

MINUTES OF THE TOWN COUNCIL MEETING OF MAY 12, 1987

Mayor Cordingley convened the regular meeting at 8:00 p.m., following a closed session beginning at 7:00 p.m. on pending legislation pursuant to Government Code Section 54956.9(b)(1), with Councilmembers Chignell, Sharp, Walsh and Wooliever present.

2. OPEN TIME FOR PUBLIC EXPRESSION

George Jewell, 155 Pine Street, objected to employees of San Anselmo merchants being given permits to park all day on Pine Street. He said Pine Street is only 22 feet wide, every parking space is taken up by merchant cars and therefore residents and ambulances have no place to park on the street. Cordingley responded that the Council was aware that Pine Street is a problem for on-street parking and was under the impression that this street would be exempted administratively from the merchant parking program. He asked that the Council be informed of the status of this issue.

Sarah Nome, 77 Alder Avenue, said the Town was overdrawn in the General Fund account, it will not have the revenues it has had in the past, the Town has the worst balance in ten years, and yet there is an Open Space Committee, an Historical Committee and a Committee studying redesigning Creek Park. She said that all she was asking is that the Council level with the residents about the Town's finances.

Herman Kramer, 1 Allemand Place, said that a \$93,000 advance to the Ross Valley Fire Service that will deprive San Anselmo residents of earning power was on tonight's agenda. He asked the Council to tell the Acting Town Administrator that he is not to authorize such payments.

3. APPOINTMENTS

(a) Seminary General Plan Advisory Committee - Applications for the vacant seat as a Town representative on the Committee were received from Ranald Cockburn, Jo Julin and John MacGregor.

M/S, Walsh/Chignell, to close nominations for the Seminary General Plan Advisory Committee. Motion passed unanimously.

It was the consensus of the Council to interview each of the applicants on May 26 prior to the next regular meeting.

(b) Alternate to the Creek Park Planning Committee representing the Campaign for a Healthier Community for Children.

M/S, Wooliever/Chignell, to appoint Marjorie Gregory as an alternate to the Creek Park Planning Committee representing the Campaign for a Healthier Community for Children. Motion passed unanimously.

4. CONSIDERATION OF ADOPTION OF INTERIM ORDINANCE TO PROHIBIT THE PROCESSING OF CERTAIN PLANNING APPLICATIONS DURING THE TIME IN WHICH THE GENERAL PLAN IS REVIEWED AND AMENDED.

Planning Consultant Roberto reported that following the direction of the Council at the last meeting and discussion with Councilmember Chignell on his concerns about the interim ordinance, the draft ordinance was revised. Unlike the previous draft ordinance, the ordinance now before the Council allows the processing of zone change applications as long as they are consistent with the General Plan, all applications for text amendments to the zoning ordinance, and major subdivision applications except for properties zoned R-1-H. The revised ordinance also contains a hardship exemption for special circumstances applicable to the property, not the owner, and it makes reference to a timeline for review of the General Plan.

Councilmember Chignell said he was convinced of the need for an urgency ordinance and supported the revised ordinance except that he favored prohibiting all major subdivision applications, not just those in the

R-1-H zone, and he supported including a provision for the Planning Director to respond to an inquiry from a property owner as to whether his/her property was affected by the interim ordinance. With those changes, he would support an interim ordinance on a trial basis for 45 days, at which time he would evaluate whether he felt it should be extended.

Councilmember Walsh said she was pleased with the first revision concerning rezonings but not the third revision regarding subdivisions.

Peter Fraser, owner of property in the R-1-H zone that will be affected by the proposed ordinance, said much time has already been spent reviewing whether his development proposal is consistent with the General Plan. The only remaining question for his property concerned density, which he said was cut in half by the R-1-H ordinance. He said that although he felt the interim ordinance was good for the Town, his exemption application would be time consuming for staff.

Pete Arrigoni, Marin Builders Exchange, said the revised ordinance is more palatable and workable and supported making the exception process open to everyone in the community so that no one is denied due process.

M/S, Chignell/Wooliever, to adopt the revised draft urgency ordinance, Ordinance No. 886, prohibiting applications for a General Plan amendment, zone change, zoning ordinance amendment, annexation, rezoning, major subdivision, and development and land use applications on properties where the current zoning is inconsistent with the current San Anselmo General Plan, with the following revisions: Section 1 (c) Scope, is amended to prohibit the processing of all subdivision applications for four or more lots in all zones; Section 1 (d) Exceptions, 1. is amended to exclude all planning and zoning applications filed with the Town prior to March 24, 1987; a new Section 2 is added to require that "if any property owner requests in writing a finding by staff as to whether his/her property is zoned consistent with the General Plan, Town staff will respond in writing within 30 days."; and the former Section 2 is renumbered Section 3. Motion passed by the following vote:

AYES: Chignell, Sharp, Wooliever, Cordingley

NOES: Walsh

The Council will reconsider the urgency ordinance on June 23, prior to the 45 day expiration date of the ordinance.

5. DISCUSSION OF TOWN/CHAMBER OF COMMERCE COMMITTEE ON THE FUTURE OF COMMERCIAL ACTIVITY IN THE DOWNTOWN AREA

This Town/Chamber of Commerce committee is studying steps that can be taken in the near future to revitalize the downtown. Wooliever said it was important for the committee to be able to formulate questions to be asked of the panel of experts at the Town Council-Chamber of Commerce workshop on May 21, and asked who would be on the panel. Walsh gave the names and backgrounds of the four panelists.

Stephany Kramer, 211 San Anselmo Avenue, objected to high finance real estate people who build shopping malls, which she said contribute to San Anselmo's economic woes, giving advice to San Anselmo. She preferred to see someone with expertise on integrating a residential community with a small town. She said that the Town needs to find businesses that are stable and dynamic that do not thrive on thrusts of economic activity, and she did not see the format for the workshop addressing those issues.

Sarah Nome, 77 Alder, said persons of all backgrounds and viewpoints should be brought into the review of the downtown, adding that persons in business offer a valuable point of view.

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Walsh said the input from the Committee would be passed on to the participants, and that the public is invited to attend the workshop, which will take place May 21, 10 a.m. to 4 p.m. in the Council Chamber.

6. HALPRIN PARK HAZARD MITIGATION PROJECT: APPROVAL OF PROJECT AND FINANCING MECHANISMS, AND AUTHORIZATION TO ADVERTISE FOR PROJECT BIDS.

M/S, Chignell/Wooliever, to approve the final plans and authorize advertisement for bids for Halprin Park Slope Protection Project, to be received at the date and time set by the Director of Public Works, and to reappropriate to Halprin Park Slope Protection project the current Town General Fund allocations for 443 The Alameda drain \$15,000, Rancho system drain \$24,500, miscellaneous problem inlets \$6,000 and Spring Grove culverts \$17,100; to appropriate remaining funds \$66,882 from Town insurance resources, and to authorize the 1986 storm damage approximately \$80,000 to be absorbed by the FY 86-87 General Funds Reserves and that 1986 storm damaged related reimbursements be applied to the Halprin Park Slope Protection Project. Motion passed unanimously.

7. REPORT ON FAIRFAX REDEVELOPMENT PLAN

Sharp reported he attended a meeting regarding proposed development of Marin Town and Country Club and noted that any redevelopment in Fairfax would impact San Anselmo. It was the consensus of the Council that Sharp keep track of the Fairfax redevelopment efforts and report back to the Council.

Planning Consultant Roberto reported that he reviewed the environmental impact report prepared for the proposed development of Marin Town and Country Club as requested by the Council and found the entire document to be insufficient. A letter regarding the insufficiencies of the FIR is being sent to the Town of Fairfax in compliance with the required environmental review procedures.

It was the consensus of the Council that Sharp be authorized to seek information from Roberto on procedural matters. If Sharp feels any additional work is needed from Roberto, he will come back to the Council for that authorization.

8. RESOLUTION NO. 3017 SETTING SALARY OF ACTING TOWN ADMINISTRATOR

Cordingley said the considerations in setting the salary of the Acting Town Administrator included his previous salary and the salary of his predecessor.

Sarah Nome, 77 Alder Avenue, asked the amount of the total compensation for the Acting Town Administrator. Cordingley responded that it was \$4,000 per month in salary, \$650 per month for lodging and travel expenses, PERS retirement, but no health benefits.

Herman Kramer, 1 Allemand Place, said he thought the compensation was too high.

Chignell said he felt the total salary and the lodging/travel expenses was an appropriate and a reasonable amount of money, in the aggregate the Town was saving money over the amount of compensation for the previous Administrator, and Mr. Dickens comes to the Town with budget expertise.

Wooliever noted that the decision to hire Mr. Dickens was unanimous.

M/S, Wooliever-Sharp, to approve Resolution No. 3017 setting the management salary for the Acting Town Administrator. Motion passed unanimously.

9. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS, COMMENTS AND DIRECTION TO STAFF; STAFF MISCELLANEOUS ITEMS.

Budget Schedule - Acting Town Administrator Dickens announced he may be submitting a revised budget hearing schedule to the Council.

Wernam - Walsh asked if Public Works had made a written response to George and Enid Wernam; Kottage responded affirmatively.

Sign Ordinance - Walsh asked if the Town was considering revising the sign ordinance provisions for placards; Cordingley responded that it was being reviewed administratively.

Sohner Court - Chignell asked whether it was possible to reserve the two low and moderate income inclusionary units in the Sohner Court project on Ross Avenue for Town safety employees or all Town employees who qualify for the inclusionary unit program administered by the Housing Authority. Roberto responded that it was possible for the Town, the Housing Authority and the developer to enter into an agreement to offer the units first to qualified Town employees and that staff intended to pursue such an agreement if the Council did not object. There was no objection from the Council.

Stop Signs - Chignell asked the status of the request by the Great Acorn store on San Anselmo Avenue for a stop sign; Public Works/Planning Director Kottage responded that the Traffic Safety Committee recommended against it. He asked the status of the request by Saunders Avenue residents for a stop sign; Kottage responded it was still under consideration.

Elm Street - Wooliever asked the status of parking enforcement on Elm Street, about which the Councilmembers have received complaints. The Councilmembers felt this issue needed to be resolved and that they needed guidance from the Police Chief.

S.F.Drake funding - Cordingley said he is sending a letter that was reviewed by each Councilmember to Supervisor Brown requesting County participation in funding of the next phase of improvements to Sir Francis Drake Boulevard.

10. CONSENT AGENDA

- (a) Approval of Warrants Nos. 62448 - 62607 and 1774 - 1788 in the amount of \$645,597.44.
- (b) Approval of minutes of April 28, 1987.
- (c) Proclamation designating June, 1987 as Marin Suicide Prevention Month.
- (d) Z-242, Mr. and Mrs. Paul Elliott, 57 Summit Road, A/P 7-013-41, adoption of Ordinance No. 887 rezoning property from PPD R-1 to SPD R-1.
- (e) Proposed amendments to the San Anselmo Municipal Code, Title 10, revising Planning Commission appeal procedures.
CONTINUED TO MAY 26, 1987.
- (f) Designation of Director of Public Works as the authorized staff to sign disaster relief matters.
- (g) Endorsement of Inter Arts of Marin's Art & Garbage Gala.

The question was raised as to whether the expenditure to the Ross Valley Fire Service in the Consent Agenda warrants was a first or second advance payment.

M/S, Sharp/Chignell, to approve the Consent Agenda. Motion passed unanimously.

ADJOURNED at 10:00 to the next regular meeting of May 26, 1987.