

All Members Present

OPEN TIME FOR PUBLIC DISCUSSION

Councilman Colteaux commented as a citizen that he believed that the Sanitary District and their contractors had accomplished the sewer construction work in downtown San Anselmo with a minimum of inconvenience to the citizens of San Anselmo under the circumstances and suggested that they be commended by letter.

M/S Colteaux, Anderson to direct the City Administrator to send a letter of commendation to the Sanitary District. Passed unanimously.

BUSINESS

a. GENERAL PLAN: REPORT OF PLANNING COMMISSION CHAIRPERSON

Cynthia Barrows reported that at the last meeting the Commission considered the Creek Ordinance again. The Ordinance as now written was more or less accepted, but there were a couple of other things the Commission wished to look into before finalization, which they hope to do on November 11th. Their next consideration will be the Open Space Item.

b. AMENDMENT TO ZONING ORDINANCE PROVIDING FOR GENERAL PLAN CONFLICT ZONES, AS RECOMMENDED BY PLANNING COMMISSION

1. PUBLIC HEARING

Members of the audience were given the opportunity to comment upon and question the effects of the proposed ordinance. Mr. Brian Pierce asked for an explanation by the City Attorney. The City Attorney advised that the purpose of this ordinance is to extend restrictions on building in San Anselmo for up to one more year. The just expired moratorium ordinance also restricted building or development. However, the standard to be applied as to whether or not you could get an exception made it more difficult for persons to qualify for a use permit exception. The key part of this ordinance is that a use permit during the one-year period shall be granted unless the Planning Commission can find that the granting of a use permit will conflict with one or more elements of the proposed General Plan. There was a question as to whether this ordinance would affect the lots for which use permits have been denied in the past two years. It was explained that as the implementing ordinances under the General Plan are passed during this period, it could very well be that some of the lots would become eligible for use permits. Councilman Capurro expressed the opinion that the one-year period was too long and it should be reduced to six months. Councilman Toal stated that it was his opinion that the General Plan should be completed within six months.

M/S Toal, Capurro to amend the ordinance for expiration at the end of a six-month period instead of a one-year period.

- AYES: Councilmen Capurro, Toal
- NOES: Councilmen Anderson, Colteaux
- ABSTAIN: Councilman Blinder

It was suggested that the Planning Commission call upon Mr. Solnit, the Advance Planner, for a time schedule of his planned work program.

2. CITY COUNCIL ACTION

An Interim Ordinance Prohibiting any use or rezoning of real property which may be in conflict with contemplated zoning proposals and general plan revisions which the City Council and the Planning Commission have under consideration and study was introduced - to be read at the next meeting.

c. RESTRICTIONS ON USE OF AMERICAN LEGION LOG CABIN - NEW REGULATIONS ADOPTED BY LEGION POST

Mr. Don T. Wood of the Legion Post submitted a list of restrictions on the use of the American Legion Log Cabin for dances which were adopted by the Executive Committee of the Post. The City Administrator advised that the Chief of Police recommended that these restrictions be accepted by the Council as reasonable, without further action by the Council at this time. The Council concurred in holding action in abeyance for a period of six months and suggested that the Police Department watch the situation.

d. PROPOSAL FOR ORDINANCE REGULATING AESTHETICS OF COMMERCIAL ESTABLISHMENTS

Councilman Colteaux suggested that the City Attorney research the possibility of the City of San Anselmo adopting an Ordinance which would require commercial establishments to maintain their property in such a manner so as to avoid

deteriorating appearances which tend to lower values of neighboring property. Councilman Anderson suggested that this should also apply to residential properties. The City Attorney advised that this would be a new frontier and would require extensive research. The City Attorney was requested to initiate research on the matter.

e. THE SEASONS SKI & SPORT SEEKING APPROVAL OF TEMPORARY STRUCTURE

The Seasons Ski and Sport building at 40 Greenfield Avenue was damaged by fire early this year and in the process of rebuilding it was discovered that several walls supporting the roof were hollow and in violation of City Ordinances. In view of the unanticipated construction and difficulty in obtaining financing to rebuild, the owners of the business placed a temporary structure on the premises, which is in violation of City Ordinances and have requested Council approval to maintain the temporary structure for a period of six months.

M/S Anderson, Capurro to authorize the present temporary building under Section 1601(d) of the Uniform Building Code for a period not to exceed 6 months, subject to the obtaining of all necessary permits from the City normally required for construction and supervision by City staff of clean-up of the parking lot during the six month period to eliminate safety hazards and unsightly appearance. Passed unanimously.

f. MARIN COALITION FOR PROPOSITION 15 (ELIMINATION OF REFERENDUM REQUIREMENT FOR PUBLIC HOUSING) REQUESTING ENDORSEMENT

M/S Colteaux, Toal to support Proposition 15 on the November 5, 1974 ballot.

AYES: Councilmen Capurro, Colteaux, Toal, Blinder

NOES: Councilman Anderson

i. APPROVAL OF RECIPROCAL AGREEMENTS FOR PUBLIC LIBRARY USE, SAN RAFAEL AND LARKSPUR

M/S Anderson, Colteaux to authorize the Mayor to execute Agreements with the City of San Rafael and the City of Larkspur providing for reciprocal use of the respective City Libraries. Passed unanimously.

g. ORDINANCES

ADOPTING 1973 EDITIONS OF THE UNIFORM BUILDING CODE, UNIFORM HOUSING CODE, UNIFORM MECHANICAL CODE, AND UNIFORM PLUMBING CODE AND MATERIAL AND PROPERTY STANDARDS (second reading) (#676, 675, 678, 677)

M/S Anderson, Colteaux to waive second reading of Ordinances. Passed unanimously.

M/S Anderson, Capurro to adopt 1973 Editions of the Uniform Building Code, Uniform Housing Code, Uniform Mechanical Code, and Uniform Plumbing Code and Material and Property Standards. Passed unanimously.

h. AUTHORIZATION TO ARCHITECT TO PREPARE PLANS AND SPECIFICATIONS, CARRIAGE HOUSE DECKING AND RESTROOMS - ROBSON-HARRINGTON PARK

M/S Capurro, Anderson to authorize Wagstaff & McDonald to prepare plans and specifications for the repair and remodeling of the Carriage House at Robson-Harrington Park in accordance with their proposal of October 11, 1974 and authorize the Public Works Department to advertise for bids upon completion of plans, specifications and estimate. Passed unanimously.

i. ACCEPTANCE OF WORK, 1973 STORM DRAINAGE PROJECTS

M/S Anderson, Colteaux to permit the City Engineer to proceed to accept the work by Cal-Western Retaining Walls on the 1973 Storm Damage Project Contract after discussion with City Attorney on the subject of possible subcontractor liens being filed. Passed unanimously.

j. (See above)

k. AUTHORIZATION FOR USE OF COUNTY PERSONNEL OFFICE FOR CONDUCTING CIVIL SERVICE EXAMINATIONS.

M/S Anderson, Blinder to authorize the City Administrator as a procedural matter, when he deems appropriate, to utilize the civil service examinations and related services provided by the Marin County Personnel Office. Passed unanimously.

l. STATUS REPORT ON SCREENING OF ACCOUNTING FIRMS FOR AUDIT OF SAN ANSELMO GARBAGE DISPOSAL

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The City Administrator announced that he had made contact with a number of accounting firms. At this point, the only firm which he could with confidence recommend and which has had some experience in the field of regulated public utilities is the firm Lindquist, von Husen & Joyce, which is the official auditing firm for the City of San Anselmo. It was suggested that the sub-committee, consisting of Councilmen Toal and Colteaux and the City Administrator meet with representatives of this firm to discuss and attempt to limit the scope of the audit, giving the auditors the questions to which answers must be secured as a basis for the firm coming up with a maximum price quotation or ceiling. Any other firms Council would like to consider can be approached. The timing is tight. The Ordinance requires a mailing to all residents within the month of November in which the customer makes their choice for the year for the type of service and the rates should be quoted. The Garbage Company will have to determine how this is to be handled, depending on how fast the audit can be done. The matter will be on the next agenda for a report on what the auditors recommend.

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m. LISTING OF ISSUES FOR CONSIDERATION BY COUNCIL OF MAYORS & COUNCILMEN

As requested by the Chairman of the Marin County Council of Mayors and Councilmen, the Council ranked 1974-75 issues for consideration by that body, and directed the City Administrator to inform the Chairman of the views of the Council.

n. CONSENT AGENDA

M/S Toal, Anderson to pass consent agenda. Passed unanimously.

1. Approval of minutes of October 3, October 8 and October 15 meetings.
2. Approval of Resolution No. 1549 establishing pay schedule for Fire Department.

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Councilman Colteaux suggested that the City Administrator draw up a list of capital improvement priorities, to include a review of where we are as far as Wagstaff & McDonald are concerned, and suggestions as to how capital improvements can be funded.

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Meeting adjourned at 10:40 P.M. to November 12th

Libby Hanson
Secretary