

MINUTES OF THE TOWN COUNCIL GENERAL PLAN WORKSHOP #5 OF 2/17/88

Vice Mayor John Sharp convened this special workshop at 7:00 p.m. in the Council Chamber with Councilmembers Chignell and Walsh present.

2. OPEN SPACE PLAN PRESENTATION

Johnathan Braun gave a preliminary overview of the Open Space Report by means of a slide show. Gus Kanis summarized long term goals of the Plan, which was prepared by the Open Space Committee. Steven Best explained the various financial means of acquiring lands for open space. Jerry Draper closed with a synopsis of the Plan and stressed that action was needed now.

Public Comments:

- The Open Space Plan is excellent. But what are we going to do about the conditions of roads that lead to these properties?
- The Open Space Committee should be commended for their work.
- The Open Space Plan should list the names of all committee members who worked on the Plan so they can be commended properly.
- San Anselmo should work with neighboring communities over the concern of watersheds and flooding.
- A hillside property owner expressed disappointment in the Committee as he was not previously informed of their plans other than one letter received the day before this presentation. He would have appreciated being involved and felt that he and the landowners in question should have had some input in this study of open space acquisition. He also felt that the Committee was trespassing. Mr. Braun replied that he or the committee never knowingly trespassed on anyone's property.
- To purchase open space is unrealistic as there are too many financial considerations to take into account, such as road work to these areas. There are hundreds of homes in the Redwood Rd. and Oak Avenues and the roads are terrible.
- The bigger concern is the visual impact of development on Mt. Baldy.
- The purchase of open space on Mt. Baldy was on the 1976 General Plan. The Oak Avenue residents will suffer any development on Mt. Baldy.
- Hopes the Town Council will adopt the Open Space Plan.
- Having open space is not a question of views rather a question of mental health. What do we want for our grandchildren?
- Supports the Plan. But what about public safety? Costs of road repairs?
- Oak Ave. can't take the stress of development. Ridges have to be protected. There is no water up there, no fire protection. Fire engines can't get through.
- Report was well done except for one item. Address the issue of how to fund the acquisition. Address the legal issues on acquiring easements. County doesn't have the flexibility.
- It is a question of dollars and cents. Landowners need to be compensated. We have the responsibility to maintain the quality of life here in San Anselmo. We need to be positive. We have moral obligation to future generations.

3. COMMENTS CONCERNING THE CIRCULATION ELEMENT OF THE GENERAL PLAN

- First control sensible development.

- Consider whether Town of San Anselmo wants to improve Sir Francis Drake Blvd.
- The Town may consider doing no improvements at all. When and if improvements are made, more development will result, then more road improvements will be necessary. Do like the Town of Ross - nothing.
- Is there going to be an implemented zoning change between Sir Francis Drake and Center Blvd.? Would like less density in that area.
- Town Council should have sent letters concerning General Plan Revisions to the citizens of San Anselmo - they would come in droves to participate.
- Is there a process of road classification for roadways?
- Is it the Town of San Anselmo's obligation to provide smooth flowing traffic through the Town to other areas?
- A new traffic noise level (highway sound) is heard late at night on Sir Francis Drake Blvd. since the road has been changed to two lanes each way.
- Rights of flat landers should be considered besides those of the hill dwellers.
- Keep the roads as they are. Potholes keeps the cars out. Development destroys Town roads.
- Blacktop the roads and placing of mirrors on blind curves would greatly help circulation.
- 101 Corridor will push for 1/2¢ or 1¢ sales tax. No one wants it and no one will vote for it. Sonoma, West Marin, Fairfax, San Anselmo won't vote for it. The Committee is throwing a bone of \$180,000 to San Anselmo to vote for the Sales Tax.
- The Plan should include a traffic study which should include noise level measurements (could show a violation on the noise ordinance).
- Concerned about the condition of safety on the hillside roads.
- If the Town of San Anselmo allows development to occur, non-town maintained roads should be improved by developers and then the Town should take over the maintenance.
- Would like the roads to be maintained as they were before Proposition 13: provide for maintenance, safety, drainage. But don't widen the roads. Keep the character of the roads the same.

#### 4. COMMENTS CONCERNING THE LAND USE OF THE GENERAL PLAN

- Sees an increase in non-conforming units; an increase of land use; an increase in rental units. This undermines the quality, character and flavor of San Anselmo. Likes to see criteria established to keep and set up standards - nice, quiet and quaint.
- Would like to see variances abolished.
- Town Council and Planning Commission seem to have little control over lot splitting. Recommends spreading out of units not clustering of homes.
- Owners don't maintain rental units. There are too many permits issued for second units which is changing the character of San Anselmo.
- Can you write a prescription for density over an area that has already been developed which calls for lower a density than the area already has?

- Please change the Land Use Element to reflect the R-1 (6 units per acre) of the Zoning Ordinances or more to the point, change it to reflect the yellow-annoted areas on map to one to 4 units per acre.
- Please have the Land Use Element of the General Plan mirror the zoning ordinances.

5. OTHER PUBLIC COMMENTS CONCERNING THE GENERAL PLAN

- Several people brought up the importance of school sites in San Anselmo.
- Keep the Red Hill School site. There are no other sites one can build schools anymore.
- Continue to lease school sites to compatible tenants (keep lands intact).
- Keep the zoning uses intact. Schools are in a precarious situation on funding.
- Schools are incumbent upon the Town to protect these lands and buildings.
- Need something in the General Plan to preserve schools for future generations.
- Greater communication is needed with the School district. It would be very useful to schedule regular meetings (once every few months) to discuss common goals.

6. ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

Rose Wager