

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

2. OPEN TIME FOR PUBLIC DISCUSSION

None

3. PUBLIC HEARING: PROPOSED BALLOT MEASURE FOR SPECIAL TAX FOR PAY-AS-YOU GO FINANCING OF STORM DRAINAGE REHABILITATION AND IMPROVEMENTS

Public Hearing was opened with a presentation by Thomas Gaffney of Bartle Wells Associates of the proposed financing plan.

After public comment and Council discussion, the hearing was closed. Councilmembers agreed on the following changes in the ordinance as submitted: Section 8-5.04(c) to read - "Each commercial property shall be assigned one SDU for each fifteen hundred square feet of floor space." Section 8-5.04(d)(i) to read: "Each legal building site shall be assigned one-half SDU per acre." Section 8-5.10 "Operative Date" to read "..... shall only become operative if approved by two-thirds of the voters voting on a Town ballot measure on June 2, 1981 authorizing its adoption."

M/S Toal, Buckle to waive reading of ordinance as amended. Motion passed by unanimous vote.

M/S Buckle, Wooliever to introduce ordinance adding Chapter 5 to Title 8 of the San Anselmo Municipal Code Establishing a Special Tax for Storm Drainage Rehabilitation and Improvements as amended. Motion passed by unanimous vote. Councilmember Toal voting Aye on the basis of his approval of the over-all principle, stating he would have preferred modification of the assignment of SDU's.

M/S Toal, Convis to approve ballot measure wording. Motion passed by unanimous vote.

4. PUBLIC HEARING: REZONING OF ISABEL COOK COMMUNITY CENTER PROPERTY FOR HOUSING CONVERSION

Public Hearing was opened; no public input. Council considered Planning Commission recommendations, and

M/S Toal, Buckle to confirm Negative Declaration with adoption of the mitigating measures proposed by the Planning Commission. Motion passed by unanimous vote.

M/S Toal, Wooliever to waive reading of Ordinance. Passed unanimously.

M/S Toal, Convis to introduce an ordinance amending Ordinance No. 485 of the Town of San Anselmo by changing the property classification of the rear portion of A/P 6-032-15 to be developed by a lot split from R-1 to SPD for an 18 unit housing development for lower income families, elderly and handicapped persons. Motion passed by unanimous vote.

5. APPEAL BY BETTY KAPLUN FROM PLANNING COMMISSION DENIAL OF USE PERMIT FOR EXISTING SECOND UNIT, 19 CAROLINA AVE.

Appellant was not present and this appeal was presented by her attorney, Alice Palmer Thomas. T. J. Robbins informed Council of the history, commencing with the conversion of the existing garage without a building permit in 1971, which has been periodically rented as a separate living unit. Mrs. Kaplun is now applying for a use permit for an existing residential second unit, which could be allowed under recently revised neighborhood density regulations.

Neighborhood residents presented a petition and voiced objections to the granting of the use permit on grounds of noise, traffic, parking, overloading of public facilities, deed restrictions, and legalization of a situation that the property owner has abused for some years.

Ms. Thomas suggested that the neighborhood opposition was based on personalities rather than on the merits of the situation - claiming that there is sufficient off-street parking and that Mrs. Kaplan will stipulate that the unit will be rented to only one person.

The Town Attorney called attention to the fact that the Planning Commission

in denying the use permit on the grounds that it will be a detriment to the neighborhood did not specify the detriment and suggested that the Council should make such a finding if it upholds the Planning Commission denial.

M/S Buckle, Wooliever to deny the appeal on the grounds that the granting of a use permit for a second unit at 19 Carolina Avenue would be a detriment to the neighborhood in that there is not sufficient legal off-street, non-tandem parking area available. Motion passed with four Ayes, Councilmember Convis voting No.

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

Councilmember Toal requested that commencing with the first meeting in March, one Council agenda each month carry an item for progress report on updating of the General Plan.

Councilmember Wooliever called attention to Fairfax Mayor Willmann's letter just received thanking the Council for its support of the automatic fire response agreement - suggesting she be authorized to respond conveying willingness to continue discussion of cooperation on mutual interests.

Councilmember Toal complimented the Administrator on his letter to the Ross Valley Reporter on the correction of a statement attributed to him on the San Francisco Blvd. annexation matter and the Director of Public Works on his letter to Siegfried Pfenndt on the Indian Hills development situation.

Mayor Capurro complimented the Director of Public Works on the speed of the work to reopen the Creek Park footbridge.

7. CONSENT AGENDA

M/S Toal, Buckle to pass consent agenda. Passed unanimously.

a. Approved minutes of meetings of January 27 and February 3, 1981.

b. Approved warrant register of 1/16-31/81.

c. Reapproved distribution procedure for 1980 Parklands Bond Issue funds.

d. Directed Park & Recreation Department and Commission to develop prioritized park needs list per criteria set in (c) above, for Council review March 10, 1981.

e. Adopted Resolution No. 1860 authorizing application for funds under Transportation Development Act, Article III (Brookside-Alderney Walk).

ADJOURNED at 11:10 P.M. to regular meeting February 24, 1981.

LIBBY HANSON
Secretary