

Minutes of Regular Meeting February 28, 1978

Mayor Toal convened the meeting in open session at 9:30 P.M. following executive session for interview of final candidates for Town Librarian. Present: Councilmen Colteaux, Reed, Signorelli and Capurro.

Mayor Toal announced that Marcia Keller had been appointed San Anselmo Town Librarian.

3. OPEN TIME FOR PUBLIC DISCUSSION

Edward Tonini informed Council that he was under the impression that the Council had before it on this agenda consideration of a decision on the legality of a 3-unit building at 1361 San Anselmo Avenue - he will take it up with the Director of Public Works and if it cannot be resolved satisfactorily at that level, requested Council consideration at its next regular meeting.

5. APPEAL BY JOE S. PAZ FROM PLANNING COMMISSION DENIAL OF USE PERMIT FOR VEHICLE STORAGE at 151-157 SAN ANSELMO AVE (U-499)

Mr. Paz presented his appeal to the Council on the basis that this activity would be conducted in a commercial area, would be beneficial to the Town, and was an absolute necessity for the conduct of his towing service - there being no other available storage area in the Town. Council discussion developed concern for adverse effect on the residential portion of the neighborhood.

M/S Colteaux, Reed to affirm the action of the Planning Commission and deny the appeal. Motion passed on a 4 - 1 vote with Councilman Signorelli voting No.

Councilman Signorelli's no vote was based on his opinion that the applicant should be given a limited use permit to give him an opportunity to prove that the use would not be a detriment to the neighborhood.

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

Councilman Colteaux stated his continued objection to the operation of the street sweeper on clean streets. Staff to investigate.

Councilman Colteaux expressed concern as to the deterioration of landscaping on Red Hill Avenue caused by construction at El Greco Restaurant.

Councilman Signorelli reported on his review of the ABAG Environmental Management Plan - too voluminous for thorough study and analysis - suggested that San Anselmo consider joining the County in opposition to the Land Use portion - to be on agenda for March 14th regular meeting.

Councilman Colteaux reiterated his concern that traffic through San Anselmo will be increased by the ongoing proposals for expansion of the Golden Gate Recreational Area use - volunteered to serve on a citizens watch committee to monitor the situation.

Councilman Reed expressed concern as to inference that San Anselmo agreed with the Board of Supervisors proposal to reduce bridge fares because of joinder in the suit protesting allocation of funds to the City and County of San Francisco.

7. CONSIDERATION OF CHANGES IN DOWNTOWN STREET LIGHTING FOR ENERGY EFFICIENCY

M/S Reed, Capurro to confirm the Director of Public Works' recommendation to reduce the level of lighting 33% on San Anselmo Avenue for a saving of approximately \$12.00 per month, converting the existing mercury vapor system to high pressure sodium. Passed unanimously.

6. PUBLIC HEARING - CODE AMENDMENTS RECOMMENDED BY PLANNING COMMISSION

Public hearing was opened, with no public input - Council consideration resulted in following action:

a. EXEMPTING FROM VARIANCE PROCEDURE PARKING ACCESS STRUCTURES ON DOWNSLOPE LOTS

M/S Reed, Signorelli to direct staff to prepare an ordinance amending Section 10-3.444 "structure" to insert the following after the second sentence: "Approach ramps to required parking spaces on steep downslope lots shall not be considered structures as used in this chapter provided said parking spaces meet all other requirements."

Further move to amend the last paragraph of Section 10-4.05 S.A.M.C. to read as fol-

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lows: "The term 'improvement', as used in this chapter, shall be liberally interpreted and shall include the construction, alteration, and repair of all buildings, structures, access structures on steep downsloping lots, and facilities permanently affixed to real property and appurtenances thereto. No improvement subject to design review shall hereinafter be constructed, located, repaired, altered, or thereafter maintained, except in accordance with the design approved as provided in this chapter." Passed unanimously.

b. CHANGING MINIMUM REQUIREMENTS FOR AUTOMATIC MERGER OF CONTIGUOUS LOTS IN COMMON OWNERSHIP

M/S Colteaux, Reed to accept Planning Commission recommendation for no change in current requirements. Passed unanimously.

c. PROVIDING ONE TO ONE FLOOR AREA RATIO FOR LIVING QUARTERS IN BUILDINGS IN COMMERCIAL ZONES

M/S Capurro, Colteaux to direct staff to prepare an ordinance amending subsection (a) of Section 10-3.902 S.A.M.C. to read as follows: "Uses permitted in R districts, except that living quarters may be permitted only upon the securing of a use permit. The ratio of residential use area to commercial use area shall not exceed one to one." Further, to direct staff to prepare a similar amendment for subsections (a) of Sections 10-3.1002 and 10-3.1102 S.A.M.C. Passed unanimously.

d. INCREASING ALLOWABLE MAINTENANCE EXPENDITURES ON LEGAL NON-CONFORMING SECOND UNITS

M/S Reed, Capurro to direct staff to prepare an ordinance amending Section 10-3.2302 of the San Anselmo Municipal Code to change the allowable authorized maintenance during a period of five years from 25% of assessed value to 25% of full market value. Passed unanimously.

Hearing continued to March 14th to permit further public comment.

8. CONSENT AGENDA

M/S Signorelli, Reed to pass consent agenda.

- a. Approve minutes of meeting of February 14, 1978.
- b. Approve warrant register for February 1- 15, 1978.
- c. Adopt Resolution No. 1749 approving Federal Aid-Urban Program.

Adjourned at 11:00 P.M. to March 14, 1978.

LIBBY HANSON
Secretary to Council