

Minutes of Regular Town Council Meeting August 28, 1979.

Mayor Signorelli convened the meeting with Councilmen Toal, Convis, Capurro present. Councilman Reed absent.

2. OPEN TIME FOR PUBLIC DISCUSSION

Complaint by Julius Herbst, 88 Lincoln, concerning an abandoned car - referred to Police Department for action.

3. APPOINTMENTS

a. Planning Commission

Councilman Convis nominated Robert McPeak. Thereafter by a unanimous vote Robert McPeak was appointed to a term on the Planning Commission running to August 18, 1983.

b. Designation of Voting Delegate and Alternate, League of Cities annual conference, San Francisco 9/24-25.

Councilman Reed was appointed as delegate and Councilman Convis alternate.

4. CONSIDERATION OF ORDINANCE COMBINING SMALL PARCELS IN COMMON OWNERSHIP AND APPLYING SLOPE POLICY

Council reviewed proposed ordinance rewritten by Town Attorney incorporating changes and additions proposed and considered during the public hearing on August 14th. Mayor Signorelli expressed opinion that reference therein to average slope should be defined as "natural" slope to accommodate situations where road cuts had previously been made. There developed a concensus that inclusion in the ordinance of a predate of its effectiveness would be inequitable.

M/S Toal, Convis to introduce an ordinance amending Section 10-3.1908 of the San Anselmo Municipal Code Combining Adjacent Hillside Parcels having an average natural slope of more than fifteen percent in the form submitted with the addition of the word "natural" between the words "average" and "slope" in Section 1(b) and the deletion of the words "as of August 14, 1979" in Section 1(b). Motion passed on a 3 - 1 vote with Councilman Capurro voting no.

5. PUBLIC HEARING ON PLANNING COMMISSION RECOMMENDATION TO REZONE 18 BANK STREET FROM R-2 TO P

Council received the opinion of the Town Attorney that the use permit for an insurance business on this property in R-2 zoning had been issued illegally and the owner has no vested rights thereunder, and that without rezoning action, no professional use could be permitted on the property. A large turn-out of the neighborhood objected to a change in the present residential zoning of the property and strongly suggested that the property should revert to residential use. Applicant Bettini present, requesting Council to uphold the Planning Commission recommendation as the best use for the property.

M/S Toal, Convis to reject the recommendation of the Planning Commission to rezone 18 Bank Street from R-2 to P. Motion passed with three Ayes, Councilman Capurro abstaining.

6. PLANNING COMMISSION RECOMMENDING ORDINANCE AMENDMENT REZONING 5 SANTA BARBARA AVENUE FROM PPD R-1 TO SPD(KURTZ)

M/S Convis, Toal to waive reading of Ordinance. Ayes all present.

M/S Convis, Capurro to introduce an ordinance amending Ordinance No. 485 of the Town of San Anselmo by changing the property classification from PPD R-1 to SPD for a single family dwelling. Ayes all present.

9. (out of order) COMMUNTER CONNECTION REQUESTING SUPPORT OF EXTENSION OF PROGRAM TO ROSS VALLEY

Ellen Etaugh, Executive Director of Commuter Connection informed Council that Commuter Connection was in the process of organizing an extension of the program to the Ross Valley and requested Council support and its appointment of a representative to assist the organization and serve as liaison for San Anselmo residents.

M/S Capurro, Toal to support extension of the Commuter Connection program to San Anselmo residents. Ayes all present.

Councilman Capurro was appointed as the Council's representative.

(Councilman Capurro left the meeting at  
9:50 P.M.)

7. HOUSING AUTHORITY SUBMITTING PROPOSAL FOR FEASIBILITY STUDY OF CONVERSION OF ISABEL COOK COMMUNITY CENTER TO HOUSING

M/S Convis, Toal to accept the proposal of the Housing Authority subject to inclusion of the recommendations of the Town Administrator in his memorandum of August 24th. Motion passed with three ayes. Councilmen Capurro and Reed absent.

8. INSTITUTE OF HUMAN RESOURCES LEASE PROPOSAL FOR PORTION OF MAIN BUILDING ISABEL COOK COMMUNITY CENTER

M/S Toal, Convis to authorize the Mayor to execute a lease for portions of the Isabel Cook Community Center with the Institute of Human Resources when timely to do so, with the further understanding that occupancy may commence September 1, 1979 provided all lease conditions are met. Motion passed with three ayes. Councilmen Capurro and Reed absent.

10. DIRECTOR OF PUBLIC WORKS RECOMMENDING ELM TREE DEADWOODING PROGRAM AT PROPERTY OWNER COST

M/S Toal, Convis to confirm staff's proposed Elm Tree maintenance program in accordance with the provisions of the San Anselmo Municipal Code. Motion passed with three ayes. Councilmen Capurro and Reed absent.

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

Staff solicited Council direction in the establishment of regulations on conversion of rental units to condominiums, informing Council that there have been inquiries regarding such conversions.

M/S Convis, Toal to direct staff to prepare an ordinance prohibiting the conversion of rental units to condominiums for hearing by the Planning Commission on September 17, 1979. Ayes all present.

Councilman Convis relayed a complaint concerning the apparent use of a debris box for residential garbage disposal at 56 or 58 Tamalpais. Staff to investigate

12. CONSENT AGENDA

M/S Toal, Convis to pass consent agenda. Ayes all present.

- a. Approved minutes of meeting of August 14, 1979.
- b. Approved warrant register for 8/1-15, 1979.
- c. Adopted resolution No. 1805 authorizing Police Department participation in California Highway Patrol training programs.
- d. Adopted resolution No. 1806 accepting easement for pedestrian walkway between Brookside and Alderney.

ADJOURNED at 10:02 P.M. to regular meeting September 11, 1979.

Libby Hanson  
Deputy Town Clerk