

TOWN OF SAN ANSELMO

Minutes of the Town Council Meeting of December 12, 1989

Vice-Mayor Chignell convened the regular meeting at 8:00 p.m., with Councilmembers Colteaux, Sharp and Zaharoff present, and Mayor Walsh not present.

2. OPEN TIME FOR PUBLIC EXPRESSION

Sarah Nome, 77 Alder Avenue, asked to be able to obtain the legal cost of pending litigation. She said remarks made by staff during a previous meeting could not be heard on the tape recording of the meeting.

3. CONSENT AGENDA.

- (a) Approve Minutes: November 14 and 28, 1989.
- (b) Acknowledge and file warrants: Nos. 1459 - 1702 in the amount of \$553,085.51.
- (c) Accept Caleta Avenue Bridge Project and change work order as complete, and authorize staff to file a Notice of Completion.
- (d) Authorize staff to solicit bids to regrade and repave upper Scenic Avenue, at a maximum cost of \$7,000, and authorize payment for this work from the Emergency Pavement and Drainage Repairs account in the Capital Reconstruction Budget.

M/S, Colteaux/Zaharoff, to approve the Consent Agenda. Motion passed unanimously, with the exception of Sharp abstaining on approval of the minutes of November 14, and item (c).

4. APPEAL OF PLANNING COMMISSION'S DECISION TO ISSUE A NOTICE OF VIOLATION IN CREATION OF THE LOT, AND APPROVAL OF A CONDITIONAL CERTIFICATE OF COMPLIANCE, NANCY L. THURMOND, ETAL, AND ROBERT L. THURMOND, ETAL, END OF OAK SPRINGS DRIVE, A/P 5-291-06.

At the request of the appellant, this item was continued to the meeting of January 23, 1990.

5. ADOPTION OF ORDINANCE AMENDING TITLE 9 OF THE MUNICIPAL CODE BY INCLUDING CHAPTER 19 RELATING TO EARTHQUAKE HAZARD REDUCTION IN UNREINFORCED MASONRY BUILDINGS.

Colteaux asked that the following changes be made to the ordinance:

Section 1:

1. End of first sentence to read: "...and which chapter shall read in its entirety as follows:"
2. Sec. 9-19.03, Occupant Load: "The maximum number of persons allowed to occupy a building as determined in accordance with Section 3302 of the 1988 Uniform Building Code."
3. Sec. 9-19.03, Unreinforced Masonry Construction: Add a parenthetical reference to help define "infilled walls."
4. Sec. 9-19.03, Qualified Historical Building: Amend last clause to read: "Procedures for demolition of qualified historical buildings shall be established by Resolution."
5. Sec. 9-19.06(a), Service of Order: Replace "building official" with "Director of Public Works."

6. Sec. 9-19.07, Analysis and Design: Clarify when the analysis takes place: before or after the building is retrofitted, by adding wording: "The initial analysis and test analysis shall meet this standard."

Vic Canby, 22 Crescent Lane, expressed concern about negative economic impacts of the required work. He said the work will create a disruption, tenants will be able to get out of their leases, a significant number of units are affected, and the greatest amount of time is needed to comply with the ordinance. He suggested there be an economic analysis on what would happen if five or six buildings in town were being worked on at one time.

Sarah Nome, 77 Alder Avenue, said the downtown buildings survived the 1934 earthquake.

Assistant Public Works Director Braun advised that amending the ordinance at this meeting would delay its adoption until after the new year, and after the state's deadline for adoption.

M/S, Sharp/Colteaux, to adopt Ordinance No. 907 amending Title 9 of the Municipal Code by including Chapter 19 relating to earthquake hazard reduction in unreinforced masonry buildings, direct staff to draft changes to the ordinance as discussed this evening for presentation at a future meeting, and authorize staff to file the ordinance with the State of California. Motion passed unanimously.

6. INTRODUCTION OF ORDINANCE AMENDING TITLE 9 OF THE MUNICIPAL CODE, ADOPTING THE 1988 UNIFORM BUILDING, MECHANICAL, PLUMBING, HOUSING, SOLAR ENERGY, SWIMMING POOL, SPA, AND HOT TUB CODES, WITH LOCAL AMENDMENTS.

Staff recommended one amendment to the 1988 Uniform Building Code: Increasing fire protection requirements for truss assemblies.

Ross Valley Fire Captain Denning and Assistant Public Works Director Braun explained the importance of tightening regulations on truss assemblies.

M/S, Colteaux/Sharp, to waive reading and introduce the ordinance amending Title 9 of the Municipal Code, adopting the 1988 Uniform Building, Mechanical, Plumbing, Housing, Solar Energy, Swimming Pool, Spa, and Hot Tub Codes, with local amendments. Motion passed unanimously.

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

There were no comments, except Seasons Greetings and Happy New Year.

8. ADJOURNMENT.

The meeting was adjourned at 8:35 p.m.

Beth Pollard