



TOWN COUNCIL AGENDA
Tuesday, June 14, 2005
Town Hall – Council Chambers
525 San Anselmo Avenue, San Anselmo

7:00 p.m.

Public meeting to discuss the Town's financial crisis and consider options for ensuring the future health of the Town.

8:00 p.m.

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

 - Award **Detective Ryan Dunnigan** the San Anselmo Police Department Cross Award in recognition of his outstanding service and conspicuous bravery in the line of duty.

 - 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 24, 2005.
 - (b) Announce expiration of terms on the Boards/Commissions/Committees; direct staff to publicize openings and solicit applications.
 - (c) Approve resolution establishing a 2005-06 and 2006-07 tax assessment for property owners in the Oak Springs neighborhood who have authorized in writing that their contribution to the Fire Improvement Project be placed on their property tax bill.
 - (d) Approve resolution establishing a Master Fee Schedule related to fees already approved and in place, including Business License Fees, Duplication Costs, Returned/Lost Check Fees, Filming Permits, Parking Meter Fees, Vehicle Release Fees and other services provided by Town Departments.
 - (e) Approve resolution authorizing the mayor to execute, on behalf of the Town, a three-year Community Development Block Grant Cooperation Agreement with the County of Marin.
 - (f) 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 THE MEETING OF JUNE 28, 2005.**
2. Award contract for Oak Springs slide repair.
 3. Receive report on the status of the Marin Telecommunication Agency (MTA), oral report, Councilmember Thornton.
 4. Approve in concept an amendment to the lease agreement between the Ross Valley School District, Tamalpais Union High School District and the Town to allow Red Hill Park to be developed in phases.

5. Approval and second reading of an ordinance: 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 and 2) 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).
6. Approval and second reading 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, PO Box 627, SA.
 - 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.
8. Environmental Review (Planning Commission recommended Negative Declaration); and introduction and first reading of an **Ordinance amending the Zoning Ordinance**, 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.
9. Appeal of Planning Commission's approval of 1) Hillside design review of a new 3,007 ± square foot, three story single family dwelling with uncovered deck terraces and a 426 ± square foot garage; 2) Setback variances for a) a retaining wall approximately 140' in length and up to 6.5' above grade to be constructed off the property and in the Scenic right of way below and setback from the existing road; and b) a gated driveway; and 3) Height variances for three chimneys to be 2.94' above the Code maximum height. **186 Scenic Avenue**, APN 7-063-11 (across from Nos. 179 and 203 Scenic Avenue) APPLICANTS: Josef F. and Corinne A. Kremlaceck, 34 Los Cedros Drive, Novato 94947. APPELLANTS: Jonathan Braun, Post Office Box 627, SA. Theresa Johnson, 130 Scenic Avenue, SA.
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 28, 2005.**

I certify that this agenda was posted on the Public Notice Bulletin Board on or before Friday, June 10, 2005.

Joan Vermond, Administrative Services Assistant I