

Minutes of the regular meeting of the San Anselmo City Council held Jan. 14, 1969.

Present Councilmen: Reed, Capurro, Anderson, Scott, Ragan  
Mayor Ragan, presiding

M/S Councilman Scott-Reed approval of minutes of December 10, 1968. Passed unan. ✓

Mayor Ragan congratulated Col. Reuben Smith on his appointment to Marin Senior Coordinating Council. ✓

Mayor spoke on need for a new bulletin board to be located in front of City Hall. ✓  
James McDonald will prepare design and Seminary will make same, City to furnish material. City Council instructed City Administrator to go ahead with plans.

PUBLIC HEARING: Rezoning Z-105, property of E.S. Merriman et al, from R-1 to PD A/P 6-052-21, located at 84 Madrone Avenue.

This rezoning approved by Planning Commission subject to the following conditions:

1. That development be in accordance with the site plan dated Dec. 13, 1968, for a maximum of eight two-bedroom units and fourteen one-bedroom units; making a total of 22 units.
2. That provision be made for 26 off-street parking spaces as required by ordinance, plus 7 additional spaces for guest parking, making a total of 33 spaces; that 31 spaces be constructed at the time of development, and that alternate plans for two additional spaces be included on the site plan together with an agreement, to be approved by the City Attorney providing for construction of the 2 additional spaces, if deemed necessary, by the City at a later date.
3. That the applicant dedicate to the City 10 feet of land, adjacent to the Madrone Avenue frontage, and install improvements as required by the City Engineer, in accordance with city standards. ✓
4. That the applicant dedicate a strip of land to the City on the Center Blvd. frontage, varying from about 6 feet in width to the easterly side to about 8 feet at the westerly side for future road construction.
5. That the applicant grant to the City an option to purchase at any time within the next 25 years, 10 feet along Center Blvd. at a price equal to a pro-rata portion of the present appraised value of the land alone.
6. That the creek and the land area on the north side and the land at the northwest corner of the parcel be designated as open space.
7. That the applicant provide for installation of the fire hydrant as required by the Fire Chief and the City Engineer.

Mr. Luchessa, 149 Calumet Avenue against rezoning asked that his letter be made part of the records.

John West stated Planning Commission felt R-3 zone inappropriate for this property and spoke on seven conditions as outlined.

James McDonald, designer representing owner presented plans and explained details.

M/S Councilman Anderson-Reed, City Council approve rezoning of A/P 6-052-21 (84 Madrone Ave.) from single family R-1 to Planned Development (PD) in accordance with and subject to 7 conditions set forth by Planning Commission at their meeting of Dec. 16, 1968 with additional condition that Design Review give particular attention and effort to moving building further away from Center Blvd. Unanim. passed

PUBLIC HEARING: appeal by U.S. Franchise Corp., to construct and operate a service restaurant at 275 Greenfield Avenue.

This application for a use permit was denied by the Planning Commission as same would create an already complicated traffic condition.

Albert Bianchi representing applicant, introduced Wm. Boyd, Pres of U.S. Franchise Corp., who addressed council and answered questions.

Edw. Cunningham, 279 Greenfield Ave. spoke against same.

Councilman Capurro asked about widening of street at this area, also asked about any music.

Councilman Reed, use not satisfactory for this site. Councilman Scott stated this is commercial zone, didn't like gas station, would be in favor of granting any business. Councilman Anderson stated lot too small for this operation, not suitable for R-3. Mayor Ragan said this intersection is becoming acute-increase of traffic is going to become worse, he would oppose same.

M/S Councilman Reed-Capurro appeal of U.S. Franchise to construct and operate service restaurant at 275 Greenfield Ave. be denied on reasons made by Planning Commission. Motion passed on following vote:

Ayes Councilmen: Reed, Capurro, Anderson, Ragan  
Noes Councilman: Scott

PUBLIC HEARING: Appeal by Ralph Mihan, 58 Yolanda Drive objecting to Planning Commission granting an adjustment to Dennis Shine, 54 Yolanda Drive to construct an addition with a 4 ft. sideyard setback at his address. Letter from Mr. Mihan stating Ordinance 575 states that the minimum interior sideyard shall be 8 feet. Prior ordinance required 6 ft., and since council found it necessary to increase the minimum sideyard distance, there must have been a valid reason for doing so. Mr. Shine and Roy Pero addressed council in favor of adjustment. Councilman Capurro and Scott stated they would go along with recommendation of Planning Commission.

Councilman Reed agrees with Mr. Mihan's letter, not satisfied there is a hardship in this case and unless hardship can be shown he would vote against Planning Commission. Mayor Ragan stated he can't see any hardship involved.

It was noted Mr. Shine could build with 6 ft. setback because his application was made when old ordinance was in effect.

M/S Councilman Reed-Anderson the appeal by Ralph Mihan from Planning Commission Adj. 388 granting a setback adjustment to Mr. Shine be upheld. Motion passed on following vote:

Ayes Councilmen: Reed, Anderson, Ragan  
Noes Councilmen: Capurro, Scott

REPORT OF PLANNING COMMISSION ON WIDENING OF SIR FRANCIS DRAKE

CORRECTED PAGE 237

Mr. West stated Planning Commission held Public hearing on January 9, 1969 and the decision of Commission they would reject widening of Sir Francis Drake to (4) moving lanes -also would reject the concept of ten traffic lanes for the Hub-Fairfax Corridor as recommended by Peat, Marwick & Livingstone and proposed 64 ft section recommended by Whitlow, Hoffman & Albritton is unacceptable.

Councilman Capurro stated we have two plans tonight, why do we have to make up our minds now without looking same over.

Councilman Reed said he did not like 64 ft section on Drake and he is ready to reject same now. Not ready to make decision of 10 lanes until we know more about Rapid Transit.

Councilman Anderson studied Drake problem, plan is poor and will do more damage than good. M/S Councilman Reed-Anderson that council reject 64' widening section on Drake as unacceptable. Motion passed on following vote:

Ayes Councilmen: Reed, Anderson, Ragan  
Noes Councilmen: Capurro, Scott

M/S Councilman Reed-Anderson, City Council instruct City Administrator to contact Mr. Zucker, Mr. Frost and Mr. Kashin to have them make a study of Planning report.

REPORT ON INSURANCE PROGRAM

Roy Wilkie, Jr. spoke to council on increase in City's insurance, spoke on bids he sent out and recommended City Council accept U.S. Fire Insurance as an excellent bid, also advised council there would be a substantial increase in the insurance. Council discussed same and Councilman Anderson said could put out for open bid, go outside association. Councilman Reed felt should get different bids. Mayor Ragan asked Roy Wilkie to dispatch bids out as requested and report back to council, also asked for an extension of time on present policies. No further action taken.

REQUEST FOR FREE STANDING SIGN-UNION OIL COMPANY

M/S Councilman Reed-Scott approval of request, same to be no higher than 21' from ground and no greater than 5' - non-flashing, non-turning. Passed unanimously

SCHOOL DISTRICT ORGANIZATION

Discussion by Mary Olive and Mrs. Conner, Chairman Marin County Committee. Councilman Reed presented and read Resolution No. 1241.

M/S Councilman Reed-Anderson adoption of resolution as read. Passed unanimously

CLAIM:

Claim filed against city by Dr. Edelstein. M/S Councilman Scott-Reed claim be denied and referred to Insurance Carrier. Passed unanimously

REQUEST FOR 2 HOUR PARKING, 130 Sir Francis Drake  
Chief of Police and City Engineer concur with this request.

M/S Councilman Scott-Anderson approval as recommended by Chief & Engineer. Passed unan.

REQUEST TO CONSTRUCT RETAINING WALL

Request by M r. Berndt, 26 Humboldt Ave. to construct retaining wall in front of his property. City Engineer approved same. M/S Councilman Scott-Capurro approval as recommended by City Engineer. Passed unan.

REQUEST: Chris Madera, 201 Red Hill Ave., have rent of \$125.00 on property he is leasing from city reduced. M/S Councilman Reed-Anderson to reduce rent to \$120.00 per month. Passed unanimously CORRECTED PAGE 237

REPORT ON MEETINGS:

City Administrator reported on following meetings:

1. City Managers Annual Meeting
2. Streets & Highways Conference
3. Seminar for Fire Officers

City Administrator asked council to approve an additional \$50.00 for Seminar for Fire Officers. M/S Councilman Scott-Reed approval of above meetings and also approve an additional \$50.00 as requested. Passed unanimously

REQUEST FOR SUPPLEMENTAL APPROPRIATIONS:

City Administrator presented request in the amount of \$16,307.00. M/S Councilman Scott-Anderson approval as requested, motion passed on following vote:

- Ayes Councilman: Reed, Capurro, Anderson, Scott
- Noes Councilman: Ragan

COUNTY HEALTH

County Health Officer's recommended additions to City Food Sanitation Ordinances. M/S Councilman Anderson-Scott approval as recommended. Passed unanimously

SIDEWALK REPAIRS, PRICE QUOTATION & AGREEMENT

City Engineer's memo stating as part of work to replace deteriorated culvert on San Anselmo Avenue near Redwood & Scenic, it was necessary to replace curb, gutter and sidewalk, cost \$1850.00 and recommends additional funds be appropriated to replace same.

M/S Councilman Anderson-Scott approval to transfer \$1850.00 from Storm Drain Reserve to appropriate account. Passed unanimously

M/S Councilman Scott-Capurro approval to bid price of \$1e00 per sq. ft. for sidewalk removal and replacement and a bid of \$1.25 per sq.ft. for sidewalk in driveway areas. Passed unanimously

City Administrator reported on checking with local dealers on purchase of Police cars, stating they cannot compete with State.

ATTENDANCE AT MEETINGS:

Councilman Anderson on meetings being held where commissioner's do not appear and do not notify Chairman, meetings have been called for lack of quorum. City Administrator to prepare letter to all Boards stating if anyone misses more than three consecutive meetings without any reason at all they be relieved of membership. M/S Councilman Anderson-Ragan approval to letter as stated. Passed unan.

Proposed revision of curfew ordinance be referred to City Attorney.

Following ordinances read by Title only:

1. Building Code
2. Mechanical Code
3. Housing Code
4. Amendments to zoning ordinance

Resolution No. 1240 Public Housing Administration leased housing program.

M/S Scott-Reed adoption of same. Motion passed on following vote:

- Ayes Councilmen: Reed, Capurro, Anderson, Ragan
- Noes Councilman: Scott

Resolution No. 1239 Claims and Demands for the month of December.

M/S Councilman Scott-Reed adoption of same. Passed unanimously

Meeting adjourned 12:30 A.M. until February 21st.

Anita Gannon, City Clerk