

## Regular Town Council meeting October 14, 1980

Mayor Capurro convened the meeting with Councilmembers Toal, Convis, Wooliever and Buckle present.

2. OPEN TIME FOR PUBLIC DISCUSSION

Vickie Sullins, 404 San Francisco Blvd., complained that the Town was dumping fill in the creek channel running through the Corporation Yard, which will cause flooding problems on the downstream properties this winter. The Director of Public Works stated that he is aware of this situation and is taking steps to control.

Mrs. Humphrey, 9 Tomahawk, complained of too narrow passage for automobile traffic in the Pasadena/Santa Cruz/ Salinas area with cars parked on both sides of the street. Referred to Traffic Safety Committee to consider prohibiting parking on one side of the street.

3. APPOINTMENTS

Announcement was made of the resignation of Tom Giono from the Parks & Recreation Commission and applications are open for the balance of his term to July, 1981. Councilmember Toal suggested that consideration be given to filling this vacancy with a youth representative. The Administrator was directed to solicit applications from the High Schools.

4. INTRODUCTION OF NEW MANAGER, MARIN-SONOMA MOSQUITO ABATEMENT DISTRICT

Paul Brand, San Anselmo's representative on the District Board, introduced Charles Dill, General Manager, who spoke briefly on the post-Proposition 13 problems, advising that the limited staff is concentrating on mosquito abatement and was unable to handle yellow jacket and other insect abatement problems which were covered in the past. He assured the Council that the forthcoming move of headquarters to Petaluma will not affect service to Marin County.

5. PUBLIC HEARING ON PLANNING COMMISSION RECOMMENDATIONS FOR PREZONING UNINCORPORATED AREA PARCELS IN THE VICINITY OF SAN FRANCISCO BLVD., LOS ANGELES BLVD., CARMEL WAY, SACRAMENTO AVE. & PASADENA AVE.

The Planning Director outlined the parcels proposed for rezoning to precede possible annexation via use of a colored map, advising Council that the Town zoning designations would retain the same density as allowed under existing County zoning.

During public hearing, area residents in the audience reiterated their concerns expressed at the Planning Commission hearing, particularly on the effect of San Anselmo's proposed density ordinance on these properties.

During Council discussion Councilmember Buckle suggested that these parcels should be considered individually and that he was particularly concerned that the current permitted density on the parcels on the westerly end of Sacramento Ave. is too high.

M/S Buckle, Convis to waive reading and introduce an ordinance to prezone the subject parcels abutting San Francisco Blvd., Los Angeles Blvd., Sacramento Ave., Pasadena Ave., Carmel Way, Miwok Drive and Santa Barbara Blvd. as recommended by the Planning Commission, with Town zoning definitions corresponding to current County zoning. Motion passed by unanimous vote.

M/S Buckle, Wooliever to subsequently consider, if these properties are annexed to San Anselmo, rezoning for lower density the parcels on the westerly end of Sacramento Avenue designated on Assessor's Map 177 as blocks 171 & 172 and to exempt all of the annexed parcels from the application of any density ordinance hereafter adopted. Passed on a 4 - 1 vote with Mayor Capurro voting no on the basis that he is unwilling to commit himself to specific future action.

6. REVIEW OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR OAK HILL PARK GARDEN HOMES (SCHENK PROPERTY)

The Council determined to add the following comments to those of the Planning Commission:

1. The Council reiterates and underlines its intent to exempt from the pending hillside zoning ordinance all property currently outside the Town's boundaries and subject to annexation, including the subject property. The references on the first page of the introduction and on page 8, including the table on page 8, to a maximum of 30 units thus are incorrect. An ordinance rezoning the subject property and other lands in the Sorich Park vicinity was introduced October 14 and is scheduled for adoption October 28. The ordinance duplicates current County zoning and maintains the same density limits.

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2. The report at pages 8-9 states the case for annexation of the subject property and adjacent properties to the Town of San Anselmo, on page 29 states correctly that response time in a fire emergency would be reduced from ten minutes to two or three minutes were the area served by the San Anselmo Fire Department, and on p. 33-b reiterates the rationality of annexation. The Council endorses these conclusions, and notes that an annexation application is being prepared for filing with LAFCO.
3. The Council would be willing to give serious consideration to accepting dedication of the twelve acres of open space to become part of the Town's Sorich Park.
4. The report should refer to the San Anselmo noise ordinance, which is relatively stringent.
5. Mention should be made of the existence of septic tanks on some of the properties in the neighborhood.
6. The proposed designated open space should not be allowed as access permitting future development of abutting property.
7. Public pedestrian access over the developed area to the designated open space should be required.
8. The reference in the report to permission of multiple family dwellings in the Town's proposed zoning ordinance is incorrect; to the contrary, it is contemplated that the ordinance will disallow common wall construction, but will allow clustering of detached residences.
9. The reference to two stories above parking is contrary to Town ordinance prohibiting 3 stories without variance approval.

M/S Buckle, Convis to forward to the County Planning Department the comments of the Planning Commission and the Council. Motion passed by unanimous vote.

7. ORDINANCE ADOPTING 1979 UNIFORM BUILDING, MECHANICAL, PLUMBING, HOUSING SOLAR ENERGY AND SWIMMING POOL CODES, AND 1978 NATIONAL ELECTRICAL CODE

Council was advised that the Fire Marshal was recommending a compromise to the complete prohibition of wood shake and shingle roof coverings by permitting these coverings if treated by an approved fire retardant process, and that the merit hearing on the ordinance be continued to October 28 pending meeting with industry representatives.

M/S Toal, Convis to reintroduce ordinance amended to permit wood shake and shingle roof coverings if treated by an approved fire retardant process. Motion passed unanimously.

Councilmember Buckle expressed concern that the cost of treatment would in effect prohibit the use of wood roof coverings.

8. FEE REVISION RECOMMENDATIONS

a. Building fees - continued for consideration in conjunction with public hearing on ordinance adoption of Uniform Building, etc. Codes.

b. Planning and related fees.

M/S Buckle, Convis to adopt Resolution No. 1844 with deletion of fee for appeal of a Planning Commission decision to the Town Council. Motion passed on a 4 - 1 vote with Councilmember Wooliever voting no on the basis that she approves the inclusion of the appeal fee.

c. Resale inspections.

M/S Convis, Toal to adopt Resolution No. 1845 setting fees for reports of residential building records, with deletion of additional fee for a return visit where appointment is not kept. Motion passed unanimously.

9. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS, COMMENTS AND DIRECTIONS TO STAFF

Councilmember Convis inquired as to the streetsweeping schedule in residential areas. The Director of Public Works advised that annual leaf cleanup will commence as soon as most of the leaves have fallen.

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Councilmember Convis passed on complaints that the premises of the auto repair shop at 640 Sir Francis Drake Blvd. have become unsightly. Staff to investigate.

Councilmember Toal voiced objection to the over-abundance of unsightly newspaper racks around Town. Advised that Town has no tools to control.

Councilmember Toal questioned status of Hub Bus Transfer Facility. Advised landscape architect working on completion of plans and P.G.&E. has commenced undergrounding project.

Councilmember Wooliever relayed complaints received concerning cars parked on front lawns. Advised Town has no authority to prohibit.

Councilmember Wooliever reported on-going contact with Fairfax Mayor on service consolidations and expected to have a full report for the Council in the near future.

Mayor Capurro requested Council concensus as to the desirability of requiring retention of some percentage of rental units in any future condominium developments. The Town Attorney was directed to draft a proposed ordinance.

10. COUNCILMEMBER BUCKLE ORAL REPORT ON UPDATING OF COUNTY-WIDE GENERAL PLAN

Reported that the scope and intent of the work of the Priority Setting Committee is to attempt to bring the County plan into conformity with the General Plans of the cities. Presently attention is focused on the Highway 101 HOV lanes. The committee's next meeting is November 6th.

11. PROPOSALS FOR FINANCIAL CONSULTATION, JUNE 1981 STORM DRAIN BALLOT MEASURE ALTERNATIVES

M/S Toal, Convis to authorize the Administrator to execute an agreement with Bartle Wells & Associates in form approved by the Town Attorney for financial consulting services per the proposal of September 30, 1980. Motion passed on a 4 - 1 vote with Councilmember Buckle voting no on the basis of his objection to the expenditure of Town funds in connection with the proposed election.

12. RESOLUTION ACCEPTING DEED, FIRE STATION #2.

M/S Toal, Wooliever to adopt Resolution No. 1846 accepting conveyance of real property. Motion passed by unanimous vote.

13. ADMINISTRATOR RECOMMENDING APPROPRIATION OF PROCEEDS FROM CLOSEOUT OF FIRE STATION BUILDING CORPORATION TRUSTEESHIP

M/S Toal, Buckle to approve the distribution of the \$26,462 proceeds received as a result of the closing out of the Fire Station Building Corporation with budget adjustments as recommended by the Administrator in his memorandum of September 29, 1980. Motion passed unanimously.

14. COUNCIL MEETING SCHEDULE FOR NOVEMBER & DECEMBER

M/S Buckle, Convis to maintain regular meeting schedule for the months of November & December. Motion passed with five ayes.

15. CONSENT AGENDA

M/S Toal, Convis to approve Consent Agenda. Passed unanimously.

- a. Approved minutes of meeting of September 23, 1980.
- b. Approved warrant register for September 16-30, 1980.
- c. Adopted Resolution No. 1847 rescinding Resolution No. 1840 - sphere of influence lines, Sorich Park & Sequoia Park areas.
- d. Adopted Resolution No. 1848 approving County Plan Review Report, Solid Waste Management Plan.
- e. Adopted Resolution No. 1849 quit-claiming property at 31 Towland Ct.
- f. Awarded bid 1980 Storm Drain Construction to Ghilotti Bros. in the amount of \$92,796 being Bid Item A less work at location 2 (Red Hill Ave. at Essex), and authorized a contingency fund of \$5,000.

ADJOURNED at 11:10 P.M. to regular meeting October 28, 1980.

LIBBY HANSON  
Deputy Town Clerk