

Regular Town Council Meeting April 14, 1981

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

2. ANNUAL ELECTION OF MAYOR AND VICE-MAYOR

Councilmember Buckle nominated Mike Convis for MAYOR. There being no further nominations, Councilmember Convis was elected Mayor by unanimous vote.

The Mayor was seated and conducted the election for Vice-Mayor. Councilmember Wooliever nominated George Buckle. There being no further nominations, Councilmember Buckle was elected Vice-Mayor by unanimous vote.

3. OPEN TIME FOR PUBLIC DISCUSSION

Mr. Segale suggested that Council should commence giving consideration to doing something about Sir Francis Drake Blvd. because of all the development plans for San Anselmo and West Marin. Councilmember Buckle advised that this was being considered in connection with the County-wide Transportation Plan.

4. APPOINTMENTS

a. Representative to Marin County Commission on Aging Advisory Board

Announcement was made that applications for nomination were open and would be considered at the next meeting.

b. Council Committee for Robson-Harrington House negotiations with Association Committee.

Councilmembers Wooliever and Capurro were appointed to meet with representatives of the Association.

5. PUBLIC HEARING: Planning Commission recommending rezonings:

Public hearing was opened with no public opposition following.

1. A/P 6-172-02 (West Hillside Avenue) from PPD R-1 (Preliminary Planned Development) to R-1 (Single Family Residential) for one dwelling.

M/S Buckle, Wooliever to accept Negative Declaration. Motion passed by unanimous vote.

M/S Buckle, Wooliever to waive reading and introduce ordinance rezoning A/P 6-172-02 from PPD R-1 to R-1 for one dwelling. Passed unanimously.

2. A/P Nos. 7-131-01 and 7-131-14 (between Fernwood Drive and Redwood Rd.) from PPD R-1 (Preliminary Planned Development) to R-1 (Single Family Residential) for one dwelling.

M/S Capurro, Buckle to accept Negative Declaration. Motion passed by unanimous vote.

M/S Wooliever, Buckle to waive reading and introduce ordinance rezoning A/P Nos. 7-131-01 and 7-131-14 from PPD R-1 to R-1 for one dwelling. Motion passed by unanimous vote.

3. 24 Woodland (A/P 7-252-21) from R-2/C-2 (Two Family Residential/Central Business District) to R-2 (Two Family Residential)

M/S Buckle, Capurro to accept Negative Declaration. Motion passed by unanimous vote.

M/S Capurro, Wooliever to waive reading and introduce ordinance rezoning 24 Woodland (A/P 7-252-21) from R-2/C-2 to R-2. Motion passed by unanimous vote.

4. 25 Woodland (A/P 7-282-06), 29 Woodland (A/P 7-282-17 and 41 Woodland (A/P 7-282-16) from C-2 (Central Business District) to R-3 (Neighborhood Apartment District).

M/S Buckle, Wooliever to accept negative declarations. Motion passed by

unanimous vote.

M/S Wooliever, Capurro to waive reading and introduce ordinance rezoning 25 Woodland (A/P 7-282-06), 29 Woodland (A/P 7-282-17) and 41 Woodland (A/P 7-282-16) from C-2 to R-3. Motion passed by unanimous vote.

6. PUBLIC HEARING: NUSIANCE ABATEMENT, FIRE HAZARDS, SPOTLESS CLEANERS
32 RED HILL AVE.

Adam Morgan and Fire Marshall Rick Mollenkopf were sworn as witnesses. The Fire Marshal testified that plans for remodeling of the drycleaning establishment at 32 Redhill had been approved in June, 1979 providing for the installation of a sprinkler system as a trade-off for more expensive fire-resistant construction and that the sprinkler system was installed, but is of no use or effect because of failure to connect to a water system. The owner of the business has been heretofore granted four extensions to comply, but has not met the final deadline.

Adam Morgan, owner of the drycleaning establishment, testified that he is unable to complete the sprinkler system installation for financial reasons, suggesting that to force him to do so was inequitable in view of the fact that this requirement is not imposed on other drycleaners in the area.

After hearing the testimony and examining the evidence offered, Council found that failure to comply with the conditions stipulated in Building Permit No. 5078 and the provisions of the Uniform Building and Fire Codes constitutes a fire hazard.

M/S Toal, Wooliever to adopt Resolution No. 1866 declaring the premises at 32 Red Hill Avenue to be a public nuisance as a result of failure to make the sprinkler system operable and ordering the owner to abate the nuisance within 30 days, and upon failure to comply, the Fire Marshall shall cause the use of the building to be discontinued. Motion passed by unanimous vote.

7. PUBLIC HEARING: CONFIRMATION OF COSTS AND SETTING INTEREST RATE
FOR TIME PAYMENTS, SIDEWALK REPAIRS, 27 MAGNOLIA, 196 TUNSTEAD, 21
LAUREL AVE., 1300 SAN ANSELMO AVE., 208 FORBES AND 70 FORBES.

Public hearing was opened with Jack Fioretti, 1300 San Anselmo Ave. objecting to the procedure, but agreeing to assume responsibility for the assessment.

M/S Toal, Capurro to adopt Resolution No. 1867 confirming the "Report of Costs of Repairs" submitted and to direct the Superintendent of Streets to record a lien against abutting property if assessment is not paid within five days of the hearing to be collected via real estate taxes over the hereinafter designated fixed periods, with interest to be charged on the unpaid balances at the rate of seven percent per annum:

27 Magnolia	\$611.00	10 years
196 Tunstead	168.25	7 years
21 Laurel	162.73	7 years
1300 San Anselmo Ave.	70.84	3 years
208 Forbes	100.00	5 years
70 Forbes	1,216.00	10 years

Motion passed by unanimous vote.

8. ORDINANCE REDEFINING HOME OCCUPATIONS, PERMITTING HOME OCCUPATIONS
UNDER SPECIFIED CONDITIONS, AND ELIMINATING USE PERMIT PROCEDURE

M/S Toal, Wooliever to adopt Ordinance No. 800 amending Chapter 3 of Title 10 and Chapter 7 of Title 9 of the San Anselmo Municipal Code regarding Home Occupations. Motion passed by unanimous vote.

9. ORDINANCE AMENDING TITLE 3 (PUBLIC SAFETY), TITLE 5 (SANITATION AND
HEALTH) AND TITLE 7 (PUBLIC WORKS) OF THE SAN ANSELMO MUNICIPAL CODE

In Council discussion, the following changes were suggested: In proposed new Section 3-5.208, reference to the "Director of Public Works" in the make-up of the Traffic Safety Committee be changed to "Traffic Engineer"; the word "directed" in the second line of Section 3-5.404(a) be changed to "authorized"; proposed new Section 3-5.505 be deleted as superfluous;

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proposed amendment to Section 3-5.1011 (Parking parallel with curb) be deleted as being in conflict with the Vehicle Code.

M/S Toal, Buckle to accept proposed changes and waive reading of ordinance. Passed unanimously.

M/S Toal, Capurro to introduce an ordinance amending Chapter 5, Title 3; Chapter 2, Title 5; and Chapters 1, 3, 4 & 5 Title 7 of the San Anselmo Municipal Code as amended. Motion passed by unanimous vote.

10. GENERAL PLAN REWRITE

M/S Capurro, Wooliever to authorize expenditure of a sum not to exceed \$500 from Account 418-20 for word processing of the General Plan rewrite, requesting reimbursement from the State under Chapter 3 (commencing with Section 2201) of Part 4 of Division 1 of the Revenue & Taxation Code. Motion passed by unanimous vote.

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

Bob Thayer, 74 Yolanda, asked permission - granted by the Mayor - to call a situation to the attention of the Council. He expressed concern that San Anselmo does not have a neighborhood historic preservation ordinance, and the remodeling of a structure at 106 Alder in an architectural design in disastrous conflict with a "historical" structure next door is being allowed to proceed. Mayor Convis suggested he would refer the matter of adopting such an ordinance to the Planning Commission.

Councilmember Wooliever announced that word has just been received that Measure A calling for rezoning of the Marin Town & Country Club property in Fairfax had been defeated.

Councilmember Wooliever announced that the week of April 27-May 3rd has been proclaimed as Volunteer Week in Marin County and that a reception for San Anselmo volunteers has been planned to precede the April 28th Council meeting.

Councilmember Buckle advised that he had attended a meeting of the Marin County Fair Committee and accepted a resolution of the Board of Supervisors stating that San Anselmo will be honored for its accomplishments at the 1981 Marin County Fair. San Anselmo will be provided with a booth at the Fair on July 3rd.

Councilmember Buckle requested consideration by the Traffic Safety Committee: (1) a need for traffic signal adjustment at San Anselmo & Ross Ave.; (2) the lack of center striping on San Anselmo Ave. from Ross to Bolinas as being confusing to motorists and a safety problem; (3) the installation of a stop sign on Indian Rock Rd. coming down to The Alameda.

Councilmember Buckle questioned as to how the midnight curfew for the Planning Commission is working. He suggested that there should be established a policy of an annual social get-together of the members of the Planning Commission and Council.

Mayor Convis reported a complaint of a street light being out for several months at Center Blvd. and Saunders.

Councilmember Toal reported he had attended the ABAG General Assembly meeting and the Counties and Cities voted opposite each other - budget was not adopted.

Director of Public Works announced that the street light conversion project has been completed and so far no complaints have been received.

12. CONSENT AGENDA

M/S Capurro, Wooliever to pass Consent Agenda. Motion passed by unanimous vote.

- a. Approved minutes of meeting of March 24, 1981.
- b. Approved warrant register for 3/15-5/31/81.
- c. Adopted Resolution No. 1868 calling for public hearing on May 26, 1981 on formation of underground utility district on portions of Sir Francis Drake Blvd., Bridge Ave. and Center Blvd. between Sycamore Ave. and Red Hill Ave.

ADJOURNED at 10:45 to regular meeting April 28, 1981.

LIBBY HANSON, Deputy Town Clerk