

TOWN OF SAN ANSELMO

Minutes of the Town Council Meeting of February 11, 1992

8:00 p.m.

1. CALL TO ORDER.

Mayor Zaharoff convened the regular meeting, with Councilmembers Chignell, Colteaux, Kanis and Walsh present.

2. OPEN TIME FOR PUBLIC EXPRESSION.

William Jelinek, 53 Florence Avenue, spoke in support of seeking state bond measures to allow acquisition of the Marin Town and Country Club property and Bald Hill.

Zaharoff reported that item #7 would be continued to the next meeting.

3. CONSENT AGENDA.

- (a) Acknowledge and file warrants: Nos. 8032 through 8493, in the amount of \$505,132.19.
- (b) Acknowledge and file financial reports through January 31, 1992.
- (c) Announce expiration of terms, Robson-Harrington House Association Board of Directors. (3 seats)
- (d) Approve resolution providing compensation for call-back work by Parks Superintendent and Street Maintenance Supervisor.

Item (d) was pulled from the consent agenda.

M/S, Walsh/Chignell, to approve the consent agenda, with the exception of item (d). Motion passed unanimously.

- (d) Approve resolution providing compensation for call-back work by Parks Superintendent and Street Maintenance Supervisor.

Town Administrator Bonander explained that the Superintendent and Supervisor respond to emergencies after hours from natural phenomena, and that their response was faster and less expensive than if non-management employees responded since the other employees live at a further distance and require a minimum four hours of time and a half pay per response. She recommended proceeding with the plan, subject to review during the budget process.

Councilmembers expressed concern about increasing salary costs, setting a precedent for compensating management personnel on a comp time basis, raising this issue outside the budget process, that the policy be unique to the Superintendent and Supervisor, and that it be clear who makes the decision on who gets called back.

M/S, Chignell/Colteaux, to amend the resolution as discussed, and bring it back in two weeks. Motion passed by the following vote:

AYES: Chignell, Colteaux, Zaharoff

NOES: Kanis, Walsh

4. ST. ANSELM'S, 40 BELLE AVENUE: ENVIRONMENTAL REVIEW, GENERAL PLAN AMENDMENT, AND REZONING TO REVISE THE LAND USE DESIGNATION AND ZONING OF A PORTION OF THE PROPERTY FROM C-2, GENERAL COMMERCIAL DISTRICT, TO R-1, SINGLE FAMILY RESIDENTIAL, AND A PORTION FROM R-1 TO C-3.

Planning Director Chaney presented the staff report, followed by questions by Councilmembers regarding the proposal.

Jim McDonald, project architect, said that historically St. Anselm's has 240 students enrolled. The Rummage Rack business that occupies a portion of the property will likely cease at the end of the school year. The plan is to occupy the new addition in the early part of 1993. He said that initially the project was met with considerable opposition, but representatives of the school met with neighbors, and modified the plan, adding an extensive landscaping plan. The property has not changed in decades, except the addition of a gymnasium and meeting room after World War II. The proposal was to build a library, kindergarten, two handicap access bathrooms, a small office and an additional classroom. The mitigation for the loss of the two housing units was the benefits of the project to the community.

Mike McCormick, Realtor for St. Anselm's, said the two units are occupied by two single people, one of whom has been on notice that she may have to leave since she moved in. He said the units were not in good condition, and that the rents were between \$550 and \$650 per month. He said they could not afford to relocate the tenants, or build two new units.

McDonald said he has designed more than 100 units in San Anselmo, and that the easiest way to provide low and moderate income housing is with second units.

The Councilmembers expressed concern about the loss of the two housing units as a result of the project. The idea was raised to recall the housing consideration issue at the time the commercial parcel owned by St. Anselm's is developed; it was that development that could be designed to either include two housing units, or to include an in-lieu contribution towards two affordable housing units to be built elsewhere.

It was the consensus of the Council not to require two affordable units to be included as part of the current project, but that when the commercial property is developed, there be a requirement to include two residential units or an in-lieu contribution for the development of affordable housing units in San Anselmo. Staff was to place a memo in the file regarding this policy discussion.

M/S, Chignell/Walsh, to approve the negative declaration with the two mitigation measures as described in the staff report dated February 11, 1992. Motion passed unanimously.

M/S, Chignell/Walsh, to approve the resolution amending the General Plan to redesignate a portion of the subject property from General Commercial to Residential Single Family and another portion from Residential Single Family to General Commercial. Motion passed unanimously.

M/S, Chignell/Walsh, to introduce an ordinance amending Ordinance No. 485 changing the zoning designation for a portion of property generally known as 40 Belle Avenue from C-3, General Commercial, to R-1, Single Family Residential,

and another portion from R-1, Single Family Residential, to C-3, General Commercial. Motion passed unanimously.

5. PUBLIC HEARING TO CONSIDER THE FINAL DRAFTS OF THE "MULTI-JURISDICTIONAL SOURCE REDUCTION AND RECYCLING ELEMENT" AND "MULTI-JURISDICTIONAL HOUSEHOLD HAZARDOUS WASTE ELEMENTS FOR THE CITIES AND COUNTY OF MARIN.

Sharon Maves, Principal Planner for the County of Marin, explained that the drafts were the culmination of a two-year planning process on how each city and the County will divert 25% of its waste stream by 1995 and 50% by 2000. San Anselmo is currently diverting 22% of its waste stream. The draft also includes a plan for collection of hazardous waste.

A representative from R.W. Beck and Associates, the consultants for preparation of the draft elements, explained that the County and each city put together a strategic plan on managing waste for the next 8 years. He reviewed a summary of the elements with the Council and explained how the figures were developed. He said that it was proposed that composting be developed over the next three years as a means of diverting waste, since yard waste constitutes 15% of the waste stream.

The public hearing was opened. There was no public comment.

M/S, Chignell/Walsh, to approve Resolution No. 3174 adopting the Multi-Jurisdictional Source Reduction and Recycling Element and Household Hazardous Waste Element for Marin County and its cities. Motion passed unanimously.

6. CONSIDERATION OF CAPITAL RECONSTRUCTION PROGRAM.

Staff recommended that Council direct staff to proceed with preparing the following projects: seismic renovation of the library building (see next agenda item), replace storm drain under Butterfield Road at Willow Way, repair the Bridge Street Bridge, and repave Sir Francis Drake Boulevard from the Hub to Sunnyhills Drive.

Town Administrator Bonander reported that negotiations were proceeding with the Town of Ross regarding a contribution towards the San Anselmo Library and the renovation project. It was estimated that construction would take place in the next fiscal year, but funding could be phased over this and next year's budget.

The Councilmembers discussed the funding for a paving project on Sir Francis Drake Boulevard, that would include \$125,000 from Proposition 111 funds, \$50,000 from the County of Marin, and \$25,000 from the Capital Reconstruction Fund. Bonander reported that the design work could be done in-house, and the work could be accomplished in 4 to 6 weeks during the summer.

Interim Public Works Director Hill reported that work on the culvert could be done almost immediately, and request for proposals would be issued on the bridge project.

M/S, Walsh/Chignell, to approve in concept the following projects: replace storm drain under Butterfield Road at Willow Way; repair Bridge Street Bridge; and repave Sir Francis Drake Boulevard from the Hub to Sunnyhills Drive. Motion passed unanimously.

7. AWARD OF CONTRACT FOR ENGINEERING AND DESIGN SERVICES: SAN ANSELMO LIBRARY.

This item was continued to the next regular meeting.

8. PUBLIC HEARING ON ADOPTION OF AN ORDINANCE REGULATING TOWING OF VEHICLES.

Council asked that staff It was the consensus of the Council to continue this item to the next meeting, and direct staff to confirm that all fees included in the ordinance be set by Council.

10. REPORT ON MANAGEMENT LETTER FROM TOWN AUDITOR.

Bonander presented the staff report on the management letter and response.

Town Treasurer Sheldon expressed concern that the deposits submitted for processing of planning applications were insufficient to cover the processing costs. Bonander reported that the Planning Department has revised its procedures so the deposits are sufficient at the time the application is filed, and that processing of applications is ceased if the deposit is exhausted.

11. ORAL REPORT ON UPDATE OF TRANSPORTATION ISSUES.

Colteaux explained the issue of forming a joint transportation district comprised of Sonoma and Marin Counties, in an effort to develop a better, coordinated transportation plan. Colteaux expressed concern that it would be perceived as yet another transportation agency without a plan, and instead supported developing a plan for presentation to existing transportation authorities and Boards of Supervisors in both counties.

It was the consensus of the Council to opposed development of a joint transportation district.

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

Faude Park - Colteaux noted that somebody is building trails and cutting trenches in the park. Staff will investigate.

April 14 meeting - Council will proceed with the election night meeting.

Speeding on Broadmoor - Chignell noted there are problems with speeding on Broadmoor.

Tennis court lights - Walsh reported that the lights are on 24 hours a day.

Crosswalk at Butterfield and Caleta - Zaharoff asked for an update on this proposal. Bonander reported the solution of installing a new crosswalk at Caleta, removing the Kendrick crosswalk, and adding signage.

Reduction in landfill and garbage fees - Bonander reported that the landfill has announced a reduction in their tipping fees effective March 1, and proposed that the garbage rates be reduced accordingly.

13. ADJOURNMENT.

The meeting was adjourned at 10:35 p.m.

Beth Pollard