

Minutes of Regular Town Council Meeting January 18, 1977.

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

2. OPEN TIME FOR PUBLIC DISCUSSION

Alex Myers, 52 Jordan Avenue, suggested that cement signs with lettered messages be placed in Town Parks in an attempt to combat incidents of vandalism. Council indicated this would be considered at the workshop session with the Parks & Recreation Commission on February 2nd.

Gwen Chandler, owner of building at 21 Tamalpais complained of unsightly debris behind San Anselmo Auto Parks and the Innterhouse visible from her building. Council agreed to cooperate to the extent possible in her attempt to convince the owners and tenants of the property to improve housekeeping.

3. NOMINATIONS AND APPOINTMENTS

Councilman Toal nominated E. Ross Parkerson and William vP Ollinger for the Planning Commission vacancy.

Nominations held open with intent to appoint February 8th.

4. PUBLIC HEARING: CODE VIOLATION PAVING OF PARKWAY STRIP 18 LINCOLN AVE.

Public hearing was opened - the owner of the subject property was not present and there was no other public input. Council found that the paving of the parkway strip between the sidewalk and the curb at 18 Lincoln Avenue without securing a variance was a violation of the San Anselmo Municipal Code.

M/S Reed, Signorelli to grant the owner of the property 15 days to correct the violation and if not corrected within that time, to be brought back to the Council for hearing on a nuisance abatement. Motion passed with four Ayes, Councilman Colteaux abstaining.

5. PUBLIC HEARING: PARCEL SPLIT, 125 PROSPECT AVE. (SS-201)

Public Hearing was opened. William Kapranos of 160 Prospect and Harry Serlis of 158 Prospect expressed concern as to development of the split parcel in a fragile neighborhood environment with limited access and on-street parking, as well as slope problems. Representatives of the Sisters of the Holy Family, owners of the property, agreed that development should be subject to restrictions.

M/S Signorelli, Reed to approve the exception to the subdivision ordinance for SS-201, application of Sisters of the Holy Family, 40 Alta Vista Avenue for a two lot split as follows:

1. Sidewalks will not be required since there are no sidewalks in the neighborhood and the terrain is such that they would be impracticable.

2. Connection to a public water utility will not be required since water service is unavailable due to regulations of the Marin Municipal Water District.

3. That application for building permit be processed through the Design Review Committee giving consideration to all aspects of the development.

4. Public improvements shall be required consisting of the extension of the sanitary sewer to serve the new vacant parcel; installation of a fire hydrant in accordance with the Fire Chief's recommendation; and underground electrical, telephone and cable television services on Lot 1 only and waived for Lot 2. Passed unanimously.

6. PUBLIC HEARING: AMENDMENTS TO DESIGN REVIEW ORDINANCE

The Planning Director reported to Council that the Design Review Committee had recommended that single family dwelling construction or alteration in the proposed conservation zone be subject to review, but that this provision had been deleted from the proposed ordinance by the Planning Commission. After Council discussion,

M/S Toal, Colteaux to waive reading. Passed unanimously.

M/S Toal, Capurro to introduce an ordinance amending the San Anselmo Municipal Code as recommended by the Planning Commission relating to Design Review with the reinstatement of the provision that single family dwelling construction or alteration in the Health & Safety (Conservation Zone) as defined by the 1975 General Plan, Open Space and

Conservation Element, Part VII will be subject to Design Review. Passed unanimously.

7. RECOMMENDATION FOR WAIVER OF FEE FOR VARIANCE APPLICATIONS ACCOMPANYING SECOND UNIT PERMITS AND REVISION OF MAXIMUM RENT SCHEDULE IN SECOND UNIT RENT GUARANTEE CONTRACTS

M/S Toal, Colteaux to adopt Resolution No. 1691 amending Resolution 1656 to provide for waiver of fee for certain second unit variances. Motion passed on a 4 - 1 vote with Councilman Reed voting No. second unit variances. Motion passed on a 4 - 1 vote with Councilman Reed voting No.

M/S Toal, Colteaux to adopt Resolution No. 1692 amending Resolution No. 1660 revising the maximum rent schedule. Motion passed on a 3 - 2 vote with Councilman Signorelli and Mayor Capurro voting No.

10. MMWD 1977-1995 WATER ALLOCATION ORDINANCE

David Greenlee of the Marin Builders Exchange expressed concern that the proposed ordinance would inhibit building trades and control development in San Anselmo's planning jurisdiction. Dr. William Filante, MMWD Board member, expressed the Board's concern that a long-range water allocation plan was necessary and solicited Council's opinion. After extensive discussion with Dr. Filante,

M/S Reed Colteaux to request MMWD to stay action on the Allocation Ordinance until such time as it has had an opportunity to meet with elected officials of a majority of the 11 planning jurisdictions and advise that if action is taken prior to that time the Town of San Anselmo does have major objections to portions of the ordinance. Motion passed on a 4 - 1 vote with Councilman Signorelli voting No. (based on his opinion that there is no necessity for a water allocation ordinance).

8. RELEASE OF TOWN INTEREST IN YOLANSDALE SCHOOL PROPERTY.

M/S Toal, Colteaux to release interest in the Yolansdale School property at the offered price of \$218,000, without prejudice to future consideration on a different basis. Passed unanimously.

9. DISCUSSION OF COST-SHARING, PAVING AND DRAINAGE IMPROVEMENTS, THE ALAMEDA

Councilman Colteaux polled the Council to determine possible support of his proposal that the Town should contribute to the cost of improving The Alameda.

M/S Colteaux, Toal to direct staff to submit recommendations to Council as to cost-sharing percentages and as to how a contribution by the Town could be funded. Motion passed on a 4 - 1 vote with Councilman Reed voting No.

Councilman Reed suggested that the Town Attorney be consulted as to any Government Code restrictions on the Town's expending funds to improve unaccepted streets.

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

Councilman Signorelli suggested Council indicate support for one of the candidates for the election to be held at the next Marin County Mayors & Councilmen meeting for its representative on the Golden Gate Bridge District. M/S Signorelli, Reed that San Anselmo support the candidacy of Paul Bettini. Passed unanimously.

Councilman Toal questioned the Board of Supervisors agendaed item for next week on application for a LEAA grant to form a new Marin County Narcotics Squad, without solicitation of opinions from other jurisdictions. The Administrator was instructed to request the Board to consult with City Councils before acting.

12. PLANNING DIRECTOR SUBMITTING REVISED ENVIRONMENTAL IMPACT REPORT GUIDELINES.

Continued to February 8th meeting.

13. ORDINANCE FOR LICENSING OF CHARITABLE ORGANIZATIONS TO CONDUCT BINGO GAMES.

M/S TOAL, REED to waive reading of ordinance. Passed unanimously.

M/S Toal, Colteaux to introduce an ordinance authorizing the licensing of bingo games. Passed unanimously.

14. ADMINISTRATOR REPORTING ON VEHICLE MAINTENANCE BY COUNTY GARAGE

After reviewing report of Administrator,

M/S Reed, Toal to authorize the Administrator to negotiate to renew the existing agreement

prior to its April 1, 1977 expiration, without substantive change other than recognition of cost changes. Passed unanimously.

15. DEFERRED COMPENSATION PLAN FOR MANAGEMENT EMPLOYEES

M/S Signorelli, Toal to adopt Resolution No. 1693 authorizing the Administrator to execute Employer Joinder Agreement to Master Custodian Agreement for the National Retirement Plan. Passed unanimously.

16. CONSENT AGENDA

M/S Reed, Signorelli to pass consent agenda. Passed unanimously.

- a. Approved minutes of January 4, 1977.
- b. Approved warrant register January 1 - January 15, 1977.
- c. Adopted Resolution No. 1694 ratifying 1976 actions.

ADJOURNED at 12:40 A.M. to February 2, 8 P.M. at Robson House for workshop meeting with Park & Recreation Commission.

Libby Hanson
Deputy Town Clerk