

MINUTES OF REGULAR TOWN COUNCIL MEETING  
MAY 11, 1982

At 7:30 P.M. the Council met in Executive Session to instruct the Administrator as to labor negotiations.

At 8 o'clock P.M. the Council conducted an informal interview session with Planning Commission nominees Edwin Bergeson, Jeff Kroot and John E. Sharp.

Thereafter Mayor Buckle convened the meeting with Councilmembers Toal, Capurro, Wooliever and Ollinger present.

3. APPOINTMENT - PLANNING COMMISSION (taken out of order)

M/S Toal, Wooliever to close nominations. Motion passed by unanimous vote.

Thereafter on a roll call vote Bergeson received four votes, with Capurro voting for Sharp.

Thereafter, M/S Capurro, Ollinger to appoint Edwin Bergeson to the Planning Commission for the balance of a term to August 18, 1982. Passed by unanimous vote.

2. OPEN TIME FOR PUBLIC DISCUSSION

Shannon Snow, formerly a resident of San Anselmo, informed Council that it became necessary for her to move out of Town when the rent on the house at 52 Woodside Drive which she shared with two other families was raised from \$850 to \$1,300 per month, and she had been advised by the Tenants Rights Association to bring the subject of out-of-control rents to the Council on behalf of all the young people who find themselves unable to secure affordable housing in San Anselmo. Lucille Buckley, 39 Cedar, spoke to the same point. Coleman Persily of the Association requested permission to bring a proposal to the Council concerning rents and evictions. Council directed that this item be placed on the May 25th agenda.

David Bacigalupi presented a photographic review of what he has perceived to be serious problems in the creek, restricting water flow - including collapsed bulkheads, silt build-up and rip rap which has peeled away from banks and fallen onto the creek floor. The pictures and research will be used at the Citizens' Forum on the creek to be held June 19.

4. PUBLIC HEARING - CHERNEWOOD DEVELOPMENT - ACCEPTANCE OF EIR AND PLANNING COMMISSION RECOMMENDATION TO REZONE FROM PPD TO SPD FOR MAXIMUM OF 8 UNITS

Staff and representatives of Kintetsu Enterprises presented the scaled-down proposal as approved by the Planning Commission for eight single family residences, explaining plans proposed to solve soil stability and drainage problems.

Public Hearing did not develop controversy as to the proposed density, but rather centered on the neighborhood concerns as to soil stability, drainage and traffic circulation.

Ed Croce, 11 Rancho Drive, expressed concern as to the possibility of a future development on Rancho Drive being in the path of possible landslides from this proposed development, suggesting that the road on the proposed plan be moved to create a buffer zone.

M/S Toal, Wooliever to accept Environmental Impact Report. Motion passed with five ayes.

M/S Toal, Wooliever to waive reading of ordinance. Motion passed by unanimous vote.

M/S Toal, Capurro to introduce an ordinance rezoning A/P 5-300-15 from PPD to SPD for a maximum of 8 single family units in accordance with the drawings submitted to the Council on May 11th, subject to the following conditions:

1. Site No. 6 is deleted on the basis that this is a slide-suspect area.
2. The area at the east end of the project is stabilized similar to Section "Improvement of Stability" as shown on Drawing A2, to act as toe-of-slope buttress to upper ravine area, with extent to be as determined by an engineered design; and the repair of the two active slide areas.
3. A Turnaround is provided at site No. 5 (northwest "A" site) with only a driveway to Site No. 7 (south "B" site).

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4. Extension of culvert system to connect with existing system on Carlson Avenue halfway between Rancho Drive and Butterfield Road, instead of connecting Rancho Drive.

5. Verification with detailed soils and drainage studies of the individual eight building sites as feasible building sites at public hearings on the use permit/design review phase of the SPD procedure, with further consideration being given to sites 3, 4 & 5 as to soils stability.

6. Improvement of Idlewood Court, Cherne Lane and Carlson Avenue to Town standards, and correction of any traffic problems at intersection of Woodside Drive.

7. Consideration is given to potential development at the end of Rancho Drive.

8. The creation of a property owners association to maintain the development is encouraged.

Motion passed by unanimous vote.

5. APPEAL BY NORBERT G. HARTMAN FROM PLANNING COMMISSION DENIAL OF USE PERMIT FOR VIDEO GAME CENTER, 101 SAN ANSELMO AVE.

Mr. Hartman presented his appeal for a six-months conditional use permit based on his belief that the problems anticipated by the Police Chief and the neighboring residents would not materialize with the plans and controls he proposes for operating the Center.

Ed Cunningham, representing St. Anselm's School parents, expressed concern at the proposed location's proximity to the school.

Council discussion developed a concensus of opposition to the proposed location for the Center, rather than the concept of the center itself - suggesting that alternative locations be sought.

M/S Capurro, Ollinger to deny the appeal. Motion passed by unanimous vote.

6. PUBLIC HEARING ON RESOLUTION OF INTENT TO ABANDON EXCESS PORTION OF RIGHT-OF-WAY VICINITY 180 REDWOOD RD.

Council was informed that this abandonment was proposed to facilitate the construction of a parking deck at 180 Redwood Rd., using a small portion of unused right-of-way. Public hearing developed no objection to this abandonment.

M/S Toal, Ollinger to adopt Resolution No. 1907 ordering the vacation of a portion of Redwood Rd. as described therein, and Resolution No. 1908 authorizing conveyance of abandoned portion of Redwood Road and authorizing the Mayor to execute quitclaim deed. Motion passed with five ayes.

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

Toal expressed his pleasure at the contents of the recent Robson-Harrington House Association report.

Ollinger requested an item on the May 25th agenda to discuss Council support of Measure 0 on the June 8th ballot.

8. ORDINANCE REPEALING TAXICAB REGULATIONS

M/S Toal, Capurro to adopt Ordinance No. 823 repealing Chapter 10, Title 4 of the San Anselmo Municipal Code regulating taxicabs. Motion passed by unanimous vote.

9. ORDINANCE REPEALING TIME LIMIT/RENEWAL REQUIREMENT FOR SECOND UNIT USE PERMITS

M/S Toal, Ollinger to waive reading. Motion passed with five ayes.

M/S Capurro, Toal to introduce an ordinance repealing Section 10-6.502 of the San Anselmo Municipal Code - duration of second unit use permits. Motion passed with five ayes.

10. POLICE OFFICERS ASSOCIATION REQUESTING START OF PROCEEDINGS FOR SOCIAL SECURITY WITHDRAWAL

M/S Capurro, Toal to adopt Resolution No. 1909 giving two-year preliminary notice of social security termination. Motion passed with five ayes.

11. CORTE MADERA CREEK FLOOD CONTROL PROJECT MAINTENANCE

The Administrator submitted an outline of a proposed agreement for cost-sharing in a letter of understanding dated May 4 from the Marin County Flood Control District - Council authorized negotiation for a modified Joint Powers Agreement along the lines set forth therein.

12. STATE OFFICE OF EMERGENCY SERVICES/U. S. DEPARTMENT OF DEFENSE COMMUNICATIONS URGING "CRISIS RELOCATION CONTINGENCY PLANNING" FOR NUCLEAR HOLOCAUST

Council directed filing without action.

13. CONSENT AGENDA

M/S Toal, Ollinger to pass consent agenda. Passed by unanimous vote.

- a. Approved minutes of meeting of April 27, 1982.
- b. Approved warrant register for 4/16-30/82.
- c. Approved conditional notice of withdrawal from ABAG.
- d. Continued to May 25 advertised public hearing on Jamsheed Oak Springs rezoning.

ADJOURNED at 11:25 P.M. to regular meeting May 25, 1982.

LIBBY HANSON  
Council Secretary