

## Minutes of Regular Council Meeting May 25, 1982

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

2. OPEN TIME FOR PUBLIC DISCUSSION

Herman Kramer voiced his objection to Mill Valley comparisons in San Anselmo's proposed budget as not being applicable.

3. APPOINTMENTSa. Library Advisory Board

Toal nominated Ranauld Cockburn for reappointment. Nominations held open with appointment to be made at June 22nd meeting.

b. Ad-hoc Seminary-Community Advisory Committee

M/S Toal, Wooliever to appoint nine members to serve on an Advisory Committee to assist the Seminary to develop an acceptable Master Plan and to assist Town review thereof. Motion passed by unanimous vote.

M/S Toal, Wooliever that membership be composed of three members chosen by the Seminary, three members by the neighborhood and three members by the Council, and appointment be made at the June 1st adjourned Council meeting. Motion passed by unanimous vote.

4. RENT CONTROL AND RELATED QUESTIONS

Continued to June 22.

5. CONSIDERATION OF FORMAL ENDORSEMENT BY COUNCIL OF MEASURE 0

During discussion Council concensus accepted changes in wording of the presented resolution suggested by Toal - eliminate the phrase "...and validated by a series of independent reviews" in the second WHEREAS clause and the word "austere" in the fourth WHEREAS clause.

Thereafter M/S Ollinger, Wooliever to adopt Resolution No. 1901 supporting Measure "0" on the June 8, 1982 election ballot. Motion passed with four ayes, with Buckle abstaining on the basis that he is maintaining a neutral position on the issue and will be guided by the decision of the voters.

6. HILLSIDE DENSITY APPROACH, PLANNING COMMISSION RECOMMENDED STUDY PROCEDURE

Council received a recommended approach and scope of work outline via an initial committee and the Planning Commission.

Attention was called to Planning Commission recommendations added to those submitted by the Committee including expansion of the scope to include other than hillside parcels greater than one acre in size, and proposing that the Planning Commission as a group conduct the effort.

Bill Cordingley, representing SARF objected to assignment to the Planning Commission.

Buckle questioned lack of EIR recommendations in the procedure outline and stated he will not approve spending money for outside consultation.

Ollinger suggested the study should not be expanded beyond hillside parcels.

M/S Capurro, Buckle that we accept the document submitted by the Planning Commission and recommend that the first priority be hillside density, with the question of securing outside technical assistance held in abeyance pending financial decisions. Motion passed with five ayes.

Wooliever suggested that periodic reports on the study be given to the Council.

It was suggested that Ollinger serve as Planning Commission/Council liaison - Ollinger accepted.

Toal suggested that the Council should give the Planning Commission clear direction.

7. PLANNING DIRECTOR REPORT ON LAND EXCHANGE ADJACENT TO OAK SPRINGS AND THERESA DRIVE PROPOSED BY JAMSHEED

A consensus from the Council was sought on the possibility of ultimate approval of an exchange of 1.9 acres of Town-owned property for 3.8 acres of a prominent ridge lying within a proposed nine acre development to allow flexibility in the developer's plans.

Planning Commissioner Edwin Bergeson stated the Open Space Committee did not see any advantage to this exchange.

Residents of the neighborhood questioned the suitability of the proposed exchange portion for building sites, suggesting it could be an exchange of non-buildable for buildable property.

Councilmember Capurro stated he is against a land swap.

M/S Wooliever, Ollinger to table. Motion passed with four ayes, Capurro voting no.

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

Ollinger and Wooliever questioned Buckle voting as a member of the Priority Setting Committee at the Block Grant Hearing diverse to the direction of the Council majority. Buckle advised that it became a compromise situation.

Toal suggested that San Anselmo host the May, 1983 Redwood Empire Division of the League of California Cities meeting - will bring back to Council in December for commitment.

Toal requested an item on the next agenda to discuss the so-called "accepted, but not adopted density ordinance."

Toal requested a letter expressing appreciation to the Lions Club for the Spring Cleanup.

Buckle questioned status of recent outgoing Councilmember recognition.

9. ORDINANCE REVISING VARIANCE PROCEDURE

M/S Capurro, Toal to waive reading of ordinance. Motion passed with five ayes.

M/S Capurro, Toal to introduce an ordinance amending Title 10, Chapter 3, Article 21, Variances, of the San Anselmo Municipal Code, with understanding non-substantive language changes may be accommodated at next consideration. Motion passed by unanimous vote.

10. ORDINANCE REZONING CHERNEWOOD PROPERTY OFF WOODSIDE DRIVE FOR EIGHT SINGLE FAMILY DWELLINGS

M/S Toal, Ollinger to adopt Ordinance No. 824 changing the property classification from PPD R-1 to SPD for eight single family homes, A/P 5-300-15. Motion passed by unanimous vote.

11. ORDINANCE REPEALING TIME LIMIT/RENEWAL REQUIREMENT, SECOND UNIT USE PERMITS

M/S Toal, Ollinger to adopt Ordinance No. 825 repealing Section 10-6.502 of the San Anselmo Municipal Code - Duration of Second Unit Use Permits. Motion passed by unanimous vote.

12. NEIL BURTON REQUESTING PROCEEDINGS FOR INFORMATION ASSESSMENT FINANCING, NORTH GROVE HILL STREET IMPROVEMENTS

Mr. Burton is requesting that the Town advance the cost of the street improvements in the amount of \$8,295.00 to be reimbursed via assessment against property taxes on his three-parcel development over a period of 10 years. In view of the Town's current and continuing cash problem and consideration of precedent,

M/S Toal, Wooliever to table. Motion passed with four ayes, Ollinger abstaining.

13. CONSENT AGENDA

The Administrator requested an added item to proclaim the month of June "Creek Awareness Month".

Buckle requested item h be removed from the consent agenda for discussion.

M/S Toal, Capurro to pass Consent Agenda with the exception of item h and including added item. Motion passed by unanimous vote.

## Regular Meeting - May 25, 1982

- a. Approved minutes of meeting of May 11, 1982.
- b. Approved warrant register for 5/1-15/82.
- c. Accepted notice of completion, Millbrae/Westgate/Cypress improvements and adopted Resolution No. 1902 accepting into Town's street system.
- d. Authorized advertising for bids, Phase II, Isabel Cook Community Center remodeling.
- e. Authorized staff notify MMWD of interest in "Kite Hill" surplus tank site off Oak Springs Drive.
- f. Proclaim week of May 31 - June 4 as San Anselmo Volunteer Week.
- g. Adopted Resolution No. 1903, approving Marin Arts Council progress report.
- i. Continued Public Hearing Jamsheed/Oak Springs rezoning to July 13, 1982.
- j. Adopted Resolution No. 1904 authorizing application for local assistance grant under Roberti Z'berg Act and No. 1905 substituting Director of Public Works for Director of Parks & Recreation as Town Agent for filing grant applications.
- k. Authorized Mayor to sign Agreement for furnishing administrative and fiscal service to Ross Valley Fire Service.
- l. Proclaimed June as Creek Awareness Month.

M/S Toal, Wooliever to endorse County Assessor-Recorder's proposal for Neighborhood Appraisal Review Program. Motion passed with three ayes, Buckle and Toal voting no.

ADJOURNED at 11:30 P.M. to May 27th for special public hearing on budget.

LIBBY HANSON  
Secretary to Council