

## Regular Council Meeting August 25, 1981

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

Staff present: Administrator Alan Bruce, Planning Director George Davison, Assistant Planning Director T. J. Robbins and Town Attorney Hadden Roth.

2. OPEN TIME FOR PUBLIC DISCUSSION.

None

3. PUBLIC HEARING: INDIAN HILLS - REVISED PLAN

Council acknowledged receipt of the written request of Siegfried Pfendt of Astra Enterprises, applicant in this matter, for a continuation of his "appeal", received on Monday, August 24th following a telephonic request to staff on Friday, August 22nd. Cognizant of the fact that this hearing is not an appeal by the applicant, but rather on a recommendation from the Planning Commission that a specific submitted plan be approved, which is procedurally followed by Council review and action, and the fact that a public hearing by the Council has been widely publicized and is attended by a large audience of interested parties,

M/S Capurro, Toal to proceed with hearing. Motion passed on four ayes, Councilmember Buckle abstaining.

An opposition petition to the proposed development as approved by the Planning Commission was presented with 550 signatures. Public input, oral and written, urged development to a much lesser scale, or preferably the entire property to be dedicated and/or acquired for retention as open space. It was suggested that an open space committee actively pursue with Council support and assistance methods and means to acquire the property for open space.

Council discussion developed consensus that the density of the recommended plan is too high, and opposition to development on the ridge top. Councilmember Capurro conveyed his objection to common wall construction.

M/S Toal, Capurro not to accept the Planning Commission recommendation to rezone A/P Nos. 177-250-30 and 177-220-50 to SPD for a 24 residential unit development as shown on drawing submitted to the Town on June 19, 1981. Motion passed with four ayes, Councilmember Buckle abstaining.

Thereafter, M/S Capurro, Toal to refer back to Planning Commission with guidelines for further consideration as follows: 1) Density is too high. 2) Object to building on ridgetops or steep slopes. 3) Stability of the land - the developer will have to come in with more detailed plan of where and how many units. 4) Notice to open space committee to try to acquire. Motion passed with four ayes, Councilmember Buckle abstaining.

Councilmember Toal suggested that the Council should include in its guidelines to the Planning Commission a density limitation.

4. CONSIDERATION OF REZONING OF CORDONE PROPERTY IN AFTERMATH OF WILLOW GLEN

Following question by area residents previously posed as to possibility of this property being rezoned along the previously R-1 and R-3 zoning lines and staff research, staff proposed that Council refer to the Planning Commission for study and recommendation a rezoning of the back area of the property to straight R-1 or PPD R-1, which would permit approximately 5 single family dwellings, and the Sir Francis Drake Blvd. frontage to a PPD R-3 new classification requiring construction of low and moderate income housing, without strict adherence to the one-time 105' line between R-1 and R-3.

James McDonald, architect for Kenneth Norberg, applicant for the previously proposed defeated development plan, suggested that a decreased density proposal was being considered and that before submission of a new plan or consideration of a rezoning, they were willing to sit down with the area residents and receive input. Area residents present were receptive to this suggestion.

M/S Wooliever, Toal to table. Motion passed by unanimous vote.

5. ORDINANCE REZONING TO SPD FOR ONE SINGLE FAMILY RESIDENCE, ERNST PROPERTY BETWEEN REDWOOD RD. & LAUREL AVE.

M/S Toal, Capurro to adopt Ordinance No. 810 Amending Ordinance No. 485 of the Town of San Anselmo by changing the property classification from PPD R-1 to SPD for one single family dwelling, A/P 7-097-06, between Redwood Rd. & Laurel Ave. Motion passed by

unanimous vote.

6. ORDINANCE AMENDING SPD 510 CENTER BLVD. APPROVING REVISED PLAN

M/S Toal, Buckle to adopt Ordinance No. 811 amending Ordinance No. 797 to approve revised specific plan for professional office building 510 Center Blvd., A/P 7-015-08. Motion passed by unanimous vote.

7. CONSIDERATION OF MARIN COUNTY PARK & RECREATION REQUEST FOR PARTICIPATION IN PRODUCTION OF MASTER PLAN OF TRAILS THROUGHOUT COUNTY WITH CASH CONTRIBUTION

M/S Buckle, Wooliever to authorize an in-kind contribution of staff assistance of the value of \$500 to the Marin County Department of Parks & Recreation for the specified purpose of assisting with preparation of a master plan of trails for Marin County, with a cash contribution of \$500 to be budgeted in the 82-83 fiscal year. Passed unanimously.

8. RECONSIDERATION OF REVISED AGREEMENT WITH ROBSON HARRINGTON HOUSE ASSOCIATION

At the suggestion of Councilmember Capurro,

M/S Toal, Capurro to continue to September 22nd meeting. Motion passed with four ayes, Councilmember Wooliever voting no.

A representative of the Association Board informed Council that the Board intended to propose to the membership at a September 17th meeting amendment of the by-laws to provide Council appointment of two Board members from the Association membership, which is a deviation from the proposed agreement providing for three members elected by the membership, three appointed by the Council and the seventh director selected by majority vote of the other six, and solicited Council's agreement to this proposal. An informal poll of the Council indicated consent.

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

Councilmember Buckle requested an item on the next agenda to carry a resolution of endorsement of the "Victims' Bill of Rights".

Councilmember Buckle suggested that staff reports to Planning Commission should include technical information only.

Councilmember Buckle questioned status of Seminary situation - advised meetings with representatives of Seminary and staff were ongoing.

Councilmember Toal complimented Director of Public Works on the published report of building permits.

Councilmember Capurro suggested a joint meeting with the Planning Commission to discuss Council/Commission planning principles. Mayor Convis and Administrator to arrange.

10. CONSENT AGENDA

M/S Toal, Wooliever to pass consent agenda. Motion passed by unanimous vote.

- a. Approved minutes of meeting of August 11, 1981.
- b. Approved warrant register for 8/1-15/81.
- c. Approved and authorized execution of agreement with Joseph Grippi & Associations for topographic Survey - proposed Millbrae-Westgate-Cypress Improvement District.
- d. Authorized advertising for bids for overlay of portions of Sir Francis Drake Blvd. between Hub and Bolinas Ave.
- e. Set Saturday, September 12, 10:30 A.M. for tour of Seminary.
- f. Denied claim Mr. & Mrs. W. G. Firestone.

ADJOURNED at 11:25 to Special Meeting September 1, 1981 - Public Hearing on Proposed Merger of Fairfax and San Anselmo Fire Departments.

LIBBY HANSON  
Secretary to Council