

## MINUTES OF REGULAR TOWN COUNCIL MEETING JUNE 10, 1980

Mayor Capurro convened the meeting with Councilmembers Toal, Convis, Wooliever and Buckle present.

## 2. OPEN TIME FOR PUBLIC DISCUSSION

Steve Schoen of Valley Realty Company requested Council to waive the redemption fee for two "Open House" real estate signs on the basis that he was a new agent and was not aware of the San Anselmo ordinance prohibition against placement of these signs since the brochure from the Board of Realtors contained a misprint and did not list this prohibition. Upon the Town Attorney's advice that the Council could not waive fees on an individual basis, the request was denied with the suggestion that he apply to the Board of Realtors for a refund since it was the Board's mistake in the information disseminated.

Public Works Director George Davison made Council aware of the fact that there is a diseased elm tree on Sir Francis Drake just south of Barber scheduled to be removed next week. Councilmember Convis suggested that a sign be placed at the site which would inform the general public the reason for the removal.

## 3. APPOINTMENTS

a. Park & Recreation Commission. Councilmember Toal nominated Linda Weill and Ken Gelatti for reappointment to 4 year terms commencing July 15, 1980. Nominations held open for appointment at next meeting.

## 4. HILLSIDE ZONING

Following staff presentation, public input and Council discussion, a concensus developed based on the Planning Director's report that no appropriation need be made for an EIR, and that a proposed ordinance again should be reviewed by the Planning Commission after acting on Council recommendation for a negative declaration based on the Planning Director's conclusion on the density proposals vs General Plan numbers. Council thereafter took the following tentative actions, subject to further review by the Planning Commission:

M/S Convis, Toal to reaffirm the Density Zone table approved on April 15th with amendment to lift the base elevation to 150 feet and conversion of unit areas to square footage, the latter two points as recommended by the Planning Director. Motion passed on a 3 - 2 vote with Councilmembers Toal and Wooliever voting no.

M/S Buckle, Convis to reaffirm approval of access requirements heretofore approved with the insertion of the words "Town-maintained" when referring to streets. Motion passed with four ayes - Councilmember Wooliever voting No.

M/S Toal, Convis to postpone consideration of repealing Ordinance No. 704, which placed PPD zoning on the parcels in question, pending adoption of a density ordinance and precise zoning of each parcel. Motion passed with four ayes - Councilmember Buckle abstained.

M/S Buckle, Convis to request the Planning Commission to review the proposals for protection of ridges and building height limitations and to consider deletion of the density bonus option. Motion passed by a unanimous vote.

M/S Toal, Buckle to recommend to the Planning Commission favorable consideration of the Planning Director's recommendation to treat each independent land parcel as a unit. Motion passed by a unanimous vote.

A motion was made and seconded by Councilmembers Toal/Convis to recommend that the Planning Commission consider the revision of design review procedure. Motion withdrawn, and

M/S Toal, Convis to recommend to the Planning Commission that the proposed density ordinance devote an entire section to a design review procedure (to encompass building envelope, etc.). Motion passed with four Ayes - Mayor Capurro voting no on the basis that he does not agree with design review on single family units.

## 5. TOWN ATTORNEY, IN LIGHT OF COURT DECISION, SUBMITTING ORDINANCE REVISING DEFINITION OF "FAMILY" FOR ZONING PURPOSES

M/S Toal, Convis to waive reading. Passed unanimously.

M/S Toal, Convis to introduce an ordinance amending Section 10-3.419 of the San Anselmo Municipal Code as to definition of "Family". Motion passed unanimously.

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6. ORDINANCE REZONING HARDWICK PROPERTY, CORDONE DRIVE & MT. VIEW AVE.

M/S Toal, Convis to adopt ordinance No. 785 amending Ordinance No. 485 of the Town of San Anselmo by changing the property classification from PPD R-1 (Preliminary Plan Development with a presumptive use of single family residential to SPD (Specific Plan Development) Hardwick Property, Cordone Drive & Mt. View Ave., A/P 5-212-02 for four single family homes. Motion passed by unanimous vote

7. ORDINANCE REPEALING STREET BENCH REGULATIONS

M/S Buckle, Toal to adopt Ordinance No. 786 repealing Chapter 8, Title 4 of the San Anselmo Municipal Code - Street Bench regulations. Motion passed by unanimous vote.

8. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS, COMMENTS AND DIRECTIONS TO STAFF

Councilmember Convis reported that he had received complaints concerning the riding of bicycles on sidewalks endangering pedestrians, suggesting that the Police Department enforce the prohibiting regulation by issuing citations.

Councilmember Toal requested staff to present to the Planning Commission for consideration recommendations on revision of the density resolution on second units, to be forwarded to the Council.

Councilmember Buckle advised that he understood that another term is now being used by some jurisdictions ("community housing"-?) for the word "condominium". Town Attorney will research.

Councilmember Buckle renewed his request for an agenda item to consider appointing an ad hoc committee to study the acquisition of open space and means of raising funds, including the possibility of placing a measure on the November ballot.

Mayor Capurro expressed concern at the condition of the new plants in the Town Hall landscaping - ground appears to be too dry. A report will be secured from the Parks Director.

9. CONSENT AGENDA

M/S Toal, Convis to pass consent agenda. Passed unanimously.

- a. Approved minutes of meeting of May 27, 1980.
- b. Approved warrant register for May 16-31, 1980.
- c. Accepted notices of completion and authorized final payments, handicapped curb cut and Memorial Park parking lot projects.

ADJOURNED at 11:05 P.M. in memory of Fred Allen, former Mayor of the Town of Ross, to Budget Hearing June 12, 1980.

LIBBY HANSON  
Deputy Town Clerk