

MINUTES OF THE TOWN COUNCIL MEETING OF DECEMBER 22, 1987

Mayor Cordingley convened the regular meeting at 8:00 p.m., following a closed session regarding personnel matters beginning at 7:30 p.m., with Councilmembers Chignell, Walsh and Wooliever present and Councilmember Sharp not present.

2. OPEN TIME FOR PUBLIC EXPRESSION

Sarah Nome, 77 Alder, said the town was beautifully decorated and thanked everyone involved, but there was a large amount of graffiti on a building in the downtown and she wanted to know what was being done about it. Cordingley responded that the owner of the building has been contacted and agreed to paint it out. Walsh said she would like to see the Town take a more active position in having this graffiti and other graffiti in Town removed. Staff agreed to talk to the affected property owners about the Town doing the work and being repaid for time and materials.

Nome asked for clarification of the cost estimate of repairs to Fire Stations 19 and 20 stated in the minutes of the last meeting. Public Works/Planning Director Kottage stated that the estimate for repairs to Station 19 was estimated at \$10,000 while the estimate for Station 20 was \$15,000 plus up to \$4,000 for design work.

Nome said that at the last Council meeting she had asked the mayor if a cash flow chart would be presented and the askwer was "no." She said she wanted to see the cash flow chart shown to the citizens of San Anselmo.

William Jelinek, 53 Florence, said the the downtown San Anselmo decorations were referred to as "this year's class act" in the Independent Journal, and that San Anselmo has been mentioned in a positive light 17 times since the Christmas shopping season was launched on November 25.

Bill Bandy, who was at the end of his term as President of the Chamber of Commerce, said that in the six years that he has had a business in town, there has not been a time when the Town has been more helpful, particularly under Cordingley's role as mayor. He said the hostility that used to prevail is largely gone and many businesses feel the Town has done all it can do, and more. He said the Chamber has benefited from Cordingley's work and thanked him.

Nome asked whether eliminating the fare for the FAST bus service during the holiday season had helped the downtown. Wooliever responded that there was an immediate increase in usage.

3. RESOLUTION ESTABLISHING TERMS FOR COUNCILMEMBER SERVICE ON THE ROSS VALLEY FIRE SERVICE BOARD OF DIRECTORS.

M/S, Chignell/Wooliever, to adopt Resolution No. 3043 establishing terms for Councilmember service on the Ross Valley Fire Service Board of Directors. Motion passed unanimously.

4. APPEAL OF PLANNING COMMISSION DENIAL OF Z-244 AND V-2186, FOR STEVEN POTTER AND JEFFERY POTTER, 54 ROSS AVENUE, A/P 7-282-14, REZONING FROM R1 TO R2, AND ENVIRONMENTAL REVIEW: A FRONT YARD VARIANCE FOR EXISTING PARKING TO REMAIN WITHIN ZERO FEET OF THE FRONT PROPERTY LINE; A SIDYARD VARIANCE FOR REQUIRED PARKING FOR DUPLEX USE TO BE WITHIN SIX FEET OF THE SOUTH SIDE PROPERTY LINE; AND A PARKING SIZE VARIANCE FOR THE EXISTING TWO PARKING SPACES TO BE SUBSTANDARD IN LENGTH, A LOT AREA VARIANCE, AND AN AVERAGE LOT WIDTH VARIANCE.

The Council previously agreed in concept to sustain the appeal but continued the matter to insure that the environmental review was adequately noticed.

Ken Anderson, former Councilmember, said he would hate to see San Anselmo change from a town to a city, adding that high density is the cause of the traffic problems. He spoke against the proposal, noting

that the lot is substandard in width and area for even a single family home, and just because the lot happens to be in an area that is eligible for R3 zoning does not mean it is suitable for this zoning. He did not see any benefit to the neighborhood or the town to increase the density from R1 to R2.

Steven Potter said that this was a unique neighborhood, and noted that it contained a 23 unit condominium project as well as Ross Court. He felt the impact of one additional unit was minuscule in comparison to the other high density projects.

Wooliever said that in spite of the fact that there are five requests for variances, it seems the proposal will constitute an improvement of the property. Regarding density, she said the Council has moved cautiously on this issue, and the proposal is consistent with the neighborhood. There are situations where this type of proposal is more suitable than not, and infill close to the downtown areas is appropriate.

Chignell said he would join in with those comments, and noted that the issues raised by Mr. Anderson were brought out at the Planning Commission hearing, where there was a close vote on the project. He said he was pleased with the Sohner Court project, felt this project was consistent with it, and supported more infill housing in the downtown area.

Cordingley said he found it difficult to get beyond the point that the property is substandard and had trouble feeling the project would be an improvement.

M/S, Wooliever/Chignell, to approve the negative declaration of environmental impact. Motion passed unanimously.

M/S, Wooliever/Walsh, to introduce Ordinance No. 895 rezoning the property at 54 Ross Avenue, A/P 7-282-14, from R-1, single family residential, to R-2, two family residential, on the basis that the General Plan encourages infill rental housing, the parcel is surrounded by R-1, R-2 and R-3 uses, so to rezone this property would not be spot zoning and would conform to the existing neighborhood, and it is consistent with the General Plan. Motion passed by the following vote:

AYES: Chignell, Walsh, Wooliever

NOES: Cordingley

Regarding the findings for approval of the variance application, Kottage reported that the underlying theme for the variance is that the conditions on the property is consistent with other properties in the neighborhood and that the variance is needed to accomplish on-site parking.

M/S, Wooliever/Chignell, to approve V-2186 on the basis of the findings suggested by Public Works Director Kottage. Motion passed by the following vote:

AYES: Chignell, Walsh, Wooliever

NOES: Cordingley

5. REPORT ON SOUND SYSTEM FOR COUNCIL CHAMBERS

Technicians from the County's radio maintenance department have found that the design of the existing system makes it difficult to pick up the voices of the Councilmembers and the public clearly. Feedback problems occur when the system is turned up loud enough to be heard and because the microphones are located in front of and too close to the loudspeakers. They suggested the installation of three stationary, directional microphones on the Council bench, a microphone on a movable podium for the public and relocation of the speakers. The estimated cost was \$650.

Cordingley supported having microphones on the bench but felt having a podium with a mike for the public added alot of formality, as well as time and effort on the part of the speakers. He favored having microphones in the back of the room as being more conducive to the flow of the meeting.

Chignell said he did not think that a problem existed with amplification, although there may be a problem picking up voices for recording purposes. He said he was not enamored with microphones in a small town as this, but noted that it may be necessary for the presiding officer to have a microphone to control the meeting.

Walsh said there have been enough complaints from the audience to warrant giving the audience what they want for amplification.

Kottage said that three is the minimum necessary to provide amplification on the bench. He suggested having two microphones on the side of the Chambers, facing inward towards the public seats.

Nome said she agreed with Cordingley that a podium was not necessary, but supported having a microphone on the staff table because staff's backs are to the public. She said there are outlets in the bench where microphones used to be located.

Nancy Olson, 1329 San Anselmo Avenue, said that once in awhile there is an overflow crowd and persons in the back cannot hear what is being said.

Attilio Segale, 20 Holstein Road, suggested the Town spend enough money to have a good sound system.

6. BALLOT WORDING FOR APRIL 12 REFERENDUM MEASURE ON RESOLUTION NO. 3026 SETTING THE TOWN ADMINISTRATOR'S SALARY.

The Council previously decided to place this measure on the April 12 ballot. The Town Clerk's office proposed ballot wording that would conform to the state election code requirements.

Walsh suggested adding the word "gross" in front of the words "monthly salary" in the ballot wording to clarify the message to the voters. Town Attorney Roth advised that this word could not be added because it was not included in the subject matter contained in Resolution No. 3026. Walsh said she did not support wording that stated the resolution was passed by the Town Council because she had not supported the resolution. It was the consensus of the Council to print the entire text of the resolution, including the vote, in the sample ballot sent to voters.

Nome said that \$18,000 should be added to the cost to present the total picture to the voters. Bandy said that the term "salary" in the resolution is not defined, and that people ought to know what the position costs. Roth advised that it was illegal to change the resolution by adding wording to it, and that other information about the compensation could be presented in the arguments and rebuttals.

M/S, Chignell/Wooliever, that the following ballot wording be transmitted to the Town Clerk: "Shall Resolution No. 3026, a Resolution of the San Anselmo Town Council setting the monthly salary of the Town Administrator at \$4,500 effective September 1, 1987, and \$5,000 effective March 1, 1988, be adopted?", with the accompanying Resolution No. 3026. Motion passed by the following vote:

- AYES: Chignell, Wooliever, Cordingley
- NOES: Walsh

7. CONSIDERATION OF MEMBERSHIP IN THE NORTH BAY DIVISION OF THE LEAGUE OF CALIFORNIA CITIES AND DESIGNATION OF A PRIMARY LIAISON.

M/S, Wooliever/Chignell, to join the division and appoint Mayor Cordingley as the primary liaison. Motion passed unanimously.

8. CONSENT AGENDA.

- (a) Approval of warrants: 2156 through 2213, 6499, 6503 and 6664 - 6665, the amount of \$359,527.45.
- (b) Approval of minutes: November 4, December 4 and 8, 1987.
- (c) Adoption of Ordinance No. 894 amending Title 10 of the Town Code, revising Planning Commission appeal procedures.
- (d) Approval of Resolution approving the 1988/89 to 1992/93 Marin County State Transportation Improvement Program as recommended by the Marin County Urban System Committee.

Regarding the minutes of December 4, Walsh said that comments of hers were missing, including her statement that the Public Works Director had said that the zoning of the property was consistent with the General Plan, and the original application said it was consistent with the General Plan. Approval of the minutes was continued to the next regular meeting so that Walsh may review the tape recording of the meeting for other comments to be added to the minutes.

M/S, Chignell/Wooliever, to approve the Consent Agenda. Motion passed unanimously.

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

Graffiti - Walsh asked for a report on the graffiti at the next meeting.

Red Hill School Site - Chignell noted that the school board has decided not to sell any of the Red Hill School property.

10. ADJOURNMENT - On motion duly made and seconded, Cordingley wished everyone a Merry Christmas and adjourned the meeting at 9:05 p.m.

Beth Calamar