

Minutes of Regular Council Meeting November 28, 1978

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

2. OPEN TIME FOR PUBLIC DISCUSSION

Andy Klapak, 27 Camino de Herrera, requested action by this Council on his long-standing complaint on the Skyline drainage ditch, contending it is a Town liability. Director of Public Works to furnish a report to the current Council.

Mr. Segale suggested that the Department of Public Works should dump gravel on the eroded stretch of The Alameda bordering Brookside School.

3. APPOINTMENTS:

a. Board of Review - employee member

On roll call votes Thelma Foster and Donald Nelson were elected as the employee member and alternate respectively for six-year terms commencing December 15, 1978. Councilman Capurro abstained.

4. PLANNING COMMISSION RECOMMENDING ORDINANCE REZONING SEMINARY-OWNED PROPERTY AT 101 ROSS AVENUE FROM R-1 TO SPD

Public Hearing was opened during which concern was expressed by the San Anselmo Historical Commission for the preservation of the existing Victorian structure on the property. Residents protested the increased density in the area created by the proposed student housing complex. Staff advised that the specific plan establishes Town Control over retention of the existing structure. Council noted that this property is surrounded by R-2 and R-3 zoning. Mayor Reed expressed concern that the Planning Commission had not considered the General Plan recommendation for R-1 zoning in this area and Councilman Toal stated in his opinion the area should be down-zoned rather than zoned for increased density.

Thereafter, M/S Capurro, Signorelli to introduce an ordinance amending ordinance No. 485 of the Town of San Anselmo by changing the property classification from R-1 to SPD, a student housing complex, to conform with plans as approved by the Planning Commission, 101 Ross Avenue, A/P Nos. 7-283-06 and 7-283-07. Motion passed 3 - 2 with Councilman Toal and Mayor Reed voting no.

After further discussion, M/S Signorelli, Toal to request the Planning Commission to consider at its December 4th meeting and advise Council of its opinion as to justification of this rezoning in relation to the General Plan. Passed unanimously.

5. ORDINANCE REZONING 130 GREENFIELD AVENUE FROM PPD-C-3 TO SPD C-3

M/S Toal, Convis to adopt Ordinance No. 751 amending Ordinance No. 485 of the Town of San Anselmo by changing the property classification from PPD-C-3 to SPD C-3, A/P 6-171-06, 130 Greenfield. Passed unanimously.

Staff announced that a public hearing on the use permit application for this property is scheduled before the Planning Commission on December 4, 1978.

6. SCHOOL SUPERINTENDENT AND TOWN ADMINISTRATOR JOINT RECOMMENDATION FOR RESOLVING QUESTIONS BETWEEN THE TWO JURISDICTIONS AS TO ISABEL COOK PROPERTY

Council considered the recommendation for accelerated payments on the lease purchase agreement, to be accompanied by a compromise settlement of the balance due on the School District's aborted move to Yolansdale and agreement by the School District to move its office from Isabel Cook by June 30, 1979 without initiation of legal action for breach of contract. Mayor Reed protested the lack of consideration for interest reduction under the accelerated payment schedule.

M/S Capurro, Toal to approve the proposed recommendations, subject to successful negotiation for an interest reduction consideration. Passed unanimously.

7. COUNCIL INITIATION OF REZONING YOLANSDALE SCHOOL PROPERTY TO RETURN TO R-1

Council considered the recommendation of the Administrator and the Planning Director for return to R-1 zoning in view of the bureaucracy and excessive expense which would be involved otherwise in a planned development process. It was the consensus of the Council that the best use of the property remains R-1 and therefore it should be returned to its historic zoning to avoid complications created by the PPD zoning.

M/S Toal, Convis to refer to the Planning Commission for recommendation to rezone the Yolansdale School property from PPD to R-1. Motion passed 4 - 1 with Councilman Capurro voting no.

Councilman Capurro's no vote was based on his opinion that the property should remain in PPD with the Town retaining control of the use.

8. DISCUSSION OF COUNTY SUIT VS GOLDEN GATE BRIDGE, HIGHWAY & TRANSPORTATION DISTRICT.

Councilman Capurro suggested that San Anselmo should consider withdrawing from this action on the basis that it has become a political football with the last minute addition by the Board of Supervisors of a condition to settlement of support by the Bridge District of a fifth director for Marin. Concensus of Council was to await any action pending possible direction received from the Marin County Council of Mayors & Councilmen - if none forthcoming, to be on next agenda for further consideration by this Council.

9. CITY OF LARKSPUR PROPOSALS TO POST COMMISSION AND LEGISLATURE RE FUTURE CITY FINANCING

After discussion,

M/S Convis, Capurro to endorse in principle the proposals of the Larkspur City Council contained in its communication to the A. Alan Post Commission of November 16, 1978, with the exception that an objective formula should be added under Distribution of Existing Taxes proposal No. 2 and withholding judgment under No. 3 pending gaining of familiarity with the overall statewide effect of this proposal. Passed unanimously.

10. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS; COMMENTS AND INSTRUCTIONS TO STAFF

Mayor Reed - requested follow up on the Director of Public Works' promise of a report on the Wessell tree complaint.

Mayor Reed announced that Captain Howenstein had requested conveyance of his congratulations on the selection of Bernie del Santo as San Anselmo's new Chief of Police.

Mayor Reed advised that Supervisor Boxer is seeking opinion of Council on her support/non-support of proposed County ordinance amendment to prohibit discharge of firearms within one mile of city limits as opposed to the present regulation of 150 yards. An opinion was expressed that lines should be drawn to take into consideration uses of property bordering city limits.

11. CONSENT AGENDA

Councilman Capurro advised that he had not had the opportunity to audit the warrant register for the period November 1 - 15 - item b was continued to next meeting.

M/S Toal, Capurro to approve consent agenda as to items a & c. Passed unanimously.

a. Approved minutes of meetings of November 14 and 21, 1978.

c. Adopted Resolution No. 1783 of intent to implement surface runoff portions of ABAG environmental management plan.

~~ADJOURNED IN MEMORY OF MAYOR GEORGE MOSCONE AND SUPERVISOR HARVEY MILK~~ at 10:50 P.M. to regular meeting December 12, 1978.

Libby Hanson  
Deputy Town Clerk