

SAN ANSELMO TOWN COUNCIL
Minutes of the meeting of JUNE 28, 1988

Mayor Sharp convened the meeting at 8:00 p.m., following a closed session regarding personnel matters beginning at 6:30 p.m., and interviews with applicants to the Planning Commission beginning at 7:15 p.m., with Councilmembers Chignell, Colteaux, Walsh and Zaharoff present.

2. OPEN TIME FOR PUBLIC EXPRESSION

Town Administrator Dickens requested that an item concerning the transfer of funds for the purchase of police vehicles be added to the agenda, noting that the need to take action arose following posting of the agenda.

M/S, Chignell/Walsh, to add this item to the agenda. Motion passed unanimously.

3. TRANSFER OF FUNDS FOR THE PURCHASE OF POLICE VEHICLES.

Dickens recommended that \$24,000 be transferred from the contingency budget to the police department budget to pay for the purchase of two new vehicles previously approved by the Council, rather than funding the purchase in the 1988-89 budget.

M/S, Colteaux/Walsh, to approve the transfer of funds as explained by the Town Administrator. Motion passed unanimously.

4. APPOINTMENTS

(a) Planning Commission: M/S, Chignell/Colteaux, to nominate Jeff Kroot to a term to expire August, 1990. Motion passed unanimously.

(b) Planning Commission: The expiration of the four-year terms of Commissioners Sias and Hayes in August, 1988 was announced.

(c) Volunteer Program Advisory Board: The vacancy created by the resignation of Daisy Najarian had been advertised, and an application was received from Christine Bill. M/S, Zaharoff/Chignell, to nominate Christine Bill to a term to expire September, 1990. Motion passed unanimously.

5. PUBLIC HEARING ON APPEAL OF PLANNING COMMISSION APPROVAL OF AR-6, ARCHITECTURAL REVIEW OF EXTERIOR BUILDING AND ROOF COLORS, QUARRY MOUNTAIN, INC., A/P 177-220-50, 177-220-40 AND 177-250-41, END OF TOMAHAWK ROAD. APPELLANTS: ALBERT BARSOCCHINI AND PEOPLE PER PROPER PLANNING - INDIAN HILLS AREA.

Larry Stack, 10 Alice Way, appeared on behalf of Albert Barsocchini. He said they felt it was inappropriate to have the dark, gray-silver colored roof shingles on homes on a sensitive ridgetop in a conservation zone, particularly an area as visible as Quarry Mountain. Concerning the siding colors, he said they felt earthtone colors would reduce the visual impact of the development. While light colors may be appropriate in other areas, most of the homes on the ridgetops in San Anselmo are stained dark or medium colors. He felt the Commission had allowed the developer too much discretion in using paints within a range of approved colors. He said there was a discrepancy between the color names on the sample board submitted by the applicant and color samples he had obtained from the paint manufacturer with those names.

Public Works/Planning Director Kottage said that it was the colors samples provided by the applicant, not color names, that the Commission had approved.

Marlene Kawahata, 84 Berkeley, said light colored siding would be an eyesore and that darker, muted colors would be more acceptable.

Sarah Nome, 77 Alder Avenue, spoke in favor of darker colored roof shingles.

Jonathan Braun, 479 Scenic Avenue, noted that the development setting was an open ridge altered by grading, and that the idea of having all of the meetings on the project was to devise a development with as little impact as possible, adding that the landscaping will take many years to grow and shelter the view of the houses. He said that light colored homes stand out more than earthtone colored homes. He suggested consideration of keeping the siding natural cedar, saying that it becomes a beautiful muted color when it ages naturally.

David Israel, 47 Indian Rock Road, agreed that the approved colors were too light, but felt that large, dark colored homes are just as intrusive. He said that a medium tone cedar turns silver with age, which appears light colored. Regarding the roof, he stated his preference for wood shingles.

Kenneth Tucker, 79 Indian Rock Road, said attention from many parts of the Ross Valley will be drawn to the Quarry Mountain ridgetop and that they should try to stick to more neutral tones as opposed to lighter colors.

Janet Tucker, 79 Indian Rock Road, stated her agreement with the appeal, saying she wanted to see a more neutral siding.

Alan Almquist, 6 Alice Way, supported the appeal.

Bruce Berman, project developer, said they felt that dark colored homes would stand out as much as light colors. He explained that they had started out with one set of colors - the names that were on the color board and for which Stack obtained samples, but that these were subsequently painted over with the colors that were approved by the Commission. He said the roofs were approved for asphalt shingles from the very beginning and that they had picked the most neutral earth tones possible for this type of shingle. He said that he preferred to paint the shingles because they last longer than stained shingles. He would, however, be agreeable to staining them and just painting the trim. Regarding the Commission giving them discretion, he said they were only given discretion to go to a darker color within the approved colors if they found that the other colors came out too light. He said they had worked on developing an appropriate color and had attempted to find something neutral.

Chignell's recommendation was to approve the appeal and send it back to the Commission. He wanted to see more earthtone siding colors, and had no comment on the roof color.

Zaharoff noted that wood shingles was not one of the possibilities due to fire hazard, and felt that a darker roof color was better. She said she believed that if the cedar siding was simply stained, it would be a low profile color. Out of the range of colors approved by the Commission, the only color she found acceptable was the darkest color. She suggested putting up a color swatch on one of the houses, and said she wanted the approval to be of specifically named colors rather than relying on just samples.

Walsh said her concern was that colors can be too light or too dark, and that she was satisfied with the approved colors.

Colteaux noted that only one member of the public appeared when this application was heard by the Commission. Regarding the question of whether the roofs were put on illegally, he commented that although they were already up, they would have to come off if a different color is approved. He suggested placing a large palette of the finished colors on the building, and that these color decisions should be made on site. Whatever is approved has to have a specific manufacturer name and number. Public input on the decision is needed, and the Planning Commission should meet on-site with a swatch either painted on top of the building or on plywood hung on the building.

Sharp stated his agreement with Colteaux's comments, but felt it was appropriate to allow discretion to move to darker colors.

M/S, Colteaux/Walsh to grant the appeal as to the roof and siding colors, and that we refer this back to the Planning Commission on the following terms and conditions:

1. Their consideration of the colors of the roof and the siding take place on site with appropriate notice to at least the immediately affected public, in particular the parties that brought the appeal, and any other parties the Planning Commission deems relevant;
2. The review of the colors be done as to the roofs in place as installed, and as to the siding in swatches of at least 4 foot by 8 foot in size in colors as suggested by the developers and identified by manufacturer's number and letter designation so that they can be identified in the future and be made a part of the record.

Chignell stated that he wanted to exclude the roof colors from approval of the appeal, and that he hoped they would not have to be removed.

The question was called. The motion passed unanimously.

6. DISCUSSION ON TOWN COOPERATION WITH THE DOWNTOWN BUSINESS ASSOCIATION.

M/S, Chignell/Walsh, to put this item over until the next regular meeting. The motion passed unanimously.

7. SELECTION OF AREA FOR UNDERGROUND UTILITY PROJECT.

This item was before the Council twice previously. A recommendation was submitted by the Chamber of Commerce that the power pole on Ross and San Anselmo Avenue be removed and the lines be placed underground. Kottage advised that it would be quite expensive to underground just this pole, adding that all the poles on San Anselmo Avenue between Ross and Tamalpais were expensive to underground.

Walsh supported undergrounding the area at the intersection of Ross and San Anselmo Avenue, and underground the project staff proposed on Sir Francis Drake Boulevard (called project #1) to the extent possible with the remaining funds.

Zaharoff noted that there were also safety considerations for undergrounding Sir Francis Drake between Red Hill and Drake High School.

Colteaux supported undergrounding the wires on Ross Avenue from Barber, across Sir Francis Drake Boulevard, and down to Cedar Avenue, with the remaining funds to underground Sir Francis Drake from Bridge to Madrone.

Chignell supported selection of project #1, noting that safety considerations were more crucial than aesthetics when selecting an area. Zaharoff also supported this project.

Sharp supported undergrounding the wires on the pole at Ross and San Anselmo Avenues, with the remaining funds going towards project #1.

M/Walsh, to approve the staff recommendation of project number 1 on Sir Francis Drake Boulevard, but with the inclusion of the pole at Ross and San Anselmo Avenues. The motion died for lack of a second.

M/S, Chignell/Zaharoff, to approve project number 1. Motion passed by the following vote:

AYES: Chignell, Walsh, Zaharoff

NOES: Colteaux, Sharp

8. CONSIDERATION OF PURPOSE AND COMPOSITION OF THE LIBRARY FUNDING COMMITTEE.

At the last meeting, the Council agreed to reconsider the purpose and composition of the committee. Dickens submitted a variety of options for composition of the committee.

Cynthia Barrows, President of the Friends of the Library, said that the number of committee members or whether they represented special interest groups was not important to the friends. She noted that there are decisions about the library that have been delayed because the future of the library is uncertain, and that the friends would like to see the committee begin its work. She suggested that the name of the committee be changed to "Library Services Committee."

Sarah Nome, 77 Alder Avenue, said that the library building should be maintained until a decision is made about it, and urged the Council to appoint voting residents of San Anselmo, preferably taxpayers.

M/S, Zaharoff/Colteaux, to select staff alternate "D", with a seven member committee and all appointed at large, with special emphasis on representatives of the four currently specified organizations, and to change the committee name to "Library Services Committee", with the purpose as stated in the minutes of February 9, 1988. Motion passed unanimously.

M/S, Walsh/Zaharoff, to schedule interviews at the next regular meeting. Motion passed unanimously.

M/S, Colteaux/Chignell, to amend the motion to add that membership on the committee be limited to residents of the San Anselmo planning area, including Sleepy Hollow and Sir Francis Drake Boulevard. Motion passed unanimously.

The motion as amended passed unanimously.

9. REPORT ON JUNE 27 COMMUNITY MEETING IN FAIRFAX REGARDING A PROPOSAL BY THE BUCK CENTER FOR AGING TO LOCATE ON THE MARIN TOWN AND COUNTRY CLUB PROPERTY, AND DESIGNATION OF A COUNCILMEMBER TO SERVE AS LIAISON ON THIS MATTER.

Zaharoff reported on the information presented by the Buck Center for Aging at the community meeting in Fairfax

regarding their proposal to locate a facility on the Marin Town and Country Club property.

Sharp reported that Fairfax Mayor Lippi concurred with the idea to appoint a Council liaison and the Town Administrator to meet with a Fairfax Councilmember and Town Administrator and a representative from the Buck Center for Aging to keep San Anselmo up to date and participating in the process. Sharp suggested the Council support the position that the project process should move slowly.

William Jelinek, 53 Florence Avenue, said he had suggested a site-specific environmental impact report for the project, and a regional planning effort, adding that there will be alot of toxics on the site.

Marilyn Tetarchik, 53 Florence Avenue, said the community meeting seemed to be orchestrated, that the whole panel was in favor of the project, and the way it was set up contributed to a divisive atmosphere. She said there was not structure to deal with hazardous spills.

Sarah Nome, 77 Alder Avenue, said there will be hundreds of cars accessing the Center as well as animal labs on the property, that the project would have a greater impact on the valley than anything else, and that San Anselmo will bear the brunt of the traffic.

Zaharoff commented that this project has the potential to substantially impact San Anselmo, adding that the traffic it would generate would impact San Anselmo, not Fairfax.

Walsh said that more information was needed and was pleased the Town was involved at the early stages.

Colteaux stated that the Town would not have an opportunity to vote on this project but it would impact San Anselmo. He said the Town should contact the foundation and make sure the project does not proceed without San Anselmo's input. He said the foundation ought to be making presentations in San Anselmo and the County.

M/S, Chignell/Walsh, to appoint John Sharp and Maria Zaharoff as liaisons, and that Supervisor Brown be contacted, that the Town continue with its efforts on liaison matters, that the foundation be contacted regarding having a public hearing in our jurisdiction, and ask Supervisor Brown to contact the Marin County Planning Department as to the impact of this project. Motion passed unanimously.

10. DISCUSSION ON CREATION OF A TREE ADVISORY COMMITTEE.

Colteaux stated his support for the creation of a tree advisory committee, noting that trees are one of the Town's greatest assets and the Town does not have the resources to enforce the laws that are currently in place.

It was the consensus of the Council to refer the matter to staff to research other tree committees in the County and in the area, with a report back at an early agenda.

11. REVIEW OF PROPOSAL FOR A NEW A COUNTY SHELTER FOR THE HOMELESS.

Walsh said she agreed with the idea for a shelter but felt that cities were not in the position to fund it.

Chignell said he shared Walsh's concern about the County asking towns to pay for the shelter, but felt it should be placed on an agenda so that the Council could listen to the request.

Colteaux commented that the homeless was a national issue, and that it was the federal and state governments, not the Town, that had the money for a shelter. He did not think the matter should be placed on an agenda if the Town did not have the money to contribute to the project. Perhaps the County could make a request during the budget process after local interests have been addressed.

Chignell noted that the Town has supported other County programs in the past, and in the area of the homeless, it could be San Anselmo residents that have the need for the shelter. He recommended that staff be asked to advise on this issue at budget time.

M/S, Colteaux/Chignell, that the response to this request be referred to the budget process, including a presentation by the County if appropriate. Motion passed unanimously.

12. REPORT ON TRANSPORTATION EXPENDITURE COMMITTEE.

Colteaux reported that the primary discussion was the composition of the Transportation Authority Committee.

13. CONSENT AGENDA.

- (a) Approval of Minutes: June 14 and 15, 1988.
- (b) Continue discussion on fencing at the Quarry Mountain project site to August 9, 1988.
- (c) Authorize Councilmember Zaharoff to attend League of California Cities Downtown Revitalization Conference.

M/S, Walsh/Colteaux, to approve the consent agenda. Motion passed unanimously, except for an abstention from Chignell on the minutes of June 14.

14. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS, COMMENTS AND DIRECTION TO STAFF; STAFF MISCELLANEOUS ITEMS.

Interviews - Zaharoff said she preferred to interview applicants to committees individually rather than having them all in the room together. Staff was asked to research whether this was a violation of the Brown Act.

15. ADJOURNMENT.

On motion duly made and seconded, the meeting was adjourned at 10:55 p.m.

Beth Pollard