

MINUTES OF THE TOWN COUNCIL MEETING OF APRIL 14, 1987

Vice Mayor Cordingley convened the regular meeting at 8:00 p.m. with Councilmembers Chignell, Sharp and Walsh present.

2. PRESENTATION OF SENATE RESOLUTION COMMEMORATING THE TOWN'S 80TH BIRTHDAY

On behalf of Senator Milton Marks, Councilmember Walsh presented a Resolution passed by the State Senate commemorating San Anselmo upon the occasion of its 80th birthday.

3. OPEN TIME FOR PUBLIC DISCUSSION

William Jelinek, 53 Florence Avenue, expressed concern about the Fairfax redevelopment project being proposed for the Marin Town and Country Club and its impact on San Anselmo, and felt that San Anselmo should get involved with review of the project at the Council level. Specifically, he was concerned that the project's Environmental Impact Report did not address the impact of the proposed construction of 30,000 square feet of retail space on existing businesses, and that the EIR states that the project will not have a significant impact on traffic since traffic is already at a maximum level. He said that the EIR only addressed the impact of traffic at four corners in Fairfax and did not address the traffic impact on Center Boulevard. Furthermore, he felt the EIR did not adequately address issues of flooding, noise, or adverse impacts during construction.

Cordingley said that Fairfax and San Anselmo have worked well in the past on similar issues and said he would contact the Mayor of Fairfax. Town Administrator Garvey said he recently received a copy of the environmental documents for the redevelopment project and later in the meeting will ask the Council for authorization to use the Town's planning consultant to review and make recommendations to the Council on these documents.

Diane King, 1055 San Anselmo Avenue, requested increased street lighting in the downtown as well as on San Anselmo Avenue in her neighborhood to minimize hazards. She complained that cars are parking on the sidewalk near Center Market at 1119 San Anselmo Avenue and are blocking pedestrian passage. Cordingley said the first item is under consideration with the Chamber of Commerce. Police Chief Del Santo was to report back to the Council in a month concerning progress on the second issue.

Jim Mansen, 45 Angela Avenue, said he and his neighbors were present concerning the Town's plans for storm damage repair to the hill behind their homes in Halprin Park. Cordingley responded that since there is potential litigation involved in this issue, there was a discussion during the Council's closed session, and that the Council has directed staff to move ahead with this project, with the target date for work to be prior to the next rainy season. Garvey offered to provide letters to Angela Avenue property owners affected by this project regarding the Town's commitment to the project.

Kristin Walknitz, 69 Angela Avenue, said they have been putting up with the slide problem since February, 1986, they are having difficulty re-financing their homes and they want to see the problem resolved.

Chignell suggested that the Town keep the neighbors apprised of progress on the project.

Bryce McDermott, 27 Bella Vista, said he attended the Town's birthday events and enjoyed the community spirit. He was aware of the coming fire danger, noted that there were many young people in the

downtown who need and want to work in a way they feel is contributing to the downtown and had a proposal for a clean-up and work project. Garvey suggested that the Town Coordinator of Volunteers contact Mr. McDermott about this project. Sarah Nome, 77 Alder Avenue, said she had asked about the state of the budget at the meeting of April 10 and had not received a report. She said she thought that the Town was in poor shape financially.

Garvey responded that this question involved a complicated answer. He suggested Mrs. Nome see him in Town Hall. Mrs. Nome said she felt the question warranted a public answer, to which Garvey responded that if she posed her question in writing, he would respond in writing.

Suzanne Dantonet, of Regeneration, 211 San Anselmo Avenue, reported that Regeneration had a successful compost distribution on April 11th, and expressed thanks to all the businesses, Town departments and organizations which had assisted them in this event.

4. PRESENTATION BY ASSEMBLYMAN FILANTE OF AN ASSEMBLY COMMEMORATION FOR THE TOWN'S 80TH BIRTHDAY

Assemblyman Filante presented the Council with a Resolution passed by the State Assembly in recognition of the Town's 80th year of incorporation.

5. ELECTION OF MAYOR AND VICE-MAYOR TO SERVE UNTIL APRIL, 1988. CONTINUED TO APRIL 28, 1987.

6. APPOINTMENTS

A. Seminary General Plan Advisory Committee (one seat)

No applications have been received for this appointment. Garvey will contact incumbent Committee members to determine whether they know of anyone interested in serving. The appointment was continued to the meeting of May 12, 1987.

7. APPEAL OF ALMA R. WIEDERHOEFT OF PLANNING COMMISSION DENIAL OF SS-264, 327 BUTTERFIELD ROAD, A/P 5-022-62, TWO-LOT PARCEL SPLIT, AND THE INITIAL ENVIRONMENTAL REVIEW. CONTINUED TO APRIL 28, 1987.

8. PROPOSED AMENDMENTS TO THE SAN ANSELMO MUNICIPAL CODE, TITLE 4, CHAPTER 13, PRIVATE TREES, TO PLACE RESTRICTIONS ON THE PRUNING OF ELM TREES AND ALSO REVISING PROCEDURES INVOLVING HERITAGE TREES. CONTINUED TO APRIL 28, 1987.

9. APPEAL OF MARILYN MOOSHIE RE: DENIAL OF OVERNIGHT PARKING PERMIT

Ms. Mooshie was not present. The item will be placed on a future agenda if Ms. Mooshie decides to pursue the appeal.

10. DISCUSSION OF MARCH 25 LETTER FROM STEVEN SCARPA

Mr. Scarpa was not present. The Public Works/Planning Director was to keep the Council apprised of any inspections done on this property.

11. REPORT RE: COMMUNITY DEVELOPMENT BLOCK GRANT

Chignell serves on the Community Development Block Grant Distribution Committee for the Ross Valley, and reported that \$51,000 was distributed for housing programs, \$54,000 was distributed for capital improvement projects and \$26,000 was allocated for public service programs in Fairfax and San Anselmo. While some of the programs

funded are joint Fairfax-San Anselmo projects, Chignell said that the allocation scheme weighed toward Fairfax this year. He suggested that San Anselmo get an early start in organizing interest for next year's block grant allocation, such as by establishing a committee of one or two Councilmembers and contacting County staff ahead of time.

12. REPORT ON 1987-88 PROJECT COST FOR INSURANCE

Town Administrator Garvey reported that a reduction of \$136,000 was anticipated in the Insurance budget for the next fiscal year.

Larry Stack, 10 Alice Way, expressed interest in the difference between the contributions of premiums for all the participating municipalities last year and this year, and the percentage of decrease for San Anselmo compared to other jurisdictions. Garvey referred Mr. Stack to his memo of June 24, 1986.

13. REPORT ON COUNCIL/CHAMBER WORKSHOP ON DOWNTOWN REVITALIZATION

Sharp explained that there had been some confusion about establishing a Council-Chamber meeting with a panel of experts to discuss the downtown. There had been discussion on having an all-day workshop with merchants and downtown property owners, and having a smaller scale meeting with a panel of consultants.

Lew Tremaine, member of the San Anselmo Chamber of Commerce Board of Directors, said it was important to have the San Anselmo/Upper Ross Valley and San Germonimo Valley market analyzed to provide better information to potential tenants. The only way to establish economic stability is to attract successful businesses, he said, noting that the market conditions have changed radically in the last two years. The first step would be for marketing people to discuss with San Anselmo the cost and scope of the study. He would like a meeting as soon as possible, adding that an all day workshop and a marketing session are not mutually exclusive, but that he would like to see the latter done first.

Rob Franco, a Chamber Board member, said experts with a good track record in urban re-vitalization could advise merchants on rejuvenating the area, and issues such as store hours, rents, lease lengths, etc. He encouraged moving forward with a meeting and obtaining expert advise from a marketing expert with experience in small businesses, a redevelopment expert, an expert with small commercial management background, and an urban economist. He noted that an all day workshop approach has worked elsewhere, and that a survey of San Anselmo residents on their shopping needs has already been done.

Bill Bandy, San Anselmo Shoe Repair, encouraged movement on this issue as soon as possible.

Walsh said she had approached urban development marketing professionals who are familiar with San Anselmo and Marin County and who would be willing to attend an all-day seminar at no cost.

It was the consensus of the Council to see if the Chamber of Commerce would be willing to conduct a joint meeting on April 23 at 7:00 p.m., and an all day workshop with a panel of experts, tentatively set for May 21st.

14. RESOLUTION NO. 3014 SETTING MANAGEMENT SALARIES (RECREATION DIRECTOR, ASSISTANT RECREATION DIRECTOR AND COORDINATOR OF VOLUNTEERS)

Since the Recreation Director and Assistant Director now work for the Town, and because the Coordinator of Volunteers position has been changed to the management category, the salaries of these employees must be set by Resolution of the Council.

M/S, Sharp, Chignell, to approve Resolution No. 3014, Setting Management Salaries for the Recreation Director, Assistant Recreation Director and Coordinator of Volunteers. Motion passed unanimously.

15. LETTER FROM ENVIRONMENTAL PROTECTION AGENCY RE: BAY-DELTA PROJECT ADVISORY COMMITTEE

The EPA was seeking an elected official from a city in Marin County to serve as a member of the Public Advisory Committee of the San Francisco Bay-Delta Project. The matter had been referred to the Marin County Council of Mayors and Councilmembers.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS, COMMENTS AND DIRECTION TO STAFF: STAFF MISCELLANEOUS ITEMS

a. Garvey reported that he has received three documents from Fairfax concerning the environmental assessment for the commercial development for Marin Town and Country Club. The time period for review of these documents is 30 days. It was the consensus of the Council that professional review of the documents was needed, that the Town's planning consultant be authorized to review these documents at a cost not to exceed \$1,000, and that staff explore whether the Town's consultant services could be shared with another jurisdiction.

b. Staff asked whether a Councilmember could attend a meeting with residents of north The Alameda concerning reconstruction of the Galeta Bridge and resurfacing of The Alameda.

c. Garvey announced that a volunteer is available to distribute brochures for the Rideshare program.

d. Chignell asked for the progress on the Jake Ours memorandum regarding Saunders Avenue. Garvey responded that ideas were being explored by the Traffic Safety Committee, which felt that a stop sign would not be obeyed. Chignell asked that a response be sent to everyone who signed Ours' petition.

e. Walsh requested copies of the minutes from the 1986-87 budget hearings.

f. Staff will report back to the Council on the Town's share of the cost of San Anselmo 80th birthday celebration.

17. CONSENT AGENDA

M/S, Chignell, Walsh, to approve the Consent Calendar, with the change in the minutes on page 1. Motion passed unanimously.

- A. Approved Warrants Nos. 62299 - 62446 and 1758 - 1773, in the amount of \$326,705.82.
- B. Approved Minutes of March 24, 1987.
- C. Passed Resolution No. 3015 commending Thelma Foster upon her retirement from the Town.
- D. Passed Proclamation of May 11-17 to be "Affordable Housing Week"
- E. Continued proposed amendments to the San Anselmo Municipal Code, Title 10, revising the procedures for processing the R-1-H zone applications to May 12, 1987.
- F. Continued proposed amendments to the San Anselmo Municipal Code, Title 10, revising Planning Commission appeal

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procedures to April 28, 1987.

ADJOURNED at 10:00 to a closed session meeting on April 16, 1987 6:15 p.m.

Beth Calamar