending the meeting stating it is democracy in action. McInerney announced the Town is taking input on strategic issues and potential objectives by way of a survey monkey poll on the Town website. McInerney also announced various vacancies are available on Town boards, committees and commissions and encourages residents who are interested in giving back to the community and participating in Town leadership to submit an application.

1. CONSENT AGENDA: ITEMS ON THE CONSENT AGENDA MAY BE REMOVED AND DISCUSSED SEPARATELY. DISCUSSION MAY TAKE PLACE AT THE END OF THE AGENDA. OTHERWISE, ALL ITEMS MAY BE APPROVED WITH ONE ACTION.

- (a) Approve Minutes of February 28, 2012.
- (b) Acknowledge and file warrants nos. 71980-72211 issued during the month of February, 2012, in the amount of \$1,389,826.92.
- (c) Approve the Revenue and Expenditure Report for the period ending February 29, 2012.
- (d) Approve the Recreation Revenue and Expenditure Report for the period ending February 29, 2012.
- (e) Approval and waive reading of Ordinance No. 1081 of the Town of San Anselmo amending the Municipal Code by adding a new Chapter 20 to Title 9- Building Regulations, concerning the collection, recycling and disposal of water generated from construction, demolition and renovation projects.

There was no comment from the public regarding the consent agenda.

Kroot asked how item e will be monitored.

Henderson replied materials being recycled must go to businesses that are approved to take the recycled material. There will be a form given to the building applicant in which they will have to estimate the amount of debris. If the form is not returned, there is a fee based on the value of construction.

M/s, Greene/Coleman, to approve the consent agenda. AYES: Coleman, Kroot, Lopin, Greene, McInerney. NOES: None.

2. SAN FRANCISCO THEOLOGICAL SEMINARY:

- (A) **APPROVE RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION MONITORING PROGRAM FOR THE CAMPUS PLAN 2010 MASTER PLAN AMENDMENT FOR THE SAN FRANCISCO THEOLOGICAL SEMINARY.**

(B) INTRODUCE AND WAIVE THE READING OF THE ORDINANCE APPROVING THE CAMPUS PLAN 2010 MASTER PLAN AMENDMENT FOR THE SAN FRANCISCO THEOLOGICAL SEMINARY.

Senior Planner Phil Boyle presented the staff report stating the overall intent of Seminary's Master Plan is intended to meet the needs of the Seminary for the next 20 years. The proposed plans include construction of a student village consisting of four student apartment buildings totaling 17 units, two flexible-use townhome buildings totaling five units, and five faculty single-family and duplex buildings totaling seven units; demolition and removal office non-historic residences, and tennis courts; removal of an existing 1,568 square foot storage structure located on Mariposa Avenue and replace with a new 2,547 square foot storage building.

Kroot asked what the length of term would be if the Master Plan amendment is approved.

Boyle responded the term would be in perpetuity or until the Seminary requested an amendment.

Greene requested confirmation regarding storm water runoff and drainage issues with respect to the operating assumption that there will be no net increase in water runoff.

Boyle confirmed Greene's statement, stating the environmental report indicates there is no change expected; no change in runoff is predicted in the proposed development conditions; no substantial increase in rate or amount of surface runoff would occur that would result in flooding on or off site. This would be a less than significant impact.

Greene asked if consideration has been given to reducing runoff exposure.

Public Works Director Sean Condry noted condition four of the Conditions of Approval addresses bio-retention, bio-retention with a negative impact, study or plans to re-direct water to other areas, and frontage improvements. Frontage improvements include sidewalks, drainage facilities, pavements etc.

Greene is concerned that the wording is conditional or speculative. Greene interprets the information as meaning no net increase, in other words, status quo and what it means in addressing the current issue of not having the ability to manage the storm water that gathers at Richmond and Bolinas Ave.

Condry acknowledged the Master Plan Amendment is proposing net zero. Condry noted the project is at the master plan stage and the design review stage will come later in the project. Frontage improvements typically are done at the design review process and not at the policy master plan stage.

Coleman would like guarantees for no water runoff.

Lopin agrees and would like less than net.

Kroot acknowledged flooding problem on Bolinas and asked if the Seminary might take a share of responsibility of frontage improvements.

McInerney questioned clarification of Randall Harrison's report regarding adjacent properties not within Marin County Stormwater Pollution Protection Program (MCSTOPPP) guidelines and not in compliance.

Condry stated Randall Harrison's report is incorrect and that the Seminary's Master Plan Amendment is in compliance.

McInerney asked for information on Ross's Ordinance for water runoff.

Condry noted Ross's municipal code is stricter than San Anselmo code regarding coefficient rules for water runoff. San Anselmo is considering something similar to Ross's code.

Regarding the Seminary's current maintenance storage facility, McInerney asked if the Seminary plans to sell their property at 45 Ross Avenue. Boyle acknowledged the Seminary intentions to sell the property.

McInerney asked if there will be noise restrictions to minimize the impact on seminary neighbors. Boyle stated the constructions hours can be limited to minimize the impact of the construction project in addition to the construction management plans along with the Town's Municipal Code requirements..

In regards to the storage shed, Lopin suggests the possibility to plant shrubs for additional screening to block the view of the parking area.

Jim McDonald, President San Francisco Theological Seminary (SFTS), asked Council to approve the Campus 2010 Master Plan Amendment stating the plan is a consolidation, not an expansion and plans are designed to help the Seminary meet its needs for the next 20 years. The Seminary would like the plan to enhance the quality of life to the residents of the Ross Valley.

Rob Hart, representative SFTS, referenced comments made on the proposed storage & maintenance facility stating the SFTS property will be shrinking; therefore, the facility will serve less people. Hart stated the Seminary believes the amount of water drainage coming from the SFTS property is very minimal. Additionally, the Seminary is more than willing to do whatever is equally applied and required by all residents in the Town. However they have concerns regarding the wording of item four of the Conditions of Approval; words such as "may" are vague and they want to preserve the rights of the SFTS property.

McInerney asked if the Seminary has financially analyzed cost estimates for the Seminary to move beyond net zero into a negative number.

Hart replied they have not done a financial analysis on that but the SFTS believe they are already doing that with the removal of 181 Bolinas Avenue and the hydraulic analysis addresses the increase of the flood plain.

Condry stated the Town can require frontage improvements at Design Review.

Public Comment

The following people expressed opposition to the proposed storage and maintenance facility at Mariposa and Jones: Corinne Geramoni, Marcia Strom, Helen Robertson, Gerald Strom, Steve Beal, and Ananya Hixon. Their oppositions included negative impacts of the neighboring properties such as degradation to the residential area: dirt, noise, dumpsters, garbage, and a large industrial type building that would detract

from the feeling of the neighborhood. Concerns also included increased traffic to an already heavily trafficked area with many children.

Jill Baker, 55 Richmond Road, feels it is critical the Seminary contribute to the community drainage issue and she has concerns regarding intersection improvements.

Jill Baker, Libby Tracy, Donna Moran, Lisa Martin, John Martin, Ariana Van Meers, Seth Kaufman, Charles Kirk, John Bosell, Jackie Reinhart, believe a significant amount water flows down from the Seminary property and are in support of the SFTS tacking responsibilities of the broader community regarding mitigated flooding impacts. They also support both towns taking a leadership role that recommends a storm water management requirement, possibly a pre- development standard and that monitoring the mitigation be made a public process.

Donna Moran, 2 Richmond Road, stated the SFTS is a significant mass of San Anselmo property. Moran asked Council to protect the community and to require the Seminary to install a storm water facility.

Connie Rodgers and Andi Patter support the proposed Campus Plan 2010 Seminary Master Plan Amendment as is.

A letter from Peter Breen to Council in support of the Campus Plan 2010 Seminary Master Plan Amendment was read by Kris Kelson.

Matt Smelter, Consulting Hydrologist for the Town of Ross, stated a possible solution to the problem on Bolinas Avenue would be various measures and methods of drainage improvements. Other possibilities include a large detention basin upstream from Bolinas Avenue, (possibly Bouic Field site); fix drainage pipes at intersections and enhance source control.

Carla Small, Town of Ross, Mayor, appreciates the Seminary project, looking forward to a new and beautiful campus. Small stated the Town of Ross has not taken an official position and suggests Ross and San Anselmo work together as a joint project and consider the possibility of a feasibility study to look at drainage issues and possibilities of reducing the amount of water that flows into the Corte Madera Creek.

Chris Martin, Town of Ross, Councilmember, believes the residents request is sincere and reasonable regarding a definitive standard to assure the Seminary project is part of the solution and if the project is approved as proposed the residents concerns will not be addressed. Martin stated this is the opportunity to require the applicant to retain the maximum amount of storm water on site.

Rob Hart proposed language changes to condition number four of Exhibit "A" of the proposed ordinance, "Conditions of Approval". Hart stated the Seminary will support the proposed ordinance if the wording in condition four is changed to "*the final drainage plan may include the following*", deleting "*as a minimum*".

McDonald noted and that the Seminary does indeed want to cooperate, make the plan work and for the project to be a win win situation.

Condry stated the flooding problem is a localized issue which involves San Anselmo, Ross and the Seminary.

Kroot also feels SFTS Master Plan Amendment is a win win situation for the Seminary as well as the community. He thinks the proposed maintenance building at Mariposa and Jones Ave is attractive and he is in support of the project.

Lopin encourages vegetation screening in front of the maintenance facility parking structure.

Coleman is in support of the project. Coleman noted it is a fantastic opportunity for San Anselmo, Ross, SFTS, neighbors and the community to work together.

Greene supports the Seminary project but not the Seminary's proposed wording modifications. Greene also supports the Conditions of Approval staff have set forth in Exhibit A of the ordinance.

McInerney stated the SFTS has been a longtime partner and a very good neighbor in the Town. The project is of importance to the community as the community supports the continuance of the Seminary's success. McInerney suggests working in partnership with the SFTS, the Town of Ross, the Bolinas Avenue Neighbors and the community to include flood mitigation ideas if feasible. McInerney would like the Town to have the ability to enforce flood mitigation if it will minimize flooding and requested staff's confirmation that the Town will have the same enforcement capability with the proposed wording changes.

M/s, Greene/Kroot, to approve Resolution No. 3981, adopting the mitigated negative declaration monitoring program for the Campus Plan 2010 Master Plan Amendment for the San Francisco Theological Seminary. AYES: Coleman, Greene, Kroot, Lopin, McInerney. NOES: None. ABSENT: None.

M/s, Greene/Kroot, to introduce and waive the reading of an ordinance for the Campus Plan 2010 Master Plan Amendment for the San Francisco Theological Seminary with the following modifications to Condition 4: change wording of "shall" to "may" and delete wording "as a minimum". AYES: Coleman, Greene, Kroot, Lopin, McInerney. NOES: None. ABSENT: None.

Town Manager Stutsman read the ordinance by title only.

Kroot asked staff to come back to Council with recommendations for forming a committee made up of members from the Seminary, the Town of Ross, and the Town of San Anselmo to oversee flood and drainage issues..

3. LUNA/SPAULDING PARKING LOT

Council agreed to move the Luna/Spaulding Parking Lot item to the March 27 meeting.

4. APPOINT APPLICANTS TO THE LIBRARY ADVISORY BOARD AND ONE APPLICANT TO THE PARKS & RECREATION COMMISSION

There was no comment from the public.

Library Advisory Board

M/s, Kroot/Coleman, to appoint Joyce Cole to the Library Advisory Board. AYES: Coleman, Kroot. NOES: Greene, Lopin, McInerney. ABSENT: None.

Lopin, Greene and McInerney support the appointment of Doug Holm to the Library Advisory Board.

M/s, Greene/Lopin, to appoint Doug Holm to the Library Advisory Board. AYES: Coleman, Greene, Kroot, Lopin, McInerney. NOES: None. ABSENT: None.

Park & Recreation

Greene likes the energy and enthusiasm of Steve Burdo. Greene supports Burdo be appointed to the Park & Recreation Commission.

Coleman, Kroot and McInerney support Mark Machado to be appointed to the Park & Recreation Commission.

M/s, Coleman /Kroot to appoint Mark Machado to the Parks and Recreation Commission. AYES: Coleman, Kroot, McInerney. Noes: Greene. ABSTAIN: Lopin. ABSENT: None.

5. ADJOURN.

The meeting was adjourned at 11:10 p.m.

Respectfully submitted,

Joanne Kessel