

**TOWN OF SAN ANSELMO**  
**Minutes of the Town Council Meeting of December 17, 1996**

Present: Breen, Chignell, Hodgins, Kroot  
Absent: none

8:00 p.m.

1. CALL TO ORDER
2. ANNOUNCE ACTION TAKEN, IF ANY, IN CLOSED SESSION.

Mayor Kroot announced that no action was taken in closed session.

3. CONSENT AGENDA: ITEMS ON THE CONSENT AGENDA MAY BE REMOVED AND DISCUSSED SEPARATELY. OTHERWISE, ALL ITEMS MAY BE APPROVED WITH ONE ACTION:

- (a) Approve minutes: December 10, 1996
- (b) Acknowledge and file financial report through November 30, 1996.
- (c) Approve police officer training policy for police dispatchers (Resolution No. 3373)
- (d) Approval of change orders of up to \$24,000 for the Library Renovation Project, Phase II, from Measure G bond proceeds.
- (e) Approve explosive material disposal cooperative agreement.
- (f) Approve amendment to hazardous waste disposal agreement.
- (g) Cancel regular Council meeting of December 24, 1996, and reschedule first regular meeting of January, 1997, to January 7, 1997.
- (h) Co-sponsor the Drake High School Literary festival.
- (i) Approve classification specification, compensation, and recruitment plan for the Town Librarian position.
- (j) CONTINUE TO JANUARY 7, 1997: Oak Avenue reimbursement agreement, and introduction of ordinance amending the Animal Control ordinance.

Items (c), (d), (e), (f), (h) and (i) were removed for discussion.

M/s, Chignell/Breen, to approve consent agenda items (a), (g), and (j). Ayes: All

Regarding Item (b), Louise Mathews, Foothill Road, asked about a decrease in interest money in the financial report and questioned the source of miscellaneous revenue. Town Administrator Pollard said miscellaneous revenue is money received that doesn't fit in any other category. She will check and report back on the interest money question.

Regarding Item (c), Louise Mathews, Foothill Road, asked about POST funding and if it is available to fund this training. Pollard said POST money is reimbursement for training costs and is not eligible for expenditure for this type of program.

Regarding Item (d), Chignell asked Public Works Director Bush if he is in concurrence with the increase in the construction management contract. Bush said the increase is justified. On the Essex project, Bush said the Town's portion will be reduced by the residents payments, resulting in further anticipated savings.

Louise Mathews asked about the generator tie-in costs and whether they are legitimately a Measure G expense. She asked about the total expenditures thus far for Measure G.

Public Works Director Bush said the electric work ties the Library to the generator and directly benefits the Library.

Regarding Items (e) and (f), Breen asked for the Fire Chief's concurrence. Fire Chief Zeise said he has reviewed these and is in concurrence.

Regarding Item (e), Louise Mathews asked about the reference to the University on page 3 of the agreement. Town Administrator Pollard said Town Attorney Roth will review this agreement.

Regarding Item (e), Michael Anderson, 402 San Francisco Blvd., said the neighbors would like to discourage detonations at Sorich Park. They are grateful that this will accomplish this. He noted that on page 2 of Police Chief Del Santo's report, Issues, they strongly urge that the UC Berkeley bomb unit be called first, rather than the U.S. Army EOD Unit.

Fire Chief Zeise said it shouldn't make any difference which unit does the job once the decision has been made to move the bomb.

Jerry Draper, 11 Sacramento, said last summer a bomb was detonated and started a fire that burned on his property. He felt it was handled badly and they wish that no more detonations would happen in their neighborhood. There was no neighbor notification and no communication with other agencies.

Fire Chief Zeise said this agreement does leave it open to use this area for detonations; he doesn't know what the Police Chief's intentions are.

Hodgens asked who would decide on a detonation at the Corporation Yard, and what criteria would be used for notification.

M/s, Chignell/Breen, to continue Item (e) to January 7, 1996. Ayes: All.

Regarding Item (i), Louise Mathews asked about the details of the Town Librarian recruitment. Can we share services with Ross and has the salary data been compared to the Fairfax Librarian's salary. This is a 20% raise for the prospective employee; was the fact that the retirement package is totally paid for the employee taken into account when determining the salary.

Town Administrator Pollard said a comparison was done with other management staff positions and County librarian positions. A cooperative arrangement with Ross has been discussed. A salary analysis is included in the staff report.

M/s, Chignell/Hodgens, to approve consent agenda items (b), (c), (d), (f), (h), and (i). Ayes: All.

4 APPOINTMENTS

- (a) Historical Commission.
- (b) Open Space Committee

M/s, Hodgens/Breen, to nominate Charles Lavaroni, Larine Brown, Joan Carlson, Jim Cowperthwaite and Susan Berman to the Historical Commission. Ayes: All

M/s, Hodgens/Breen, to nominate Tom McNeil to the Open Space Committee. Ayes: All.

5. PUBLIC HEARING, APPEAL OF PLANNING COMMISSION'S CONDITIONAL APPROVAL OF A USE PERMIT/DESIGN REVIEW FOR TWO LIVING UNITS: ONE TO BE AVAILABLE FOR PHYSICALLY DISABLED PERSONS, AND ONE TO BE AVAILABLE AS A BELOW MARKET RATE UNIT ON PROPERTY LOCATED WITHIN THE SPD R-3 ZONING DISTRICT; SIR FRANCIS DRAKE BOULEVARD, ADJACENT TO THE WILLOW GLEN DEVELOPMENT, A/P 5-311-21.

Planning Director Chaney presented her staff report. On November 26 Council continued this item to allow the parties to work together to try to resolve their differences. The result of this is two variations on the submitted plan, one of which includes relocating the covered deck to the creek side.

Mark Smith, Appellant, 1 Rivera, said their neighbors Ted and Darcy have withdrawn their appeal. He still feels the structure is wrong for the lot. He likes the option that relocates the covered deck to the creek side of the house as it improves things for several of the neighbors. This does cause more impact on the creek, however. These design changes are more appropriate for the Planning Commission. He feels the project was not properly noticed as it did not contain a

specific address. The project is too close to the creek and will significantly affect neighboring properties values. The Environmental Impact Report (EIR) is too old to be valid.

Hodgens asked why moving into the landscape easement option is not favorable to them.

Mark Smith, Appellant, 1 Rivera, said the landscape easement is their only way of screening. Their lot is an odd shape and they need the screening.

Maureen Higgins, 15 Aspen Court, said she appreciates the changes that are being made on this project.

Kroot asked Public Works Director Bush about building into the creek boundaries.

Public Works Director Bush said he feels the earlier survey of the creek bank is inaccurate. It is too far into the site. Regarding building into the creek side setback, this project is an improvement to the property and meets the spirit of the ordinance. This development will ensure repair of a washout on that portion of the creek.

Planning Director Chaney said the noticing did not contain a specific address; rather it was identified as next to the Willow Glen project. The notice went to people within 300 feet of the property, people who would know where the Willow Glen property is. Regarding the EIR, she was concerned at first about its age. They reviewed the process and found that traffic has indeed increased on Drake, but the project proposed is much less dense than originally proposed. They felt the two balanced one another and further study wasn't required.

Richard Tarrant, Applicant, said their sense is that the neighborhood would like them to relocate the deck. They have inherited a very narrow building envelope from the original owners. There is nothing further they can do realistically.

Breen said he feels all avenues of compromise has been pursued and he is inclined to approve the project with the relocated deck.

Hodgens said she is still concerned about the creek and potential traffic hazards with the proposed driveway and feels further consideration should be given to this.

Planning Director Chaney said ingress and egress was a concern of the Planning Commission. The driveway angle was changed and only a right turn would be allowed onto Sir Francis Drake Blvd.

Kroot said the driveway is actually 24' and there are two of them, so there is a lot of room for negotiating the driveway from Drake. Moving the deck is an improvement to the neighbors and will soften the look from the other side of the creek.

M/s, Breen/Hodgens, to deny the appeal and uphold the Planning Commission's conditional approval of the project of U-9620: Use permit/design review for two living units on Sir Francis Drake Boulevard (adjacent to the Willow Glen development); one to be available for physically disabled persons, and one to be available as a below market rate unit on property located within the SPD R-3 zoning district, on the grounds that the required findings for approval can be made; and approve Resolution No. 3374, with the condition that the covered deck be moved to the creek side of the structure. Ayes: All. Abstain: Chignell.

Hodgens said she will vote to approve this but would like to know how her traffic concerns can be addressed and how can she get further feedback on the creek. Public Works Director Bush said more creek work can be done but he feels his assessment is correct. It is most important that the sight distance is good at the driveway.

Maureen Higgins, 15 Aspen Court, said she is concerned that the residents of this development don't use the Aspen Court area for turnaround.

6. PUBLIC HEARING ON DRAFT DOWNTOWN REVITALIZATION DESIGN PLAN.

Planning Director Chaney said the Council is being asked to approve the Downtown Revitalization Design Plan. There have been four community meetings on this topic. Proposed are street trees, lights, etc. which may change as the plans progress and need refinement.

Suzanne Lindelli, resident, is concerned that four parking spaces are being eliminated with this plan. She got a ticket for parking blocking her own driveway because she couldn't find anywhere else to park.

George Girvin, Landscape Architect, said the locations of the trees may change as they get into this; four lost parking spaces is the worst case scenario. It may, however, be possible to restripe between Ross and Bolinas to gain many more spaces.

Andy Thornley, Mariposa Avenue, said the finance committee dealt with parking and they felt that signage and directions to parking would be a critical element in the plan.

Mozart Kaufman asked where exactly the parking is lost. He feels the plan is wonderful and now the real work begins.

George Girvin, Landscape Architect, said he cannot show exactly where the parking is lost because it is spread out over the whole downtown area.

Bob Fleming, 321 San Anselmo Avenue, feels this may be a problem because if customers perceive the parking is reduced they may not come. He is concerned if property owners don't want trees.

Stephanie Roth, Woodland Avenue, said the plan neglected to include a tree on the Town Hall front lawn for holiday decorating that can also be a climbing tree.

Chignell said the commitment was made to merchants to pave San Anselmo Avenue in 1997. He would like the Town to honor that commitment.

George Girvin, Landscape Architect, said it is agreed that the paving should take place as scheduled in 1997. Tree cuts can be made any time after the paving is done and the electric work put in when the paving is done.

Kroot said a request for a feasibility study has gone out to a number of companies.

Hodgens confirmed that the feasibility study will determine if a willing group of donors exists, and then that information will come back to the Council. It is important to have professionals in a capital fundraising campaign.

Chaney confirmed that the request for proposal will contain a price for two options, one if they do all of the work, another if citizens do some of the work.

M/s, Chignell/Hodgens, to approve Downtown San Anselmo Conceptual Streetscape Plan.. Ayes: All.

7. PROPOSED RATE INCREASE FOR GARBAGE AND RECYCLING SERVICES, EFFECTIVE JANUARY 1, 1997.

This item was continued to the meeting of January 7, 1997.

8. ADJOURN.

The meeting was adjourned at 9:55 p.m in memory of Tom Rygh and Louis Ramb ke.

Debbie Stutsman