

MINUTES OF REGULAR TOWN COUNCIL MEETING
OCTOBER 13, 1981

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

2. OPEN TIME FOR PUBLIC DISCUSSION

None

3. PUBLIC HEARING: CENTRAL BUSINESS DISTRICT PERIPHERAL ZONING PROGRAM - REZONE
11 PROPERTIES ON ROSS AND MAIRPOSA

Public hearing was opened with no public input. Councilmember Capurro questioned the reasoning for the neighborhood commercial rezonings to multiple residential. Staff explained that the proposed rezonings reflect existing uses and are part of an ongoing program to bring peripheral downtown zoning into conformance with the General Plan.

M/S Buckle, Wooliever to waive reading of ordinance. Passed by unanimous vote.

M/S Buckle, Wooliever to introduce an ordinance amending Ordinance No. 485 by changing the property classification of the following described property as indicated:

36 Ross Ave., A/P 7-282-19 from C-2 to R-3
40 Ross Ave., A/P 7-282-18 from C-2 to R-3
57 Ross Ave., A/P 7-284-06 from C-2 to R-3
76 Ross Ave., A/P 7-282-10 from R-2 to R-3
110 Ross Ave., A/P 7-281-21 from R-1 to R-2
26 Mariposa, A/P 7-284-23 from C-2 to R-3
28 Mariposa, A/P 7-284-43 from C-2 to R-3
42 Mariposa, A/P 7-284-28 from R-1 to R-2
50 Mariposa, A/P 7-284-30 from R-1 to R-2
54 Mariposa, A/P 7-284-31 from R-1 to R-2
60 Mariposa, A/P 7-284-32 from R-2 to R-3

Motion passed by unanimous vote.

4. PUBLIC HEARING: ORDINANCE AMENDMENT FOR SPECIFIC PLAN DEVELOPMENT 103 HOLSTEIN
RD. (RON ASHLEY)

Public Hearing was opened with no public input.

M/S Capurro, Wooliever to waive reading of ordinance. Motion passed by unanimous vote.

M/S Buckle, Wooliever to introduce an ordinance amending Ordinance No. 761 approving an amendment to the Specific Planned Development to construct a bay window on a single family dwelling as shown on plans submitted on September 23, 1981. Motion passed by unanimous vote.

5. GARBAGE AND TRAFFIC PROBLEMS, UNITED AND GUASCO MARKETS

Representatives of United and Guasco Markets and residents who had heretofore petitioned the Town to abate garbage and traffic problems at United Market were present. Staff reported that subsequent to notification to the markets of Town's concerns, improvements had been noted in the area of handling garbage, debris and litter at both United and Guasco Markets, suggesting that further improvement would result if the lids of the dumpster-type containers used for wet garbage are kept closed and the areas in which the garbage bins are contained fenced.

Council accepted the assurances of the markets' representatives of intent to diligently continue monitoring the situation with all possible effort and consideration of proposed methods of improvement, requesting staff to report back to Council in December.

Thereafter, considerable discussion ensued as to the unsafe traffic conditions created by the use of United Market's parking lot as a thruway to the Jordan/Forbes Ave. intersection. United's representative reported that a speed bump had been installed in the far left lane and if fast through traffic diverts to the other lanes through the parking lot, additional speed bumps will be installed. Council referred the situation to the Traffic Safety Committee to work with United Market on feasibility of suggested solutions put forth by neighborhood representatives.

6. CONSIDERATION OF FORMATION OF OPEN SPACE COMMITTEE AND POSSIBLE FUTURE SPECIAL
TAX MEASURE

Input from members of the San Anselmo Residents' Forum indicated support for the

concept of a ballot measure designed to raise funds to purchase parcels of real property to be retained for open space, thereby prohibiting future development thereon. Public input and Council discussion indicated that a concentrated proposal should be presented which would identify proposed parcels to be acquired and estimated cost thereof, as well as cost savings for Town services realized if property remains undeveloped.

M/S Capurro, Toal that an Open Space Committee be formed for the purpose of putting together a special tax measure ballot to generate funds for purchase of parcels of real property to be retained as open space. Motion passed by unanimous vote.

7. SAN ANSELMO RESIDENTS' FORUM SUGGESTING REVISION OF CHARGES TO LYNN SEDWAY AS TO HOUSING ELEMENT

Consideration was given to and public input received on each of the four items contained in the charges approved by the Council at its meeting of September 22nd.

M/S Toal, Wooliever to reaffirm to Sedway Charges 3 - "Responding in good faith manner to the Review of the San Anselmo Housing Element by the Department of Housing and Community Development, dated September 4, 1981;" and 4 - "Providing implementation programs which are designed to provide housing for all economic segments of the community" (with the deletion of the wording "in full compliance with the mandates of California law."). Motion passed by unanimous vote.

The Town Attorney questioned the intent of wording in Charge #1 - "balancing equities involved in private property ownership of undeveloped land as well as the rights of the owners of existing developed properties" suggesting that it could be interpreted as an entitlement of undeveloped property owners to the same density as that contained on the developed property.

M/S Toal, Wooliever to delete Charge #1. Motion passed with four ayes, Councilmember Buckle voting no.

On Charge #2 - "Considering the provisions of the Density Ordinance accepted in principle by the Town Council and Planning Commission in 1980":

M/S Buckle, Convis to reword to read: "Examine all of the zoning and planning tools presently existing in the San Anselmo Municipal Code including the proposed density ordinance." Motion failed on a 2 - 3 vote, with Councilmembers Buckle and Convis voting Aye.

A motion was made by Councilmember Capurro, which died for lack of a second, to reword the charge to read that the concept of the density ordinance shall be considered as a guideline of the General Plan.

M/S Toal, Wooliever to delete Charge #2. Motion passed on a 3 - 2 vote, with Councilmembers Buckle and Convis voting No.

8. CONSIDERATION OF SIMPLIFICATION OF SPECIFIC PLANNED DEVELOPMENT PROCEDURES

The Town Attorney was directed to prepare proposed ordinance amendments which would simplify Specific Planned Development procedures.

9. REPORT ON NEW LEGISLATION PROVIDING OPTIONS FOR MUNICIPAL ELECTION DATES

Directed staff to advertise a public hearing for the November 10th regular Council meeting to receive public comment as to the best date for San Anselmo Municipal Elections.

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

Councilmember Wooliever requested Council's reaction to agendaing an item for reexamination of the proposed density ordinance in view of the controversy surrounding its present status - at the suggestions of Councilmember Buckle, Council agreed to defer discussion until after the Housing Element situation is settled.

Councilmember Buckle questioned Council as to the desirability of the holding of a special San Anselmo public hearing on the Countywide Plan. M/S Buckle, Toal to direct staff to contact County staff to set up. Motion passed by unanimous vote.

Councilmember Toal questioned as to whether minutes were being kept of meetings with Consultant Sedway on the Housing Element. Councilmember Buckle advised that he and Planning Commissioner Hayes had had one meeting and staff one meeting. A solicitation is being prepared for public input.

Regular Meeting - October 13, 1981

Mayor Convis questioned whether there was a set pattern to the issuance of over-night parking citations. Staff advised that in view of limited personnel on the Police graveyard shift and low priority assigned to this duty, complete coverage every night is not possible.

11. CONSENT AGENDA

M/S Toal, Capurro to pass consent agenda. Passed by unanimous vote.

- a. Approved minutes of meetings of September 22 and 29, 1981.
- b. Approved warrant register for 9/16-30/81.
- c. Transferred \$2,937 from Reserve for Contingencies to various insurance accounts to pay revised property insurance premium.
- d. Adopted Resolution No. 1885 updating income and rent schedules for second units under rent guarantee agreements.
- e. Confirmed time schedule for Housing Element review and adoption as set out in memorandum dated October 5, 1981.
- f. Adopted Resolution No. 1886 authorizing filing of grant application for remodeling Isabel Cook Community Center.
- g. Authorized amicus participation in Whalen vs Wilds.
- h. Rejected claim of Lillian V. Paris.
- i. Proclaimed 10/23-11/23 as Veteran's Recognition Month.
- j. Authorized calling for bids on Sir Francis Drake Blvd. signal improvements and Skyline-West Court drainage correction projects.
- k. Approved and authorized Mayor to sign encroachment agreement, Creek Park water tank on Cheda property.

ADJOURNED at 11:15 P.M. to regular meeting October 27, 1981.

LIBBY HANSON
Secretary