

Minutes of the special meeting of the San Anselmo City Council on January 15, 1974 with the San Anselmo Planning Commission to discuss the San Anselmo General Plan and take any appropriate actions related thereto.

1. ROLL CALL

Council Members Present: Anderson, Blinder, Capurro, Perry, Stewart
Council Members Absent: None

Planning Commissioners Present: Goltz, Ragan, Strassman, Biesheuvel
Planning Commissioners Absent: Barrows, Levo, Colteaux

Others Present:

George Gatter, Consultant

A. Segale, Esther Brunswigg

The following members of the Citizens' Committee for the Preparation of the General Plan: Henley, Fischbein, Toal, Selinger, Harle, Ainsworth, Bennett, Fairchild, Fatooh, Shindelus.

2. BUSINESS

Mayor Stewart called for a presentation by C. R. Leitzell, Planning Director; George Gatter, Consultant; and Pieter Toal, Chairman of the Citizens' Committee for the Preparation of the General Plan.

Planning Director Leitzell reported:

Progress to date on the preparation of the General Plan. As of December 31, 1973, the Open Space and Conservation Elements were adopted in accordance with the deadline for adoption. Implementation will begin on February 4, 1974, the first public hearing on proposed amendments to the zoning ordinance by the Planning Commission.

A Public Hearing on the proposed Noise Ordinance is being scheduled for the Planning Commission meeting of February 25, 1974. In the meantime, the Noise Element Subcommittee will meet and will work on the congruity of the Noise Ordinance and the Noise Element of the General Plan. The Noise Ordinance can be a part of the Zoning Ordinance or it can be a separate ordinance.

Deadlines for preparation of the Elements and adoption have been changed as of September 1973 as follows:

Land Use	Required since 1955
Circulation	Required since 1955
Housing	Required since 1969
Conservation	December 31, 1973
Open Space	December 31, 1973
Seismic Safety	September 20, 1974
Noise	September 20, 1974
Scenic Highways	September 20, 1974
Safety	September 20, 1974
Consistency of the Zoning Ordinance with the General Plan	January 1, 1974

A chart indicating the General Plan Systems indicates the Open Space and Conservation Element to be at the first step of Output.

Mr. Leitzell suggested that the Consultant, George Gatter begin to draft the other elements of the General Plan.

George Gatter, Consultant, asked the City Council for policy guidance and direction. He questioned the desired growth rate; no growth? Slow growth? Go-go growth? Is any low-income housing desired? He asked for some indication in numbers. He asked how the Council felt about the arrest of erosion of low-income housing units.

Lyn Fischbein questioned whether there should be a plan for San Anselmo only and/or San Anselmo including the Sleepy Hollow area.

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Pieter Toal, Chairman of the Citizens' Committee for the Preparation of the General Plan, reported:

In general, the committee was not too happy with the Open Space and Conservation Element as adopted; however, they realized there were deadlines to meet. He said the proposed amendments to the zoning ordinance should be sent back to the Citizens' Committee prior to adoption.

The next Element proposed is the Housing Element, and meetings are scheduled.

He said there is a meeting between the School Board and the Citizens' Committee on January 16, 1974 to discuss the future of Isabel Cook School.

He also felt the growth rate for San Anselmo should be established.

The Mayor said the goal for the meeting is to set an annual growth rate figure.

It was felt the Marin County growth plan for San Anselmo has been set too high. Ideas put forth in the ensuing discussion: Sleepy Hollow is a part of the community, yet we do not have a high degree of influence on their density; San Anselmo must consider the whole area even though decisions on policy will only have direct bearing on San Anselmo; Sleepy Hollow is an important part of the Sphere of Interest, and it was not felt that incorporation would take place very soon, if ever, and no one was sure it would be desirable from a viewpoint of what would be received in return; it would be fallacious to lump them together and to consider Sleepy Hollow open space as San Anselmo open space. It was agreed that there should be two sets of figures, one for San Anselmo and one for San Anselmo and the area of interest.

City Attorney Hadden Roth asked the City Council if they felt they could make a commitment to sequential development. He asked if they would consider a policy of downzoning of ridgetops. He asked for approval to prepare such an ordinance. He said this was an important consideration in the way he would defend the City in pending litigation on the denial of a Use Permit for Construction on Oak Springs Drive.

Chairperson of the Housing Element Subcommittee, Jan Fairchild, said her committee could not proceed without an indication from the Council about the number of units and how they will be selected. The subcommittee is chiefly concerned with low/moderate income housing.

Mr. Gatter outlined three methods of controlling growth:

- (1) Tightening of Restrictions;
- (2) Control of extension of Utilities;
- (3) An areawide Residential Development Review Board;

He said through the above methods there could be control of residential units, and influence over the income groups and size of families. He asked the Council to choose a number between 0 and 1,900.

There was more discussion over whether growth would take place in form of second units in single family dwellings, multiple or single family. It was felt there should be more input from the Housing Element Subcommittee.

Councilman Anderson pointed out the average density for Marin County was 2,400 people per square mile, while in San Anselmo, it was 4,900 people per square mile. He said San Anselmo has already done more than its share of absorbing people. Future growth should be considerably less than it has been in the past.

Councilman Blinder agreed and said the smallest possible figure that can be legally adopted should be considered. He said he felt the issue of low/moderate income housing should be separate. He put forth the following motion for the Council's serious consideration:

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"To be consistent with our efforts to halt present conditions in San Anselmo of relentless deterioration of our air quality, traffic flow, water runoff, energy resources, population density and public services, we resolve to limit annual growth to zero."

Councilman Capurro said he was not in favor of no growth; he is concerned with low/moderate income housing; housing for the elderly; and housing for our children when they reach the age where they will need their own housing; limits should be set and growth controlled through Planning and Design Review Commissions, we do not have the right to say no one else can move in.

Councilman Perry felt zero growth to be exclusionary and not acceptable to the people, agreeing more with Councilman Anderson's figures.

Mayor Stewart felt slow growth is needed, but also felt the need for more information. He said zero growth was not acceptable and wondered if 20 was too low a figure.

M/S Anderson, Blinder, That in view of the prospected levels of air, water, noise, soils and conservation problems created thereby, and to assist in developing San Anselmo's General Plan, This Council recommends a maximum annual growth rate of 20 units within the city limits of San Anselmo and 30 units within the city limits of San Anselmo, plus its County areas of interest.

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Passed by the following vote:

AYES: Councilmen Anderson, Blinder, Perry
NOES: Councilmen Capurro, Stewart

Councilman Capurro said the reason he voted "NO" is because although he is in favor of slow growth, he does not see pulling a number out of a hat. He felt each application should be considered on its merits.

David Ainsworth said he did not think an actual number need be set because an indication was what the consultant was asking for, and he had perceived the feeling of the Council.

Lyn Fischbein said a number should be set since the County is waiting for a figure.

City Attorney Roth said this is not a legally binding number.

M/S Blinder, Anderson: BE IT RESOLVED that development on ridgetops and precipitous slopes shall be consistent with health, safety and general welfare; where necessary, said areas shall be rezoned to bring these areas into conformity with the above principles. Unanimously approved.

Meeting adjourned at 10:15 p.m.

Thelma Foster
Thelma Foster
Secretary

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