



TOWN COUNCIL AGENDA
Tuesday, May 24, 2005
Town Hall – Council Chambers
525 San Anselmo Avenue, San Anselmo

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 May 10, 2005.
 - (b) Acknowledge and file warrant numbers 51369-51606 and 51641-51646 issued during the month of April 2005 in the amount of \$1,078,817.42.
 - (c) Approve the Revenue and Expenditure report for the period ending April 30, 2005.
 - (d) Approve Recreation Revenue and Expenditure report for the period ending April 30, 2005.
 - (e) Approve resolution authorizing the Marin Streetlight Acquisition Joint Powers Authority to assume responsibility to administer the taxicab regulation program.
 - (f) Authorize Town Administrator to sign the Pipeline Installation Agreement for Oak Springs Drive, providing for the upgrade of water pipe.
 - (g) Approve expenditures recommended by the Parks & Recreation Commission for Memorial Park from Snack Shack funds.
 - (h) Approve resolution accepting the “Taming Natural Disasters” plan as the Town’s Local Hazard Mitigation Plan and review revised Town Annex.
 - (i) Acknowledge and file report on meeting with Red Hill Shopping Center manager regarding traffic circulation concerns.
 - (j) Approve and authorize Town Administrator to sign settlement agreement with Peter and Barbara David regarding property at 12 Timothy Drive and authorize appropriation of \$79,153.75 from the Insurance Fund.
 - (k) Introduction and first reading of sign ordinance: Environmental Review (Negative Declaration) and Zoning Ordinance Amendments to the Current Sign Provisions, including: provisions for both temporary and permanent commercial and noncommercial signs upon all properties, increasing the time limits for temporary signs, noncommercial sign size limitations without a limit to the number of signs, elimination of the regulation for number of permanent commercial signs, elimination of private signs within the public right-of-way, reinstatement of temporary sign provisions inadvertently removed from the Code several years ago, language related to murals, banners, changeable copy, variances, public nuisances, appeals, general clarifications and logical formatting of the various sections.
(CONTINUED TO MEETING OF JUNE 14, 2005).
 2. Appoint members to the Planning Commission (2 seats), Measure G Monitoring Committee (2 seats) and Arts Commission (2 seats).
 3. Report on possible ballot measure on the November ballot and review of position paper on Town’s financial situation.
 4. Approve plans and authorize bids for construction of the Butterfield Road and Brookside Drive Safe Routes to Schools project.

5. Approve plans and authorize bids for the repair of the Oak Springs (Lombard) slide located at the end of Oak Springs Drive.
6. 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: 2 Single Family Dwellings, 4 "Workforce" Apartments (low to moderate income), 4 Townhouses. Joseph Maguire, 1535 Sir Francis Drake Boulevard, APN 005-153-01.
7. 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 JUNE 14, 2005.

8. Reverend Zuikei Taniguchi, 100 Hillside Avenue, APN 7-121-25, 7-121-40, 7-121-59, and 7-131-06, 1) Environmental review (Negative Declaration); 2) General Plan amendments to change the designations to Single Family Conservation, currently designated Single Family and Very Low Density; and 3) Rezoning to R-1 C (Single family Residential-Conservation Area), currently located in the R-1 and R-1 H zoning districts. Rezoning would result in 1 developed and 2 undeveloped legal lots (a density reduction from the existing 1 developed and 3 undeveloped legal lots).
9. Environmental Review (Planning Commission recommended Negative Declaration); and introduction and first reading of 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.

10. 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, June 14, 2005.**

I certify that this agenda was posted on the Public Notice Bulletin Board on or before Friday, May 20, 2005.

Joan Vermond, Administrative Services Assistant I