



TOWN COUNCIL AGENDA
Tuesday, May 10, 2005
Town Hall – Council Chambers
525 San Anselmo Avenue, San Anselmo

7:40 p.m.

Interview with applicants to the Arts Commission and the Measure G Monitoring Committee.

8:00 p.m.

- Call to order and Pledge of Allegiance.
 - Announce action taken in closed session, if any.

 - Open time for public expression. The public is welcome to address the Council at this time on matters not on the agenda that are within the jurisdiction of the Council. Please be advised that pursuant to Government Code Section 54954.2, Council is not permitted to discuss or take action on any matter not on the agenda unless it determines that an emergency exists, or that there is a need to take immediate action which arose following posting of the agenda. Comments may be no longer than three minutes, and may not be belligerent or slanderous out of respect for the community.

 - Council requests for future agenda items, questions and comments to staff; staff miscellaneous items.
1. Consent agenda: Items on the consent agenda may be removed and discussed separately. Discussion may take place at the end of the agenda. Otherwise, all the items may be approved with one action.
 - (a) Approve minutes of April 26, 2005.
 - (b) Approve salary of Planning Director at \$96,000 per year with car allowance of \$100.
 - (c) Approve resolution supporting ACA 7 by Assemblymember Joe Nation reducing the two-thirds vote requirement on parcel taxes.
 - (d) Approve mayoral signature on statement in support of the commencement of negotiations on the elimination of nuclear weapons.
 - (e) Acknowledge and file the quarterly statistical report prepared by the Chief of Police.
 2. Receive report from the Council subcommittee on ballot alternatives regarding a November ballot measure and provide direction to staff.
 3. Appeal of Planning Commission's denial of the design review amendment pertaining to a new groundcover species along the Sir Francis Drake Blvd. frontage of the Red Hill Shopping Center, 800-900 Sir Francis Drake Blvd., APN 6-061-23. Applicant/Appellant: Marianne Spinozzi for Red Hill Shopping Center, 19 Pamaron Way, Novato, CA 94947.
 4. Mitigated Negative Declaration and introduction of an ordinance to rezone from Specific Planned Development (SPD) for an Automobile Detailing/Repair Operation to Specific Planned Development (SPD) for a Residential Development: 3 Single Family Dwellings, 4 "Workforce" Apartments (low to moderate income), 4 Townhouses. Joseph Maguire, 1535 Sir Francis Drake Boulevard, APN 005-153-01.
 5. Receive reports regarding the proposed development project at 790-800 Sir Francis Drake Blvd. and 2, 4, 6 and 8 Loma Robles, per Resolution 3714 directing staff to hire independent professionals to study certain

issues, including construction management, traffic management, construction feasibility and limitations, geologic impact; and directing staff to report on fire safety, impact on Red Hill Shopping Center and area residents. Project description as follows:

a) Reconsideration and review of August 24, 2004 Town Council grant of appeal of Planning Commission approval of environmental review, design review, lot merger, and lot line adjustment to develop a 9,500 square foot commercial building and exterior renovation of an existing building located at 790-800 Sir Francis Drake Boulevard, APN Nos. 006-061-06, 006-091-34, and 006-091-35, which are in the C-L zoning district. Applicants: Fredric C. Divine Associates Architects for G. Koblick and 790 Sir Francis Drake LLC Coby Friedman. Appellant: Jonathan Braun, Post Office Box 627, San Anselmo, California 94979.

b) Planning Commission recommendation of approval of: environmental review, rezoning from R-1, R-3 and C-L to PPD/SPD, use permit and design review to consider 4 residential dwellings units on .58+ acres at 2, 4, 6, and 8 Loma Robles, APN Nos. 006-091-02, 006-091-34, 006-091-35, and 006-091-62. Applicant: Fredric C. Divine Associates Architects for Loma Robles LLC Coby Friedman.

CONTINUED TO THE MEETING OF MAY 24, 2005.

6. Environmental Review (Planning Commission recommended Negative Declaration); and Introduce an Ordinance amending the Zoning Ordinance, including Article 1: Adoption of Ordinance (New Inclusionary Ordinance (Affordable Housing)); Article 3: Land Use: Table 3A (Land Use Table): Article 4: Development Standards: Table 4A (Development Standards Table), Table 4B (Minor Intrusions into Required Residential Development Standards), Table 4D (Table of R-1 H Hillside Density District Parcels), and Table 4E (Maximum Sizes of Dwellings on Residential Properties Located above 150 Mean Sea Level Elevation); Article 5: Parking; and Article 17: Definitions.

7. Adjourn.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at 258-4652. TTY phone number is 453-4690. Notification at least 48 hours prior to the meeting will enable the Town to make reasonable accommodation to help insure accessibility to this meeting.

Notice is hereby given that Council may discuss and/or take action on any or all of the items listed on this agenda. If any of these matters above are challenged in court, you may be limited to raising only those issues you or someone else raised at any public hearing described on this agenda, or in written correspondence delivered at, or prior to, this Council meeting. Judicial review of an administrative decision of the Town Council must be filed with the Court not later than the 90th day following the date of the Council's decision (Code of Civil Procedure Section 1094.6) Any item not under discussion before 11:00 p.m. may be continued to the next regular meeting. **Next regular meeting: Tuesday, May 24, 2005.**

I certify that this agenda was posted on the Public Notice Bulletin Board on or before Friday, May 6, 2005.

Joan Vermond, Administrative Services Assistant I