

Mayor Capurro convened the meeting with Councilmen Reed, Colteaux, Signorelli and Toal present.

1. OPEN TIME FOR PUBLIC DISCUSSION

Dale Sittler called Council's attention to recurring incidents of vandalism at Isabel Cook School and suggested intensified police patrol.

3. APPOINTMENTS

a. Design Review Committee

Announcement was made that if the ordinance increasing the Design Review Committee to seven members is adopted, three posts will need to be filled effective December 9th.

Councilman Toal nominated Dale Sittler and LaVerne Swaney subject to passage of the ordinance. Nominations held open for additional applications.

b. Park & Recreation Commission - balance of term to July 15, 1978.

Council accepted with regret resignation of Everett Farey and directed that a letter of appreciation be addressed to him.

Councilman Toal nominated William F. Donnelly. Nominations were held open for further applications. It was suggested that a solicitation effort be made for applications from teen-agers.

4. CONTINUATION OF PUBLIC HEARINGS SET FOR OCTOBER 26th

M/S Reed, Toal to continue public hearings on Design Review Ordinance amendments and ordinance rezoning Herman Bauer property (Z-157) to November 23, 1976. Passed unanimously.

5. CONTINUED PUBLIC HEARING ORDINANCE REZONING TO PPD, CONSERVATION ZONE PARCELS CAPABLE OF FURTHER DEVELOPMENT

Council considered the Town Attorney's opinion that the San Anselmo Municipal Code would require all development or further development in PPD zoning by SPD application and a straight subdivision would not be exempt from SPD requirements. After further public hearing and Council discussion a motion was made by Councilman Toal, which died for lack of a second, to direct the Town Attorney to draft a conservation ordinance before the end of February, 1977, to request the Planning Commission to hold public hearings on this ordinance during the months of March and April, 1977 and to schedule public hearings by the Council during July, 1977.

Thereafter, M/S Colteaux, Capurro to direct the Town Attorney to prepare a draft of a conservation ordinance in consultation with the Planning Commission for action by the Council as soon as possible. Motion passed on a 4 - 1 vote with Councilman Toal voting no based on his opinion that the lack of a time element in this direction would delay final adoption by two years.

Based on an opinion that there is no urgent necessity for an interim ordinance pending adoption of a conservation ordinance,

M/S Colteaux, Signorelli to table the proposed rezoning.

Ayes: Councilman Colteaux, Signorelli, Toal, Mayor Capurro  
Abstain: Councilman Reed

6. URGENCY ORDINANCE PROHIBITING CONDOMINIUMS

The Planning Director reported to Council that the Planning Commission is presently considering a proposed community housing ordinance which will set forth criteria for condominiums and in the meantime two applications for condominiums have been filed which have prompted staff to request a 90 day moratorium on processing condominium applications. Max Holsinger, condominium applicant, objected to a 90-day delay in his application process. After consideration of alternatives pending adoption of the community housing ordinance.

M/S Toal, Signorelli to table the moratorium urgency ordinance and to place on the next agenda staff's proposed community housing ordinance for adoption as an interim urgency ordinance. Passed unanimously.

7. STATUS REPORT ISABEL COOK SCHOOL PROPERTY ACQUISITION.

The Town Attorney reported that after consultation with County Counsel, title company attorneys and further research, it appears that there is no way to restructure the purchase agreement to overcome the constitutional limitation on a local government's financial commitment for purchase of real property, but there remains the possibility of obtaining assent from a two-thirds vote in a special election. Council directed that the Town Administrator and the Town Attorney report at the next meeting on requirements for time element, cost and wording of a ballot measure for a March, 1977 election, and any further alternatives continued research develops.

8. ORDINANCE CHANGING SIZE OF DESIGN REVIEW COMMITTEE

M/S Reed, Signorelli to waive reading of ordinance. Passed unanimously.

M/S Reed, Signorelli to introduce an ordinance increasing the Design Review Committee to 7 members and eliminating the requirement that one of the members shall be a member of the Planning Commission. Passed unanimously.

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

Councilman Signorelli questioned whether the recent I.J. expose on the County Retirement System would have any affect on the Town's consideration of transfer to the County System. The Administrator advised that contemplated changes in the County plan could be endangered, but that the forthcoming actuarial report should provide a factual basis for choice among various options.

Councilman Signorelli questioned Council interest in doing something about multiple tenants in a single family residential unit. The Planning Director advised that the Town does have an ordinance limiting residence of more than five unrelated persons. However, there was an enforcement problem.

Councilman Signorelli reported a debris pile-up behind 15 Meadowcroft, which constitutes a fire hazard - to be referred to Fire Department for investigation and action.

Councilman Toal questioned the Administrator as to when labor negotiations will commence - the Administrator advised not before notice of termination is given under existing contracts. (early in March, 1977 - corrects February date stated at meeting).

Councilman Reed suggested that the Council give some thought before tomorrow night's meeting on the Marin Mayors and Councilmen proposed assessment and the curfew item - it was the consensus of Council that San Anselmo should follow the Police Chief's recommendation on the curfew question.

Councilman Colteaux called attention to untidy garbage problem at the Quik Stop Market - the Director of Public Works to check the conditions of the Use Permit.

Mayor Capurro asked when the new street sweeper would arrive - due to be delivered to the Town this week.

10. SANITARY DISTRICT #1 REQUESTING LETTER SUPPORTING ITS APPLICATION FOR EDA-LPW FUNDS

M/S Reed, Toal to direct the Administrator to forward a letter to accompany the Sanitary District's EDA-LPW application as recommended in the Administrator's memo of October 22, with added condition as to Town's right to stop work should conditions of encroachment permit be violated.

11. TAX EQUITY COMMITTEE RECOMMENDATIONS

It was the concensus of the Council that San Anselmo should support the recommendations of the Marin Mayors & Councilmen Tax Equity Committee, except for litigation to resolve conflicting legal opinions on the formation of a County Service Area for Extended Police Services.

12. DISCUSSION OF SIGNS DISCOURAGING BLOWING OF VEHICLE HORNS

After discussion,

M/S Reed, Signorelli to remove all "No Unnecessary Horns" signs in the Town. The motion failed by reason of the following vote:

Ayes: Councilmen Reed, Signorelli  
 Noes: Councilmen Colteaux, Toal  
 Abstain: Mayor Capurro

13. CONSENT AGENDA

M/S Toal, Coltéaux to pass consent agenda, with a correction to the minutes of the October 14th adjourned meeting to indicate that Councilman Toal voted Aye on the adoption of Resolution 1682:

- a. Approved minutes of October 12th and October 14th as corrected.
- b. Approved warrant register October 1 - October 15, 1976.
- c. Set hearing November 9, 1976 for public input, Community Development Block Grant Application, Year III.

ADJOURNED AT 11:30 P.M.