

pl
c Minutes of a joint meeting between the San Anselmo City Council and the San Anselmo Planning Commission on November 1, 1972. The following Councilmen and Planning Commissioners were present:
Councilmen: Mayor Warren Perry, Councilmen Anderson, Capurro, Blinder, Stewart
Planning Commissioners: Chairman Duane C. Ragan, Commissioners Cynthia Barrows, John Levo, David A. Strassman, John H. Colteaux, Daniel H. Goltz.

PUBLIC HEARING: MARIN COUNTY PLAN

Mr. Werner von Gundell and Robert L. Harrison of the Marin County Planning Department gave a brief presentation of the Countywide Plan and outlined the various advantages and potential problems involved.

Mr. von Gundell worked from the county maps on display showing an eastern corridor, middle inland and rural corridor plus the coastal recreation corridor. He stated that this results in a compact plan and further stated that the CCPC should receive the authority to direct the development of the eastern urban corridor. There was a map projected on the wall which showed that there would not be much change planned for San Anselmo from what it is today. Mr. Robt. L. Harrison, County Transportation Co-ordinator, talked about Highway 17 stating the people of Marin do not want it. As a result of this attitude, the idea was to keep the growth where people can be serviced by transit which includes good local service. There was also a recommendation that there be a transit system between Sleepy Hollow and Terra Linda and this route be used only for emergency vehicles and buses. All through the presentation, Mr. Harrison pointed out the best solution was a good transit system. There was a question as to the county's recommendations for the increase of lanes through San Anselmo and the reply was that the county is really more concerned that people become more interested in transit. The County would like to arrange for the use of one highway transit lane going in to the City during the peak hours and one coming back at night. Mr. von Gundell said the land use in San Anselmo is not easy to serve by transit. Mary Olive questioned the possibility of a connecting link between Sleepy Hollow and Terra Linda using helicopters for emergencies and Mr. von Gundell stated that in high density areas, it has been found that helicopters are not satisfactory because there are so few places they can land. Mrs. Olive, who is a member of the San Anselmo School Board, stated there is also a need for bus service in San Anselmo for the school children. Mayor Perry stated that most people in San Anselmo feel they do not want San Anselmo to be a place to pass through-that the people are willing to pay the price of congestion but do not want more growth to the west of San Anselmo to be funneled through this community. He went on to say that people are paying high taxes on property and are forced to develop instead of leaving it openspace and sometimes end up having to leave the area. It seems that we are going to have to make an election as to whether we want industry in the area or pay for not having it. He went on to speak on the subject of secondary units in San Anselmo in R-1 areas and noted that the county plan focuses on the preservation of second units as fitting the housing need. Mr. von Gundell stated that the county plan only handles the county-wide issues and the second units should only be for people in need but this is up to the community. Mr. Jack Olive expressed the views that the pressures for the second units are very great and good bus service will add to the density and Ross Valley is filled up now. If there is good transportation the population will expand and growth becomes greater. The plan is commendable but there are too many questions it poses. Mr. von Gundell stated that the biggest problem is providing for those in the low or moderate income area. The upper Ross Valley has the smallest rate of growth. Mayor Perry stated that each time someone wants to build something at the present time, it becomes more difficult because the easy areas have already been developed. Mr. von Gundell stated that up-grading government subsidized housing (State and Federal) in small amounts does not have any adverse effects. Councilman Blinder suggested that there be control by not making it easy for people to get places - doing nothing in regard to transportation and people cannot get places and this will persuade people to make a choice. He pointed out that six lanes on Sir Francis Drake Blvd. would do no good when Ross will only allow two lanes through their area. Mayor Perry again pointed out that no firm action will be taken at this meeting. Councilman Anderson worked from the User's Guide to the Marin Countywide Plan, paragraph #4 under Implementation whereby it stated that the Plan must be adopted by each of the 12 local governments within the county and special agencies like sewer districts and water districts must follow its guidelines also. Each government adopting the Plan should work out a set of policies and ordinances to fit it. Regarding CCPC controlling growth, Mr. von Gundell stated that the CCPC would not go out to set targets-that there would be flexibility since this would be a county-wide plan. Councilman Anderson pointed out that other areas and cities of Marin County do not have the same problems-that San Anselmo has because overbuilding was done years ago. Under Item 3, Page 10, Mr. Anderson stated that from comments over the years, the city was mainly concerned with unemployed workers who are residents of Marin County and wondered why workers should be encouraged to come into the County.

In the Information Sheet for Cities on Adopting Countywide Plan prepared by the Marin County Planning Department, under "Open Space", there is an item of a 300 ft. buffer zone along each side of Corte Madera Creek and Councilman Anderson stated that this is not possible. Mr. von Gundell explained that this is a buffer "no building zone"-that there should be no further building because it would pollute the creek. Councilman Capurro stated he has been a member of the CCPC for four years. He went on to say that there is nothing wrong with San Anselmo today- that the lots in San Anselmo are small and the people enjoy the community-it is a good place for families, the air is clean, and there is Open Space. He said the Council must determine what is best for San Anselmo in the next twenty years. Councilman Blinder stated there are a few things that worry him about the plan - that he wants to keep what we have. Councilman Stewart brought out that Ross Valley is being discussed and the county-wide plan covers the basic elements in open space, density, workable transportation. He embraces the concept of the county-wide plan and thinks the City of San Anselmo's concept is really sound. He stated that over half of the people in the room are representative of San Anselmo and it must be realized that what is good for the County is good for San Anselmo including Open Space in West Marin. He is against an increase of population but the question is how and where it is done. There has been resistance to widening of Center Blvd. or Sir Francis Drake Blvd. - stated there has been a wait of two or three years on the second unit question and this might possibly be resolved one way or another soon. Second units would be a better solution than apartments. San Anselmo does seem to be in a dilemma with the need for Open Space, housing, both low and moderate income, problems of transportation, costs are going up and there is a push for Open Space and low-income housing. After discussion by the City Council regarding the advantages and disadvantages of the Plan, Mayor Perry explained that this meeting was an exploratory session and further meetings will be held to discuss the complaints, objections, agreements, etc. that the City Council has with regard to the Plan. No formal action was taken by the City Council.

IMPLEMENTATION OF THE GOVERNMENT STRUCTURE STUDY REPORT

Mr. Zion of Baxter, McDonald & Company, Consultants in Planning and Management, stated that this is the City Council's opportunity to be heard and discuss the report. Mr. McDonald of the same firm explained the manner in which the study was conducted. The study showed that the citizens expressed the desire for open space if it did not cost more money, most owned their own homes, they are stable people and more likely to vote, and that people voted on the knowledge they had. Mr. McDonald reported there were 1700 questionnaires sent out, 966 were usable and 72 were not usable - 68 were un-deliverable and 594 were not returned. Working from the Summary Final Report, Mr. Kaepfel was able to furnish answers to the Councilmen's questions on various items.

Consolidation of services was discussed at some length and it was finally decided that the first step in this direction was consolidation of safety services. Mayor Perry stated that the City Council should select one subject to focus on and bring it up at the upcoming meeting for consideration. Perhaps this would be a discussion of the Sleepy Hollow annexation - do we want to pursue annexation - police, or anything else? We can consider this when we do not have a heavy agenda. Councilman Anderson stated that the merger of police protection has the best chance. All Councilmen agreed that any move toward annexation of Sleepy Hollow should first come from the residents of this area. No formal action on the recommendations in the report were taken.

Meeting adjourned at 11:30 P.M.

CORRECTED PAGE 225
(file)

Helen Ragan
City Clerk