

MINUTES OF REGULAR MEETING APRIL 28, 1981

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

2. PROCLAMATION - VOUNTEER WEEK

M/S Wooliever, Capurro to proclaim April 27 - May 3, 1981 as Volunteer Week in San Anselmo. Passed by unanimous vote.

3. OPEN TIME FOR PUBLIC DISCUSSION

Robert Neylon, 18 Beverly Way complained of insufficient time for study of environmental documents on the Willow Glen development project by neighboring residents between their availability and Planning Commission hearing; also that the Council hearing was not on the agenda for this meeting, as advised by the Planning Commission. Advised that EIR certification would be scheduled for Council consideration at its May 12th meeting, the zoning issue before the Planning Commission on May 11th.

4. APPOINTMENTS

- a. Representative to Marin County Commission on Aging Advisory Board.

Councilmember Toal nominated Councilmember Wooliever. Further nominations held open for next meeting.

5. AWARD OF CONTRACT FOR LAUREL AVENUE RECONSTRUCTION

The Director of Public Works reported the low bid for the project at \$21,292, which with a \$2,008 recommended contingency allowance and \$2,700 cost for surveying, map and descriptions results in a total project cost of \$26,000 - 20 % or \$5,500 to be paid by the Town and \$20,500 to be assessed to property owners. The Administrator advised that \$2,700 of the Town's share has already been appropriated and recommended that the \$2,800 balance be transferred from the Capital Improvements Reserve.

M/S Buckle, Toal to award contract for Laurel Avenue reconstruction to W. K. McLellan Company in the amount of its low bid of \$21,292 and approve a contingency allowance of \$2,008, and authorize transfer of \$2,800 from the Capital Improvements Reserve to Account 491-1. Motion passed by unanimous vote.

6. RECONSIDERATION VARIANCE APPLICATION, 51 FOOTHILL RD., PATRICIA GALLAGHER

Ms. Gallagher and her attorney, Helen Shapiro, appeared, advising Council that the neighbor had withdrawn his objection to the extension of the dormer on the southerly side, which objection was the basis for the Planning Commission denial of that portion of the variance application subsequently upheld by the Council on appeal.

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

M/S Buckle, Wooliever to reverse the Council's denial of appeal from the Planning Commission action of March 24, 1981 for Patricia Gallagher, 51 Foothill Rd. therefore granting the variance for a 3rd story addition to within 6' of the southerly side property line to construct a dormer addition on the basis that the structure is small and the additional space is needed, the lot is steep and small and expansion is difficult elsewhere on the lot; that the granting of the variance is necessary for the enjoyment of substantial property rights and in view of the withdrawal of all neighborhood objections it is determined that this variance will not be significantly detrimental to persons residing in the neighborhood. Motion passed with four ayes, Councilmember Toal voting no on the basis of his opinion that this action is detrimental to the Town's entire planning process.

7. MITIGATION OF TRAFFIC PROBLEMS, CURRENT AND FUTURE RESIDENTIAL DEVELOPMENT

The Director of Public Works brought attention to traffic problems on Sir Francis Drake Blvd., which will be compounded by three proposed residential developments in the western part of San Anselmo as well as potential

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development in West Marin, suggesting that in-lieu payments for traffic mitigation be levied for all subdivisions and multiple residential developments in excess of two units.

Peter Fraser, Chairman of the Citizens Zoning Committee, stated that the principle of the proposal is not objectionable, but suggested consideration should be given to carrying it out in an equitable manner.

There was some concern at the Council level as to assessing the financial burden against new construction only.

Councilmembers Capurro and Toal expressed opposition to any proposal to widen the boulevard.

Councilmember Toal suggested that a policy be established to be included in the General Plan rewrite draft to be discussed at public hearings.

M/S Buckle, Toal to table. Motion passed by unanimous vote.

8. ORDINANCE REZONING 6-172-02 (West Hillside Ave.) and A/P's 7-131-01 and 7-131-14 (between Fernwood Drive and Redwood Rd.) FROM PPD R-1 TO R-1; A/P 7-252-21 (24 Woodland) FROM R-2/C-2 TO R-2; A/P 7-282-06 (25 Woodland) A/P 7-181-16 (41 Woodland) FROM C-2 C-2 TO R-3

M/S Toal, Wooliever to adopt Ordinance No. 801 amending Ordinance No. 485 of the Town of San Anselmo by changing the property classification of A/P 6-172-02 (Est Hillside Ave.) and A/P's 7-131-01 and 7-131-14 (between Fernwood Drive and Redwood Rd.) from PPD R-1 to R-1; A/P 7-252-21 (24 Woodland) from R-2/C-2 to R-2; A/P 7-282-06 (25 Woodland), A/P 7-282-17 (29 Woodland) and A/P 7-282-16 (41 Woodland) from C-2 to R-3. Passed by unanimous vote.

9. ORDINANCE AMENDING CHAPTER 5, TITLE 3 (PUBLIC SAFETY), TITLE 5 (SANITATION AND HEALTH) AND TITLE 7 (PUBLIC WORKS)

M/S Capurro, Wooliever to waive reading and reintroduce an ordinance amending Chapter 5, Title 3; Chapter 2, Title 5; Chapters 1, 3, 4 & 5, Title 7 and Title 1 of the San Anselmo Municipal Code, with the following additional section:

Section 4. Add the following paragraph to Section 1-3.13 (Definitions) of Title 1, General Provisions:

(x) The "Director of Public Works" shall include the title "Superintendent of Streets".

10. RESOLUTION IN OPPOSITION TO NON-RENEWAL OF URBAN THOROUGHFARE AGREEMENT BETWEEN CITIES AND COUNTY OF MARIN

M/S Toal, Wooliever to adopt Resolution No. 1869 in opposition to non-renewal of the Urban Thoroughfare Agreement between Cities and the County of Marin. Motion passed with four ayes. Councilmember Buckle abstaining.

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

Councilmember Buckle complimented George Davison for his extracurricular activities in assisting and advising residents on projects by being on call for night meetings, and weekends.

Councilmember Buckle suggested that plans be firmed for a social get-together of the members of the Council and the Planning Commissioners. Councilmembers Wooliever and Buckle to bring back suggestions for time, place, etc.

Councilmember Buckle questioned the necessity of holdup of proposed Ridge/Density ordinance awaiting General Plan amendments. Staff advised necessary to amend Land Use Element to conform.

12. CONSENT AGENDA

Councilmember Buckle corrected April 14th minutes as to Item 11:

(1) Add to his report on the booth to be furnished San Anselmo at the 1981 Marin County Fair that it is to be staffed by the Town and is intended to display Town wares; (2) Clarify his request for consideration by the Traffic

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Safety Committee of a stop sign at the intersection of Indian Rock Rd. and Broadmoor.

M/S Toal, Wooliever to approve consent agenda. Passed unanimously.

- a. Approved minutes of meeting of April 14, 1981 with amendments.
- b. Approved Warrant Register April 1-15/81.
- c. Adopted resolution No. 1870 authorizing execution of indemnity and hold harmless agreement and release in favor of City of San Mateo for motorcycle training course.
- d. Adopted minute resolution No. 1871 accepting offer of dedication from Jeffrey Kroot for roadway right-of-way Redwood Road frontage A/P 7-182-02.
- e. Authorized calling for bids for exterior painting, Isabel Cook Community Center.

ADJOURNED at 9:30 P.M. to regular meeting May 12, 1981.

LIBBY HANSON
Secretary to Council