

**TOWN OF SAN ANSELMO**  
**Minutes of the Town Council Meeting of October 13, 1998**

Present: Kroot, Hodgens, Overberger  
Absent: Breen, Chignell

8:00 p.m.

- CALL TO ORDER.
- PLEDGE OF ALLEGIANCE led by Sunny Hills student Bruce Kapron.
- ANNOUNCE ACTION TAKEN IN CLOSED SESSION, IF ANY. - Mayor Hodgens announced that no action was taken during closed session.
- RECOGNIZE THE 1998 COUNTRY FAIR DAY ORGANIZERS.
- OPEN TIME FOR PUBLIC EXPRESSION.

Dean Larson, 17 Lincoln Park, said there is a traffic problem on Lincoln Park between Bank St. and Greenfield. Some of the neighbors would like to have input on solutions. Town Administrator Pollard said the Traffic Safety Committee would meet with the neighbors.

Louise Mathews, Foothill Road, said the September 30 issue of the Ross Valley Reporter discussed second units and the difference between registered and use permitted units. She takes issue with the last line of the "Tip of the Week" regarding owner occupancy in permitted units. Planning Director Chaney said the policy is that a use permitted second unit must have the owner live on the property. An exception was made on Sir Francis Drake Blvd., but the vast majority of second units in town require owner occupation.

Theresa Conger, 111 Butterfield Road, said she has a large elm tree in front of her house that is on Town property. The Town code says she is responsible to maintain this tree and it must be taken down. It is very large and must be removed with a crane and the diseased wood must be specially handled. It will cost about \$5,000 and she doesn't feel it's fair for her to have to bear the cost. She'd like the Council to review the ordinance and consider an assessment district to help pay for this kind of problem. The tree is dead and is a hazard. This should be considered an emergency. Hodgens asked that this item be on the next Council agenda, for ordinance review and in terms of how the Town can help financially with removal of this tree.

Mark Berger, Los Angeles Blvd., asked that the Town's policy on overnight parking be reviewed. They are getting a lot of tickets at their home, even though there is plenty of room for emergency access on the street. Hodgens asked that this be on the next Council agenda to review this ordinance, especially in circumstances where emergency access is clearly provided. Kroot said this is a devisive issue—he would suggest looking at this specific situation and see if something can be worked out. Overberger agreed with Kroot. Town Administrator Pollard said staff will look at this particular situation and see what can be worked out.

- COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS, QUESTIONS AND COMMENTS TO STAFF; STAFF MISCELLANEOUS ITEMS.

Kroot thanked staff and the Traffic Safety Committee for their prompt attention to the neighbors at Woodland and Crescent who wanted some safety improvements.

Kroot thanked Steve Rinehartson for all his work organizing the neighbors on Vineyard for their paving project.

Overberger thanked all the individuals who are concerned with traffic safety.

Overberger said she would like a brief analysis of the Town's Year 2000 situation, including emergency readiness. Town Administrator Pollard said staff will report back.

Hodgens said the Historical Commission sent a thank you note for the money allocated at

the last meeting and asked to be included in the selection of the museum organizer.

Hodgens has a letter from the Stockwell family on Hilldale Drive regarding contractor noise and hours.

Hodgens would like the bomb explosion issue on the next Council agenda for a report.

Hodgens said the residents of Los Angeles Blvd. would like to discuss stop signs at both ends of Monterey and at Los Angeles Blvd. at Santa Cruz. Veteran's Way and San Francisco Blvd. neighbors convey their appreciation for their stop signs.

Town Administration Pollard introduced new Town employee Keith Angerman, Building Official.

Consent agenda: Items on the consent agenda may be removed and discussed separately.

Otherwise, all the items may be approved with one action.

- (a) Approve minutes: September 22, 1998.
- (b) Approve and file warrants Nos. 29605-29866 in the amount of \$743,163.18 and acknowledge and file financial report for period ending September 30, 1998.
- (c) Approve request from the residents of Vineyard Avenue for financial and non-financial contributions to the private paving and drainage improvements.
- (d) Award of contract to W. R. Forde Construction for resurfacing Savannah and White Way in the amount of \$71,656.
- (e) Award of contract for replacement of the Town Hall doors.
- (f) Approve resolution commending Officer Joseph Mendez for 30 years of service with the San Anselmo Police Department.
- (g) Approve request of the Open Space Committee to temporarily increase the number of members from nine to eleven.
- (h) Acknowledge and file status report on consultant review of Countywide radio proposal.
- (i) Appeal of Planning Commission approval of LLA-9801/ER-9806/PDP-9801/V-9825-David Boesel, near 259 Redwood Road, A/P 7-097-02 and 05 and 7-141-04, 1) Environmental Review, Precise Development Plan, Lot Line Adjustment, Design Review to ultimately construct two houses and extend a private driveway on 2.6 acres of land; Variance to construct retaining walls approximately 4' in height within 0' of a property line; and Variance to allow access drive to cross one lot to serve another, on property located within the R-1-H Zoning District (above 150' mean sea level); and related Planning Commission approval of:

Appeal of Planning Commission approval of LLA-9801/ER-9806/Z-9801/V-9826 - William Hildebrand, 269 Redwood Road, A/P 7-097-04 1) Lot Line Adjustment request to expand existing lot, 2) Rezone expanded portion of new parcel from R-1-H to R-1; and 3) Variance to allow construction of retaining wall, approximately 7' in height, within 0' of a property line, on property located within the R-1 and R-1-H Zoning District (above 150' mean seal level). CONTINUE TO OCTOBER 27, 1998.

- (i) Status report for Oak Avenue Development Agreement. CONTINUE TO OCTOBER 27, 1998.

Item (e) was removed for discussion.

M/s, Kroot/Overberger, to approve consent agenda items (a), (b), (c), (d), (f), (g), (h), (i) and (j). Ayes: Kroot, Overberger, Hodgens. Absent: Chignell, Breen.

Town Administrator Pollard said that no bids were received for the project to replace the Town Hall doors and provide disabled accessibility. At this time of year there are too many projects and not enough contractors. However, since this situation is urgent, staff recommends that Council authorize staff to proceed by force account, which means taking measures necessary to get the job done. Staff recommends that the door replacement be the key project, accessibility would be secondary. There is a three month lag time in getting the custom doors made.

Hodgens asked if procedurally we could do this per the agenda wording. Town Administrator Pollard said Council has the prerogative to establish other means to accomplish the objective.

Louise Mathews, Foothill Road, said she would like this contract to come back to the Town Council. She asked how long the bid period was. Town Administrator Pollard said it was a two week period.

Town Administrator Pollard said staff would stay within the project budget.

Keith Angerman, Building Official, said ¾ of this project is materials.

Kroot said everyone is tremendously busy right now, so it is understandable that no one bid on such a small job. He would support the force account basis.

M/s, Kroot/Overberger, to proceed with plans to replace the Town Hall doors on a force account basis. Ayes: Kroot, Overberger, Hodgens. Absent: Chignell, Breen.

2. APPOINTMENTS TO THE MEASURE G MONITORING COMMITTEE (2 SEATS) AND AUTHORIZE ADVERTISING FOR ONE ADDITIONAL SEAT.

Town Administrator Pollard said there are three seats up for reappointment and two applicants have reapplied, while one has not.

M/s, Overberger/Kroot, to appoint Judy House and John Murphy to the Measure G Monitoring Committee and to advertise for additional applicants. Ayes: Kroot, Overberger, Hodgens. Absent: Chignell, Breen.

3. CONSIDER APPROVAL OF RESOLUTION ENDORSING MEASURES A (TRANSPORTATION AND LAND USE ADVISORY MEASURE) & B (HALF CENT GENERAL SALES TAX MEASURE) ON THE NOVEMBER 3, 1998, BALLOT.

Town Administrator Pollard said this is a recommendation from Councilmember Breen who couldn't be here tonight. This is a half cent sales tax and advisory vote for transportation measures to implement rail service, expand bus service, buy down some open space property to reduce congestion, complete car pool lanes, improve local streets and roads, expand transit service for seniors and disabled, and improve bicycle and pedestrian paths. This has been developed over a number of years, striving to put together a packet that would relieve traffic and create other growth reduction plans. There is a companion measure in Sonoma County. Breen asked that the Council endorse this.

John Leonard, Mill Valley Councilmember, said transportation funds in the County fund Whistlestop and the Golden Gate Bridge District service. The bus service is not as effective locally when you are not going from Marin to San Francisco. This service and paratransit services need to be augmented. The rail money is very important because more and more traffic is generated by people who are coming from north of Marin. Providing alternate forms of transportation is a good way of increasing ridership. Regarding money for open space purchase, there is a very real connection between reducing traffic and purchase of open space land to remove chances of development.

Lynne Kidder, Woodside Drive, said she has been working on this campaign and she has been very impressed to see this diverse group come together for a common purpose, the quality of life in Marin. This measure is just as important to towns not on the 101 corridor. She encouraged the Council to endorse this measure.

Joy Dahlgren, Marin Citizens for Effective Transportation, a group organized to oppose Measures A & B. The measures will not unlock gridlock as the proponents suggest. The High Occupancy Vehicle (HOV) lane is really the only improvement that will actually affect gridlock, and one direction is already funded. They don't feel it is wise to spend \$300 million and not have much change in gridlock. The train would go no further south than Central San Rafael. The train would cross 18 streets in Marin. The train doesn't serve any major job centers. There aren't enough jobs in Marin to support ridership in Marin. Most rail passengers would be former bus passengers, thereby reducing bus service. Ridership estimates are usually lower than estimated. They believe the rail system will be very costly.

Hodgens asked if management has any flexibility to respond to some of these concerns. Dahlgren said she is concerned that they could use all the money on a rail system.

Priscilla Bull, Marin Citizens for Effective Transportation, said the Audubon Society and Marin Environmental Forum have come out against this measure. They believe the rail system is the major flaw in this plan. She doesn't believe the \$55 million can cover all the promises made regarding purchase of open space lands. Much of the rail system goes through wetlands, which is why all environmental groups aren't supporting it.

Louise Mathews, Foothill Road, said she opposes these measures. The measure is poorly detailed and poorly structured. Of the \$40 million to local streets, what would San Anselmo's portion be?

John Leonard, Mill Valley, said the portion could be allocated according to population or by miles of roads. He feels that since gas tax money is allocated according to population, that this money should be allocated on the basis of miles of roads.

Louise Mathews, Foothill Road, if these measures pass, she would ask that the Town Council write a resolution being very specific about what the allocated money would be used for, to ensure that it is coordinated with Measure G and not used for general staffing.

Kroot asked if the Silveira/St Vincent property would be a prime candidate for purchase. Also, the train would make the most sense if it were connected to Larkspur Landing. Is there a plan for that?

John Leonard, Mill Valley, said the St. Vincent property and the Marin Town and Country Club are the two properties most mentioned in discussions. The track already runs through the wetlands. There is currently no money allocated to take train riders to Larkspur, except by bus. Not everybody going south is going to San Francisco.

Joy Dahlgren said they didn't extend the train to Larkspur because that tunnel has collapsed and the ridership didn't seem to justify it. People just don't like to transfer.

Priscilla Bull said the intent was to conserve baylands, and there are baylands up and down this rail corridor. They are worried that the money will be frittered away on property.

The public hearing was closed.

Kroot said he feels that this is the only plan happening right now. Traffic is terrible on 101 and the problem needs to be addressed. Commuters from the north are coming in the back way and crowding our roads. He supports Measures A & B.

Overberger said she was originally an opponent to these measures. She is a commuter to San Francisco and the South Bay and she noticed an appreciable change in traffic in 1995. She shares some of the rail concerns. She has a lot of respect for the work of the bike people. In the final analysis she is going to support these measures.

Hodgens said not supporting this measure sends a message that traffic is not a priority for the San Anselmo Town Council. Pieces of this are not perfect, but something better may not come around in another 20 years.

M/s, Overberger/Kroot, to endorse Marin County Measures A and B in the November 3, 1998 election. Ayes: Kroot, Overberger, Hodgens. Absent: Chignell, Breen.

4. REQUEST FOR COUNCIL COMMENTS - SAN DOMENICO SCHOOL NEGATIVE DECLARATION, COUNTY OF MARIN.

Planning Director Chaney presented her staff report. Comments are due to the County on the negative declaration by Thursday. School enrollment is planned to increase from 500 to 680, with a corresponding increase in buildings and teachers. The issue is traffic. The school currently generates 13% of the Butterfield Road traffic. Butterfield road is currently at a level of service E. D is the level that is acceptable. It would drop to an F with more build out in Sleepy Hollow. The Negative Declaration is saying San Domenico should reduce traffic. The approach is either through transportation system management or physical improvement approaches. The Negative Declaration recommends that the applicant put in a southbound lane on Butterfield Road at Drake. This would also require widening of Sir Francis Drake Blvd. and some signal improvements. Staff recommends that San Domenico's fair share should be figured based on the whole improvement project at that intersection. The approach is that we want to see no new traffic come out of the

school. They say they can do that, plus reduce traffic by 70 cars. Staff recommends counting at the San Domenico entrance, to ensure that cars are not spreading out to side streets. Staff also recommends a task force with representatives from all groups to work on the monitoring process. They propose an all-way stop at Arroyo and Butterfield.

Town Administrator Pollard noted that the Broadmoor neighbors have complained for years about cut through traffic on Broadmoor. This is an opportunity to benefit that neighborhood as well by eliminating the temptation.

Chaney said the goal is to get the road back to the acceptable level D. We may not care how they get there – it will probably be one or the other.

Overberger said a combination of two together seems like it would be better than one or the other.

Hodgens asked about the right turn lane on Drake turning into Butterfield. Chaney said the solution looked at addresses this. Hodgens said the Brookside campuses are also increasing in population, and she would like to see the Ross Valley School District involved as they contribute to this problem.

Overberger asked what San Domenico's percentage is during peak traffic. Do we know what contribution the public schools are making to the Butterfield traffic? She suggests we look at this.

Louise Mathews, Foothill Road, asked if San Domenico would only pay for 13% of the left turn lane.

Chaney said 13% is the entire fair share for San Domenico. With the project San Domenico will consume an additional 36%. Then if you look at peak hour a.m. traffic, this project will contribute 76% of all new trips. The Town Council could define fair share based on these figures.

Mathews asked if these figures would be checked over the 20 year period. She feels they should be incrementally increased over the life of the project.

Overberger asked what the 2 ½ percent represents. Chaney said that in 20 years we'll add up how much the improvements cost, and they'll pay 2½ percent. She encouraged Chaney to look at this in the perspective of the whole situation. She thinks we need to look at both types of mitigation. We should be looking at the schools' contribution at peak times when asking for financial contribution. 2.5% after 20 years seems unfair. Perhaps an escrow account should be formulated. She would like the total traffic from the gate counted. We shouldn't focus just on that one intersection. It is important to look at the alternative routing problem. She supports a task force and would like the school board included.

Kroot said he supports the school's expansion. Regarding roadway improvements, the more money the better. But he'd like to see carpooling or shuttle buses too. Other turnoffs on Butterfield Road should be looked at. Ongoing review is good in case there is more traffic. Overberger would make a good representative on the task force.

Hodgens said getting school children transportation is a longer term solution in the Ross Valley. School buses would go a long way to solve the transportation problem.

5. CONSIDER STAFF RECOMMENDATION TO ADD A POLICE OFFICER POSITION. This item was continued to the meeting of October 27, 1998, when all five Councilmembers can be present.
6. RECEIVE STATUS REPORT ON DOWNTOWN REVITALIZATION [SAN ANSELMO 2000] (ORAL REPORT)

Town Administrator Pollard said the new name for this effort is San Anselmo 2000. This is the quiet phase of the campaign when the preparatory work is being done.

Beth Simmons, Campaign Co-Chair, said she is looking forward to getting going with the project.

Hodgens asked if there would be a preview of the gift chart strategy. Town Administrator Pollard said that can be done.

Kroot said the work is going very well. The focus right now is on major donors. He asked if the plaza concept will go to the Planning Commission in the near future. Chaney said she will schedule that soon.

Louise Mathews, Foothill Road, asked that there be a written staff report on these type of items and asked if there will be a report from Hayes/Briscoe before the end of the year.

Town Administrator Pollard said the next reporting period will be in the spring when it's ready to go forward. Hayes/Briscoe will report when they anticipate the results of the campaign.

Overberger said it is common to do oral reports.

Hodgens would like to know where we are toward committed gifts as it goes along.

Town Administrator Pollard said it can be reported in general to Town Council members.

7. ADJOURN IN MEMORY OF BUD KUNST.

The meeting was adjourned at 10:10 p.m. in memory of Bud Kunst, San Anselmo resident, and George Johanson, former Town Street Supervisor.

Debbie Stutsman