

SPECIAL MEETING OF THE SAN ANSELMO TOWN COUNCIL HELD DECEMBER 1,
1981 - PUBLIC HEARING ON ADOPTION OF REVISED HOUSING ELEMENT

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

CONSIDERATION OF CONFIRMATION OF NEGATIVE DECLARATION

M/S Wooliever, Toal to confirm negative declaration as recommended by the Planning Commission, subject to further consideration in the event of substantive changes made in the draft of November 25th during this public hearing. Motion passed with four ayes. Councilmember Buckle abstained.

Councilmember Buckle stated that his abstention was based on his belief that this negative declaration establishes a double standard in the Town's policy on environmental review requirements since the Housing Element calls for substantial development compared to requirements heretofore ordered for full or focused reports on minimal development. Town Attorney advised that a negative declaration on the Element is legally correct inasmuch as it does not contain specific development proposals.

REVIEW OF NOVEMBER 25th DRAFT WITH RECOMMENDED CHANGES SUGGESTED BY PLANNING COMMISSION
NOVEMBER 30

Council concensus approved following changes:

Page 4, last paragraph - delete the words "is consistent with new statutory requirements and"

Page 5, paragraph 2 - add new Objective 5 (shown on p. 13) and change present #5 to 6.

Page 8, last paragraph - rewrite sentence #2 to read: "The Town will thoroughly analyze possibilities for multi-unit housing offered by sites privately owned or owned by the Town, although very little such vacant or underdeveloped land is available in San Anselmo."

Page 9 - add footnote "1" after first sentence in "34 Tamalpais" and first sentence in "McGarr" House, footnote to read: "Since each structure houses 12 senior citizen households, the 12 rooms in each are tabulated as units elsewhere in this Element. The Town zoning ordinance does not technically consider these rooms units, since each room lacks an individual kitchen."

Page 12, paragraph 2 - add to sentence 2: "in 1976 the Town became the first..."

Page 13, Objective 5 - rewrite to read: "Objective 5: Make appropriate provision for development of new market rate housing on remaining usable sites."

Policy 5.1: Add the word "appropriate between" between the words "facilitate" and "development".*

Program 5.1.1 - delete the word "suitable".*

Page 15 - Insert as second sentence in paragraph 1 - "According to the 1979 Marin County Housing Element, San Anselmo has now reached approximately 94 percent of buildout". Delete Footnote "1". Change 1980 unit count to 5,285.

Page 21 - Change the word "outpaced" in the last sentence of the third paragraph to "paralleled".

Page 28 - add at the end of sentence 3 of the third paragraph "(See Table 7)".

Page 31 - add to Table 8 "San Rafael -- Office 1,700 - 1,750; Retail 300; Industrial 100-125."

Page 33 - correct numbers in Table 10 to reflect changes in Table 9 incorporating latest unit count information from the U. S. Census Bureau.

Page 37 - change "almost all" to "most" in the second sentence of paragraph 2.

Delete the word "physical" in sentence 3 of the second paragraph.

In the first sentence of paragraph 3 substitute the words "congestion and safety" for the word "capacity". Delete the last sentence in paragraph 4 and add: "If Sir Francis Drake Blvd. is substantially widened, there is a potential of loss of some housing units."

*changed again in Public Hearing - see below

Page 38 - rewrite last paragraph to read: "An inventory and analysis of vacant sites for consideration as potential sites for possible affordable multi-unit residential development yields some limited possibilities. It should be noted that implementation depends on the support and cooperation of property owners and the local community. Densities indicated in the following analysis are based on 12 to 20 units per acre. These densities are designated elsewhere in the General Plan as appropriate for mixed (predominately multiple) residential land use. Figure 1 on the following page shows these sites."

Page 46 - add new last sentence to paragraph 1: "Town is committed to a reduction of any lag times in the EIR process, within legal constraints."

Page 49 - revise Table 13 increasing total development cost to \$276,114.

Page 50 - revise Table 14 increasing total development cost to \$125,867.

Page 58 - last paragraph change the number of public hearings from "six" to "five".

Page 67 - Appendix E, Table 4 - Delete: Area by zones on left-hand side of Table 4, retaining "Total" column; delete all unit information.

Councilmember Toal suggested the Element should contain a statement as to the deadline for the next revision - Council agreed.

Hearing was opened to the public:

Randy Heuback stated that providing for market rate housing is not a proper component of this Element, State law calling only for provision of low and moderate income housing as a percentage of overall housing.

Bill Cordingley suggested that the language of Policy 5.1 is ambiguous and can be read in several different ways, suggesting wording: "The Town will take steps to facilitate the process whereby market rate housing is approved for development." This change was accepted by the Council.

Following discussion on objection by several members of the audience to the adjective "suitable" to qualify "sites" as used in Program 5.1.1. M/S Buckle, Capurro to replace the word "suitable" with "possible".

Following semantic public objection to the word "provide" in Program 5.1.1 Council consensus agreed to change to "maintain."

Carl Baumsteiger suggested that "preservation of ridgetops" is improperly listed as an environmental constraint. Jerome Draper suggested that quality of life preservation should be listed as an environmental constraint, and that environmental reviews should include cumulative effects of development. No action taken on these suggestions.

M/S Wooliever, Capurro to adopt Resolution No. 1889 amending San Anselmo General Plan by adoption of a revised housing element in accordance with Sedway draft of November 25, 1981 with the revisions approved at this meeting. Motion passed by unanimous vote.

Mayor Convis stated that his aye vote was made in spite of disagreement with some components of the element and with realization that compromises are necessary.

Thereafter, M/S Buckle, Toal the Town shall diligently pursue steps to update the Housing Element to conform to Article 10.6 of the Government Code and to infuse ABAG's fair share housing estimate numbers when available. Motion passed by unanimous vote.

Following debate revealed concern as to use of the word "infuse" in the foregoing motion with the Town being placed in the position of having to accept without question ABAG's numbers.

M/S Buckle, Wooliever to amend the foregoing motion to substitute the word "consider" for the word "infuse". Motion passed by unanimous vote.

M/S Toal, Wooliever to forward the adopted Housing Element to the Department of Housing and Community Development for filing. Motion passed with four Ayes, Mayor Convis voting no.

Mayor Convis' no vote was based on his opinion that the Element should be forwarded with a request that it be reviewed by the Department with comments returned as soon as possible.

Council agreed that no changes were made in the submitted draft element that would warrant reconsideration of the action taken confirming negative declaration.

Meeting adjourned at 10:20 P.M. to Joint Meeting with Fairfax Town Council and Sleepy Hollow Fire Protection District Board of Commissioners December 7th.

LIBBY HANSON
Secretary