

Minutes of Regular Town Council Meeting July 13, 1976

1. Mayor Capurro convened the meeting with Councilmen Reed, Colteaux, Signorelli, Toal present.

2. OPEN TIME FOR PUBLIC DISCUSSION

Leonard Raymey of San Rafael requested Council consideration of Police Department policy on charges for towing illegally parked cars in San Anselmo.

Jeanne Renaud, San Anselmo Bicentennial Chairman, announced that she did not intend to proceed with her heretofore announced plans for a Bicentennial publication, for which she has to date received \$70 in donations. Rather, she wished to donate it to the Town meeting and she would become active in the Town meeting and the San Anselmo Historical Commission.

3. APPOINTMENTS

a. Planning Commission - Announcement applications are open for two four-year terms commencing August 18th.

b. Historical Commission - Announcement - applications continue to be solicited until a sufficient number of persons has applied for Council selection.

4. BRIDGE DISTRICT PRESENTING PLANS FOR SAN ANSELMO BUS SHELTERS

After presentation by Dan Mohn of the Golden Gate Bridge, Highway & Transportation District,

M/S Reed, Signorelli to approve the construction of Bus Shelters as proposed by the Golden Gate Bridge, Highway and Transportation District as shown on Sketch, C-107, and the design as recommended by the Design Review Committee as shown on Drawings SK-20, 21 and 22, dated May 14, 1976, and Drawings 1-3 of Scheme A, dated July 22, 1975, as revised August 5, 1975 and the matter of expanded 3-color choice referred back to Design Review Committee for selection for individual sites. Motion passed on a 4 - 1 vote with Councilman Colteaux voting no.

5. FIREHOUSE FINAL PLANS, SPECIFICATIONS AND COST ESTIMATES - AUTHORIZATION TO CALL FOR BIDS

After presentation by Harold Wagstaff, architect, and the Town Administrator,

M/S Toal, Signorelli to approve final plans, specifications and cost estimates for construction of new main firehouse, and to authorize the Director of Public Works to call for bids, subject to final approval of landscape and irrigation plans by the Design Review Committee, and with authority to the Director of Public Works to modify the specifications as to gasoline pumps and gasoline storage tanks as he deems advisable.

Ayes: Councilmen Reed, Colteaux, Signorelli, Toal
Abstain: Mayor Capurro

6. Announcement was made that the County Housing Authority is now taking applications for rent assistance payments. Low and moderate income, elderly and disabled in San Anselmo renters should apply immediately, before allocation exhausted.

7. RESOLUTION SETTING RENT SCHEDULE AND INCOME LEVELS - SECOND UNIT ORDINANCE

Council considered resolution as proposed by Planning Commission and directed inclusion of amendments simplifying the rent schedule as to utilities, and specifying rental assistance payments to be included in gross income.

M/S Toal, Capurro to adopt Resolution No. 1660 Establishing a Rental Rate Scale and a Low Income definition scale as provided for by Ordinance No. 706 permitting second units, as amended. Motion passed on a 3 - 2 vote with Councilman Signorelli and Mayor Capurro voting no.

Councilman Signorelli stated that his no vote was based on concern that the result may be accommodation of one economic class at the expense of another.

8. COMPLAINTS AGAINST UNITED MARKET

Residents of the Jordan-Hilldale-Carolina area were present and conceded that complaints as to United Market largely have been resolved, but there remained objectionable noise levels created by San Anselmo Garbage Disposal pick-ups in the early A.M. hours. Mayor Capurro requested the Administrator to set up an early meeting to be attended by a

representative of the garbage company, the market manager, a neighborhood representative, the Town Engineer, the Mayor and the Administrator to seek a workable solution.

9. APPEAL DENIAL OF VARIANCE FOR PARKING 1598 SIR FRANCIS DRAKE BLVD. (VAR-671)

Councilman Toal left the meeting for the duration of this item, indicating potential conflict of interest.

After presentation by John Eldred of Scott McCall & Co. and applicant John King,

M/S Reed, Signorelli to deny the appeal on the basis that no hardship exists which would justify this variance.

Ayes: Councilmen Reed, Colteaux, Signorelli, Capurro
Absent: Councilman Toal

11. OPINION OF TOWN ATTORNEY RE WHETHER VARIANCE REQUIRED BEFORE IMPROVEMENT OF PROPERTY WITH INADEQUATE PARKING.

After reviewing the Town Attorney's opinion that the Code should be amended to clarify the necessity or non-necessity for a variance for current off-street parking requirements for each and every alteration or addition,

M/S Colteaux, Reed to leave the policy as is and refer to the Planning Director for specific ordinance amendment recommendations that would avoid the necessity for a variance when in staff's judgment parking will not be affected. Ayes all.

10. APPEAL FROM GRANTING OF VARIANCE FOR PARKING, 205 SAN FRANCISCO BLVD. (VAR-676)

Applicant was present and after discussion indicating Council consensus that the granting of the variance by the Planning Commission was in violation of Ordinance No. 701 prohibiting conversion of garages without the existence of the required number of legal parking spaces within setback requirements, and that alternate solutions were available to applicant,

M/S Colteaux, Reed to uphold the appeal as to the conversion of the garage and refer the question of the proposed parking variance back to the applicant. Motion passed on a 4 - 1 vote with Councilman Toal voting no.

(At this point Councilman Reed left the meeting)

12. APPEAL FROM PLANNING COMMISSION FAILURE TO CONSIDER VARIANCE FOR TANDEM PARKING 66 DURHAM RD. (VAR-679)

Applicant Richard J. Anstey was present.

After discussion of Planning Commission contention that this situation did not require a variance and noting clarifying action to be taken as directed in Item 10 above,

M/S Signorelli, Toal to approve VAR-629, application for a 2' sideyard variance to provide one parking space 6' from the property line and a variance to allow two-car tandem parking at 66 Durham Rd., A/P 5-202-24, on the basis that there is a site hardship in the shape and topography of the site, that this approval will not be detrimental to the neighborhood, and is necessary to afford property rights to reasonably allow necessary parking that is now required by Code. Ayes all present. Councilman Reed absent.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS; COMMENTS AND DIRECTIONS TO STAFF.

Councilman Colteaux requested the Town Attorney to make certain simplifications in the proposed property maintenance ordinance as drafted by the Attorney, after which meetings to be set up with merchants in the Red Hill and Miracle Mile commercial areas to seek their cooperation in maintaining these areas.

Councilman Colteaux complimented the Director of Public Works on his letter concerning the Dutch Elm disease situation and suggested San Anselmo initiate a County-wide meeting to establish facts and agree on a proper prevention program.

14. ISABEL COOK SCHOOL FINAL DOCUMENTS

Put over to July 27.

15. HOUSING ASSISTANCE ACTION PLAN - FURTHER CONSIDERATION

The Town Administrator was directed to communicate to County officials that San Anselmo continues its expression of general support for the program, but is deferring consideration of appropriation of funds awaiting a joint powers agreement and the establishment of a specific need in San Anselmo.

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16. FIRE CHIEF REPORT ON CRITERIA BEING FOLLOWED FOR USE OF FIRE HORN

Council directed that consideration be given to a weekly rather than daily test of the horn.

17. ORDINANCE REDEFINING STATUS OF LIBRARY BOARD

Over to July 27.

18. ORDINANCE REGULATING TREE WORK

M/S Toal, Capurro to adopt Ordinance No. 709 repealing Chapter 13 of Title 4 of the San Anselmo Municipal Code and enacting a new Chapter 13 of Title 4 of the San Anselmo Municipal Code providing for control of tree work within the Town of San Anselmo. Ayes all present. Councilman Reed absent.

19. CONSENT AGENDA

M/S Toal, Signorelli to pass consent agenda as to all items with exception of item g

- a. Approved minutes of meeting of June 22, 1976.
- b. Approved warrant register for June 16 to June 30, 1976.
- c. Approved progress payment to W. K. McLellan in the sum of \$20,311.94, Alder Avenue Improvements.
- d. Approved additional payment of \$978.10 to W. R. Forde Construction Co. on Street Improvements and Signalization, Greenfield and Red Hill Avenues, on the basis of work actually done and not included in the final payment approved on May 11, 1976.
- e. Approved Chamber of Commerce request to hold annual San Anselmo Country Fair Day on Saturday, September 11, 1976.
- f. Awarded bid for an Ecolotec Vacuum Street Sweeper to George's Contractors and Industrial Supply, Inc., Sacramento, at a net cost of \$51,640.86 in accordance with their proposal, and to direct Administrator to complete lease-purchase agreement with United California Bank @ 7% over four years.
- h. Adopted resolution No. 1661 ordering the vacation of City Hall Avenue.
- i. Authorized purchase of a supplemental Worker's Compensation Insurance Policy via the California State Fireman's Association, with transfer of \$460 from the reserve for contingencies to Account 432-14.

Ayes all present. Councilman Reed absent.

g. M/S Toal, Signorelli to adopt resolution No. 1662 authorizing purchase of real property, A/P 7-211-12.

Ayes: Councilmen Colteaux, Signorelli, Toal
Abstain: Mayor Capurro
Absent: Councilman Reed

ADJOURNED at 11:45 P.M.

Libby Hanson
Deputy Town Clerk

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