

The joint workshop of the San Anselmo Town Council and Planning Commission was called to order at 7:40 p.m. on Tuesday, January 17, 1984 in the Town Hall Council Chamber. Staff present: Hadden Roth, Town Attorney, George Davison, Director Public Works/Planning, Lisa Wight, Planning Technician.

1. ROLL CALL

Councilmembers present: Buckle, Capurro, Ollinger, Toal, Wooliever  
Councilmembers absent: None

Commissioners present: Bergeson, Hayes, Sharp, Signorelli, Sousa  
Commissioners absent: Harle

2. REVIEW OF HILLSIDE DENSITY ORDINANCE AS PROPOSED BY PLANNING COMMISSION DATED DECEMBER 12, 1983.

Commissioner Hayes distributed his summary of the draft Ordinance showing an estimated total buildout of 262 units, compared to the figure in Table III of the General Plan of 639 units. It was noted that whether an EIR would be required for this Ordinance and General Plan amendments is questionable as the 262 figure is less than 639, but there is also the statement in the General Plan of one unit per ten acres. Commissioner Hayes discussed the criteria considered by the Commission to come up with the proposed densities. He noted there were site visits and discussions with property owners at the workshops. He reviewed the three possible ways (including the draft Ordinance) to develop land in Town - Subdivision Ordinance, SPD zoning and the Hillside Density Ordinance. Under the Hillside Density Ordinance, the initial preliminary plan is the new first step - it allows the public and Commission to give feedback to the applicant before a lot of money and time are expended. The applicant enters the process knowing the maximum density. The fundamental difference between this process and PD is that projects can be done in phases - it is flexible. Regarding the Use Limitations and Development Criteria sections, they can be policy, but might get lost between the cracks.

Councilman Toal said the Ordinance looks perfect and is impressed with the work the Commission has done.

Commissioner Bergeson pointed out some items the criteria did not include - the Open Space Element, available utilities, water, economic viability, seismic, housing element, appeal mechanism, and pointed out that an applicant does have the option to go through the PD process.

Regarding possible conflicts with the Housing Element (sites listed for multiple units), Mr. Davison noted that only one of those sites was included in the draft Ordinance and the soils expert discouraged building there.

Councilman Capurro complemented the Commission on the job.

Peter Fraser, owner of A/P Nos. 7-071-03, 7-101-02 and 7-154-04, questioned whether an EIR would be required for a project of four units if four units were listed as the maximum in the Density Ordinance and an EIR was not prepared for the Density Ordinance and General Plan Amendments. Mr. Roth pointed out that the law is the mechanism and the application is the project, so an ER would be required for the project.

Gail Gilboy, representing the owners of A/P Nos. 7-154-02, 7-201-02, 7-201-10 and 7-154-07, questioned why the statement ". . . to achieve a balance between community concerns of overdevelopment and property owner concerns of confiscatory restrictions . . ." in Section 1.1 of the draft was removed. Commissioner Hayes advised there had been some concern raised at previous meetings that this statement sounded a bit devisive.

Ms. Gilboy also suggested there be some flexibility for the density so that in the future if off-site improvements are made, i.e., access, the density could be at a higher number providing the site itself could handle it.

It was agreed the Planning Commission will hold a workshop on January 30 to discuss amendments to the General Plan. Public hearings for the draft Hillside Density Ordinance and General Plan amendments will be held by the Planning Commission on February 27 and by the Town Council on March 13.

Mayor Wooliever expressed her appreciation of the Commission's work, as did Councilman Ollinger.

It was noted by both Commissioners and Councilmembers that Robert McPeak is to be credited for the enormous amount of work he did on this Ordinance.

### 3. ADJOURNMENT

Mayor Wooliever adjourned the joint workshop at 10:35 p.m. to the regular meeting of the Town Council on January 24, 1984, and the special meeting of the Planning Commission on January 30, 1984.

*Lisa Wight*

LISA WIGHT  
PLANNING TECHNICIAN