

MINUTES OF THE SAN ANSELMO TOWN COUNCIL MEETING OF FEBRUARY 23, 1988

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

2. OPEN TIME FOR PUBLIC EXPRESSION

Diane King, 1055 San Anselmo Avenue, said she wanted to see a hotline set up in town for youths with drug problems since the Youth Center has not gone through. Cordingley said plans for a Teen Center are moving forward. Wooliever noted that a Drake High School impact team and the local suicide prevention center also deal with this issue.

3. CONSIDERATION OF REPORTS ON THE SAFETY OF THE TOWN-OWNED BUILDING OCCUPIED BY THE PEACE CENTER OF MARIN, 1024 SIR FRANCIS DRAKE BOULEVARD, AND WHETHER TO GIVE NOTICE FOR TERMINATION OF LEASE.

At the meeting of January 12, staff reported to the Council that this building was unsafe. The Council continued the decision on whether to continuing leasing the building until this meeting to give the Center time to submit a written response.

Town Administrator Dickens reported that the Center's reports and proposals were submitted at the end of the previous week and therefore staff had not had time to review them. He was working with the County Planning Department regarding restrictions on the use of the Isabel Cook Community Center fund, and recommended Council authorize him to sign monthly agreements with the Peace Center that included a hold harmless agreement. The Center had proposed a hold harmless agreement that was being reviewed by the Town Attorney.

Hannah Creighton, staff member for the Peace Center, expressed the Center's willingness to sign a hold harmless agreement for the duration of the tenancy. She said the Center wanted to direct the remodeling under the supervision of Val Schaaf, consulting engineer, with volunteer help from contractors and others, at a cost of \$8,000 for materials and equipment. The Center also proposed to rebuild the back porch and both sets of steps and make the Center wheelchair accessible at its own expense. The Peace Center asked that they be given a 10-year lease in light of the efforts they were contributing towards improvement of the building, that the Town pay for the out of pocket cost for the foundation improvement up to a sum of \$6,000 - for which they will also try to raise funds, and that permit fees for the project be waived.

Val Schaaf, consulting engineer, said the building does not present a hazard under vertical loads. There is the hazard of the building falling off the foundation in an earthquake, but typically wood frame buildings are stronger than other types of buildings, and this building was built with good lumber and has only minor rot. He said the Town should be putting money towards yearly maintenance of the building.

Terry Carlson, attorney for the Peace Center, explained that the idea of the hold harmless agreement was to provide protection to the Town and its employees against claims by the Peace Center or its members, employees, volunteers, etc. for injury or damage resulting from the use of the building.

Patricia Gallagher, San Anselmo resident, supported the location of the Peace Center and asked the Town to make a commitment to keeping it there.

Art Paul, San Anselmo resident, said he wanted the Peace Center to stay where it is, noting it is here Golden Gate transit and his home, but that he would like to be able to get inside the Peace Center building with a ramp.

A Fairfax resident said he was a long supporter of the Peace Center and wanted a ramp in order to get access.

Jackie Harmes, 8 Ivy Lane, said it was important for a city to be committed to peace on a local level, which in turn helps to generate peace on a global level. She supported a 10 year lease of some type of improvements to the Center.

Lucille Dandalet, 126 Redwood Road, expressed pride in San Anselmo for being a hub of peace.

Charles Masden, San Anselmo resident and president of the local chapter of the United Nations, said the Peace Center is an asset to San Anselmo and Marin County, and that the Town should be proud to have it here.

Lew Tremaine, Peace Center staff, said the Town did not have to pay any money for the land on which the building is located as it was purchased with federal funding, and that the Peace Center building was calculated as part of the square footage of the Isabel Cook Community Center for purposes of the grant. Since the cost of repairs has been reduced to \$6,000, he hoped the Town, as the landlord, could contribute this money as to improve the building.

The Councilmembers said they were pleased and proud to have the Peace Center in San Anselmo and appreciated all that the Center had done since the last meeting. It was the consensus of the Council to make a commitment to finding the \$6,000 funds to help the Peace Center make the repairs, and to refer to it staff to report back on each of the Center's proposals at the next Council meeting.

M/S, Sharp/Wooliever, to move the Consent Agenda to be heard next. Motion passed unanimously.

4. CONSENT AGENDA

- (a) Approval of minutes: February 4 and 9, 1988.
- (b) Waive reading and adopt Ordinance No. 897, an interim ordinance to prohibit applications for a general plan amendment, zone change, zoning ordinance amendment, annexation, rezoning, and subdivision of lands in the R1-H zoning district, and subdivisions, development and land use applications on properties where the current zoning is inconsistent with the current San Anselmo General Plan.

Chignell asked that the minutes of February 9 be amended as follows: On page 4, the sentence beginning with "Chignell commented" was amended to clarify that the contingencies he referred to was the \$7 million deficit of the Golden Gate Bridge District."

M/S, Sharp/Wooliever, to approve the Consent Agenda as amended. Motion passed unanimously, except for a "no" vote by Walsh on item (b).

5. REQUEST FOR ENDORSEMENT OF OPPOSITION TO OFF-SHORE OIL DRILLING ON THE NORTHERN CALIFORNIA COAST.

Bob Wipfler, 1659 San Anselmo Avenue, submitted information on the hearings held by the Department of the Interior, Mineral Management Services, on the environmental review of the sale of off-shore oil leases on the Humboldt and Mendocino coasts. He said not everyone interested was allowed to give testimony, and that the testimony given was not considered. He said he thought the hearings and the intent to let leases for off-shore oil drilling was an outrage. The oil drilling is due to start next January in Mendocino. He noted that as much time as local governments spend on issues that affect its environment, such as trees and building additions, the federal government can introduce something like off-shore oil drilling that will impact local areas. He said it was the Council's responsibility to speak up and urged it to set an example for other town councils.

M. G. Sheldon, 41 Brookside, said the oil rigs will be 6 miles off the coast and 3 miles apart. He did not think they would spoil one's vision of the coast or impact fishing that much, and without the drilling, oil prices will rise, the country will have to import more oil and its deficit will increase.

San Anselmo Town Council, February 23, 1988

Jackie Harmes, 8 Ivy Lane, said they were taking about their future, and about the coastline and the impact of drilling on the town. She said it was a good opportunity for the town to take a stand to say it wants to preserve its environment. She said it was important to start looking for alternative sources of energy.

Tiffany Pierce, Bolinas resident, said she was involved in cleaning up oil spills in the early 1970's on the Marin County coast. The coastal wildlife there is just now starting to come back. She strongly opposed off-shore oil drilling and said it would behoove this Council and others to take a stand and set an example. She said the damage to an environmentally sensitive coastline is a big price to pay for the small amount of oil that may be obtained from off-shore oil drilling.

Charles Masden said he thought Mr. Sheldon had a good point, but that it was also important to consider future generations in terms of oil supply. He said it would be better for this country to use other countries' oil now and save what this country has for future generations, in addition to considering the environmental issues of off-shore oil drilling that he felt were extremely important.

Bill Bandy, 202 Saunders, said the federal government was trying to scare citizens into believing the off-shore oil drilling is needed when it is not needed. He said he did not see any need for the drilling except profit motive, the oil rigs are visual eyesores and would ruin the beautiful view of the coastline.

Walsh stated she did not believe she was elected to make decisions on issues such as this, which she felt was an individual, personal decision. Chignell, Sharp, Wooliever and Cordingley expressed their opposition to off-shore oil drilling, noting the limited amount of oil it would generate, its demonstrated impact in other locations - namely Santa Barbara, and the negative impact it would have on the Northern California coast and the quality of life in San Anselmo.

M/S, Sharp/Wooliever, to direct staff to prepare a letter for the mayor to sign opposing off-shore oil drilling. Motion passed by the following vote:

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

Walsh explained that she voted "no" because she did not support the Council taking a stand on this issue.

6. REQUEST FROM THE ANTIQUE DEALERS ASSOCIATION FOR THE USE OF CREEK PARK AND THE CLOSING OF BANK STREET AND SAN ANSELMO AVENUE FROM THE FLOWER SHOP TO TUNSTEAD AVENUE FOR THE 1988 SPRING FAIRE

Town Administrator Dickens reported that staff did not see any problem with the use of the parking areas in Creek Park but were against closing Bank Street because of safety considerations for the residents of that area. The Downtown Merchants Association has expressed its opposition to closing San Anselmo Avenue for the day of the Faire.

Bev Loane, president of the Antique Dealers Association, explained that more space was needed for the faire than used in previous years. She said the faire brings alot of people to the Town and alot of revenue for the Association, which is used to produce their antiques brochure. They have discovered that they need two faires in order to meet their expenses. Regarding the request to close San Anselmo Avenue, she said the faire will be held on a Sunday when most of the shops will be closed and they wanted it closed only between the Flower Shopp and Tunstead Avenue.

Tony Barbera commented that over the years the faire has done alot for the Town and that they clean up afterwards.

Bill Bandy noted that the street is closed for the Chamber of Commerce's Art and Wine Festival and for Country Fair Day and suggested

that the downtown merchants could be persuaded to change their opinion about the street closure.

Herman Kramer, 1 Allemand Place, said he hoped the Council would encourage business ventures in Town and felt the closure would help the overall business community.

Ray Forrest, San Anselmo Garbage Disposal, asked the Antique Dealers Association if they would accept just closing San Anselmo Avenue and not Bank Street, to which they responded affirmatively.

It was the consensus of the Council to support closing San Anselmo Avenue but to encourage the Antique Dealers to discuss the issue with the Downtown Merchants Association before the Council makes a decision.

M/S, Wooliever/Sharp, that the Antique Dealers Association be allowed to use the Creek Park parking area, but not Bank Street because of safety factors, awaiting direction from the Antique Dealers Association and the Downtown Business Association as to whether to close San Anselmo Avenue. Motion passed unanimously.

7. REPORT ON MEETING OF THE 101 CORRIDOR ACTION COMMITTEE.

Chignell reported that at the last Committee meeting, information was presented on air quality on Highway 101, and there was a discussion on acquisition of the Northwest Pacific railroad right of way, followed by a rail vs. bus debate on the use of this right of way. He noted that many Councils are not ready to support a sales tax election in November and was skeptical the election would be held. He commented that it was important for San Anselmo to continue to participate in the committee, but that much of the time was spent on wrangling that does not serve the public.

8. RECOMMENDATION FROM TRANSPORTATION EXPENDITURE PLAN COMMITTEE REGARDING PROPOSED TRANSPORTATION AUTHORITY.

Wooliever reported that San Anselmo was most definitive in terms of its position about the authority and was the only jurisdiction to condition funding on having a San Anselmo councilmember as a voting member of the transportation authority. The composition of the authority voted on and approved by the committee, on a split vote, was a 7 member authority with one member from the County, one from Novato, one from San Rafael, and four from the remaining jurisdictions. It was the consensus of the Council to stay with its original position that a San Anselmo councilmember should serve on the authority.

Herman Kramer, 1 Allemand Place, asked if they had considered having members of the transportation authority elected. Dickens responded that a directly elected authority is not allowed under the state enabling legislation.

9. APPOINTMENT OF COUNCIL REPRESENTATIVE AND ALTERNATE TO THE GENERAL ASSEMBLY OF THE ASSOCIATION OF BAY AREA GOVERNMENTS.

It was the consensus of the Council that Chignell continue to serve as the representative.

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

Sgt. Don Nelson - Dickens announced Nelson was retiring at the end of the month after 29 years with the department. It was suggested the Town honor him with a plaque and resolution.

Forbes Avenue potholes - Chignell asked staff to take a look at this.

11. ADJOURNMENT

The meeting was adjourned at 9:36 p.m.

Beth Calamar