

TOWN OF SAN ANSELMO

Minutes of the Town Council Meeting of June 8, 1990

1. Mayor Chignell convened the special meeting at 8:00 a.m., with Councilmembers Colteaux, Kanis, Walsh and Zaharoff present.
2. PUBLIC HEARING ON EXTENSION OF INTERIM ORDINANCE NO. 903, ADOPTED ON JULY 25, 1989, AS AN URGENCY MEASURE, PROHIBITING THE FILING OF DEVELOPMENT APPLICATIONS LEADING TO THE ISSUANCE OF DEVELOPMENT PERMITS FOR THE CONSTRUCTION OF PROJECTS WHICH ARE CONSISTENT WITH THE ZONING ORDINANCE OF THE TOWN OF SAN ANSELMO BUT ARE INCONSISTENT WITH THE SAN ANSELMO GENERAL PLAN:
 - a. Report describing measures that have been taken to alleviate conditions which led to the adoption of Ordinance No. 903.

The Planning Commission, staff and a subcommittee of the Town Council have been meeting regularly to draft changes to the zoning ordinance that will bring it into compliance with the General Plan. Staff reported that the changes were expected to be completed within the next six months, but that it was an extensive review of the Town's most basic planning document and if it is done well, the entire community will benefit.

The property owners affected by the interim ordinance were primarily property owners of large hillside properties. Staff reported that automatic exceptions allowed under the ordinance that require applications to be processed according to R-1 H zoning had been granted, but that no one has applied for other exceptions or contested the interim ordinance since September, 1989.

M/S, Colteaux/Zaharoff, to approve and issue the report describing measures that have been taken to alleviate conditions which led to the adoption of Ordinance No. 903. Motion passed unanimously.

- b. Adoption of an interim ordinance extending interim Ordinance No. 903.

Staff reported that the ordinance could only be extended once, and only for a period of time up to one year. It was planned that the changes would be completed within six months, but there may be unforeseen delays.

The Council discussed the appropriate amount of time that the ordinance should be extended.

Zaharoff and Colteaux, the members of the Council subcommittee on the zoning ordinance changes, felt it was prudent to extend it for the full year, noting that it would be repealed upon passage of the zoning ordinance changes but could not be extended again if the zoning ordinance was not completed within six months. Possible consequences of a six month extension included the Town making hasty decisions at the last minute to make the six month deadline, or allowing the ordinance to lapse and defeating the purpose of having the interim ordinance.

Kanis expressed concern that a year extension would send a message to the community of lack of urgency on the changes. Colteaux said that those involved in the process were working in good faith to complete the ordinance changes as soon as possible. It was noted that this was the first comprehensive review of the zoning ordinance in 40 years, and if it is done well, the entire community will benefit.

Walsh said she did not support the interim ordinances, and that it was the responsibility of the Town to proceed with haste in the zoning changes.

M/S, Colteaux/Zaharoff, to extend the interim ordinance for 12 months. Motion failed by the following vote (4/5 vote required for adoption of an urgency ordinance):

AYES: Colteaux, Kanis, Zaharoff

NOES: Chignell, Walsh

M/S, Kanis/Colteaux, to adopt interim Ordinances No. 913, extending Ordinance No. 903, with an expiration date changed to March 8, 1991. Motion passed by the following vote:

AYES: Chignell, Colteaux, Kanis, Zaharoff

NOES: Walsh

3. TECHNICAL CORRECTION REGARDING COUNCIL APPROVAL OF REQUEST FROM THE CHAMBER OF COMMERCE TO CLOSE SAN ANSELMO AVENUE BETWEEN MARIPOSA AND TAMALPAIS FOR THE ART AND WINE FESTIVAL ON JUNE 23 AND 24.

The Council previously approved a request to close San Anselmo Avenue between Mariposa and Tunstead; however, the Chamber's letter should have requested closure between Mariposa and Tamalpais, the area of last year's street closure. Town Administrator Camuglia reported that there will be an evaluation of the street closure and other related issues following the festival. Kanis stated he would like to discuss the festival in the future.

M/S, Colteaux/Zaharoff, to amend the approval for the street closure for the Art and Wine Festival to allow closure on San Anselmo Avenue between Mariposa and Tamalpais. Motion passed unanimously.

4. ADJOURNMENT TO CLOSED SESSION REGARDING LABOR NEGOTIATIONS.

The Council adjourned at 8:25 a.m. to closed session, and thereafter adjourned at 8:50 a.m.

Beth Pollard