

The special meeting of the San Anselmo Planning Commission was called to order on November 30, 1981, at 8:00 p.m. by Chairman Ollinger in the Town Hall Council Chamber. Alan Bruce, Hadden Roth and T. J. Robbins present.

1. ROLL CALL

Commissioners Present: Harle, Hayes, McPeak, Ollinger, Peterson, Signorelli  
Commissioners Absent: Ragan

2. Final Review of Draft Housing Element of the General Plan and the Environmental Negative Declaration.

Lynn Sedway and Katie Crecelius of Lynn Sedway & Associates present.

Ms. Crecelius noted a correction to be made on Page 58, last paragraph, change ". . . six lengthy public hearings . . ." to ". . . five lengthy public hearings . . ." and suggested replacing the first sentence of the first paragraph on Page 15, to read, "Depending on densities used for remaining vacant sites, San Anselmo's total number of units will increase only three to six percent to reach buildout (maximum residential development)."

Commissioner Ollinger had the Commission go through each page of the Element and asked for public input.

Page 2, last paragraph, second sentence, typo, change to "review" -- Commissioner Hayes. Commission agreed.

Page 4, second paragraph, Peter Fraser, 100 Oak Knoll Drive, questioned if the statement is true. Commission agreed to delete ". . . is consistent with new statutory requirements and . . ." as they felt there are two points of view and the statement isn't necessary.

Page 5, Commissioner Peterson asked that Objective 5 read, "Provide for the development of market rate housing in San Anselmo" (as shown on Page 13, and the present Objective 5 be changed to Objective 6. Commission agreed.

Page 8, last paragraph, second sentence, change to read, "The Town will thoroughly analyze possibilities for multi-unit housing offered by sites privately owned or owned by the Town although very little such vacant or underdeveloped land is available in San Anselmo." Commission agreed.

Page 10, Inclusionary Zoning section, Commissioner Peterson questioned the number of units that might result from inclusionary zoning. Ms. Crecelius stated that number is not available.

Page 12, Second Units section, Commissioner Hayes suggested changing the first sentence to read, ". . . (In 1976, the Town . . ." became the first . . ." Commission agreed.

Page 13, Program 5.1.1, Bill Cordingley, 10 Elkhorn Way, questioned the use of the words "suitable" and "appropriate." Jonathon Braun, 479 Scenic Avenue, suggested removing those words as they are debatable. Hadden Roth referred the Commission to Table IV in Appendix E, stating the density figures should be removed or it could mean a change in the environmental determination. Commissioner Hayes suggested in reference to the Density Ordinance that it be stated there was considerable discussion around densities. Commissioner Peterson suggested Objective 5 state the Citizens' Committee (Density Ordinance) has prepared an inventory of sites the Town has determined not suitable for low and moderate income housing.

There was considerable discussion of Inclusionary Zoning and its legality. Ms. Sedway pointed out that the Town will offer Inclusionary Zoning and in-lieu fees at the developer's choice. Commissioner Peterson suggested adding to Policy 5.1, ". . . housing by providing specific zoning for undeveloped parcels." Mr. Baumsteiger disagreed with Mr. Bruce's proposed Objective 6, Policy 6.1 and Program 6.1.1, as he feels the preservation of ridgetops is a political concern, not an environmental constraint, and there is no mention of the tables (prepared by the Citizens' Committee). Bill Cordingley and Commissioner Harle expressed agreement with Mr. Bruce's proposal.

The Commission agreed to change Objective 5 on Page 13 to read, "Make appropriate provision for development of new market rate housing on remaining useable sites" and to delete "suitable" from Program 5.1.1 on Page 13, and Policy 5.1, to add, ". . . to facilitate appropriate development of market rate housing."

Page 15, regarding Ms. Crecelius' earlier suggestion, Mr. Fraser questioned the "three to six percent" figure as the Town has no idea of the number of units that will be netted. Ms. Sedway said the statement is basically to let the State know the situation San Anselmo is in in terms of future development; she suggested inserting "approximately" before the "three to six percent" figure on Page 15. Ms. Sedway noted her "94 percent" figure was excerpted from the County Housing Element. The Commission agreed to change the first sentence of the first paragraph on Page 15 to read, "According to the 1979 Marin County Housing Element San Anselmo has reached approximately 94 percent buildout." and delete Footnote 1 at the bottom of the page.

It was agreed to change the 1980 unit count on Page 15, third paragraph, to "5,285" to reflect the latest information from the United States Census Bureau.

Page 21, last sentence, Mr. Mayer questioned the significance between the 131 percent for San Anselmo and 126 percent for Marin County average and the Commission agreed to change the word, "outpaced" to "paralleled."

Commissioner Peterson again requested that on Page 23, between Paragraphs 1 and 2, it be added, "Potential first time buyers currently occupy rental units which would be free for occupancy by other renters as purchasing opportunities were available. Also, elderly home owners might move to multi-unit developments (developed specifically for elderly) which would free their homes to these first time buyers." He further suggested that one or two of the six possible developments listed on Pages 39 and 40 be made available for the elderly. Ms. Sedway pointed out that homes vacated by elderly may not be available to first time buyers, and when looking at sites for elderly it is important to look at the proximity to shopping.

Page 31, it was agreed to insert the San Rafael figures.

Page 37, third paragraph, Jerry Mayer asked that the following be added: "The Town is in no financial position to alleviate the current traffic situation on Sir Francis Drake Boulevard. If, in effect, it is ever widened in all likelihood it will take housing away from the Town." Commission agreed.

Page 37, last sentence, change ". . . also reached . . ." to ". . . exceeded . . ." Commission agreed.

Carl Baumsteiger suggested on Page 37, first sentence of the second paragraph, change ". . . almost all land . . ." to ". . . most land . . ." and the second paragraph, last sentence, ridgetops should not be included in this statement as they are a political, rather than environmental, concern.

The Commission agreed per Mr. Bruce's advice that the word, "physical", can be deleted in the third sentence of the second paragraph.

The Commission agreed per Commissioner Peterson's suggestion that the last sentence of the second paragraph on Page 37 be changed to read, ". . . drainage and aesthetics of construction on ridgetops."

There was considerable discussion regarding the six possible projects discussed on Pages 39 and 40. Commissioner Signorelli stated that to include Willow Glen is inappropriate; Sunny Hills lower slopes - he spoke to Donna Graham in the office and she was astonished there is any such proposal and asked why they were not informed; Shaw Drive - possibility although he is not sure about the numbers; Lincoln Avenue - he spoke to Rich Dondero of the garbage company who told him the property is not for sale; Sorich Park - the neighbors

have no credence with the Town as they feel the Town ignores them. He agrees with Mr. Davison that the area should be left for the corporation yard. Commissioner Signorelli concluded that these numbers are only window dressing and lack a good faith diligent effort required by the 1977 Guidelines.

Mr. Bruce responded, stating these are only possible projects for consideration. He noted the Council agreed to leave in the Sorich Park area even though Mr. Davison did not recommend. In response to Commissioners Peterson and Signorelli, Mr. Bruce said if, in the future, something conceptual begins to get worked out then the Town will approach the neighbors and property owners. At this point, however, there has not been that contact as the projects are only possibilities.

Motion, McPeak, that on Page 39 and 40, it be amended to read, "The Sunnyhills lower slopes and Lincoln Avenue legal owners are not considering low and moderate units at this time; the Shaw Drive area is the owner's position is unknown; and the Sorich area will require further hearings and neighborhood input.

Ms. Sedway said she would not consider the Element going to the State with her name if such a motion is carried as those so called positions of the property owners is not valid at this time as no specific proposals have yet been made.

Commissioner Hayes suggested on Page 38, end of paragraph, add, "These densities are computed based on the 12 to 20 units per acre which are designated elsewhere in the General Plan being appropriate for mixed predominantly multi-residential land use.

Commissioner Peterson suggested his table which shows the time lags in the environmental review process be included on Page 46. Ms. Sedway suggested it read, "The Planning Commission is committed to reduction of any lag time in the environmental review process within the legal constraints." Commission agreed.

Mr. Fraser suggested Table 14 on Page 50 be more realistic; to which Ms. Sedway said it would be changed.

M/S Hayes, Harle, to recommend to the Town Council to accept the Negative Declaration as prepared by staff and dated November 5, 1981, for the Housing Element of the General Plan.

Motion carried: AYES: Harle, Hayes, McPeak, Ollinger, Signorelli  
NOES: Peterson

Commissioner Peterson feels the Negative Declaration is not adequate as the Housing Element refers to projects.

M/S Hayes, Harle, to recommend to the Town Council to approve the Housing Element of the Town of San Anselmo as prepared by Lynn Sedway & Associates dated November 25, 1981, and as amended by the Commission at this meeting.

Motion carried: AYES: Harle, Hayes, Ollinger, Signorelli  
NOES: McPeak, Peterson

It was announced that this item would be heard by the Town Council the following evening, December 1, 1981, at 8:00 p.m.

### 3. ADJOURNMENT

The special meeting of the San Anselmo Planning Commission was adjourned at 12:20 a.m. to the next regular meeting on December 7, 1981.

*Lisa Burghlin*

LISA BURGLIN  
PLANNING ASSISTANT