

## MINUTES OF REGULAR TOWN COUNCIL MEETING - NOVEMBER 24, 1981

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

2. OPEN TIME FOR PUBLIC DISCUSSION

None

3. APPOINTMENTS

a. Open Space Committee. Carroll Smith, Helen G. Curtis, Kenneth R. Meyer, Edwin B. Bergeson, Karen Garrett, Laura J. Ginsberg, Randy Heuback, Gay Kagy and Jonathan Braun submitted applications.

It was the concensus of the Council that a nine-member committee is a desirable number and the aforementioned applicants were appointed - it being understood that no additional appointments will be made to the Committee except for replacement for a vacancy. The Committee will be charged with exploring means of financing acquisition of open space and identification of parcels desirable for acquisition.

b. Park & Recreation Commission. Announcement was made of the resignation of William Donnelly and applications are open for appointment to the balance of a term to July, 1982.

c. Board of Review. Councilmember Toal nominated Attilio Segale for reappointment to a term commencing December 15, 1981. Appointment to be made December 8.

4. HOUSING ELEMENT - SEDWAY DRAFT OF NOVEMBER 6

The Administrator summarized the discussion at the Planning Commission meeting November 23, and cautioned against attempts to raise diversionary issues as to extent of environmental review, public participation, etc. by those seeking to use the Housing Element as an instrument for forcing hillside density. He suggested the Council go page by page, hearing first from the Consultant as to changes suggested November 23 which she deems constructive, then from the public, then to the Council for decision.

Council reviewed the draft element page by page, approving by concensus the following amendments:

- Page 1: Strike from subparagraph A the words "including those of senior citizens." Add at the end of subparagraph E "with extensive citizen participation at every stage."
- Page 2: First paragraph - change "city and county" to "locality".  
Third paragraph - reword last sentence to read: "HCD extended this deadline for communities which had submitted housing elements in time for a 90-day State review period and which subsequently did not receive State comments in time for revisions and adoption before the October 1 deadline. San Anselmo has adopted this Element in conformance with the 1977 Guidelines within the extension time frame."
- Page 5: Reword subparagraph 5 of the first paragraph to read: "Encourage extensive citizen participation in the Town's housing program."
- Page 8: Eliminate the words "Close-in" from the descriptive title of Program 1.3.2
- Page 10: Delete last sentence of first paragraph.  
Change "eight" to "ten" in the last sentence of Policy 2.2.  
Change "are" to "will" in subparagraph (b) of Policy 2.2.
- Page 11: Add as second sentence to Policy 2.5: "The Town was the first to adopt an ordinance legalizing such second units."
- Page 13: Reword introductory to Policy 4.1 to read: "The Town will take...."  
Add to Policy 5.1: "....to receive public comment and....."
- Page 14: First paragraph: change "1939" to "World War II".
- Pages 14, 17, 27, 28, etc. Per revised 1980 census release, change population to 12,053 and unit count to 5,285.
- Page 15: Strike the words in the last sentence of paragraph 2 "one would expect the 1980 distribution to be roughly similar to the 1970 distribution shown below."

- Page 20: Insert the word "Present" in front of "Housing needs..." in the first sentence.
- Page 26: Insert introductory words in third paragraph "Based on building inspections...."
- Page 30: Add data on San Rafael employment growth.
- Page 36: Add the following paragraph:

"ENVIRONMENTAL CONSTRAINTS

San Anselmo's topography consists of ridges, slopes and narrow alleys. As stated throughout this Element, almost all land readily suited for development has been utilized. Remaining parcels may be subject to physical environmental constraints related to soil stability and drainage.

An additional environmental constraint is traffic capacity on public streets. Environmental Impact Reports for three recently proposed developments cite the 'exceedence of local capacity conditions' for Sir Francis Drake Blvd., the main east-west arterial serving San Anselmo and the Upper Ross Valley."

- Page 37: Paragraph 2 changed to read "Analysis of vacant sites for consideration as potential sites..."

Paragraph 4 - change "24-60" to "36-60"

Add following: (Willow Glen) "This site is currently zoned PPD R-3 & R-1."  
 (Sunny Hills) "This site is currently zoned PPD R-1."  
 (Shaw Drive) "This site is currently zoned PPD R-1."  
 (Lincoln Ave.) "This site is currently zoned commercial."

- Page 38: Second paragraph (Sorich Park) - change "20-50" to "36-60".

Add paragraphs 3 & 4:

"° Pine Street Lot - approximately one-half acre owned by the Town now used as a public parking lot might be developed into 8-10 small apartment units (within the air rights). This site is in San Anselmo's Central Business District and is currently zoned commercial."

"° Magnolia Street Lot - Approximately one-quarter acre owned by the Town now used as a public parking lot might be developed into 4 - 5 small apartment units (within the air rights). This site is in San Anselmo's Central Business District and is currently zoned commercial."

In the 1st sentence of last paragraph, change word "useless" to "academic".

- Page 39: Revise upward "Construction Costs" (after consultation with Builder's Exchange).

- Page 42: Change the word "low" in third sentence of 1st paragraph to "high".

Rewrite last sentence to read: "Geological instability, inaccessibility, inadequate street capacity, drainage and other public safety factors on hill-sides preclude densities high enough for multi-unit housing affordable for low and moderate income households."

In second paragraph, insert word "costly" following the word "cumbersome" in the second sentence.

In the next to last sentence, change the word "eliminate" to "review".

- Page 44: Paragraph 1 - add statement regarding processing time for Isabel Cook subsidized housing.

- Page 47: Table 13 - Item 5 - increase square footage to 1700 sq. ft. and change totals.

- Page 48: Change "15% developer profit" to "15% Developer Overhead and Profit."

- Page 51: Table at bottom of page: Change Sunnyhills to 36-60  
 Change Sorich Park to 36-60  
 Add Pine St. Lot 8-10  
 Add Magnolia Lot 4-5

Page 54: Table 15 - Revise totals to reflect changes on page 51.

Hearing was opened for public comment:

Planning Commissioner Ollinger suggested that the consultant's "issues paper" should be included in the legal requirements section - reference will be made in citizen's participation section.

Randy Heuback questioned definition of "unit" as used in the Element - Sedway will furnish.

Peter Fraser: requested addition of "economic status" to subparagraph 4 of Objectives, Policies and Programs (no Council consensus to include); suggested changing the word "parcels" to "lots" in the last sentence of Program 1.3.1 (Council agreed to change).

Randy Heuback and Ken Meyer questioned the density bonus formula as recited in subparagraph (c) of Policy 2.2, page 10. Sedway will furnish example.

Peter Fraser suggested that an inventory should be made as to the possibility of inclusionary units.

Carl Baumsteiger suggested the addition of Objective 6 on page 13 "to provide for development of market rate housing", with addition of Policy 6.1: "The Town will take Steps to facilitate the development of market rate housing and Program 6.1.1 - Site Inventory - The Town will provide an inventory of suitable sites and appropriate zoning for the development of market rate housing (See Tables 16-19)."

Sedway suggested that this objective is not appropriate for the Element as the State is looking to the public sector to provide low and moderate income housing on the basis that market rate housing is taken care of in the private sector and there is reference to the balance of undeveloped land on page 42 of the Element.

A majority consensus of Council approved inclusion of the suggested Objective, with following Program and Policy.

Randy Heuback suggested that the Element should contain some reference to a future density ordinance with the stipulation that the Housing Element will be subordinated to the density ordinance.

Larry Stack suggested that "visual impact" be added to constraints enumerated on page 36. Bill Cordingly suggested that this would be a proper inclusion in some other element. Planning Commissioner Ollinger suggested that "narrow roads" be included under "Environmental Constraints." Council consensus agreed to include "preservation of ridgetops."

Carl Baumsteiger suggested deletion of the sentence in the added paragraph on "Environmental Constraints" reading "As stated throughout this Element, almost all land readily suited for development has been utilized." Council did not agree.

Christine Heuback questioned the inclusion of Pine Street and Magnolia parking lots for conversion to housing. She was assured that this does not imply elimination of the parking lot use.

Jerome Draper questioned deed restrictions on housing conversion in Sorich Park. He was assured there are none.

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

None

#### 6. CONSENT AGENDA

M/S Capurro, Buckle to pass consent agenda. Passed with five ayes.

- a. Approved minutes of meetings of November 10 and November 16, 1981.
- b. Approved warrant register for 11/1-15/81.
- c. Authorized release of \$4,474 budgeted for Major Crimes Task Force, for temporary continuation.
- d. Authorized transfer of \$5,510 from reserve for contingencies to Account 481-20A for emergency repairs to Recreation Center heating system.
- e. Authorized the Mayor to sign thank you letter to Trout Unlimited for erosion protection work, Saunders Ave. Bridge.
- f. Agreed to judge merchant's annual Christmas window decoration contest.
- g. Accepted, for consideration at joint public hearing December 7, draft joint powers agreement, Fairfax-San Anselmo Fire Department merger.

h. Authorize communication to Senators Keene & Marks and Assemblyman Filante opposing SB 999 which would preempt local prohibition of sale of fireworks.

ADJOURNED at 11:43 to Special Meeting December 1st for public hearing and final action on Housing Element.

LIBBY HANSON  
Secretary