TOWN OF
SAN ANSELMO
EST. 1907

Hybrid In Person Meeting at the Town Council Chambers located at 525 San Anselmo Avenue or Via Zoom at: https://us02web.zoom.us/j/4152584636.

Planning Commission

Agenda

Monday, October 7, 2024 **7:00 PM**

1. CALL TO ORDER

Jennifer Asselstine, Chair
Peter Strauss, Vice-Chair
Tim Heiman
Kim Pipkin
Gary Smith
Tom Tunny
Zack Koblick de Leon

2. OPEN TIME FOR PUBLIC EXPRESSION

This is the time for members of the public to address the Planning Commission regarding items Not on the agenda.

3. PLANNING DIRECTORS REPORT

4. APPROVAL OF MINUTES

4.A September 16, 2024, Draft Planning Commission Minutes
September 16, 2024, Draft Minutes

5. PUBLIC HEARINGS

5.A Design Review and Variance at APN 006-041-13, Project No. PRO2023-0071. Design Review to allow for the construction of a new single-family residence and a Variance for a 2-foot reduction in the side property setback on a vacant lot on Park Drive (APN 006-041-13). The project is categorically exempt from review under the California Environmental Quality Act under a Class 3 categorical exemption for "New Construction or Conversion of Small Structures" and a Class 32 categorical exemption for "Infill Development Projects," pursuant to 14 CCR Section 15303 & 15332.
Staff Report
Attachment 1 - Resolution

Attachment 2 - Project Plans
Attachment 3 - Shade Study
Attachment 4 - Neighbor Notification
Attachment 5 - Staff Report from the April 15, 2024, Planning Commission Meeting
Attachment 6 - Minutes from the April 15, 2024, Planning Commission Meeting
Public Comment - Fee
Public Comment - Kavanaugh
Public Comment - Anselmo
Public Comment - Vaquera
Public Comment - Boehm

5.B Design Review and Variances at APN 007-251-05, Project No. PRO2024-0012. Design Review to allow for the reconstruction and addition of a 410-square-foot second-story deck, a Variance to allow construction within the required 8-foot setback from the side property lines, and a Variance to allow for the project to exceed the maximum lot coverage of the R-2 Zoning District at 183 Tunstead Avenue (APN 007-251-05). The project is categorically exempt from review under the California Environmental Quality Act under a Class 1 categorical exemption for "Existing Facilities," pursuant to 14 CCR Section 15301.
Staff Report
Staff Report - Updated
Attachment 1 - Resolution
Attachment 2 - Project Plans
Attachment 3 - Neighbor Acknowledgments

6. BUSINESS ITEM

6.A General Plan Update: Draft Vision Statement and Guiding Principles. The presentation and discussion about the General Plan Update is not a "project" under CEQA, as it does not involve activities with the potential for physical environmental changes, but the eventual adoption of the updated General Plan will require a Program Environmental Impact Report (EIR) to assess its impacts comprehensively.
Staff Report
Attachment 1 - Draft Vision Statement and Guiding Principles
Attachment 2 - San Anselmo Vision and Guiding Principles Revised by 9-12-24 GPAC Mtg
Attachment 3 - Stakeholder Meeting Summaries.pdf
Attachment 4 - Commission and Committee Meeting Summaries
Attachment 5 - Live on the Avenue Pop Up Feedback
Attachment 6 - 8-8-24 GPAC Meeting Brainstorming Notes
Attachment 7 - Matrix of GPAC Feedback on Framework
Attachment 8 - Online Survey Results
Attachment 9 - December 4, 2023 Planning Commission Item 6.A Staff Report

7. FUTURE AGENDA ITEMS AND PLANNING COMMISSIONER REPORTS

8. ADJOURN TO OCTOBER 21, 2024, REGULAR MEETING.

Any writings or documents provided to the Planning Commission regarding any item on this agenda after the distribution of the original packet will be made available for public inspection at the public counter at Town Hall located at 525 San Anselmo Avenue.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town staff at 415-258-4616. Notification at least 48 hours in advance will enable the Town to make reasonable accommodation to help ensure accessibility to this meeting.

Declaration of Posting
This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the Town of San Anselmo website. Under penalty of perjury, this Agenda was posted to the public at least 72 hours prior to the meeting.

MINUTES
TOWN OF SAN ANSELMO PLANNING COMMISSION
Monday, September 16, 2024
This meeting was conducted in person and via Zoom.

Commissioners Present:	Jennifer Asselstine (Chair) Kim Pipkin Gary Smith Peter Strauss Thomas Tunny
Commissioners Absent:	Tim Heiman Zack Koblick de Leon
Staff Present:	Planning Director Heidi Scoble Senior Planner Lindsey Klein Assistant Planner Jackson Dobronyi

1. Call to Order

Chair Asselstine opened the meeting at 7:00 p.m.

2. Open Time for Public Expression

Ms. Molly Wooliver had questions about construction hours. Planning Director Scoble asked Ms. Wooliver to contact staff in the Planning and Building Department.

Ms. Ann Wooliver, Alder Avenue, had a question about construction projects that take a long time to complete and expiration of permits. She stated there needs to be better oversight.

Planning Director Scoble stated she would forward the inquiry to the Public Works Director.

Mr. Gordon Selvets, Alder Avenue, discussed an ostentatious, huge building in his neighborhood, the removal of Heritage Oak trees, and the ingress and egress from Saunders Avenue to Alder Avenue.

3. Planning Directors Report

- Congratulations to Commissioners Tunny and Smith on being reappointed to the Commission.
- The Town has hired Ms. Bridget Wipfler as the Climate Action Coordinator and that she will begin in person on October 7, 2024.
- Senior Planner Klein gave an update on the General Plan process.

4. Approval of Minutes
   A. Approve minutes from the August 19, 2024, meetings.

M/s, Pipkin/Smith, motion to approve the August 19, 2024, minutes as corrected.
Ayes: Pipkin, Smith, Strauss, Chair Asselstine
Abstain: Tunny
Absent: Heiman, Koblick de Leon

5. Public Hearings

A. Demolition Permit, Grading Permit, and Design Review at 15 Yolanda Drive
Project No. PRO2023-0097. Demolition Permit to allow for demolition of the existing single-family dwelling and detached accessory structure, Grading Permit to allow for the movement of 230 cubic yards of soil, and Design Review to allow for the new construction of a two-story 3,457 square foot single-family dwelling, with attached two-car garage at 15 Yolanda Drive; (APN 007-043-13)
This project is categorically exempt from CEQA review under Section 15303(a)

Assistant Planner Dobronyi presented a staff report. There were no questions from the Commission.

Chair Asselstine opened the meeting to public comments.

Ms. Molly Wooliver made the following comments:
- The project is not in alignment with the rest of the neighborhood.
- The house should be moved back.
- She had questions about the process.

Ms. Ann Wooliver made the following comments:
- She had a question about holding a Town meeting with greater participation.
- She asked about the notification process.

Chair Asselstine closed the meeting to public comments.

Commissioner Tunny provided the following comments:
- He asked about his ability to vote having missed the last meeting.
- He asked if the motion would pass with a majority of votes.

M/s, Smith/Strauss, motion to adopt the Resolution as presented by the Planning Department staff. approving Project No.PRO2023-0097, 15 Yolanda Drive.
Ayes: Smith, Strauss, Tunny
Noes: Pipkin, Chair Asselstine
Absent: Heiman, Koblick de Leon

Chair Asselstine stated there is a 10-day appeal period.

6. Business Items

A. Study Session for the Conceptual Project at 176 Oak Ave. (APN 007-231-44)

Assistant Planner Dobronyi presented a staff report and a PowerPoint presentation. Staff answered questions from the Commission regarding the square footage of the existing residence and the lot size; the height of the structure minus the roof structure and the elevator; how height is calculated on a slope; if the parking regulations tie into the number of bedrooms; the parking requirements for this site; if any of the proposed parking spaces require a Variance; if the main residence and ADU (attached to the main structure) roof heights could be the same; height limits for this site; approval of minor exceptions; if there are a maximum number of parking spaces allowed; if the road would be widened.

Chair Asselstine opened the meeting to public comments.

Mr. Alex Hecker, AWH Architects, made the following comments:

- He gave a PowerPoint presentation that included the following: 1) Project Description; 2) Conditional Use Permit; Design Session: ADU + Carport; 3) San Anselmo Bald Hill Area; 4) Non-Traditional ADU Type; 5) Detached ADU Below Carport; 6) Complimentary Design; 7) Carport Vernacular; 8) Modern Carport; 9) Hillside Building Design; 10) Enhance Livability; 11) Enhance Parking; 12) Street Perspective; 13) Existing Primary Dwelling; 14) Exterior Material Pallet; 15) Natural Wood Siding; 16) Exterior Material Pallet; 17) Design for Durability; 18) Architectural Features; 19) Minimize Light Pollution; 20) Complimentary Uses; 21) Protect Heritage Trees.
- This is a challenging site, and he talked about the hardship.
- He discussed the driveway slope and the carport deck height.

The owner made the following comments:

- They are not building another house for their children.
- The parking is focused on their children and friends.
- The ADU is for their aging parents.

Tom and Marilyn Guerin, Echo Court, made the following comments:

- They live along the back side of the subject property.
- The project will impact them enormously.
- The light from the ADU would go directly into their backyard.
- The design is modern and would not blend in with the environment.
- They are concerned that the storage area or garage would be inhabited.

Mr. Hecker answered questions from the Commission regarding the hardship; how the project would comply in terms of the height limit; if there is flexibility in the floor heights; the size of the opening between the garage deck and the underside of the roof structure; if the ADU could be accessed from the main unit and elevator; if they have specified an elevator product; the design and slope of the butterfly roof; the location of the creek.

Chair Asselstine closed the meeting to public comments.

Commissioner Pipkin provided the following comments:

- She complimented the architect for the great presentation and drawings.
- She discussed the housing crisis.
- This is a beautiful structure.
- She was not sure about the hardship.

Commissioner Strauss provided the following comments:

- He appreciated the thorough presentation.
- The site is incredibly steep.
- The siting of the project is sensitive and makes sense.
- The strategy for the lift and stairs serves both residences.
- He hoped that story poles would be installed.
- He could support the style of the project.

Commissioner Smith provided the following comments:

- Matching roof heights might not be the best solution in terms of aesthetics.
- He would like the roof line brought closer to that of the existing structure.
- Most residential garages do not have an 11-foot clearance- it should be reduced.
- He asked for an aerial photograph.

- He understood the neighbor's concern about light pollution and privacy and asked the applicant to think about vegetative screening.

Commissioner Tunny provided the following comments:
- He agreed that the height of the carport roof should be looked at.
- He looks at this as a carport with a complying ADU tucked in underneath.
- He is concerned about the format of the meeting and is reluctant to discuss findings, etc.
- He likes the design.

Chair Asselstine provided the following comments:
- The impact of the existing house on 30 Echo is more significant than the impact from the proposed ADU based on Google maps.
- Privacy and light transference mitigations would come up during a conversation with neighbors.
- She suggested they proactively use landscaping to mitigate impacts.
- The site is very steep and very dense.
- The elevator as depicted on the front sheet indicates the need to bring the roof down.
- She likes the principal of "aging in place".
- She can appreciate that not everybody likes the aesthetics. She did not find it offensive.
- She would like to see the "bird's eye view".
- She asked them to think about the impact of the lighting from below.
- The discussion about ceiling heights is probably moot. There should be a discussion about the height of the carport roof.
- The back setback is well over twenty feet.
- She understood the need to move closer to the road.

Commissioner Pipkin provided the following comments:
- Fire sensitivity is a huge issue.
- A construction plan on that tight road will be important.

The Commission took a 5-minute break.

B. R-1 Zoning District Minimum Lot Size Requirements

Senior Planner Klein presented a staff report and a PowerPoint presentation. Staff answered questions from the Commission regarding whether establishing a 5,000 square foot minimum in the R-1 Zone would encourage or promote greater density; how many parcels could be subdivided if the changes were made; how this would affect the character of the Town; what is wrong with having legal non-conforming vs. legal conforming situations; the consequences of a decision on a specific property; what other jurisdictions are doing; what is the legal jeopardy of not up-zoning all the non-conforming sites so they align with the General Plan; the consequences of not aligning the General Plan Land Use Map and the Zoning Map; the Conservation areas; an EIR evaluation; using an EIR to measure the consequences and then mitigating undesirable circumstances; if the EIR process has started; how the GPAC will be involved; alternatives delineated in the EIR; if there is a deadline; project budget; if the SB 330 downzoning is per parcel or collective throughout the Town; if one parcel could be down-zoned while one is up-zoned resulting in no net loss.

Chair Asselstine opened the meeting to public comments.

There were no public comments.

Chair Asselstine closed the meeting to public comments.

Commissioner Smith provided the following comments:
- This represents a philosophy of the Town and should be addressed on a General Plan level.
- He suggested pushing all of the non-conforming locations into a higher density environment.
- Reducing density is a way of controlling growth and communities. This is in conflict with the objectives of the Housing Element.

Commissioner Pipkin provided the following comments:
- This is very complex.
- She wants to think of a solution for moving forward.
- There is a retrospective and futuristic element to this.

Commissioner Strauss provided the following comment:
- The general philosophy of lower density up high makes sense. It does not have to be anti-growth.

Chair Asselstine provided the following comments:
- She appreciated the maps- they are very helpful.
- The dilemma is due to historical land ownership not fitting with the vision for the future.
- She agreed with Commissioner Smith- this is a philosophical debate that would need community input.
- There could be another layer of zoning if they take transportation into account.
- She suggested performing a case study to see what this would mean in terms of services and infrastructure.
- She would like to continue the discussion regarding the 5,000 square foot minimum lot size in the R-1 parcels.

C. Adopt a Resolution to Establish a Policy Requiring Story Poles for Private Development and Approve a Policy Application Clarifying Story Pole Plan and Shadow Study Requirements for Planning Projects and an Example Shadow Study

Senior Planner Klein presented a staff report and a PowerPoint presentation. Staff answered questions from the Commission regarding whether large trees should be shown in a shadow study, if there is value in showing Heritage Trees.

Chair Asselstine opened the meeting to public comments.

There were no public comments.

Chair Asselstine closed the meeting to public comments.

Chair Asselstine provided the following comments:
- Trees change throughout the year and the design professionals could decide on whether or not to show them in a Shadow Study.
- The first bullet should specify “winter”, “spring/fall”, and “summer”.
- Each time and season should be its own drawing.
- The word “plot” in the third and fourth bullet should be changed to “illustrate”, “display”, or “exhibit”.

M/s, Tunny/Smith, motion to Adopt a Resolution to Establish a Policy Requiring Story Poles for Private Development and Approve a Policy Application Clarifying Story Pole Plan and Shadow Study Requirements for Planning Projects and an Example Shadow Study with the proposed changes.
Ayes: Pipkin, Strauss, Tunny, Smith, Chair Asselstine
Absent: Heiman, Koblick de Leon

7. Future Agenda Items and/or Commissioner Reports

There were no reports.

8. Adjournment- Chair Asselstine adjourned the meeting at 10:37 p.m. The next meeting is scheduled for Monday, October 7, 2024, at 7:00 p.m.

Respectfully submitted,

Toni DeFrancis,
Recording Secretary

TOWN OF SAN ANSELMO
PLANNING COMMISSION STAFF REPORT

For the meeting of October 7, 2024
Agenda Item 5.A

Date: October 7, 2024

To: Chair Asselstine and Members of the Planning Commission

From: Jackson Dobronyi**,** Assistant Planner

Subject: APN 006-041-13 (Park Drive), Project No. PRO2023-0071

Recommendation

The Planning Commission adopt a resolution to approve Project No. PRO2023-0071 for Design Review to allow for the new construction of a two-story 1,994 square foot single-family dwelling, with an attached one-car garage, and for a Variance to allow for twenty-four square feet of the dwelling to encroach two feet into the required 8-foot setback from the side property line, subject to the findings and conditions approval in this staff report.

Background Information:

On April 15, 2024, the San Anselmo Planning Commission conducted a public hearing for consideration of Design Review to allow for the new construction of a two-story 1,994 square foot single-family dwelling with an attached one-car garage and for a Variance to allow for twenty-four square feet of the dwelling to intrude two feet into the required 8-foot side property setback, allowing construction six feet from the side property line (see **Attachment 5**). At the meeting, the Commission reviewed the merits of the project and provided feedback to the applicant regarding access to light and air, mass and height, privacy, and compatibility with the surrounding neighborhood (see **Attachment 6**).

Since that meeting, the applicant has made the following revisions to the Project, to address these comments:

- Changed the orientation of the gable roof, decreased the slope of the roof, and lowered the second-story ceiling height from nine feet to eight feet. This would decrease the total height of the structure from 27’ 4” tall to 25’ 2” tall.
- Changed the orientation of much of the structure’s siding from vertical “board and batten” siding to horizontal “plank lap” siding.

- Added additional landscape screening, providing Bay Laurel trees and Angel Wing Jasmine shrubs along the rear and side property lines at the northeast corner of the lot.

Project Description:

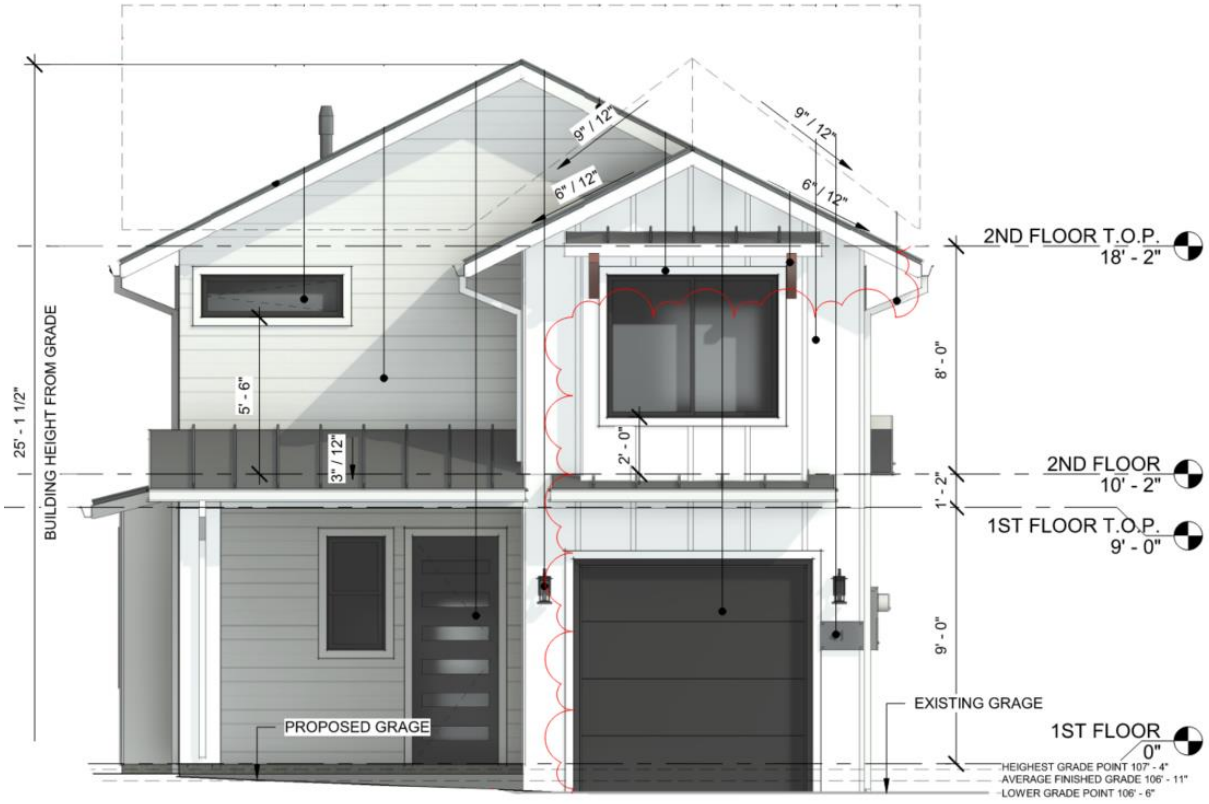
The Project would include all the following:

- Site grading of 62 cubic yards of excavation and 14 cubic yards of fill.
- Construction of a two-story, 1,994 square-foot, three-bedroom, two-and-a-half bathroom, single-family residence with attached one-car garage.
- Construction of a covered patio and outdoor barbecue area attached to the dwelling.
- Utilization of project materials and colors that include "arctic white" board and batten siding, "arctic white" horizontal plank lap siding, "graphite black" metal ribbed roofing, black-clad windows and doors, a black garage door, and black exterior lighting fixtures.
- Preserving the existing heritage tree on the project site and installing landscaping in the front yard and along the side and rear property lines. The proposed landscaping along the property lines includes Bay Laurel trees, Angel Wing Jasmine shrubs, and Skylark Ceanothus shrubs. (For the full Planting Schedule, see sheet A7 of the Project Plans (**Attachment 2**).

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Figure 1 – Proposed Revised Elevations

Front (Southwest) Elevation (with roof outline of previous design)



Rear (Northeast) Elevation



Side (Northwest) Elevation



Side (Southeast) Elevation



Figure 2 – Proposed Site Plan (No Change)

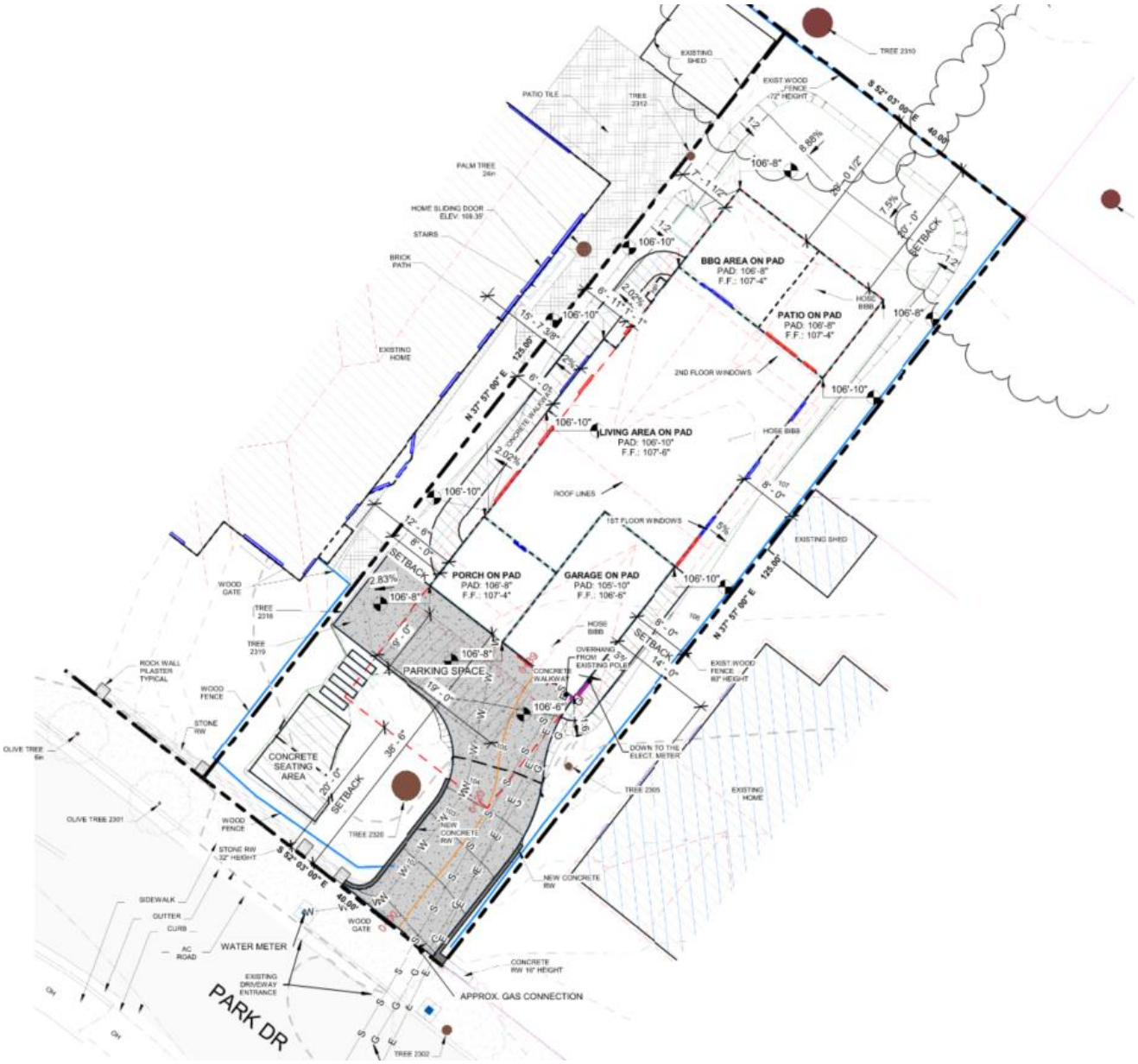


Figure 3 – Proposed Revised Landscaping Plan



KEY	SYMBOL	IMAGE	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH
S1			BLUE FLAX	LINUM LEWISII	2-3'	1'-2'
S2			DEERGRASS	MUHLENBERGIA RIGENS	3-5'	3'-4'
S3			STICKY MONKEY FLOWER	MIMULUS AURANTIACUS	3-4'	3'-4'
S4			ANGEL WING JASMINE	JASMINUM NITIDUM	10-15'	3'-4'
S5			NEW ZEALAND FLAX	PHORMIUM PINK STRIPE'	4-5'	4'-5'
S6			SKYLARK CEANOTHUS	CEANOTHUS THYRSIFLORUS	4-6'	5'-6'
S7			SEDGE	CAREX OSHIMENSIS	2-3'	1'-2'
S8			LANTANA	LANTANA CAMARA	6'	6'
T1			BAY LAUREL	LAURUS NOBILIS	15-40'	5-20'
T2			PEACH (LOW CHILL)	PRUNUS SPP EDIBLE	10-15'	10'

Staff Analysis and Discussion:

General Plan Consistency

The General Plan land use designation of the site is Single-Family Residential which allows detached single-family units at a density of 1 to 6 units per acre. To encourage the maintenance of existing structures and to prevent encroachment of higher-density development, this designation has been applied to the majority of existing single-family neighborhoods. This project proposes to develop a new 1,994-square-foot single-family dwelling consistent with this land use designation. Therefore, the project would also be consistent with the San Anselmo General Plan.

Lastly, the proposed project would be consistent with the goal and applicable policies identified below:

- Land Use Goal 3: New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.
- Land Use Policy 2.2: New development will be required to preserve some of the natural and cultural characteristics of their respective development sites.
- Land Use Policy 3.2: Single-family residential development is most appropriate within and adjacent to existing single-family areas and in areas easily served with water and sewer lines. Such areas should also serve as transition zones between mixed-density and very low-density areas.
- Land Use Policy 11.1: New development, including rehabilitation and expansion projects, shall be of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood.

Zoning Code Compliance

The project site is located within the Single-Family Residential District (R-1) Zoning District. The R-1 Zoning District is intended for the development of detached, single-family homes with allowable residential density ranging from one to six dwelling units per acre and is applied to established residential neighborhoods characterized by single-family detached residential units on conventional lots. As summarized in the Project Description section of this Staff Report, the scope of the project consists of the new construction of a 1,994-square-foot single-family dwelling on a vacant parcel, providing three bedrooms, two and a half bathrooms, and an attached one-car garage. Apart from the Variance discussed in this Staff Report, the project complies with the development standards of the R-1 Zoning District (including lot coverage, floor area, building height, stories, and parking regulations). Therefore, as discussed in the findings, staff suggest that the Project is consistent with the Zoning Ordinance.

Design Review

Pursuant to the San Anselmo Municipal Code Article 15, Design Review, Section 10-3.1501, Purpose and Intent, the purpose of Design Review is to minimize adverse effects of poor or inappropriate exterior design of improvements to real property by providing for the review of the design of certain buildings and improvements hereafter constructed in the Town. Appropriate design ensures that the project would be aesthetically compatible with adjacent property, would not create any adverse impacts on adjacent properties, such as unreasonable impacts to light, air, and/or privacy, and would not impair the comfort and well-being of the persons using such property. The intent of design review is to ensure the above adverse effects are eliminated or minimized through the imposition, if necessary, of conditions that cause the improvements to comply with the intent of this chapter.

As previously summarized in the Project Description, Design Review is required for the construction of the new dwelling. To approve or conditionally approve the Design Review, the Commission must make

the findings for Design Review in Section 10-3.1506 of the San Anselmo Municipal Code (SAMC) listed below in *italics*.

a) *Commercial, Professional, and Residential R-3 (four (4) or more units, churches, convalescent homes).*
   1) *Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;*
   2) *Provides for protection against noise, odors, and other factors which may make the environment less desirable;*
   3) *Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;*
   4) *Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;*
   5) *Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and*
   6) *Is consistent with the Town General Plan.*
b) *Residential R-1, R-2, and R-3 (three (3) or fewer units) sites below one hundred fifty (150) feet Mean Sea Level (flatland):*
   1) *Conformance to findings in Section 10-3.1506(a);*
   2) *Will not unreasonably impair access to light and air of structures on neighboring properties;*
   3) *Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights, and decks;*
   4) *Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and*
   5) *Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.*

Upon review of the Project, and as supported in Exhibit A, Findings, of the Resolution (see **Attachment 1**), staff suggest the requisite Design Review findings can be achieved as summarized below:

1. The Project would be functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area, as the Project would complement other single-family dwellings in the surrounding area.
2. The Project would provide protections against noise, odors, and other factors that may make the environment less desirable as the proposed outdoor barbeque and heat pump unit are designed to comply with the required property setbacks and the Town's Notice Ordinance decibel limits.
3. The Project would not cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area, as the Project would add property amenities to increase the functional value of the dwelling.
4. The Project would not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and would provide satisfactory access by emergency vehicles and personnel because the use as a single-family dwelling is consistent with the uses of surrounding parcels. During construction, the Project would be required to abide by a construction management plan approved by the Department of Public Works.
5. The Project would not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area, as the Project would be required to comply

with the current California Building Standards Codes, as well as the construction management plan.

6. The Project would be consistent with the General Plan related to density and use, as development is consistent with the Single-Family Residential Land use designation.
7. The Project would not unreasonably impair access to light and air of structures on neighboring properties, as the Project would conform with the maximum height requirements of the R-1 Zoning District. In addition, the Shade Study (see **Attachment 3)** demonstrates that the Project would only cast additional shadows on to 35 Park Drive cast during the mornings of darker months of the year, primality onto the roof of the structure, with minimal impacts to light and air access upon existing windows and the neighbor's rear yard.
8. The Project would not unreasonably affect the privacy of neighboring properties, as the proposed window and deck locations have been placed to minimize privacy concerns across property lines. Additionally, there is an existing fence running the perimeter of the Project site, with landscaping screening proposed along the perimeter of the lot, which would further reduce visibility across the property lines.
9. The Project would be of a bulk, mass, and design that complements the existing character of the surrounding neighborhood, as the Project's modern farmhouse design is compatible with the existing eclectic architectural styles of the neighborhood. In addition, the proposed articulation of the building design and orientation of the gable roof would reduce its mass when viewed from all sides.
10. The Project would not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and would not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood, as the Project would be required to comply with the current California Building Standards Codes and the construction management plan.

Variance

Pursuant to the San Anselmo Municipal Code Section 10-3.1401, Purpose and Intent, the purpose of a Variance is to allow for deviations from development standards set forth in the Development Standards Table, referred to as Table 4A, of the San Anselmo Municipal Code. Given the property characteristics, the project scope requires a Variance to allow for a 24-square-foot portion of the first floor to intrude into the northwest side setback by two feet, allowing construction six feet from the side property line.

To approve or conditionally approve the Variance, the Planning Commission must determine whether the project is in conformance with the required Variance Findings in Section 10-3.1405 of the San Anselmo Municipal Code (SAMC) below. Discussions for findings for approval of the Variance are found below.

(1) Due to special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the controlling zoning ordinance or regulation deprives the property of privileges enjoyed by other property in the vicinity and under an identical zoning classification, and the granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

(2) The granting of the variance, under the circumstances of the particular case, will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the

property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Upon review of the Project, and as supported in Exhibit A, Findings, of the Resolution (see **Attachment 1**), staff suggest the requisite Variance findings can be achieved as summarized below:

1. Due to the substandard lot size and average lot width of the property, the granting of the variance to intrude into the side setback would not be a grant of special privileges but rather provide parity with surrounding neighbors' developed parcels.
2. The project, including the granting of the variance, is required to meet current California Building and Fire codes, as well as abide by a Construction Management Plan. Therefore, the health and safety of people on the site and in the surrounding neighborhood would not be adversely affected.

CEQA Determination

The project is categorically exempt from the requirement for the preparation of environmental documents pursuant to Title 14 of the California Code of Regulations, Chapter 3, Article 19, Section 15303 under the Class 3 exemption for "New Construction or Conversion of Small Structures," and Section 15332 under the Class 32 categorical exemption for "Infill Development Projects". No exception set forth in Section 15300.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources (previously developed area, where no sensitive environmental conditions have been previously identified in the area); Subsection (b), which relates to cumulative impacts (developed neighborhood; each proposed project in the neighborhood would have a construction management plan reviewed by the Public Works Department); Subsection (c), which relates to unusual circumstances (the construction is in a previously disturbed are and the size of the proposed development and method of construction is not out of character with typical residential construction); or Subsection (f), which relates to historical resources.

Public Notice and Comments

A notice was mailed to all property owners within 300 feet of the site and posted in three places. Since the plans were revised, five public comments have been received, regarding the siting of the dwelling, and its relationship to trees on site, as well as privacy, number of stories, fire concerns, privacy concerns, mass, depreciation of the area, and concerns of public noticing.

Attachments

1. Resolution
2. Project Plans
3. Shade Study
4. Neighbor Notifications / Acknowledgment Forms
5. Staff Report for the April 15, 2024, Planning Commission Meeting
6. Minutes from the April 15, 2024, Planning Commission Meeting
7. Public Comment - Fee
8. Public Comment - Boehm
9. Public Comment - Vaquera
10. Public Comment - Anselmo
11. Public Comment - Kavanaugh

SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2024-XX

APPROVAL OF DESIGN REVIEW AND A VARIANCE TO ALLOW FOR THE NEW CONSTRUCTION OF A TWO-STORY 1,994 SQUARE FOOT SINGLE-FAMILY DWELLING, WITH AN ATTACHED ONE-CAR GARAGE, AND FOR RELIEF FROM THE EIGHT-FOOT SETBACK FROM THE SIDE PROPERTY LINE TO ALLOW CONSTRUCTION SIX FEET FROM THE SIDE PROPERTY LINE AT APN 006-041-13 ON PARK DRIVE. (PRO2023-0071)

WHEREAS, an application has been filed by the applicant, Eric Nuttall, on behalf of the property owner, Equity Smart Investments LP, requesting Planning Commission approval of Design Review and a Variance at APN 006-041-13 on Park Drive, (herein referred to as the "Project"); and

WHEREAS, the Project site has a Single-Family Residential (SF) General Plan land use designation, and it is zoned Single-Family Residential (R-1); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on October 7, 2024, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff reports as well as any and all oral and written testimony on the Project; and

WHEREAS, the Planning Commission has reviewed and considered the Project plans titled "41 Park Drive," drawn by Tangent Design & Engineering, and revised on June 27, 2024; and

WHEREAS, the Planning Commission finds that the Project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, approval of the Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 "New Construction or Conversion of Small Structures" and Section 15332 "Infill Development Projects." In addition, no exception set forth in Section 15300.2 of the CEQA Guidelines applies to the Project.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the Town of San Anselmo hereby incorporates the recitals above; makes the findings set forth in Exhibit "A" approving the Project described herein, subject to Conditions of Approval attached as Exhibit "B" as APN 006-041-13.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 7th day of October 2024, by the following vote:

AYES: Commissioner:
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner:

_____

Heidi Scoble, AICP
Secretary to the Planning Commission

EXHIBIT A

FINDINGS
APN 006-041-13

DESIGN REVIEW

In order to approve or conditionally approve Design Review, the Planning Commission must determine whether the Project is in conformance with the required Design Review Findings in Section 10-3.1506 of the San Anselmo Municipal Code (SAMC). The required finding is provided in *italics* below, followed by staff analysis required for said finding.

(1) Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;

The Project is designed to complement the surrounding area for the following reasons:

- There are many other two-story single-family dwellings in the surrounding neighborhood, including 26 Park Drive, 49 Park Drive, and 50 Park Drive.
- The Project will utilize materials and finishes including include "Arctic White" horizontal plank lap siding, "Arctic White" board and batten siding, "Graphite Black" metal ribbed roofing, black-clad window and doors, a black garage door, and black exterior lighting fixtures to develop the appearance of the site.
- The Project will install a variety of landscaping, including Bay Laurel trees, Angel Wing Jazmine shrubs, and Skylark Ceanothus shrubs, to blend the development with the natural vegetation and provide screening from adjacent neighbors.
- The Project is designed to comply with all R-1 Zoning District development standards, except for the 24-square-foot intrusion into the northwest side setback.
- The Project develops the site with a use consistent that of surrounding parcels.

Therefore, the Project will be functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area.

(2) Provides for protection against noise, odors, and other factors which may make the environment less desirable;

Although the Project includes an outdoor barbeque and heat pump unit, both are designed to comply with the required property setbacks. Additionally, all Project building materials are typical for residential construction and, when measured at the property line boundary, shall comply with Town Noise Ordinance decibel limits. Natural gas is typically odorless as well. Therefore, the Project is not anticipated to create any adverse impacts related to noise, odors, and other factors that will make the environment less desirable.

(3) Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;

The Project will construct a new residence that conforms with the current California Building Standards Code, modernizing the property and improving the site conditions. These enhancements to the property are anticipated to increase the functional value of the site, therefore supporting occupancy, investment, and orderly development in the surrounding area.

(4) Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;

The Project may result in short-term traffic impacts during construction. The Project is not anticipated to create any long-term impacts because the use as a single-family dwelling is consistent with the uses of surrounding parcels. Additionally, the dwelling will provide the required number of off-street parking spaces for a single-family home located below 150 feet Mean Sea Level elevation pursuant to the San Anselmo Parking Standards Table, Table 5A. As conditioned, a construction management plan is required to be provided and approved by the Department of Public Works before the issuance of any Grading or Building permit.

(5) Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area;

The Project, as conditioned, is required to comply with the current California Building Standards Code and California Fire Code at the time of building permit issuance. As previously discussed, a construction management plan and pre-construction meeting will also be required before the issuance of any demolition, grading or building permits to minimize construction impacts to the surrounding properties. Therefore, the Project will not adversely affect the health or safety of persons occupying the dwelling or located in the surrounding area.

(6) Is consistent with the Town General Plan;

As discussed in the staff report, the Project is consistent with the General Plan.

(7) Will not unreasonably impair access to light and air of structures on neighboring properties;

The Project is designed to conform with the maximum height and, apart from bump out requiring the Variance, the setback requirements of the R-1 Zoning District, and there are no neighboring dwellings within 20' of the front or rear of the Project site. Per the Shade Study (see **Attachment 3**), although the Project will cast shadows onto the neighboring structure at 35 Park Drive during the mornings of darker months, this additional shade will be cast primality onto the roof of the structure, with minimal impacts to light and air access upon existing windows and the neighbor's rear yard. Furthermore, existing dense vegetation on the Project site casts existing shadows onto 35 Park Drive. The removal of some trees during site development will increase access to light and air access at the rear part of the neighboring structure. Therefore, the Project is not anticipated to unreasonably impair access to light and air of structures on neighboring properties.

It should be noted that the Project site and 35 Park Drive share the same owner.

(8) Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;

The windows facing the side property have been placed to be offset from windows and doors on adjacent dwellings to minimize privacy concerns across property lines. The proposed deck at the rear of the property is similarly situated to reduce sight lines towards neighboring structures. Additionally, there is an existing fence running the perimeter of the Project site, with more perimeter landscaping

screening proposed, to further reduce visibility across the property lines. Furthermore, the adjacent neighbor at 45 Park Drive has provided a signed Neighborhood Acknowledgement Form (see **Attachment 4**) and has not provided any objections to the Project. Therefore, it is not anticipated that the Project will unreasonably affect the privacy of neighboring properties.

It should be noted that the Project site and 35 Park Drive share the same owner.

(9) Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and

The neighborhood has been developed with a variety of architectural styles, and there are many existing two-story dwellings in the surrounding area. The Project's modern farmhouse design is compatible with the eclectic character of the area. Additionally, the building's articulation, including the front stoop, decorative eaves, and gable roof, helps reduce the Project's bulk when viewed from all sides. Furthermore, the orientation of the gable roof was adjusted to reduce the building's mass of the Project when viewed from the closest neighbors across the side property lines. Therefore, the Project will be of a bulk, mass, and design that complements the existing character of the surrounding neighborhood.

(10) Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Prior to construction, the applicant must receive a Building permit from the Town of San Anselmo that requires all work to be performed will be in accordance with current California Building and Fire codes. The Project will result in a residence that is structurally and fire-safe, improving the health and safety of the site. Therefore, the Project is not anticipated to adversely affect the health or safety of persons in the neighborhood or will be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

VARIANCE

In order to approve or conditionally approve the Variance, the Planning Commission must determine whether the project is in conformance with the required Variance Findings in Section 10-3.1405 of the San Anselmo Municipal Code (SAMC). The required finding is provided in *italics* below, followed by staff analysis required for said finding.

(1) Due to special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the controlling zoning ordinance or regulation deprives the property of privileges enjoyed by other property in the vicinity and under an identical zoning classification, and the granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

The Development Standards Table, referred to as Table 4A in the San Anselmo Municipal Code (Section 10-3.402), requires 20-foot front, 8-foot interior side, and 20-foot rear setbacks from the property line for structures within the R-1 Zoning District. Additionally, the current R-1 Zoning regulations require a 7,500-square-foot minimum lot size and a 60-foot average lot width,

whereas the project site is only 5,000 square feet in size and is only 40 feet wide. While there are other substandard-sized lots in the vicinity, they were developed prior to the current 8-foot side setback regulations. The substandard width and size of this undeveloped property create a special circumstance that, under strict application of the zoning ordinance, would deprive it of the same development privileges enjoyed by neighboring properties under similar zoning conditions. Therefore, granting a Variance to allow an intrusion into the 8-foot side setback will not be a grant of special privileges but rather provide parity with surrounding neighbors.

(2) The granting of the variance, under the circumstances of the particular case, will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Staff suggests that this Variance does not affect the health or safety of anyone working or residing in the neighborhood, nor will it be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood. The 24-square-foot intrusion into the side setback is required to meet current California Building and Fire codes, as well as abide by the Construction Management Plan. Therefore, the health and safety of people on the site and in the surrounding neighborhood will not be adversely affected.

EXHIBIT B

CONDITIONS OF APPROVAL
APN 006-041-13

Project-Specific Conditions of Planning Approval

1. This approval authorizes Project PRO2023-0071, for Design Review and a Variance and to allow for the new construction of a two-story 1,994 square foot single-family dwelling, with an attached one-car garage, and to allow for twenty-four square feet of the dwelling to intrude two feet into the required 8-foot side property setback, allowing construction six feet from the side property line on Park Drive at APN 006-041-13.
2. The applicant is required to obtain a Building Permit. The Building Permit shall substantially conform to the plans on file with the Planning Department, titled "41 Park Drive," drawn by Tangent Design & Engineering, and revised on June 27, 2024.
3. Prior to the issuance of a Building Permit, the applicant shall demonstrate that the roof is Wildland Urban Interface (WUI) compliant.
4. Prior to the issuance of a Building Permit, the applicant shall demonstrate the Project's compliance with the Green Building requirements for Residential New Construction.
5. Prior to the issuance of a Building Permit, the applicant shall provide adequate information demonstrating the noise level of the heat pump, when measured at the property line boundary, complies with Town Noise Ordinance decibel limits.
6. Prior to the issuance of a Building Permit, provide a signed letter from the project arborist stating that a site inspection was completed and that the tree protection plan was installed, per all recommendations of the arborist report provided by California Tree and Landscape Consulting, Inc., dated July 12, 2023.
7. Prior to the issuance of a Building Permit, provide a Bioretention and drainage plan as a part of the Building Permit application, to be reviewed and by the Department of Public Works.
8. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Planning Commission approval. Plans submitted for the Building Permit shall reflect any modifications required by the Planning Commission and these conditions.
9. No changes from the approved plans, before or after the project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the project and will not extend the permitted construction period.

Standard Conditions of Planning Approval

1. All conditions of approval shall be included on the first sheet after the cover sheet of the construction drawings submitted for a Building Permit.
2. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be identical to those approved by the Planning Commission or Planning Director. <u>If any changes</u> are made to the approved plans, the applicant is responsible for

clearly identifying all such changes and reviewing them with the Planning Department prior to submitting for a Building Permit or a revision to the Building Permit. All changes made to the Design Review Plans approved by the Planning Commission / Planning Director and the Building Permit construction document submittal must be clearly highlighted with a "bubble" or "cloud" on plans and marked with a "Delta 'P'" at the time of initial Building Permit submittal. A list describing in detail all such changes shall be submitted and attached to the plans. Any changes that have not been clouded on the plans and noted in a transmittal memo and explicitly approved by staff are not approved. Construction, demolition, or grading that does not conform to the Planning Commission / Planning Director approval is not valid and shall be subject to stop work orders and may require removal.

3. Site landscaping shall be consistent with any approved landscape plan. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy and project final, whichever occurs first, except during the Water Shortage Emergency when Marin Water may require landscaping irrigated with potable water to be deferred until after the termination of the Water Shortage Emergency. During the Water Shortage Emergency, rehabilitated landscapes shall only be watered on days approved by Marin Water. Upon the request of an applicant to receive a Temporary Certificate of Occupancy or defer landscaping due to the drought, and at the discretion of the Planning Director, landscape installation may be guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements. As required by San Anselmo Municipal Code Section 10-3.604 "Landscape Maintenance," all landscaping shall be maintained in a healthy condition in accordance with approved landscaping plans.
4. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during construction, the public interest requires a modification or a departure from these accepted plans, the Town shall have the authority to require such modifications or departure and specify the way the same is to be done.
5. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding ("action") against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with attorneys of the Town's choice, with all attorney's fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

Planning Department Standard Conditions of Approval:

6. This approval shall be final either ten calendar days following the date of action by the Planning Commission or Town Council, whichever is last. This approval is effective from the date of final action and shall expire one year after approval should a license not be issued. The approval may be renewed once by the Planning Director for one year if the applicant submits a written statement to

the Planning Director showing good cause prior to expiration of the application.

7. Prior to issuance of a Building Permit, the applicants shall reimburse the Town for any known unpaid costs associated with the project, including work done by consultants and the Town Attorney. Prior to the project final the applicants shall reimburse the Town for any other unpaid costs associated with the project, including work done by consultants and the Town Attorney.
8. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Specification sheets for all exterior lighting shall be submitted as part of the Building Permit. Lighting shall be designed to focus the light onto only the areas necessary to be illuminated and minimize overflow of lighting off-site. Exterior lighting shall not include unnecessary illumination of buildings or site walls. Town staff will review compliance with this condition after installation of the lighting and reserves the right to require adjustment or elimination of lighting that violates this condition.
9. Approval of a Permit does not signify that the applicant has complied with the federal Americans with Disabilities Act of 1990.

Department of Public Works Standard Conditions of Approval:

10. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations, as necessary.
11. The project shall comply with the Town of San Anselmo Urban Runoff Pollution Prevention Ordinance. If the project paves or otherwise creates more than 150 square feet of impervious surface, a Flatwork Permit is required from the Public Works Department. In addition to the site design measures and Flatwork Permit required for small projects, new and redeveloped projects that create or replace more than 500 square feet of impervious surface may require bioretention or permanent stormwater controls designed to remove sediment and other pollutants and to mimic the pre-project site hydrology by controlling the flow rates and/or the volume of stormwater runoff from the project's added and/or replaced impervious surfaces and a Stormwater Control Plan (SCP) (San Anselmo Municipal Code Section 5-8.11).
12. Appropriate Best Management Practices (BMPs) shall be implemented to prevent the discharge of construction waste or contaminants from construction materials, tools, and equipment from entering storm drains or watercourses. Plans for adequate BMPs to be installed, implemented, and maintained during construction and after final stabilization shall be submitted with the Building Permit application. The combination of BMPs used, and their execution in the field, must be customized to each site using up-to-date standards and practices. The Town will provide references to current guidance manuals and BMP information on request. (San Anselmo Municipal Code Section 5-8.10)
13. Any improvements, public or private, damaged during construction shall be replaced by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalks, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Department of Public Works prior to the start of the project improvements to identify the extents and limits of replacement.

14. All construction materials, debris, and equipment shall be stored on site. If that is not physically possible, an Encroachment Permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. A minimum of 12' passable auto traffic clearance (paved travel way) shall always be maintained along the roadway. The placing of portable restroom facilities in the Town right-of-way will not be permitted unless there is not an appropriate location on the subject property and Public Works approves placement in the right of way.

15. If a permeable paving system is to be used as a part of the site development strategy, the analysis shall include but not be limited to the following:
    a. For drainage purposes, the underlying intent, either retention or detention, shall be fully quantified. If retention is to be used, a soils report, including percolation of the soils shall be submitted as a part of the plans. If detention is to be used, peak runoff quantities, storage capacity of the system, discharge rates, discharge points, impacts to existing facilities etc. shall be included. For small to medium projects, the Town and County prescriptive method outlined in the Homeowner's Guide to Stormwater Management may be used if approved by Public Works.
    b. The structural adequacy of the system that accommodates vehicle loading including emergency response vehicles (i.e., fire trucks) if the access to be designated for that purpose.
    c. Provisions for ongoing maintenance of the pavers shall be included in the submittal package.

16. Drainage improvements shall implement Low Impact Development standards, including but not limited to:
    a. No increase in stormwater runoff as compared to existing conditions.
    b. Maintain natural drainage patterns.
    c. No concentration of flows, allowing drainage to flow naturally and to percolate and mimic existing and sheet flow conditions.
    d. Rock rip-rap outfalls shall be located as far from property lines as possible and shall be designed to mimic existing drainage conditions (i.e., sheet flow, velocity dissipater, etc.)
    e. All stormwater runoff lines (such as building downspout lines, landscape drain lines, etc.) must be discharged in a manner that conforms to the current stormwater discharge practices in Marin County and as outlined in the Town's Homeowner's Guide to Stormwater Management on the Town website.

17. A Construction Management Plan (CMP) shall be submitted to the Town as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans. This plan shall be a binding document. Failure to adhere to the plan may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the Town and may be posted on the Town's website. This plan shall be updated as project conditions warrant. Updates to the plan shall be provided to the Town for review and approval. The CMP shall include but not be limited to:
    a. Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates).
    b. A video of the right of way in front of and adjacent to the property and the haul route as required by Public Works before any work commences.
    c. Construction Hours-Construction hours may be changed before or during construction as needed and determined by Public Works.

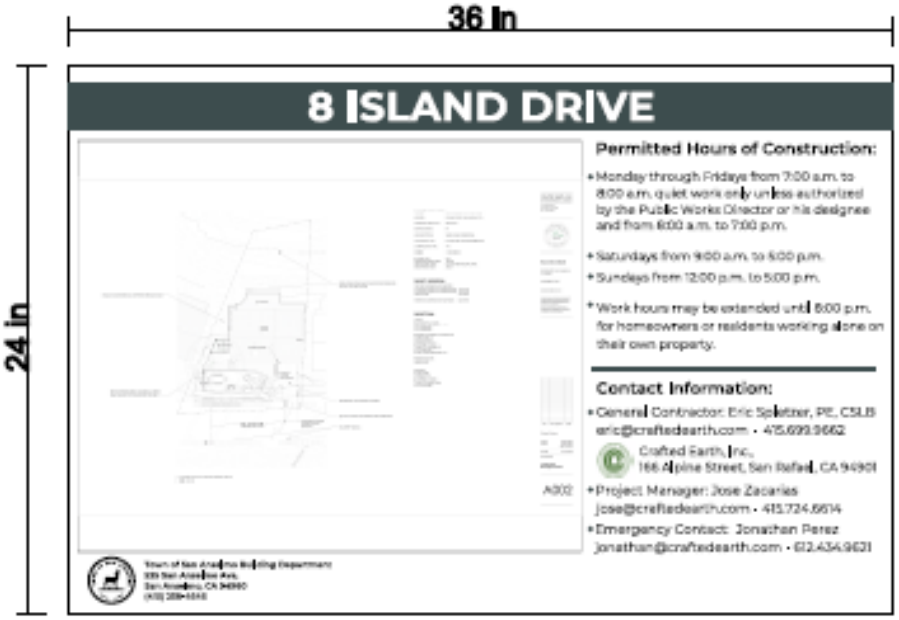
d. Construction Waste Management Plan
e. Staging/storage type and location
f. Travel routes and turn-around locations
g. Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
h. Worker auto parking space locations/construction parking
i. Phasing (if applicable)
j. If construction improvements are in areas of steep slopes, the Contractor shall provide safe temporary hard surface stair access to the improvements. This access shall be shown on the CMP.

The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e., using the same streets for access) with a significant number of simultaneous construction projects.

Delivery times shall be determined at the time of Building Permit review and included on the Construction Management Plan sign.

Prior to issuance of a Building Permit, the applicant shall post a sign during construction in a location clearly readable from the public right of way, substantially in the same format as the image below. When approving the Construction Management Plan, the Department of Building or Public Works may require the plan to be incorporated on the sign.

The sign shall include the following information:
a. Address of the project site.
b. Permitted hours of construction and of deliveries/off-haul.
c. Name, e-mail address and direct phone number of the General Contractor.
d. Name, e-mail address and direct phone number of the person responsible for managing the project.
e. Name and direct phone number of the party to call in case of an emergency.
f. Town of San Anselmo Building Department contact information.



Building Department – Standard Conditions of Approval:

18. All construction shall comply with the 2022 California Building Code, Plumbing Code, Electrical Code, and Mechanical Code, and other applicable Title 24 Codes or those codes in effect at the time of Building Permit submittal.
19. It is the responsibility of the designer(s) to ensure that all the above Title 24 codes, as well as any applicable San Anselmo Municipal Codes are incorporated into the design.
20. Verify adequate natural light and ventilation is provided in the common Living/Dining/Kitchen - Great Room.
21. The hours of construction activity shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturdays and 12:00 p.m. to 5:00 p.m. on Sundays. These hours may be changed as required by Public Works or Building.
22. A Mechanical Permit is required for any exterior mechanical equipment. Prior to the issuance of a Mechanical or Building Permit for mechanical equipment, the applicant shall provide adequate information, reports and data to the Building Department demonstrating that the noise level from any exterior mechanical equipment or exterior vents, when measured at the property line boundary, complies with Town Noise Ordinance decibel limits.
23. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If offloaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
24. **A Pre-Construction Meeting is required.** Unless waived by the Building Official, prior to initiation of any work on the proposed project, the applicant shall arrange a pre-construction meeting that shall be attended by Town of San Anselmo staff, the owner, general contractor, and sub-contractors responsible for demolition, foundation and excavations, framing, roofing and major deliveries to review these conditions of approval, permitted hours of operation, etc. Staff may require additional subcontractors depending on project scope. The general contractor is responsible for ensuring that all contractors adhere to the Construction Management Plan and all Conditions of Project Approval and Conditions of all permits (Building, Grading, Encroachment, etc.).
25. All required construction signage and any required tree protection shall be posted and available for Town inspection at the time of the Pre-construction meeting. If these measures are not in place at the time of the pre-construction meeting, a re-inspection fee will be required, and issuance of Building Permit will be delayed.
26. Any project within a Special Flood Hazard Area shall comply with the standards of construction and standards for utilities in San Anselmo Municipal Code Title 7, Chapter 11.
27. All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial improvement as defined by California Building Code Chapter 2 shall be placed underground from the main service equipment within the building or structure to a location designated by the supplying utility in accordance with the supplying utility's applicable rules, regulations and tariffs on file with the Public Utilities Commission of the State or other competent jurisdiction. The Building Official may

grant an exception to this condition when it is found that the undergrounding of the utility service laterals will cause an unnecessary hardship or results inconsistent with the intent of San Anselmo Municipal Code Title 9, Chapter 4. (SAMC Sec. 9-4.01-9.4.03)

28. Every building shall be numbered by placing the appropriate number on or adjacent to the main entrance to the building to be readily seen from the street. Address numbers must be Arabic numerals or alphabetical letters with a minimum stroke width of one-half inch. Numbers on residential buildings shall be self-illuminated, internally illuminated, or placed adjacent to a light which is controlled by a photocell and switched only by a breaker so it will remain illuminated all night. Building numbers shall be a color that clearly contrasts with the color of the background upon which they are placed. Residential building numbers shall be not less than four inches in height and non-residential /commercial building numbers shall be not less than six inches in height. All numbers shall be of proportionate width to the height, shall be made of permanent material, and shall be placed in a manner as to not be easily defaced or removed. (San Anselmo Municipal Code Sections 9-5.03 and 9-5.06).

29. Building plans shall include a green building program description and completed checklist that demonstrate the project shall comply with the applicable Green Building Standards adopted by the Town Council including the green building rating system(s); minimum compliance thresholds; and methods for verification of compliance with the adopted standards. The checklist shall be incorporated onto a separate full-sized plan sheet included with the building plans. A qualified green building rater, if required, shall provide evidence that the project, as indicated by the project plans and green building program description, will achieve the applicable Green Building Standards prior to issuance of a Building Permit. The green building rating system in effect at the time of Building Permit submittal shall be that which is applicable to the development project throughout the project construction. During the construction process, alternate green building measures may be substituted, provided that the qualified green building rater or applicable individual provides documentation of the proposed change and the project's continued ability to achieve the Green Building Standards to the Chief Building Official. Prior to final building inspection and occupancy, a qualified green building rater, if required, shall provide evidence that project construction has achieved the required compliance. Where certification through Green Point Rated or Leadership in Energy and Environmental Design (LEED) is required and such certification is only available after occupancy of the completed building, the applicant shall provide documentation of such certification within one (1) year of the date of the final building inspection for the project. (San Anselmo Municipal Code Section 9-19.040)

30. The applicant shall submit a Construction and Demolition Diversion Report to the Building Department prior to final inspection of the project and granting of occupancy. Prior to obtaining any final inspection and grant of occupancy from the Building Department, the person who has obtained a Building Permit shall pay an Avoided Disposal Regulatory Fee if the Building Official determines that the applicant has not satisfied the diversion requirements. (San Anselmo Municipal Code Section 9-20.02)

31. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted.

Fire Department Standard Conditions of Approval:

32. All vegetation and construction materials are to be maintained away from the residence during

construction.

33. Hydrant flow and location are to be identified before construction begins.
34. If the project appears to be a substantial remodel, a “Substantial Remodel” shall mean the renovation of any structure, which, combined with any additions, alterations, or modifications to the structure, affects a floor area that exceeds 50% of the floor area of the structure. When any changes are made in the building, such as walls, columns, beams, or girders, floor or ceiling joists and covering, rood rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for the purpose of applying this definition.
35. A fire sprinkler system shall be installed throughout the entire building which complies with the requirements of the National Fire Protection Association (NFPA) 13-D and local standards. A separate deferred permit shall be required for this system. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and /or design-build sprinkler systems. Shall be noted on plans as deferred submittal.
36. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be installed in each sleeping room, outside of sleeping rooms centrally located in the corridor, and over the center of all stairways, with a minimum of one detector per story of the occupied portion of the residence.
37. Carbon monoxide alarms shall be provided in existing dwellings when a Permit is required for alterations, repairs, or additions exceeding one thousand dollars. CO alarms shall be located outside of each dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.
38. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required.
39. Residential numbers must be internally illuminated (backlit), placed to a light or be reflective numbers. If your project is a new house or substantial remodel, they may only be internally illuminated or illuminated an adjacent light controlled by a photocell and switched only by a breaker so it will remain illuminated all night. If not currently as described, they must be installed as part of this project.
40. Ross Valley Sanitary District – Standard Conditions of Approval:
41. The project shall comply with all requirements of the Ross Valley Sanitary District prior to project final. Any private sewer lateral may be required to be tested, repaired or replaced prior to project final. Evidence of compliance shall be submitted to the Building Department prior to project final.
42. Marin Water – Standard Conditions of Approval:
43. The applicant shall comply with all requirements of the Marin Municipal Water District (MMWD) for water service prior to project final including compliance with all indoor and outdoor requirements of MMWD District Code Title 13 – Water Conservation.
44. All landscape and irrigation plans must be designed in accordance with the most current Marin Municipal Water District (MMWD) landscape requirements. New construction and rehabilitation (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet. The

Code requires a landscape plan, an irrigation plan, and a grading plan. Evidence of compliance (compliance letter or exemption) shall be submitted to the Building Department as part of the Building Permit review process. Any questions regarding the MMWD's current water conservation and landscape Ordinance should be directed to (415) 945-1497 or plancheck@marinwater.org.

45. Indoor plumbing fixtures must meet specific efficiency requirements.
46. Installation of a gray water recycling system is required for all projects that require installation of new water service and existing structures undergoing "substantial remodel" that necessitates an enlarged water service in compliance with MMWD Ordinance No. 429.
47. Backflow protection may be required as a condition of water service.
48. Prior to project final inspection, the applicant shall provide evidence to the Town Building Department that the project has received final approval (or is exempt from review) from the following three MMWD departments: Water Efficient Landscaping, Engineering, and Backflow Prevention.
49. During a Water Shortage Emergency, the project shall comply with Marin Water restrictions, which may include a requirement that applicant submit a written acknowledgement to Marin Water that no new landscaping that will be irrigated with potable water will be installed in connection with the proposed project until after the termination of the Water Shortage Emergency. Existing and rehabilitated landscapes shall only be watered on limited irrigation watering days.

EXHIBIT C

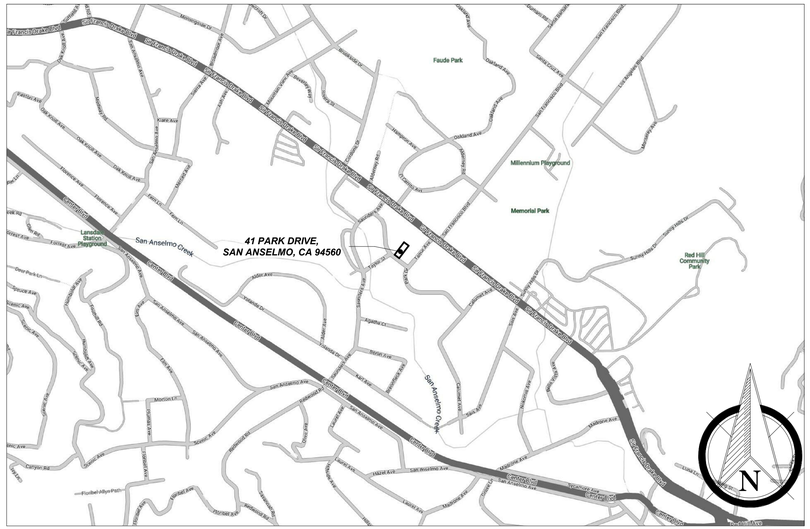
PROJECT PLANS
APN 006-041-13

Existing and Proposed Conditions

Residential Lots Below 150 Mean Sea Level

	Existing	Proposed	Code
Zoning	R-1	R-1	R-1
General Plan Designation	SINGLE-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL
Flood Zone	ZONE 9	ZONE 9	ZONE 9
Lot Area (Sq. Ft.)	5000	5000	5000
LOT COVERAGE			
Lot coverage (sq. ft.) – footprint of all structures, porches, roof overhangs over 2 feet, and decks >18 inches above grade.	-	1479	1750
Lot coverage %	-	29.6%	35%
FLOOR AREA			
Adjusted Floor Area (sq. ft.)	N/A	1994	2000
First Floor	N/A	921	N/A
Second Floor	N/A	1073	N/A
Other Floors	N/A	N/A	N/A
Garage area over 400 sq. ft.	N/A	N/A	N/A
Basement	N/A	N/A	N/A
Crawl Space with concrete floor	N/A	N/A	N/A
Attic with floor	N/A	N/A	N/A
Areas with ceiling > 15 feet in height	N/A	N/A	N/A
Accessory Structures	N/A	N/A	N/A
Accessory Dwelling Unit(s)	N/A	N/A	N/A
Total (sq. ft.)	N/A	1994	N/A
Adjusted Floor Area Ratio %	N/A	0.3988	0.4
Garage area	N/A	251	N/A
SETBACKS			
Front	N/A	38'-6"	20'
Side	N/A	6'	8'
Side	N/A	8'	8'
Rear	N/A	20'-0 1/2"	20'
Street Side (if applicable)	N/A	N/A	N/A
HEIGHT / STORIES			
Maximum height above average existing grade	N/A	25'-1 1/2"	30'
Stories	N/A	2	2
PARKING			
Onsite parking	N/A	2	2
GRADING QUANTITIES			
Cut	N/A	62 C.Y.	N/A
Fill	N/A	14 C. Y.	N/A
Total Combined	N/A	76 C. Y.	N/A
Off-Haul	N/A	N/A	N/A

VICINITY MAP



SCOPE OF WORK:

1. NEW CUSTOM HOME CONSTRUCTION
2. DRIVEWAY INSTALLATION
3. FIRE SPRINKLERS INSTALLATION



WILDLAND-URBAN INTERFACE BUILDING REQUIREMENTS

(PER 2022 CRC - R337 MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE).

1. ***ALL ROOFING MATERIALS*** ARE REQUIRED TO HAVE AND SHALL BE INSTALLED TO MEET A CLASS "A" ASSEMBLY.WHEN PROVIDED, ***ROOF VALLEY FLASHINGS*** SHALL BE NOT LESS THAN NO. 26 GAGE SHEET CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36 INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 # ASTM D 3909 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. (2022 CRC R337.5.3, 705A).
2. ***ROOF GUTTERS*** SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVE AND DEBRIS IN THE GUTTER. (2022 CRC R337.5.4).
3. ***EXTERIOR WALLS*** SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS. COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN THE RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
4. ***EAVES OR SOFFITS*** SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
5. ***VENTING OF BUILDING*** IS NOT ALLOWED IN EAVES OR CORNICES UNLESS USING STATE APPROVED VENTING DEVICES SPECIFICALLY APPROVED FOR INSTALLATION IN THESE AREAS.
6. ***VENTILATION OPENINGS IN WALLS*** SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE OR VENTS SHALL BE SCREENED WITH A CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/16" TO 1/8" OPENINGS OR ITS EQUIVALENT. (2022 CRC R337.6.2).
7. ***EXTERIOR GLAZING*** EXTERIOR WINDOWS, SKYLIGHTS AND GLAZED DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RATING OF 20 MINUTES. (2022 CRC R337.8.2.1).
8. ***EXTERIOR DOOR ASSEMBLIES*** INCLUDING GARAGE DOOR SHALL COMPLY WITH ONE OF THE FOLLOWING: MEET THE STANDARDS OF SFM 12-7A-1, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, SURFACE OR CLADDING BE OF NON-COMBUSTIBLE, OR IGNITION-RESISTANT MATERIAL, CONSTRUCTED OF SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK. (2022 CRC R337.8.3).
9. ***EXTERIOR WINDOWS ASSEMBLIES 708A.2.1, R337.8.2.1*** SHALL COMPLY WITH ONE OF THE FOLLOWING;CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC 2406,CONSTRUCTED OF GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2 708A.2.2 - OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NONCOMBUSTIBLE MESH SCREEN WHERE THE DIMENSIONS OF THE OPENINGS IN THE SCREEN SHALL NOT EXCEED 1/8 INCH (3.2 MM). R337.8.2.2.
10. ***THE WALKING SURFACE MATERIAL*** OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED OF ONE OF THE FOLLOWING WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10FT. OF THE STRUCTURE (R337.9.3): IGNITION-RESISTANT MATERIALS THAT COMPLIES WITH SFM 12-7A-4 AND 12-7A-5 OR EXTERIOR FIRE-RETARDANTTREATED WOOD OR NONCOMBUSTIBLE MATERIAL, OR MATERIAL COMPLYING WITH SFM 12-7A-4A WHEN ATTACHED TO A NONCOMBUSTIBLE OR IGNITION RESISTANT WALL COVERING. EX: WHEN DECKING SURFACE MATERIAL MEETS ASTM E 84, CLASS B FLAME SPREAD, THE WALL MATERIAL CAN OF ANY THAT OTHER WISE COMPLIES WITH (R337.7.3).
11. ***PROPOSING OPEN ROOF EAVES*** THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVS SHALL CONSIST OF THE FOLLOWING: NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL,ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK, THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
12. ***PROPOSING ENCLOSED EAVES*** THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:NONCOMBUSTIBLE MATERIAL, IGNITION -RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT, THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFOMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDART 12-7A-3.
13. ***EXTERIOR PORCH CEILINGS***:707A.6,R337.7.6 THE EXPOSED UNDERSIDE OF EXTERIOT PORCH CEILLINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING: NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE OF X GYPSIM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PLAN PROJECTION, THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEET THE

CUSTOM HOME

41 PARK DRIVE, AN ANSELMO, CA 94560 UNITED STATES APN: 006-041-13

SQUARE FOOTAGE

1ST FLOOR LIVING AREA	921 SF
2ND FLOOR LIVING AREA	1073 SF
BBQ AREA	132 SF
DECK	91 SF
GARAGE	247 SF
PATIO	140 SF
PORCH	139 SF
FAR	2743 SF

THIS PLAN SET IS DESIGNED TO COMPLY WITH 2022, CRC, CBC, CMC, CPC, CEC, CA FIRE CODE AND 2022 CALIFORNIA ENERGY COMPLIANCE OF TITLE 24. CALIFORNIA BUILDING CODE & 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

MARIN COUNTY

OCCUPANCY	R-3, U
TYPE OF CONST.	V-B
NO. OF STORIES	2
NO. OF BEDROOMS	3
NO. OF UNITS	1
FIRE SPRINKLERS	YES

ENERGY COMPLIANCE:

WALL INSULATION = R21
CEILING INSULATION = R38
ATTIC INSULATION = R19
AC DUCT = R8
HVAC = 15 SEER
WINDOW U VALUE = .30 SHGC = 0.23
HOT WATER SYSTEM = TANKLESS GAS

SHEET INDEX

A1	COVER SHEET
G1	TOPOGRAPHIC MAP
GP1	GRADING PLAN
GP2	EROSION & SEDIMENT CONTROL PLAN
A2	EXISTING AND PROPOSED SITE PLANS
A3	FLOOR PLAN
A4	ELEVATIONS
A6	ROOF PLAN
A7	LANDSCAPE PLAN
A8	IRRIGATION PLAN
A9	SECTIONS
A10	COLORBOARD
A11	STREETSCAPE ELEVATION
A12	SITE PLAN/ PHOTO LOCATOR
A13	STORY POLE PLAN

FIRE PROTECTION	TRUSS MFG.	TITLE-24	STRUCTURAL	ARCHITECT	DEVELOPER
K&S FIRE PROTECTION 7637 EL RENO AVE ELVERTA, CA 95626 LICENSE C-16 681180 916-719-2070 SAL.KSFIRE@GMAIL.COM	**EL DORADO TRUSS COMPANY, INC.** 300 INDUSTRIAL DRIVE PLACERVILLE, CA 95667 (530) 662-1264	**TANGENT DESIGN & ENGINEERING** 4095 DEL MAR AVE, STE. 10, ROCKLIN, CA 95677 info@tangentde.com (530) 537-2288	**TANGENT DESIGN & ENGINEERING** 4095 DEL MAR AVE, STE. 10, ROCKLIN, CA 95677 info@tangentde.com (530) 537-2288	**TANGENT DESIGN & ENGINEERING** 4095 DEL MAR AVE, STE. 10, ROCKLIN, CA 95677 info@tangentde.com (530) 537-2288	

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ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

PROJECT NAME:
41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

SHEET TITLE:
COVER SHEET

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

PROJECT: 1-1103
DESIGNED: PZ
DRAWN: SK
DATE: 6/27/2024 6:34:23 AM

DATE:	DESCRIPTION:	REV. #
2/12/2024	PC #2	2

SHEET:
A1

LEGEND

CTRL	CENTER LINE
FG	FINISH GRADE
FND	FOUND
GB	GRADE BRAKE
OH	OVERHEAD WIRE
MPE	MULTI-PURPOSE EASEMENT
MON	MONUMENT
PUE	PUBLIC UTILITY EASEMENT
RW	RETAINING WALL
RDWD	RED WOOD
JAP.	JAPANESE

- DIMENSION POINT
- ELEVATION BENCHMARK
- SIGN (AS NOTED)
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- STORM DRAIN INLET
- SEWER MANHOLE
- POWER POLE

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS ALIGNED WITH THE CENTERLINE OF THE EXISTNG FRONTAGE IMPROVEMENT.

BOUNDARY INFORMATION

THE BOUNDARY'S SHOWN ON THIS SHEET ARE SHOWN FROM EXISTING WOOD FENCE LINES, ASSESSORES MAP, RECORD OF SURVEY BOOK 15 PAGE 71, AND AERIAL PHOTOGRAPHY. NO BOUNDARY SURVEY WAS PERFORMED AND THE PROPERTY LINES AND FENCES SHOWN ARE NOT TO BE TAKEN AS RECORD.

BENCHMARK INFORMATION

ELEVATION OF 100.0 AT MAG NAIL, SET IN ASPHALT ROADWAY IN FRONT OF DRIVEWAY, AS DEPICTED ON THIS MAP.

BUILDING SETBACK

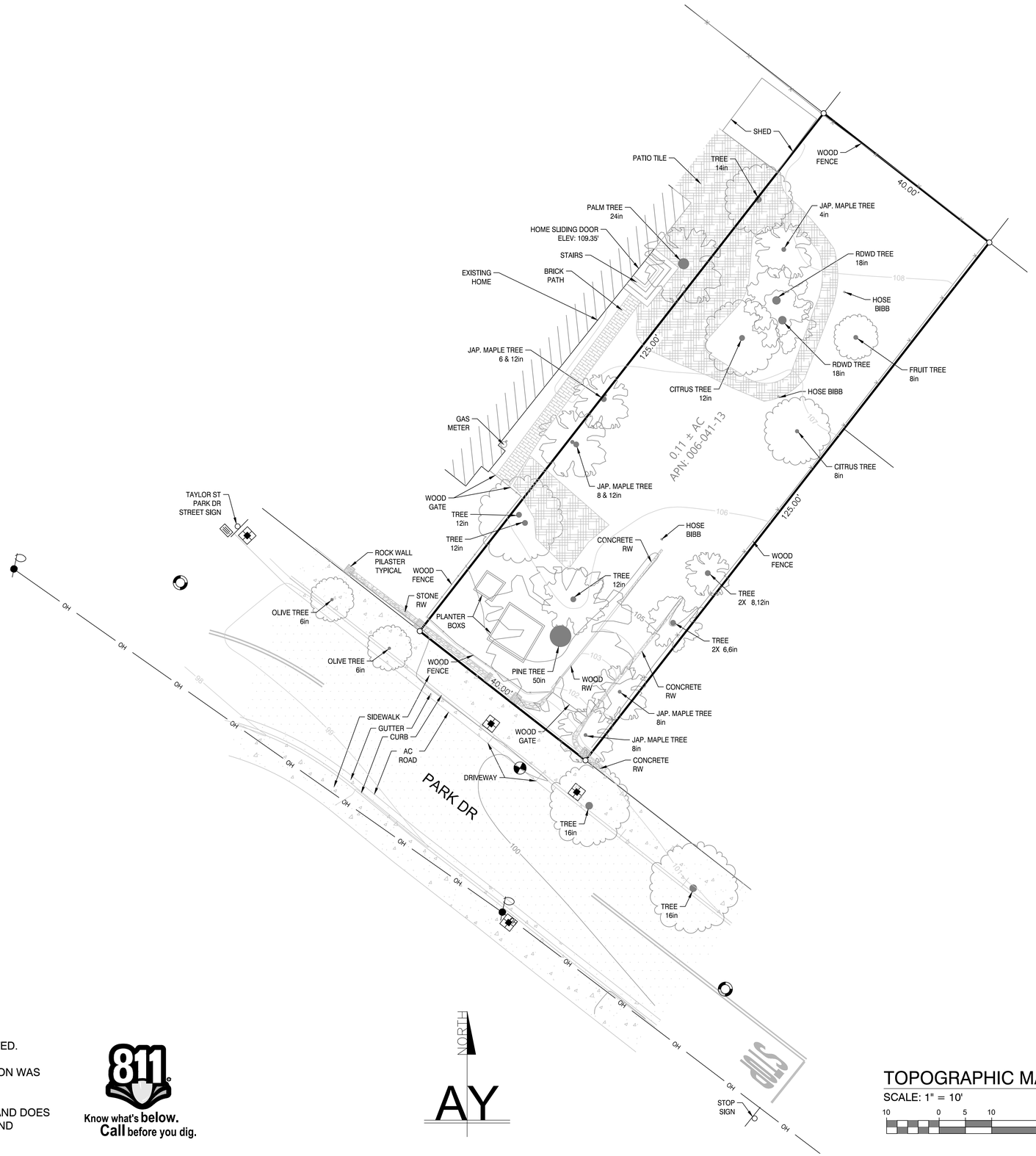
TO BE CONFIRMED BY CLIENT

EASEMENTS

ADDITIONAL EASEMENTS MAY EXIST FOR THIS PARCEL, AS RECORDED WITH THE COUNTY. REFERENCE TITLE REPORT FOR ALL PERTAINING EASEMENTS.

SHEET NOTES

1. THE PURPOSE OF THIS DRAWING IS TOPOGRAPHIC SURVEY FOR SITE DESIGN. PRIOR TO ANY CONSTRUCTION, BOUNDARY LINES AND CORNER POINTS SHOULD BE VERIFIED AND DOCUMENTED.
2. THE AREA OF SURVEY WAS DELINEATED BY CLIENT.
3. CONTOURS ARE COMPUTER GENERATED, FROM SPOT ELEVATIONS. EXACT SURFACE UNDULATION WAS NOT DETERMINED, CALCULATED OR LOCATED.
4. NON-VISIBLE UNDERGROUND UTILITIES WERE NOT LOCATED.
5. SUBJECT TO ALL EASEMENTS, RECORDED OR NOT. THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THOSE ITEMS THAT MAY BE LISTED IN A TITLE REPORT, INCLUDING COVENANTS AND RESTRICTIONS.



811 Know what's **below.** **Call** before you dig.

NORTH

AY

TOPOGRAPHIC MAP

SCALE: 1" = 10'

10 0 5 10 20

AY ENGINEERING.
8863 GREENBACK LN #246
ORANGEVALE, CALIFORNIA 95662
(916) 402-1676

NO.	REVISIONS	DATE

41 PARK DR
SAN ANSELMO, CA
APN: 006-041-13

REGISTERED PROFESSIONAL ENGINEER ALEXANDER N. YAROSHEVSKY C 82081 CIVIL STATE OF CALIFORNIA
5/26/23

TOPOGRAPHIC MAP

May 26, 2023

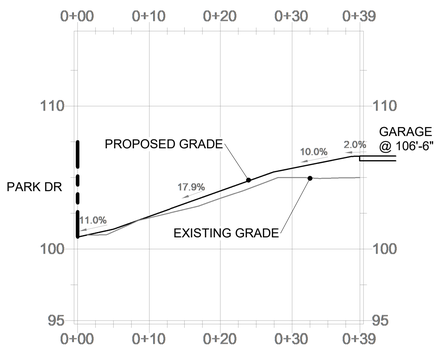
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SHEET NO.

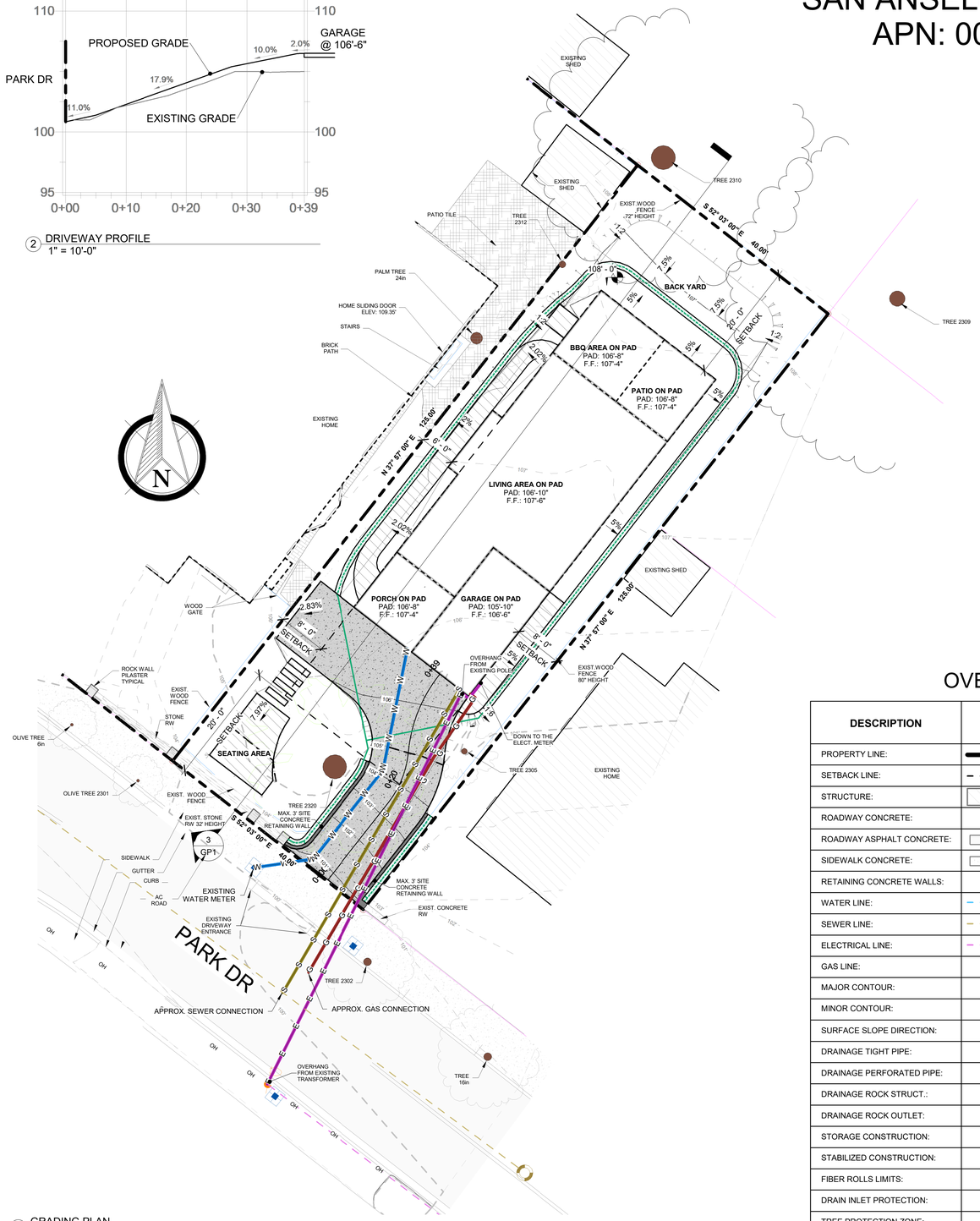
G1

1 OF 1

GRADING PLAN
41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN: 006-041-13



② DRIVEWAY PROFILE
1" = 10'-0"

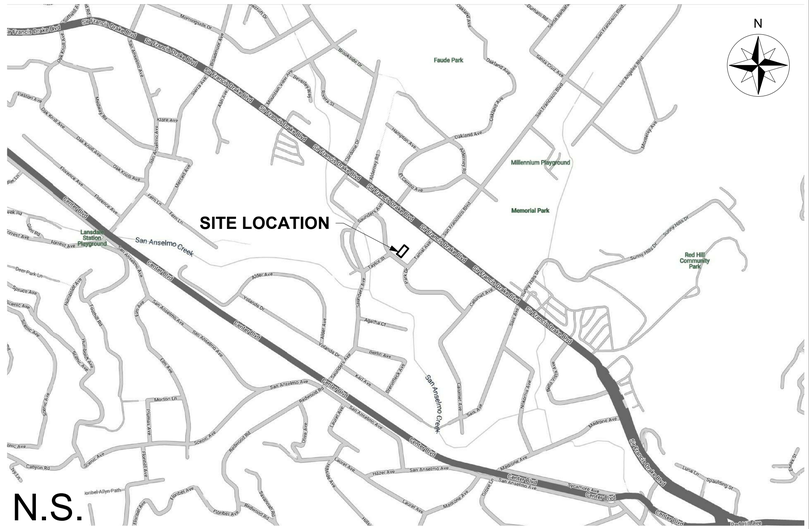


① GRADING PLAN
1" = 10'-0"

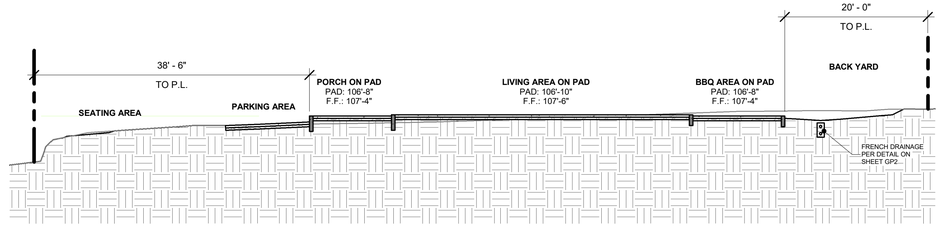
LOT COVERAGE	
LOT SIZE	5,000 SQ-FT
SPACE USED	1,619 SQ-FT
LOT COVERAGE	32.38%

AREA OF DISTURBANCE	
AREA	0.08 ACRES

VICINITY MAP



N.S.



③ C - SECTION SUT
1" = 10'-0"

OVERALL LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE:		
SETBACK LINE:		
STRUCTURE:		
ROADWAY CONCRETE:		
ROADWAY ASPHALT CONCRETE:		
SIDEWALK CONCRETE:		
RETAINING CONCRETE WALLS:		
WATER LINE:		
SEWER LINE:		
ELECTRICAL LINE:		
GAS LINE:		
MAJOR CONTOUR:	~980'~	990'
MINOR CONTOUR:	980'	990'
SURFACE SLOPE DIRECTION:		
DRAINAGE TIGHT PIPE:		
DRAINAGE PERFORATED PIPE:		
DRAINAGE ROCK STRUCT.:		
DRAINAGE ROCK OUTLET:		
STORAGE CONSTRUCTION:		
STABILIZED CONSTRUCTION:		
FIBER ROLLS LIMITS:		
DRAIN INLET PROTECTION:		
TREE PROTECTION ZONE:		

DEMOLITION NOTES:

ALL DEMOLITION WORKS ARE INDICATED ON THE EXISTING SITE PLAN ON SHEET A2.

GRADING NOTES:

1. ESTIMATED CUT = 62 C.Y., ESTIMATED FILL = 14 C.Y., NET EXPORT = 48 C.Y.
2. FOLLOWING SITE CLEARING AND STRIPPING OPERATIONS, ALL AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY BASED ON THE ASTM D1557 TEST METHOD. THE FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 6 INCHES. THE FILL SHALL BE MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95%. DRIVEWAYS COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95%.
3. THE TYPE, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND UTILITIES. HOWEVER, THE DESIGNER, CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. ALL FOUNDATION RETAINING WALLS ARE CONSIDERED AS THE STRUCTURAL PART OF THE PROJECT. THE DRAWINGS OF THE FOUNDATION RETAINING WALLS ARE PROVIDED IN THE FOUNDATION LAYOUT AND STRUCTURAL DETAILS. THE RESULTS OF THE CALCULATIONS FOR THE FOUNDATION RETAINING WALLS ARE PROVIDED IN THE STRUCTURAL REPORT.
5. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND IF REQUIRED BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE COUNTY ORDINANCES AND THE RECOMMENDATION AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION.

TDE

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DESIGN & ENGINEERING
4095 DEL MAR AVE, STE. 10,
ROCKLIN, CA 95677
INFO@TANGENTDE.COM
PHONE: (530) 537-2288

LICENSED PROFESSIONAL ENGINEER
SERGEY V. SEVOSTYANOV
C 77690
EXP: 06/30/25
CIVIL
STATE OF CALIFORNIA

PROJECT NAME:
41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

SHEET TITLE:
GRADING PLAN

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

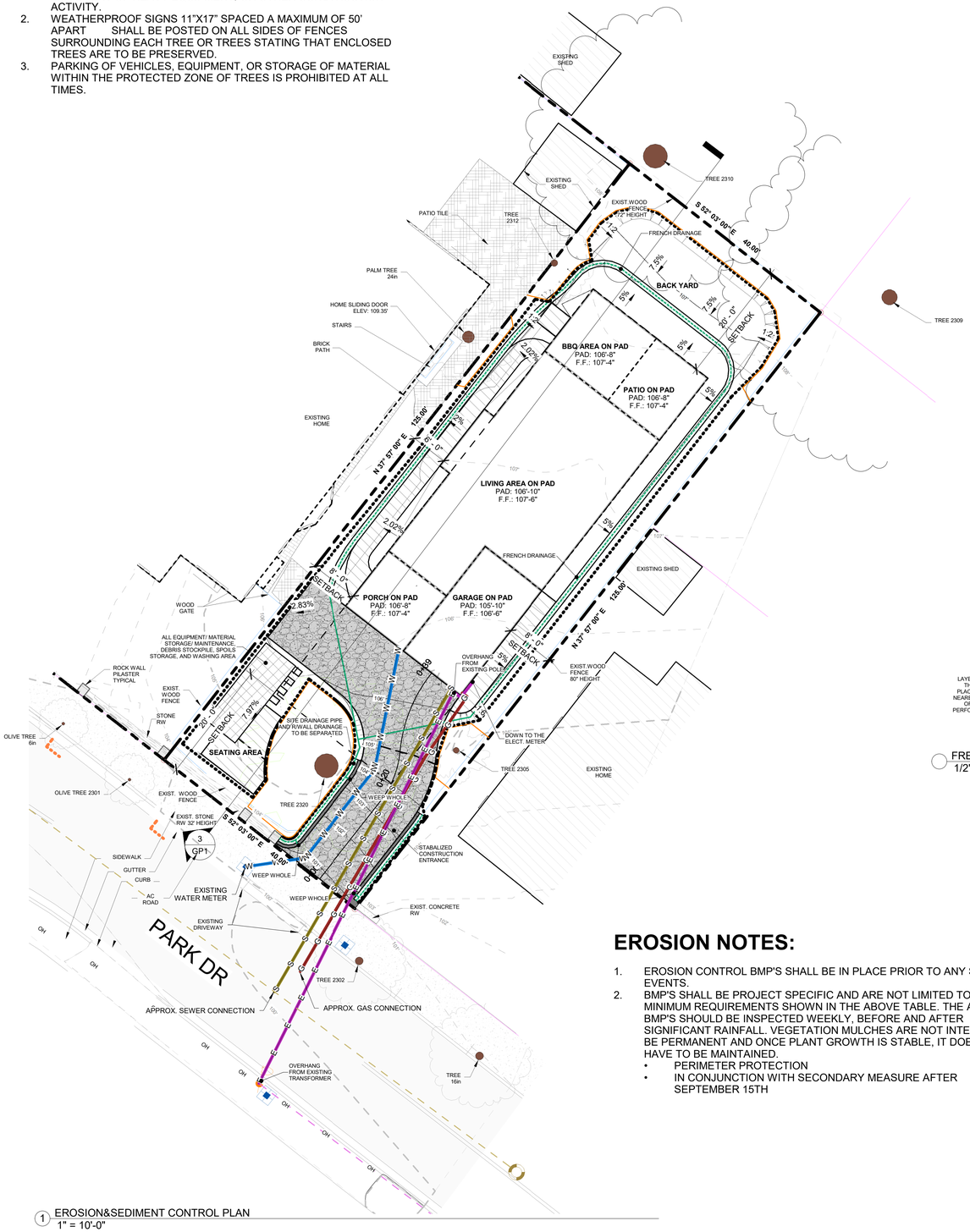
PROJECT: 1-1103
DESIGNED: OZ
DRAWN: OZ
DATE: 11/9/2023 7:40:07 AM

DATE:	DESCRIPTION:	REV. #
11/9/2023	Revision 1	1

SHEET:
GP1

TREE PROTECTION ZONE NOTES:

1. EACH TREE OR GROUP OF TREES TO BE PRESERVED SHALL BE ENCLOSED WITH 4' HIGH-VISIBILITY FENCING ON 5' T-STAKES SET A MAXIMUM OF 10' APART. INSPECTION BY THE ARBORIST IS REQUIRED PRIOR TO ANY GRADING, GRUBBING, TRENCHING, MOVEMENT OF HEAVY EQUIPMENT, OR OTHER CONSTRUCTION ACTIVITY.
2. WEATHERPROOF SIGNS 11"X17" SPACED A MAXIMUM OF 50' APART SHALL BE POSTED ON ALL SIDES OF FENCES SURROUNDING EACH TREE OR TREES STATING THAT ENCLOSED TREES ARE TO BE PRESERVED.
3. PARKING OF VEHICLES, EQUIPMENT, OR STORAGE OF MATERIAL WITHIN THE PROTECTED ZONE OF TREES IS PROHIBITED AT ALL TIMES.



1 EROSION&SEDIMENT CONTROL PLAN
1" = 10'-0"

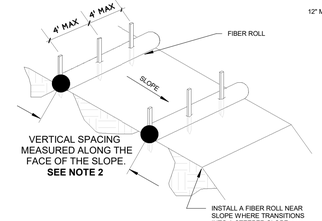
EROSION NOTES:

1. EROSION CONTROL BMP'S SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.
2. BMP'S SHALL BE PROJECT SPECIFIC AND ARE NOT LIMITED TO THE MINIMUM REQUIREMENTS SHOWN IN THE ABOVE TABLE. THE ABOVE BMP'S SHOULD BE INSPECTED WEEKLY, BEFORE AND AFTER SIGNIFICANT RAINFALL. VEGETATION MULCHES ARE NOT INTENDED TO BE PERMANENT AND ONCE PLANT GROWTH IS STABLE, IT DOES NOT HAVE TO BE MAINTAINED.
   - PERIMETER PROTECTION
   - IN CONJUNCTION WITH SECONDARY MEASURE AFTER SEPTEMBER 15TH

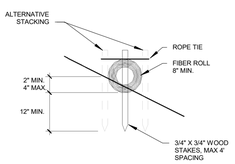
BMP SCHEDULE

CONSTRUCTION PHASE	WET SEASON			DRY SEASON								
	HYDROSEEDING	STRAW MULCHING & TACTIFIER	PRESERVATION OF EXISTING VEGETATION	FIBER ROLLS	DUST CONTROL	SAND/GRAVEL BAGS BARRIERS	STORM DRAIN INLET PROTECTION	SEDIMENT TRAPS	DEWATERING	DI STENCILING	STABILIZED CONSTRUCTION ENTRANCE	MATERIAL & WASTE DISPOSAL LOCATION
ON-SITE EARTHWORK	○		○	○	○	○	○	○			○	○
STORM DRAIN IMPROVEMENTS			○	○	○	○	○				○	○
CURB AND GUTTER PAVEOUT			○	○	○	○	○					○
POST-CONSTRUCTION	○		○									

NOTE:
INSTALL FIBER ROLL ALONG A LEVEL CONTOUR



TYPICAL FIBER ROLL INSTALLATION



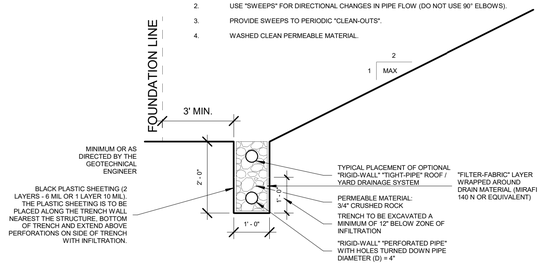
STACKING AND ENTRENCHMENT DETAIL

NOTES:

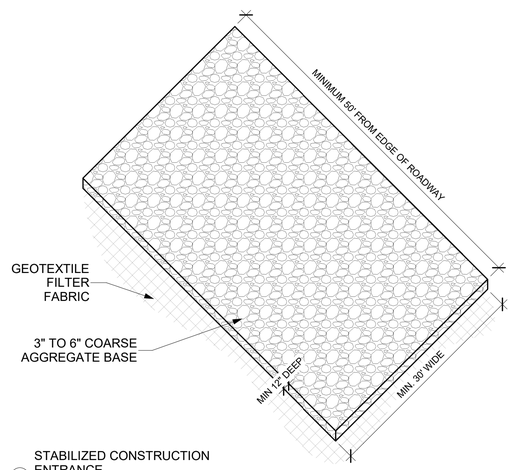
1. FIBER ROLLS SHOULD CONSIST OF STRAW , FLAX, WOOD EXCELSIOR OR COCONUT FIBERS BOUND IN A TIGHT TUBULAR ROLL.
2. LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:
   - SLOPE INCLINATION OF 4:1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.
   - SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V): FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT.
   - SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT.
3. TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
4. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.
5. FIBER ROLLS MAY BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE SEDIMENT STORAGE DEPTH.

FIBER ROLL INSTALLATION ON SLOPES **NOT TO SCALE**

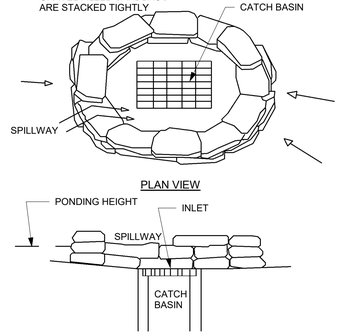
NOTES:
1. SLOPE TRENCH AND "RIGID-WALL" PIPES AT LEAST 1% GRADIENT TO DRAIN.
2. USE "SWEEPS" FOR DIRECTIONAL CHANGES IN PIPE FLOW (DO NOT USE 90° ELBOWS).
3. PROVIDE SWEEPS TO PERIODIC "CLEAN-OUTS".
4. WASHED CLEAN PERMEABLE MATERIAL.



FRENCH DRAINAGE DETAIL
1/2" = 1'-0"



STABILIZED CONSTRUCTION ENTRANCE
1" = 10'-0"



PLAN VIEW

SECTION

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. GRAVEL BAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKAGED TIGHTLY.
3. LEAVE ONE GRAVEL BAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORMEVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVEL WAY IMMEDIATELY.

A - INLET SEDIMENT CONTROL DETAIL

NOT TO SCALE

HYDROSEED MIX

COMMON NAME (BOTANICAL BAME)	% PURITY	% GERMINATION	SEEDING RATE PER ACRE
BERMUDIA GRASS (CYNODON DACRYLON)	95%	85%	10 POUNDS
BLANDO BROME (BROMUS MOLLIS)	95%	85%	15 POUNDS
ZARRO FESCUE (VULPIA MYUROS)	90%	80%	10 POUNDS
CALIFORNIA BROME (BROMUS CARINARUS SSP CALIFORNIUM: NATIVE)	95%	85%	5 POUNDS
MEADOW BARLEY (HORDEUM BRACHYANTHERUM)	90%	80%	8 POUNDS
CALIFORNIA POPPY (ESCHSCHOIZA CALIFORNICA)	98%	75%	5 POUNDS
ROSE CLOVER - HYKON: INOCULATED SEED (TRIFOLIUM HIRTUM)	98%	85%	7 POUNDS
		TOTAL:	60 POUNDS

TDE
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4095 DEL MAR AVE., STE. 10,
ROCKLIN, CA 95677
INFO@TANGENTDE.COM
PHONE: (530) 537-2288

LICENSED PROFESSIONAL ENGINEER — SERGEY V. KISELEV — C 77690 — EXP. 06/30/25 — CIVIL — STATE OF CALIFORNIA

PROJECT NAME:
41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

SHEET TITLE:
EROSION & SEDIMENT CONTROL PLAN

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

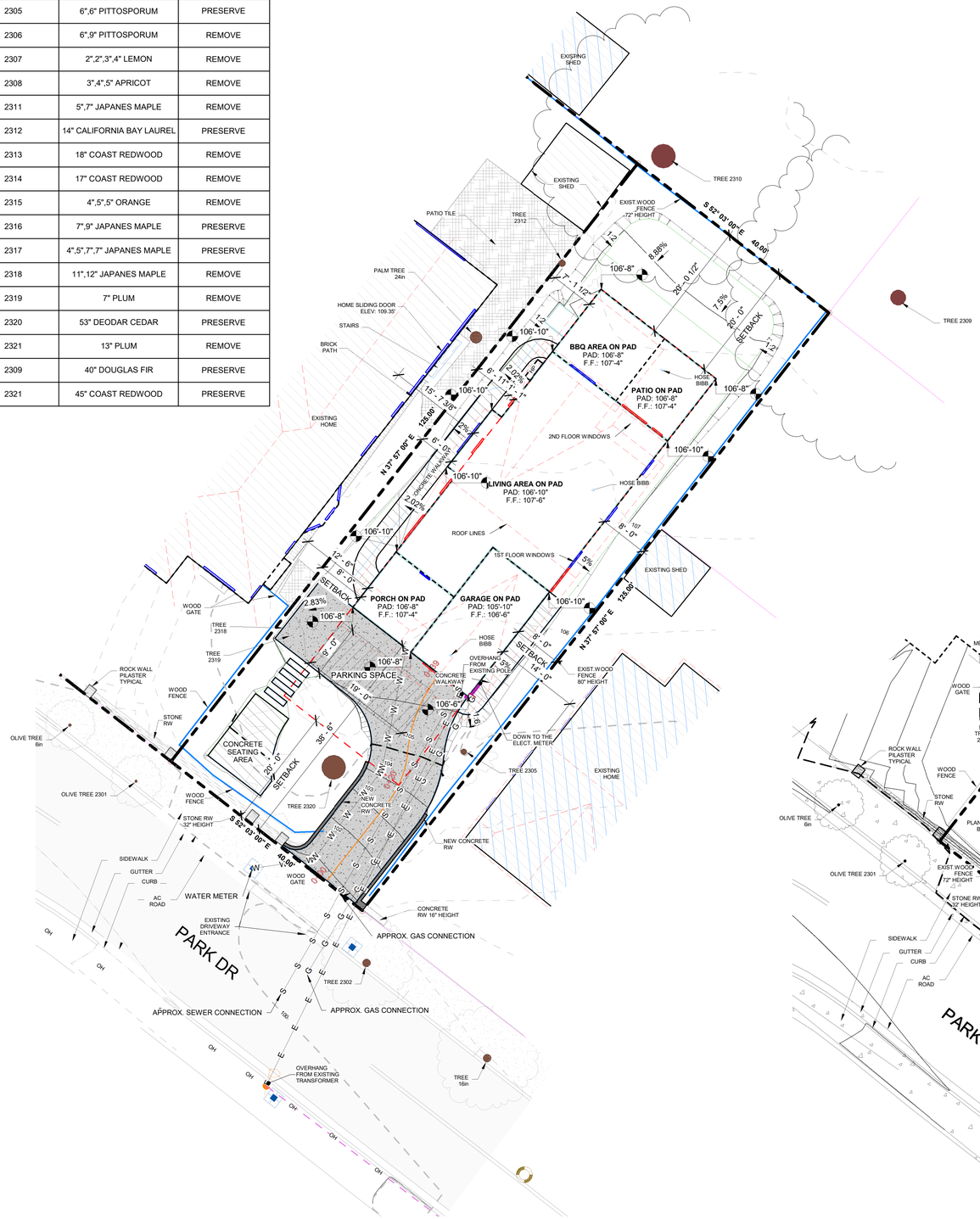
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DATE:	DESCRIPTION:	REV. #
11/9/2023	Revision 1	1

SHEET:
GP2

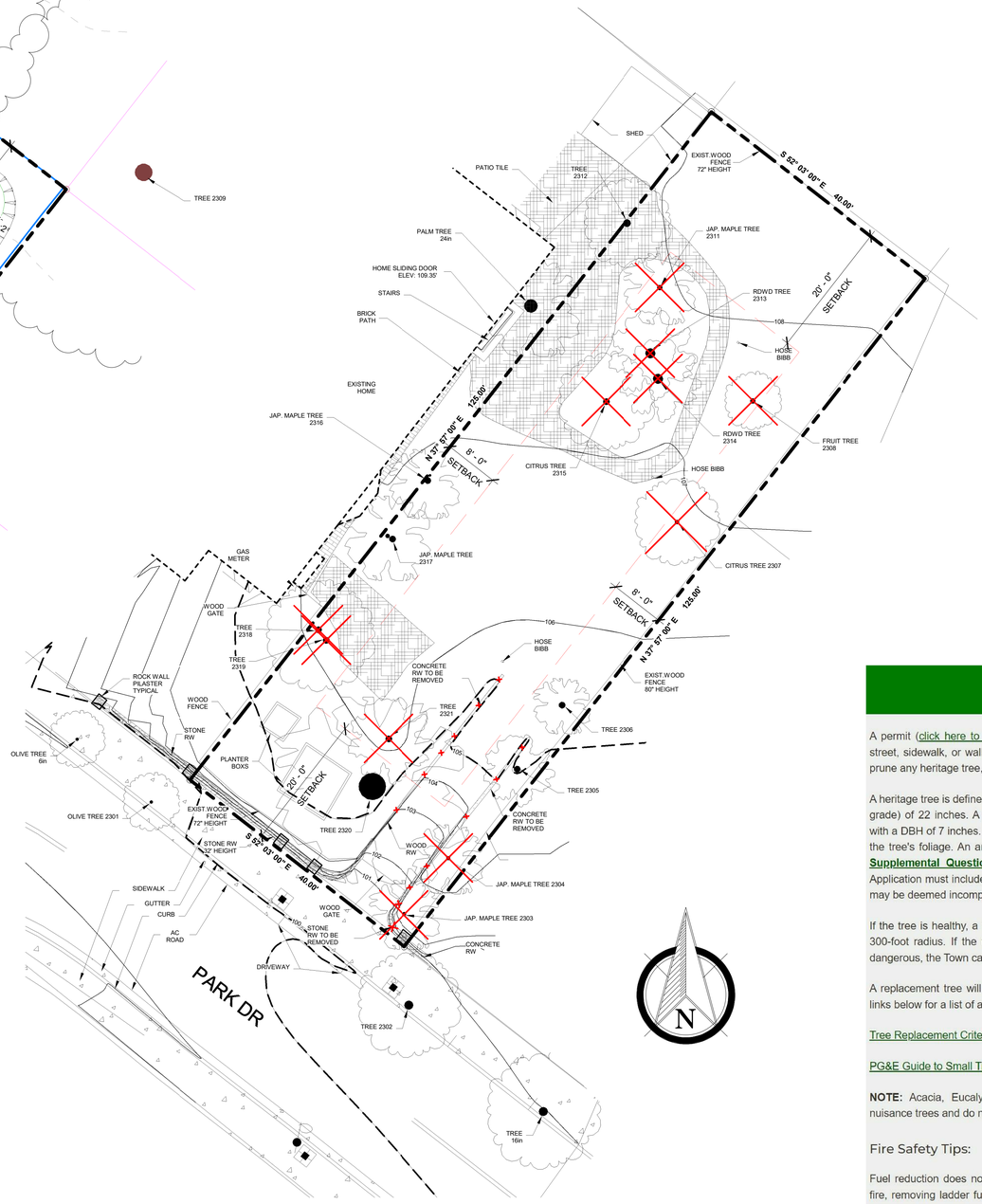
TREE SCHEDULE

TREE NUMBER	SIZE & DESCRIPTION	PRESERVE/REMOVE
2301	6" OLIVE	PRESERVE
2302	14" LONDON PLANE	PRESERVE
2303	3",3",3",4" JAPANES MAPLE	REMOVE
2304	4",4",4" JAPANES MAPLE	REMOVE
2305	6",6" PITTOSPORUM	PRESERVE
2306	6",9" PITTOSPORUM	REMOVE
2307	2",2",3",4" LEMON	REMOVE
2308	3",4",5" APRICOT	REMOVE
2311	5",7" JAPANES MAPLE	REMOVE
2312	14" CALIFORNIA BAY LAUREL	PRESERVE
2313	18" COAST REDWOOD	REMOVE
2314	17" COAST REDWOOD	REMOVE
2315	4",5",5" ORANGE	REMOVE
2316	7",9" JAPANES MAPLE	PRESERVE
2317	4",5",7",7" JAPANES MAPLE	PRESERVE
2318	11",12" JAPANES MAPLE	REMOVE
2319	7" PLUM	REMOVE
2320	53" DEODAR CEDAR	PRESERVE
2321	13" PLUM	REMOVE
2309	40" DOUGLAS FIR	PRESERVE
2321	45" COAST REDWOOD	PRESERVE



1 PROPOSED SITE PLAN
1" = 10'-0"

LOT COVERAGE	
LOT SIZE	5,000 SQ-FT
1ST FLOOR LIVING AREA	921 SF
BBQ AREA	132 SF
DECK	91 SF
GARAGE	247 SF
PATIO	140 SF
PORCH	139 SF
SPACE USED	1670 SF
LOT COVERAGE	34.2 %



2 EXISTING SITE PLAN
1" = 10'-0"

LEGEND

DIMENSION POINT	○
PROPERTY LINE	———
SET-BACK LINE	– – –
PAD LINE	- - - -
M.U.S.D.A.	— — —
DRIVEWAY	— · —
PROPOSED DRIVEWAY	— – —
WATER LINE	W W W
GAS LINE	G G G
ELECTRICAL LINE	E E E
SEWER LINE	S S S
INTERNET AND TV LINE	CATV CATV CATV
PROPOSED FENCE LINE	
CONCRETE RETAINING WALL	
ROCKERY RETAINING WALL	
DRAINAGE DIRECTION	
EDGE OF GRADING	
CONCRETE DRIVEWAY	
CONCRETE WALKWAY	
SWALE DRAIN	
FRENCH DRAIN	
RIP RAP AREA	
CHANNEL DRAIN	
ROOF LINES	
1ST FLOOR WINDOWS	
2ND FLOOR WINDOWS	
TREE TO BE REMOVED	
EXISTING FENCE	

Tree Work

A permit (click here to apply) is required to plant a tree in, upon, or along any public street, sidewalk, or walkway. Additionally, a permit is required to remove or significantly prune any heritage tree, any tree on undeveloped property and any street tree.

A heritage tree is defined as a tree with a diameter at breast height (DBH = 4.5 feet above grade) of 22 inches. A permit is required to remove any tree on undeveloped property with a DBH of 7 inches. Pruning is defined as, and limited to, removal of less than 25% of the tree's foliage. An arborist's report and photograph of the tree(s), as well as a **Tree Supplemental Questionnaire** are required prior to this application being complete. Application must include at least one photo showing the context of the tree or application may be deemed incomplete.

If the tree is healthy, a 10-day notice will have to be sent to the adjacent neighbors in a 300-foot radius. If the tree can be verified by an arborist report to be dead, dying or dangerous, the Town can typically approve such permits immediately.

A replacement tree will most likely be required on a 1-to-1 bases. You can consult the links below for a list of acceptable replacement trees:

Tree Replacement Criteria List

PG&E Guide to Small Trees

NOTE: Acacia, Eucalyptus, Plum, Privet and Monterey Pine trees are considered nuisance trees and do not require a permit to remove. (S.A.M.C. Sections 4-9 & 4-13)

Fire Safety Tips:

Fuel reduction does not typically require whole tree removal. To prevent the spread of fire, removing ladder fuels below the tree, such as bushes, dry grass, etc., and limbing the tree up from the ground is all that is needed.

TDE

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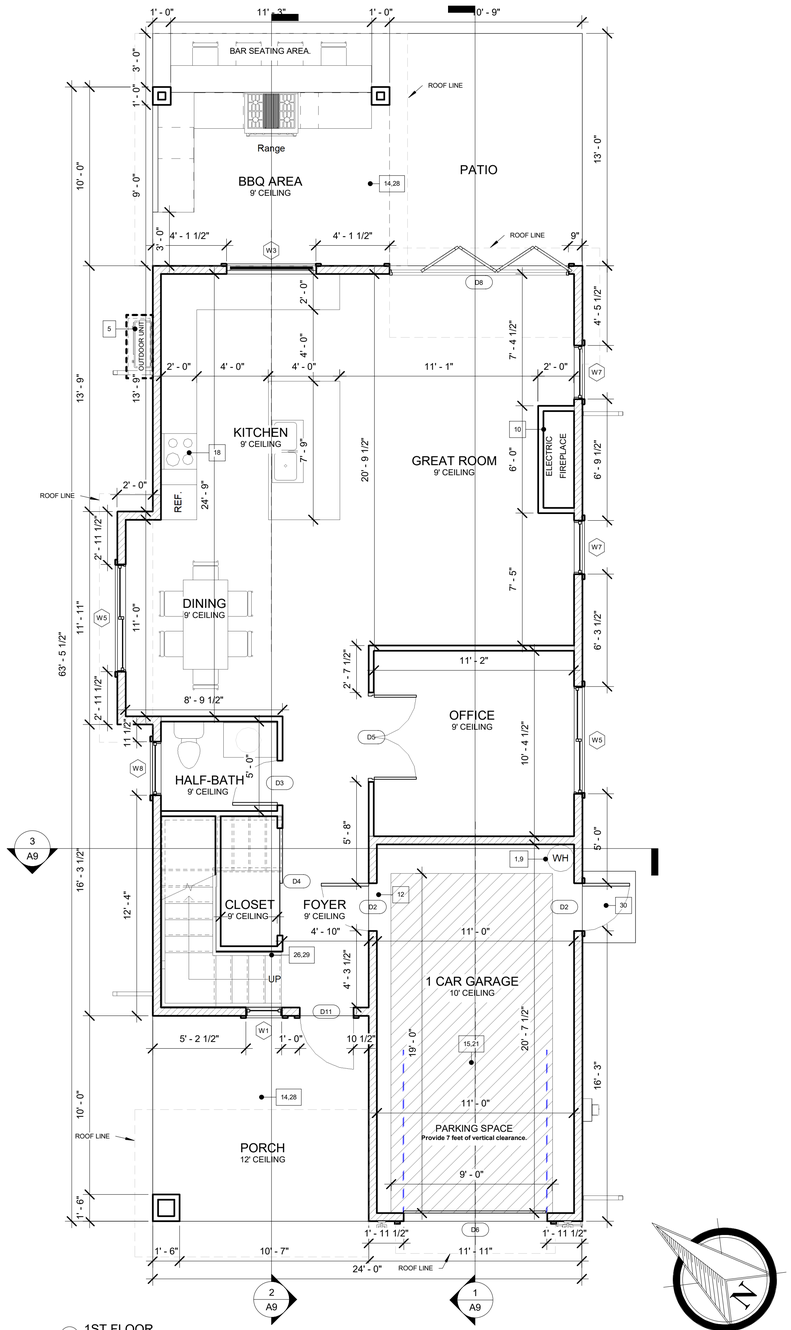
SHEET TITLE:
EXISTING AND PROPOSED SITE PLANS

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

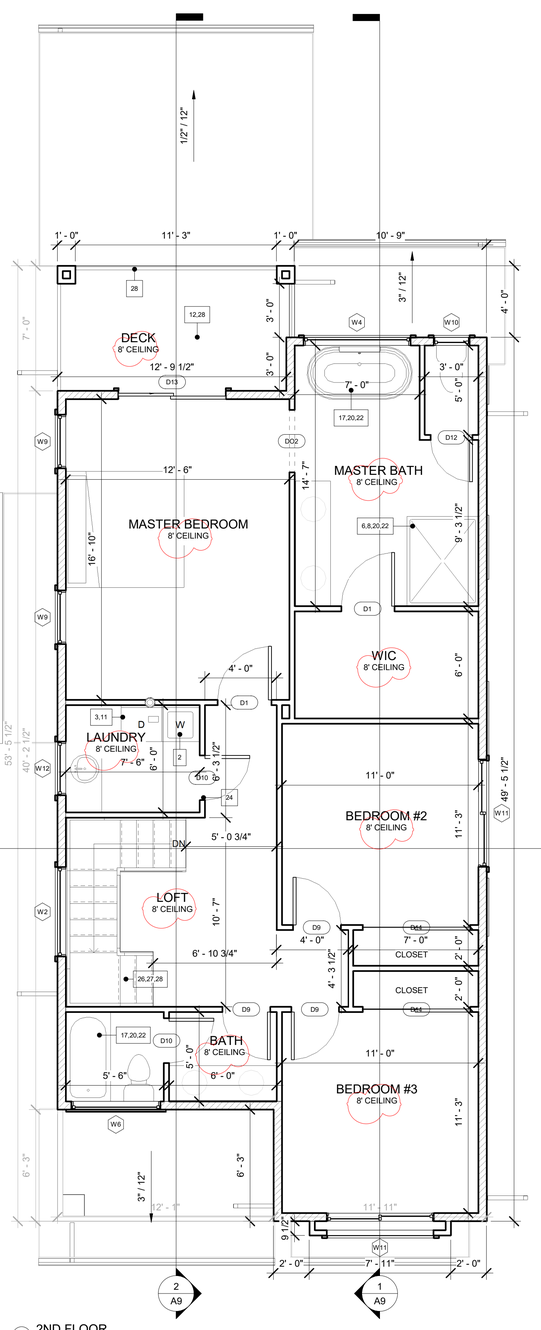
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11/9/2023	PC #1	1

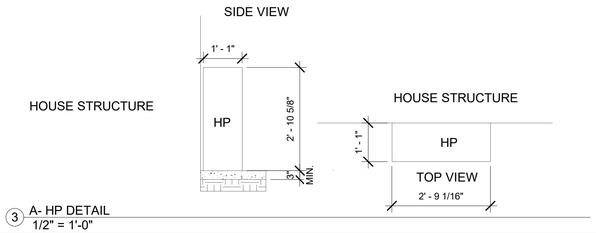
SHEET:
A2



1 1ST FLOOR
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"



3 A- HP DETAIL
1/2" = 1'-0"

Area Schedule	
Area	Name
921 SF	1ST FLOOR LIVING AREA
1073 SF	2ND FLOOR LIVING AREA
247 SF	GARAGE
139 SF	PORCH
91 SF	DECK
140 SF	PATIO
132 SF	BBQ AREA

WALL LEGEND

2" x 4" WALL (MEASURED 3 1/2")

2" x 6" WALL (MEASURED 5 1/2")

KEY NOTES

1. TANKLESS WATER HEATER
2. WASHER
3. DRYER
4. TEMPERED GLASS SHOWER DOOR. DOOR SHALL OPEN SOAS TO MAINTAIN NOT LESS THAN A 22-INCH UNOBSTRUCTED EGRESS OPENING. CPC 408.5.
5. HEAT PUMP. (SOUND PREASSURE LEVEL DOES NOT EXCEED 55dB(A))
6. SHOWER COMPARTMENT REGARDLESS OF SHAPE, HAVING A MIN. OF INTERIOR FLOOR AREA OF 1024 SQUARE IN., AND ALSO CAPABLE OF ENCOMPASSING 30 IN CIRCLE.
7. A MINIMUM OF 22"x30" READILY ACCESSIBLE ATTIC ACCESS WITH A MINIMUM OF 30" HEADROOM ABOVE FOR EACH SEPERATE ATTIC AREA. NO SHELVING BELOW ATTIC ACCESS.
8. HOT MOP OR SHEET MEMBRANE SYSTEM UNDER 1 1/2" MORTAR BED WITH REINFORCING, AND 1/2" THICK TILE (HARD SURFACE) IN SHOWER 6' HIGH MIN.
9. HOT WATER GAS EXHAUST TO THE EXTERIOR PROVIDE PRV DRAIN PIPE FROM WH TO THE EXTERIOR
10. ELECTRIC FIREPLACE SHALL BE LISTED AS APPROVED
11. SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACK DRAFT DAMPER THIS DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14' INCLUDING TWO 90 DEG ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEG ELBOW IN EXCESS OF TWO.
12. 1-3/8" SOLID CORE DOOR, OR 20 MINUTES FIRE PROOF DOOR (SELF -CLOSING & SELF -LATCHING).
13. REQUIRED 24" FLAT FROM CATWALK TO FAU (NOT TO EXCEED 20FT) WITH LIGHT AND SWITCH NEAR BY ACCESS. MIN. OF 30" HEADROOM REQ'D.
14. ALL PORCH/PATIO CEILINGS ARE STUCCO FINISH AND ARE TO BE SHEATHED WITH 5/8" OSB AND RING SINKER NAILS FOR STUCCO SUPPORT TYP. IF THERE IS NO GAL. METAL SHEET LAYER PROVIDED
15. MIN 2% SLOPE DOWN TOWARDS DRIVEWAY TYP.
16. PROVIDE A ONE HOUR RATED WALL ASSEMBLY FIRE RESISTIVE A MINIMUM 1/2 INCH GYPSUM BOARD SHALL BE APPLIED TO THE GARAGE SIDE OF THE WALLS SEPARATING GARAGE FROM THE DWELLING UNIT. CRC TABLE R302.6.
17. NON ADSORBEN SURFACE AT TUB WALLS SHOULD CONTINUE TO A HEIGHT OF 6FT ABOVE FINISHED FLOOR.
18. PROVIDE A KITCHEN HOOD VENTED DIRECTLY TO THE OUTSIDE EXHAUSTING A MIN. OF 100 C.F.M. THE FAN MUST BE LISTED AT 3 SONES OR LESS FOR NOISE UNLESS FAN EXHAUST IS IN EXCESS OF 400 C.F.M.
19. 200 AMP PANEL WITH METER AND UFER GROUND NEAR BY.
20. THE FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE AND SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2.
21. MINIMUM 5/8 INCH TYPE X GYPSUM BOARD ON THE GARAGE CEILING. CRC TABLE R302.6.
22. THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120° F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. CPC 408.3, 409.4.
23. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS SHALL BE 26 GAUGE MINIMUM. CRC R307.2.
24. AN OPENING NOT LESS 100 IN^2 FOR MAKEUP AIR THROUGH THE LAUNDRY ROOM DOORS.
25. 3 FOOT PONY WALL.
26. HANDRAIL, 36" HEIGHT WITH 1-1/2" TO 2" WIDE HAND GRIP, MAX OF 4" OC BETWEEN THE INTERMEDIATE BALUSTERS. LESS THAN 4: SPACE BETWEEN THE TOP OF THE RISERS TO THE BOTTOM OF RAIL.
27. RISE AND RUN OF STAIRWAY ARE 4" MIN AND 7.75" MAX OF RISE, AND 10" MIN OF RUN. PROVIDE 1" FOR THE STAIRWAY TREADS LESS THAN 11 INCHES IN DEPTH.
28. BALCONY, ENTRY PORCH AND PATIO MUST HAVE ¼":12" MAX SLOPE. CRC R311.3.
29. GUARDRAILS AT OPEN-SIDED WALKING SURFACES SHALL BE NOT LESS THAN 42" IN HEIGHT WITH GUARDS SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH, UNLESS THE GUARDS ARE ON THE OPEN SIDES OF STAIRS OR ALSO SERVES AS A HANDRAIL THEN THE HEIGHT SHALL NOT BE LESS THAN 34" NOR HIGHER THAN 38" AND THE GUARDS SHALL BE SPACED SUCH THAT A 4 3/8" SPHERE CANNOT PASS THROUGH. CRC R312.1.
30. EXTERIOR LANDINGS AT THE EXTERIOR DOORS SHALL NOT BE MORE THAN 7 ¾ INCHES BELOW THE TOP OF THE THRESHOLD. 2% MAXIMUM SLOPE OF LANDING. CRC R311.3.1.

Door Schedule						
Type Mark	Width	Height	Head Height	Count	Door Type	Safety Glazing
D1	3' - 0"	6' - 8"	6' - 8"	2	Flush Swing	
D2	2' - 8"	8' - 0"		2	Flush Swing	
D3	2' - 6"	8' - 0"	8' - 0"	1	Flush Swing	
D4	6' - 0"	8' - 0"	8' - 0"	1	Sliding-Closet	
D5	5' - 0"	8' - 0"	8' - 0"	1	Double-Shutter	
D6	8' - 0"	8' - 0"	7' - 0"	1	Garage	
D8	10' - 0"	8' - 0"	8' - 0"	1	Foldable Door	TEMP.
D9	2' - 8"	6' - 8"	6' - 8"	3	Flush Swing	
D10	2' - 6"	6' - 8"	6' - 8"	2	Flush Swing	
D11	3' - 0"	8' - 0"	8' - 0"	1	Entry	
D12	2' - 4"	6' - 8"	6' - 8"	1	Flush Swing	
D13	6' - 0"	6' - 8"	6' - 8"	1	Double-Sliding	REMOVE
D14	6' - 0"	6' - 8"	6' - 8"	2	Sliding-Closet	
DO2	3' - 6"	6' - 8"	6' - 8"	1	Door Opening	

Window Schedule							
Type Mark	Width	Height	Sill Height	Head Height	Count	Window Type	Safety Glazing
W1	2' - 0"	4' - 0"	4' - 0"	8' - 0"	1	Hung	TEMP.
W2	5' - 0"	5' - 0"	2' - 0"	7' - 0"	1	Fixed	TEMP.
W3	5' - 0"	5' - 0"	3' - 0"	8' - 0"	1	Flip Out	TEMP.
W4	6' - 0"	4' - 0"	3' - 0"	7' - 0"	1	Casement	TEMP.
W5	6' - 0"	5' - 0"	3' - 0"	8' - 0"	2	Slide	
W6	5' - 0"	1' - 6"	5' - 6"	7' - 0"	1	Casement	
W7	3' - 0"	5' - 0"	3' - 0"	8' - 0"	2	Casement	
W8	3' - 0"	2' - 0"	6' - 0"	8' - 0"	1	Casement	TEMP.
W9	3' - 0"	5' - 0"	2' - 0"	7' - 0"	2	Fixed	
W10	2' - 0"	4' - 0"	3' - 0"	7' - 0"	1	Hung	
W11	6' - 0"	5' - 0"	2' - 0"	7' - 0"	2	Slide	
W12	3' - 0"	2' - 0"	5' - 0"	7' - 0"	1	Casement	

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41 PARK DRIVE,
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APN#: 006-041-13

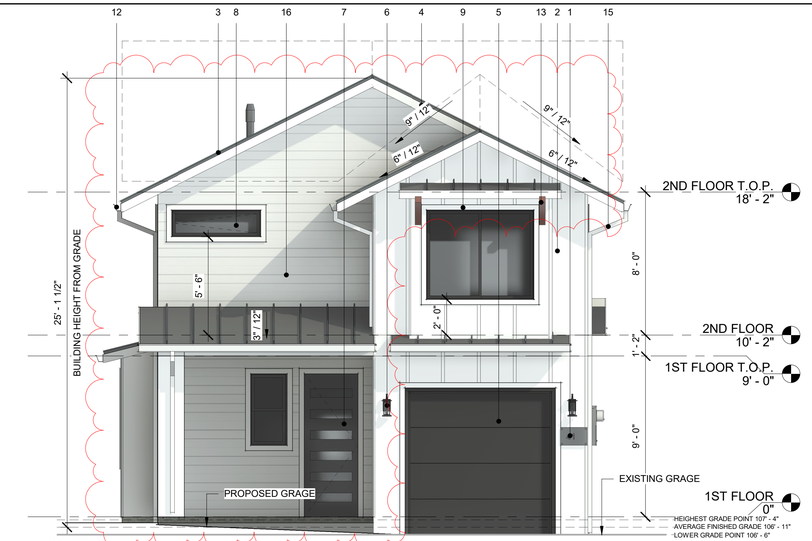
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FLOOR PLAN

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

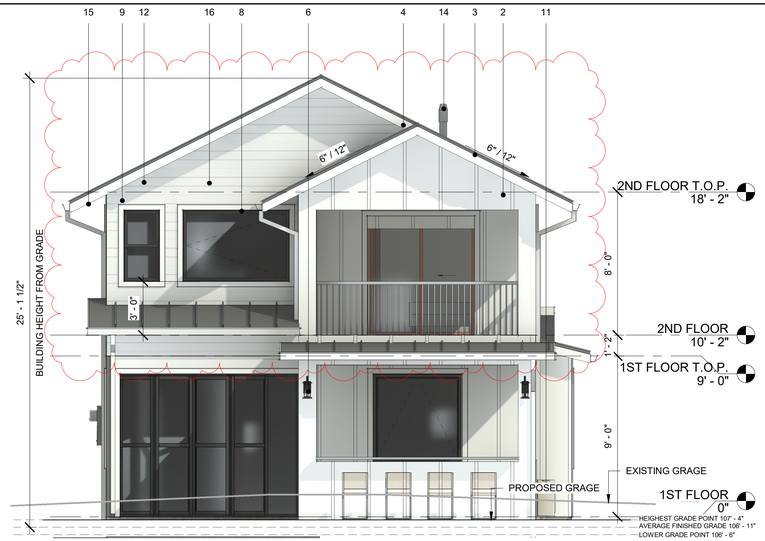
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2/12/2024	PC #2	2

SHEET:
A3



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



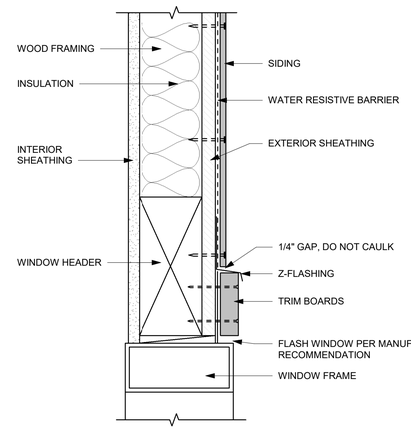
3 LEFT ELEVATION
1/4" = 1'-0"



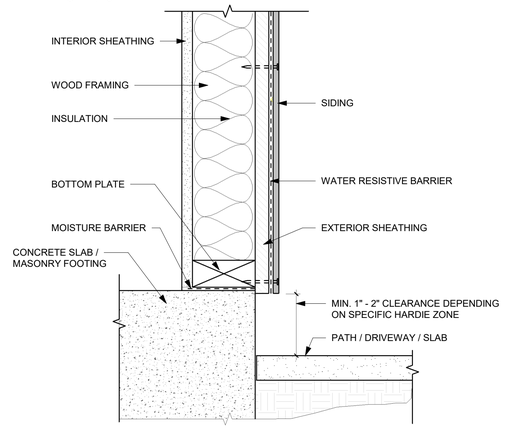
4 RIGHT ELEVATION
1/4" = 1'-0"

KEY NOTES

1. THE APPROVED ADDRESS NUMBERS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM ½" WIDE STROKE. CFC 505, CRC R319, FMCB.36.080 THE NUMBERS SHALL BE ILLUMINATED AT NIGHT. WHEN EXTERNALLY ILLUMINATED THE FACE OF THE SIGN SHALL BE AT A MINIMUM OF 5.0 FOOT CANDLES. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT ILLUMINATION. FMC 8.36.080.
2. BOARD AND BATTEN BY JAMES HARDIE. HARDIE PANEL, VERTICAL SIDING (COLOR:ARCTIC WHITE) (OPT.) INSTALLED IN ACCORDANCE WITH ER25913-01 (ATTACHED FILE FOR SUBMISSION ICC-ES EVALUATION REPORT
3. ROOF BY TAYLOR METAL PRODUCTS.COLOR: GRAPHITE BLACK SRI-26. ROOF PITCH 1/2:12, 3:12. OVERHANG: 1'-0". COMPLYING WITH IBC SECTION 1507.4 AND IRC SECTION R905.10. THE PANELS ARE RECOGNIZED FOR USE AS CLASS A ROOF COVERINGS WHEN INSTALLED IN ACCORDANCE WITH ER25913-01 (ATTACHED FILE FOR SUBMISSION ICC-ES EVALUATION REPORT).UNDERLAYMENT, WHEN USED, MUST COMPLY WITH ASTM D226 OR GAF VERSASHIELD® FIRE-RESISTANT ROOF DECK PROTECTION (ER25913-01). FLASHING MUST BE IN ACCORDANCE WITH THE APPLICABLE CODE.
4. FASCIA BOARD (COLOR: ULTRA PURE WHITE BY BEHR)
5. GARAGE DOOR BY CLOPAY. CANYON RIDGE MODERN. COLOR: BLACK
6. EXTERIOR LED LIGHTING BY FRANKLIN IRON WORKS (FOXMOORE COLLECTION 14 ½" HIGH COLOR: BLACK).
7. CUSTOM IRON FRONT DOOR COLOR: BLACK.
8. 100 SERIES WINDOWS (WITH COLONIAL GRILLES) AND SLIDING DOORS BY ANDERSEN (COLOR - BLACK)
9. HARDIE TRIM BOARD BY JAMES HARDIE. (COLOR: ARCTIC WHITE).
10. ELECTRICAL METER
11. HP UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM 3-INCH THICK SLAB OR APPROVED PLATFORM.
12. GUTTER (COLOR: ULTRA PURE WHITE BY BEHR).
13. CORBELS (COLOR: PPU5-01 ESPRESSO BEAN BY BEHR).
14. FLUE ROOF TERMINAL (COLOR: PPU5-01 ESPRESSO BEAN BY BEHR).
15. DOWNSPOUT (COLOR: ULTRA PURE WHITE BY BEHR).
16. SIDING BY JAMES HARDIE. HARDIE® PLANK, LAP SIDING (COLOR:ARCTIC WHITE) (OPT.) INSTALLED IN ACCORDANCE WITH ER25913-01 (ATTACHED FILE FOR SUBMISSION ICC-ES EVALUATION REPORT



6 SIDING & WINDOW/DOOR HEAD
3" = 1'-0"



SIDING HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
5 3" = 1'-0"

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ROCKLIN, CA 95677
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PHONE: (530) 537-2288

PROJECT NAME:
41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

SHEET TITLE:
ELEVATIONS

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

PROJECT: 1-1103
DESIGNED: PZ
DRAWN: SK
DATE: 5/21/2024 9:09:51 AM

DATE:	DESCRIPTION:	REV. #
2/12/2024	PC #2	2

SHEET:
A4

LEGEND

- TOP OF PLATE 1 - 8'-0"*
- TOP OF PLATE 2 - 9'-0"* + 1' - 2" HEEL
- TOP OF PLATE 3- 9'-0"*
- TOP OF PLATE 4 - 10'-2"* + 0' - 8" HEEL

* - FROM 1ST FLOOR
** - FROM 2ND FLOOR

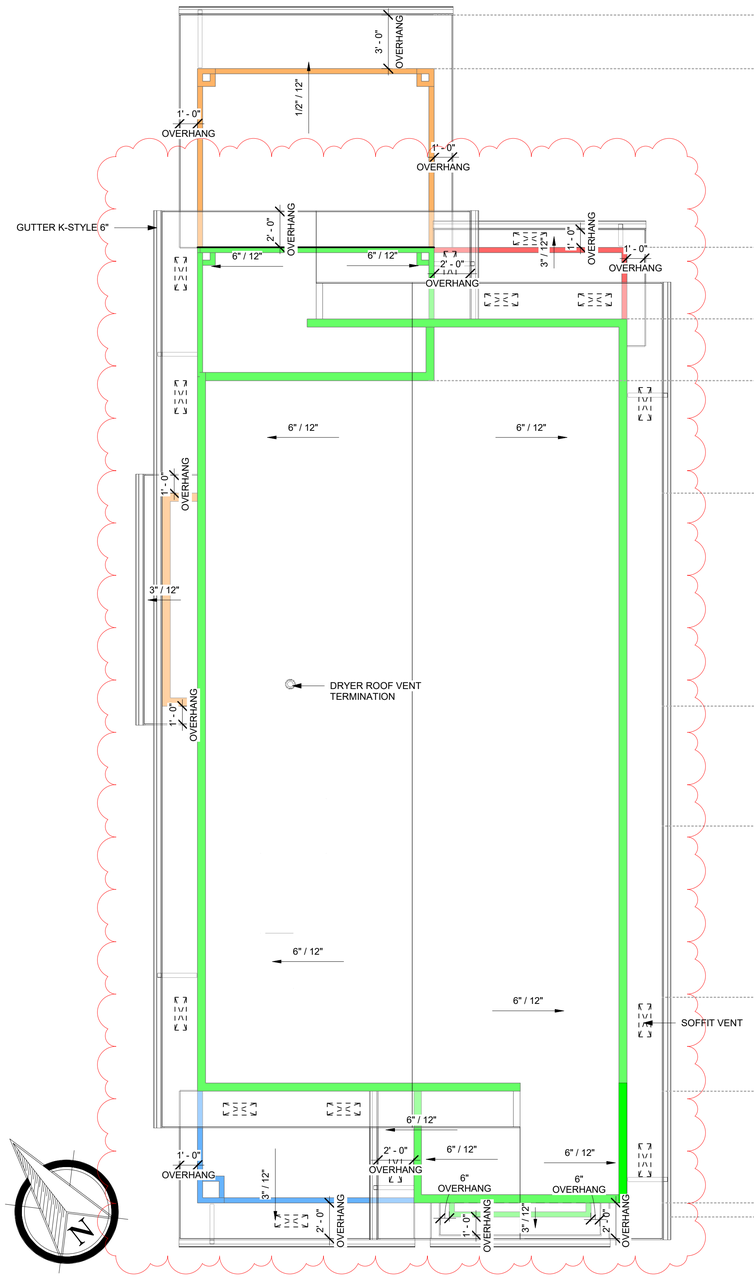
ATTIC VENTILATION CALCULATIONS

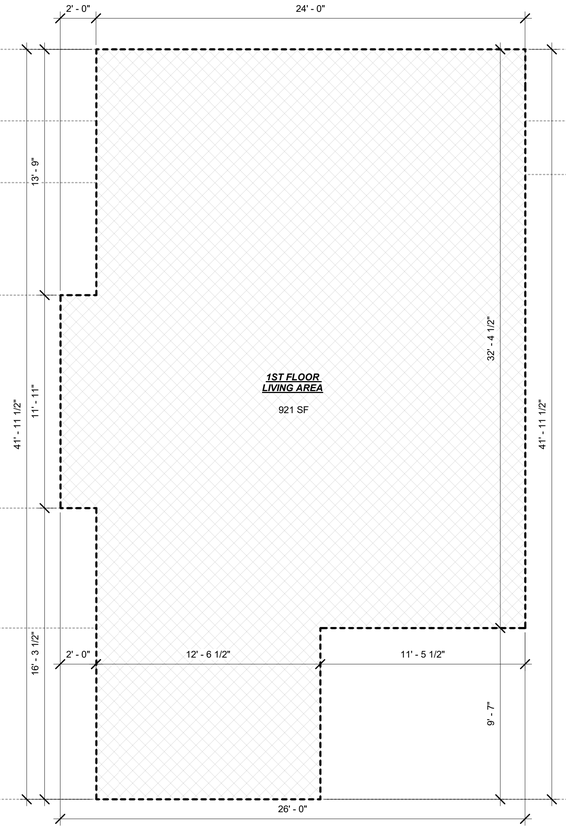
VENTILATION REQUIRED

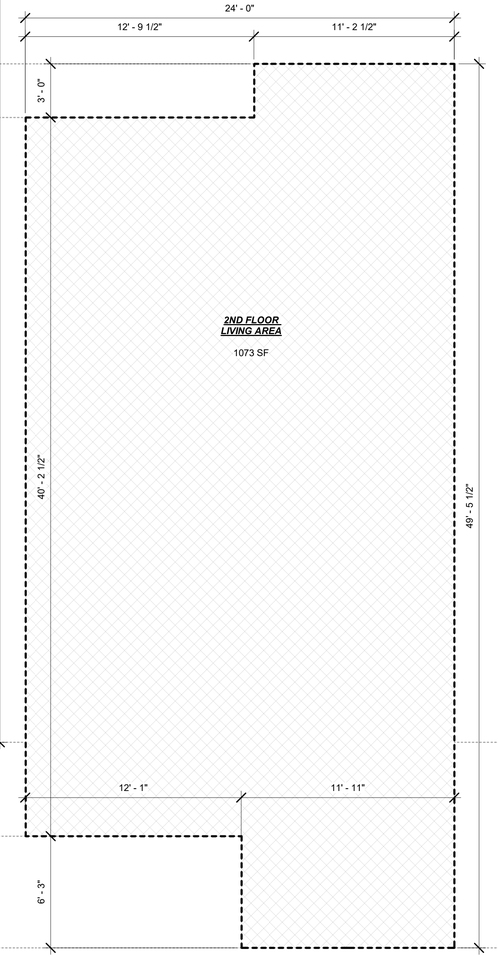
AREA VENTILATED	SQ. FT	VENTILATION RATE	REQUIRED AREA SOFIT VENT (AREA VENTILATED/150) x 144 = SQ.IN.
ROOF 1 SOFIT VENT	1,164.48 SQ.FT	150 TH	1,117.9 SQ.IN
ROOF 2 SOFIT VENT	43 SQ.FT	150 TH	41.28 SQ.IN
ROOF 3 SOFIT VENT	75.64 SQ.FT	150 TH	72.61 SQ.IN

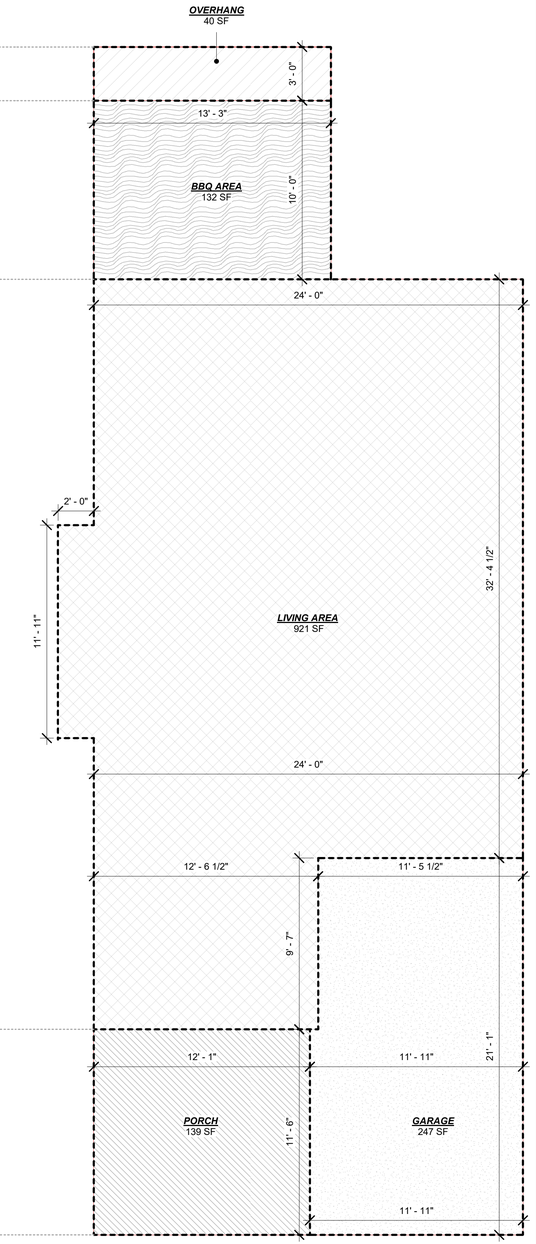
SOFIT VENT NET AREA = 96 SQ-IN

	VENTILATOR TYPE	MODEL	VENT LOCATION	QUANTITY	AREA VENTILATED
ROOF 1 1,117.9 SQ.IN / 96 SQ-IN = 12 SOFIT VENT	SOFIT	SOFIT VENT	SOFIT	12	1,056 SQ-IN
ROOF 2 41.28 SQ.IN / 96 SQ-IN = 1 SOFIT VENT	SOFIT	SOFIT VENT	SOFIT	1	864 SQ-IN
ROOF 3 72.61 SQ.IN / 96 SQ-IN = 1 SOFIT VENT	SOFIT	SOFIT VENT	SOFIT	1	1,920 SQ-IN
					1,920 SQ-IN









FAR AREA CALCULATIONS:

TOTAL: 921 + 1073 = **1994 SF**

Adjusted Floor Area. Adjusted Floor Area excludes the following: Unenclosed Horizontal Surfaces
Unenclosed Balconies
Unenclosed Decks
Unenclosed Porches
Crawl Spaces with Dirt Floors
Attics with no Floor
The first 400 square feet of Garage Floor Area

PROPOSED LOT COVERAGE CALCULATIONS:

TOTAL: 139 + 247 + 921 + 132 + 40 = **1479 SF**

1 ROOF PLAN
1/4" = 1'-0"

TDE

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PROJECT NAME:
41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

SHEET TITLE:
ROOF PLAN

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

PROJECT: 1-1103
DESIGNED: PZ
DRAWN: SK
DATE: 5/21/2024 7:13:36 AM

DATE:	DESCRIPTION:	REV. #
2/12/2024	PC #2	2

SHEET:
A6



1 LANDSCAPE PLAN
1" = 10'-0"

NOTES:

"A MINIMUM 3-INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED."

"COMPLETE THE CITY FORM "DETERMINATION OF APPLICABILITY TO THE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (AB 1881)" AVAILABLE ON THE CITY'S WEB PAGE AND SUBMIT TO THE CITY ARBORIST FOR REVIEW. IF IT IS DETERMINED THAT LANDSCAPE AND IRRIGATION PLANS ARE REQUIRED, PLANS, CALCULATIONS AND A CERTIFICATION STATEMENT SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL.BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETE, INSPECTIONS OF THE PLANTS AND IRRIGATION INSTALLATION BY THE CITY AND A THIRD-PARTY WATER AUDIT MUST BE PERFORMED AND SUBMITTED FOR APPROVAL TO THE CITY ARBORIST."
NO DISALLOWED PLANTS ARE INCLUDED IN THE PLANTING PLAN.

LEGEND

DIMENSION POINT	○
PROPERTY LINE	———
SET-BACK LINE	– – –
PAD LINE	- - - -
M.U.S.D.A.	— — —
DRIVEWAY	— · — · —
PROPOSED DRIVEWAY	—— – – ——
WATER LINE	W W W
GAS LINE	G G G
ELECTRICAL LINE	E E E
SEWER LINE	S S S
INTERNET AND TV LINE	CATV CATV CATV
PROPOSED FENCE LINE	
CONCRETE RETAINING WALL	
ROCKERY RETAINING WALL	
DRAINAGE DIRECTION	
EDGE OF GRADING	
CONCRETE DRIVEWAY	
CONCRETE WALKWAY	
SWALE DRAIN	
FRENCH DRAIN	
RIP RAP AREA	
CHANNEL DRAIN	
ROOF LINES	
1ST FLOOR WINDOWS	
2ND FLOOR WINDOWS	
TREE TO BE REMOVED	
EXISTING FENCE	

PLANTING SCHEDULE

KEY	SYMBOL	IMAGE	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	SIZE	SUN EXPOSURE	WATER NEEDS	SOIL CONDITIONS	WUCOLS PLANT FACTOR	HARDINESS ZONE	COUNT
S1			BLUE FLAX	LINUM LEWISII	2'-3'	1'-2'	1 GAL	FULL SUN, PARTIAL SUN	LOW	CHALK, CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	8 - 9	5
S2			DEERGRASS	MUHLENBERGIA RIGENS	3'-5'	3'-4'	1 GAL	FULL SUN	LOW	CHALK, CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	7 - 10	5
S3			STICKY MONKEY FLOWER	MIMULUS AURANTIACUS	3'-4'	3'-4'	1 GAL	FULL SUN, PARTIAL SUN	LOW	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	4-11	5
S4			ANGEL WING JASMINE	JASMINUM NITIDUM	10'-15'	3'-4'	1 GAL	FULL SUN, PARTIAL SUN	LOW	CHALK, CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	9-11	5
S5			NEW ZEALAND FLAX	PHORMIUM 'PINK STRIPE'	4'-5'	4'-5'	1 GAL	FULL SUN, PARTIAL SUN	LOW	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	8-10	11
S6			SKYLARK CEANOTHUS	CEANOTHUS THYRSIFLORUS	4'-6'	5'-6'	3 GAL	FULL SUN, PARTIAL SUN	LOW	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	8-10	9
S7			SEDGE	CAREX OSHIMENSIS	2'-3'	1'-2'	1 GAL	FULL SUN, PARTIAL SUN	LOW	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	2-9	6
S8			LANTANA	LANTANA CAMARA	6'	6'	1 GAL	FULL SUN	LOW	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	7-11	1
T1			BAY LAUREL	LAURUS NOBILIS	15'-40'	5'-20'	5 GAL	SUN, PART SHADE	LOW	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	6-8	17
T2			PEACH (LOW CHILL)	PRUNUS SPP. EDIBLE	10'-15'	10'	5 GAL	FULL SUN, PARTIAL SUN	MOD	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	9-10	1

PLANTING NOTES

1. Plans are diagrammatic. contractor/owner shall be responsible for field verifying all existing conditions and adjust plant accordingly.
2. No planting shall be started until finish grading and irrigation system have been completed.
3. All plant materials shall meet size specification as shown on the plant list and shall be healthy, full, and shall be of first rate quality for the species.
4. The locations of trees and shrubs shall be adjusted in the field to accommodate existing utilities, lights, sprinklers, etc.
5. Contractor shall cultivate lawn and planting areas with approved soil amendments.
6. After planting is complete and areas have been fine graded, spread bark to dress to a 3" minimum depth in all non-turf, planter beds.
7. Planter bed mulch shall be small chipped fire bark. mulch shall be free of large woody pieces, soil, stones, sticks, debris or other foreign matter.
8. Soil amendments shall be applied at the rate of 6 cubic yards per 1,000 square feet and thoroughly cultivated into the soil prior to planting. amendments to be nitrified wood compost or equal free of weed seed and non-organic materials.
9. All five-gallon and larger trees should be double staked, perpendicular to the prevailing wind pattern, with 8' lodge-pole stakes outside the planting pit and tied with flexible ties.
10. Planters which soil was excavated shall receive new topsoil amended as in note #8.
11. Planting pits shall be 2 times the diameter f the root ball and 2" less the depth of he root ball.
12. Contractor/owner shall abide by all local, state and federal laws, codes and ordinances.
13. All revisions made to these plans are at the discretion of the contractor/owner.
14. Plants, lawn, trees, etc. can be replaced by contractor/owner for any reason for similar Product.

HAVE COMPLIED WITH THE THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN AND IRRIGATION PLAN."

LANDSCAPE NOTES:

1. "INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO THE LANDSCAPE AREA EXCEPT WITHIN THE DRIPLINE OF PROTECTED TREES (UNLESS CONTRA-INDICATED BY A SOILS TEST)."

2. "A MINIMIUM THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED."

KEY	HATCHED	MATERIAL	NAME	DESCRIPTION	SQ-FT
H1		Cobblestone 860	DRIVEWAY, WALKWAYS	CONCRETE	1,137
H2			MEDIUM BARK	LANDSCAPE	1,268.39
				BARK MULCH ONLY	418.41
				TOTAL	1,686.8
H3			LAWN		427.55

MWELO SIGNATURE BLOCK

"I agree to comply with the requirements of the prescriptive compliance to the MWELO."

Signature: P.Zarik

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ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

PROJECT NAME:
41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

SHEET TITLE:
LANDSCAPE PLAN

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

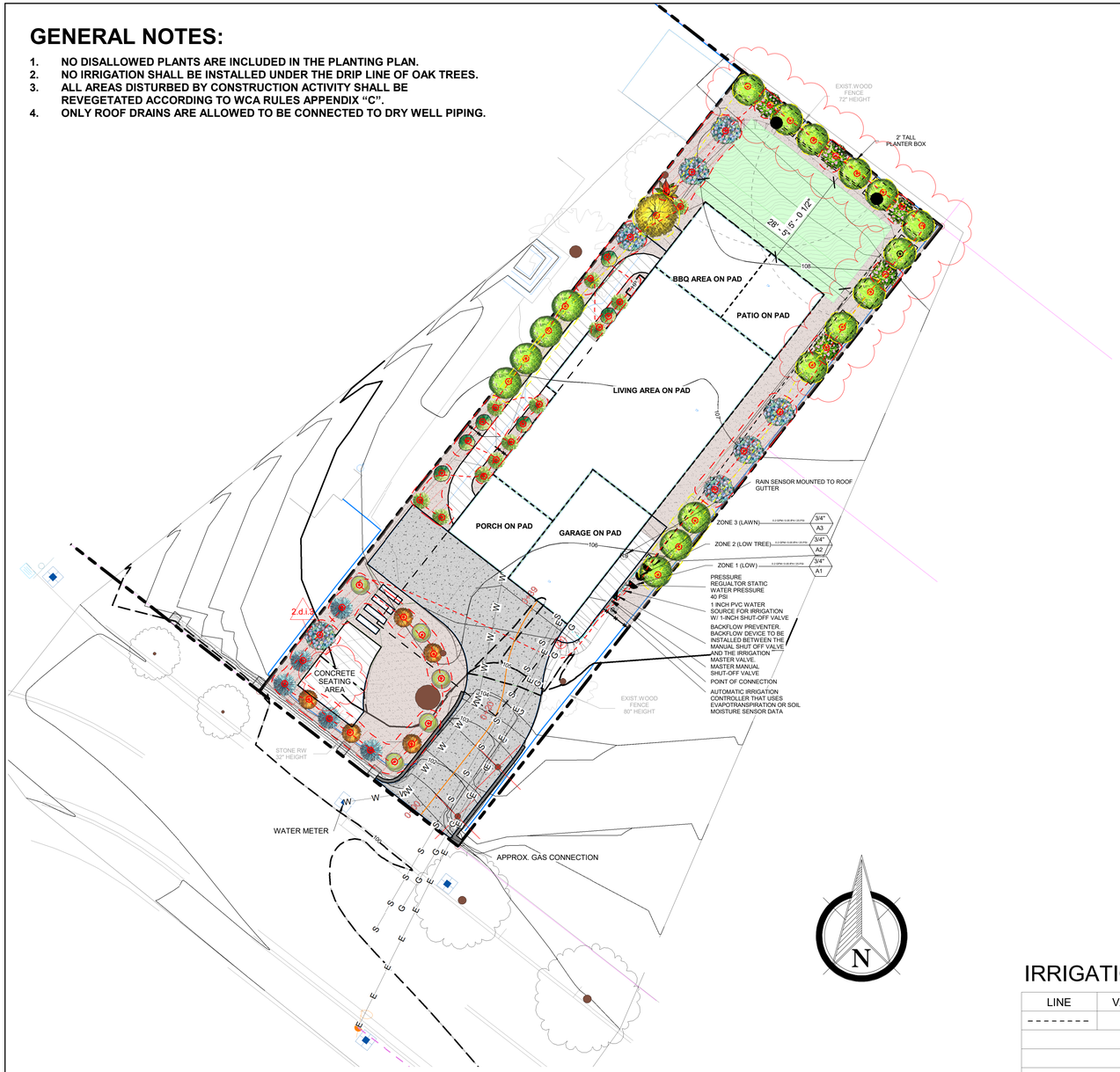
PROJECT:	1-1103
DESIGNED:	P.Zarik PZ
DRAWN:	SK
DATE:	5/21/2024 7:13:42 AM

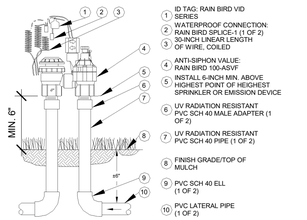
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11/9/2023	PC #1	1
2/12/2024	PC #2	2

SHEET:
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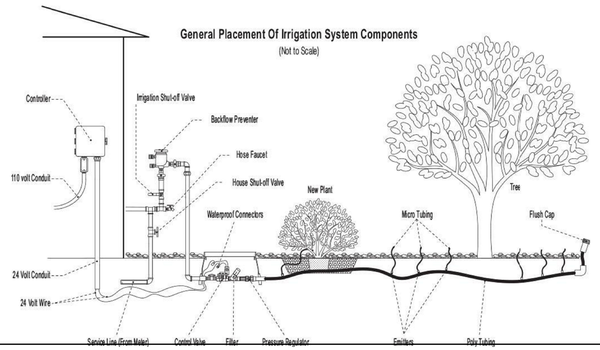
GENERAL NOTES:

1. NO DISALLOWED PLANTS ARE INCLUDED IN THE PLANTING PLAN.
2. NO IRRIGATION SHALL BE INSTALLED UNDER THE DRIP LINE OF OAK TREES.
3. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE REVEGETATED ACCORDING TO WCA RULES APPENDIX "C".
4. ONLY ROOF DRAINS ARE ALLOWED TO BE CONNECTED TO DRY WELL PIPING.





5 L_IRRIGATION___Sprinkler Valve Detail
1" = 1'-0"



LEGEND

DIMENSION POINT	
PROPERTY LINE	
SET-BACK LINE	
PAD LINE	
M.U.S.D.A.	
DRIVEWAY	
PROPOSED DRIVEWAY	
WATER LINE	W W W
GAS LINE	G G G
ELECTRICAL LINE	E E E
SEWER LINE	S S S
INTERNET AND TV LINE	CATV CATV CATV
PROPOSED FENCE LINE	
CONCRETE RETAINING WALL	
ROCKERY RETAINING WALL	
DRAINAGE DIRECTION	
EDGE OF GRADING	
CONCRETE DRIVEWAY	
CONCRETE WALKWAY	
SWALE DRAIN	
FRENCH DRAIN	
RIP RAP AREA	
CHANNEL DRAIN	
ROOF LINES	
1ST FLOOR WINDOWS	
2ND FLOOR WINDOWS	
TREE TO BE REMOVED	
EXISTING FENCE	

IRRIGATION LEGEND

LINE	VALVE #	SIZE	TYPE
- - - - - - - -	1-5	1/2"	DRIP SYSTEM

MANUFACTURER
RAINBIRD

	PRODUCT MODEL	PRODUCT ID	
DRIP SYSTEM	STARTKTCS	A50853	
CONTROLLER	ST8O-WIFI	B01LYKZOL0	
AUTOMATIC SHUT-OFF VALVE	100-ASVF		
PRESSURE REGULATOR	PRF10040SX	B003MZ1EQO	
RAIN SENSOR	A61200		
DRIP EMITTER	SW10/10PS	21101803	
DRIP EMITTER FOR BUSHES	1-2 EMITTERS PER BUSH	TOTAL - 66	TOTAL - 136
DRIP EMITTER FOR TREES	3-6 EMITTERS PER TREE	TOTAL - 70	

LEGEND

PVC WATER PIPE FOR LOW WATER NEEDS AREA	- - - - - - - - - - - - - - -
PVC WATER PIPE FOR LOW (TREE) WATER NEEDS AREA	- - - - - - - - - - - - - - -
PVC WATER PIPE FOR LAWN WATER NEEDS AREA	- - - - - - - - - - - - - - -

IRRIGATION NOTES

1. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFATURERS RECOMMENDED PRESSURE RANGE.
2. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
3. "UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUMOF FOUR CUBIC YARDS PER 1000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL EXCEPT WITHIN THE TPZOF PROTECTED TREES, WHICH SHALL RECIEVE 4-6" OF HARDWOOD CHIP MULCH."
4. "AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT SHALL PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF
5. AUTOMATIC IRRIGATION CONTROLLERS UTILIZING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA.
6. SENSORS (RAIN, FREEZE, WIND, ETC.), EITHER INTEGRAL OR AUXILIARY, THAT SUSPEND OR ALTER IRRIGATION OPERATION DURING UNFAVORABLE WEATHER CONDITIONS SHALL BE REQUIRED ON ALL IRRIGATION SYSTEMS, AS APPROPRIATE FOR LOCAL CLIMATIC CONDITIONS. IRRIGATION SHOULD BE AVOIDED DURING WINDY OR FREEZING WEATHER OR DURING RAIN.
7. BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED TO PROTECT THE WATER SUPPLY FROM CONTAMINATION BY THE IRRIGATION SYSTEM.
8. FLOW SENSORS THAT DETECT HIGH FLOW CONDITIONS CREATED BY SYSTEM DAMAGE OR MALFUNCTION ARE REQUIRED FOR ALL ON NON-RESIDENTIAL LANDSCAPES AND RESIDENTIAL LANDSCAPES OF 5000 SQ. FT. OR LARGER.
9. MASTER SHUT-OFF VALVES ARE REQUIRED ON ALL PROJECTS EXCEPT LANDSCAPES THAT MAKE USE OF TECHNOLOGIES THAT ALLOW FOR THE INDIVIDUAL CONTROL OF SPRINKLERS THAT ARE INDIVIDUALLY PRESSURIZED IN A SYSTEM EQUIPPED WITH LOW PRESSURE SHUT DOWN FEATURES.
10. ALL IRRIGATION EMISSION DEVICES MEET THE REQUIREMENTS SET IN THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD, AMERICAN SOCIETY OF AGRICULTURAL AND BIOLOGICAL ENGINEERS'/INTERNATIONAL CODE COUNCIL'S (ASABE/ICC) 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD, ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
11. SPRINKLER HEADS AND OTHER EMISSION DEVICES SHALL HAVE MATCHED PRECIPITATION RATES, UNLESS OTHERWISE DIRECTED BY THE MANUFACTURER'S RECOMMENDATIONS.
12. SPRINKLER SPACING SHALL BE DESIGNED TO ACHIEVE THE HIGHEST POSSIBLE DISTRIBUTION UNIFORMITY USING THE MANUFACTURER'S RECOMMENDATIONS.
13. SWING JOINTS OR OTHER RISER-PROTECTION COMPONENTS ARE REQUIRED ON ALL RISERS SUBJECT TO DAMAGE THAT ARE ADJACENT TO HARDSCAPES OR IN HIGH TRAFFIC AREAS OF TURFGRASS.
14. CHECK OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
15. THE APPLICATION RATE OF A DRIP SYSTEM CAN BE DETERMINED FROM THE TAPE FLOW RATE (GPM/100 FT), BED WIDTH (INCHES), AND NUMBER OF DRIP LINES USING THE FOLLOWING EQUATION:
APPLICATION RATE (INCHES/HOUR) = TAPE FLOW RATE (GPM/100 FT) X NUMBER OF TAPES X 11.55 + BED WIDTH (INCHES)

MARIN WATER
WATER BUDGET & WATER USE CALCULATOR

Zip Code:	94960
Date:	4/22/2024
Project Name:	
Project Address:	41 Park Dr. San Anselmo
Project Contact:	Eric Nuttel
Project Contact Email:	eric.nuttall10@gmail.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (CCF/yr)
	Residential	40.03	0.55	-	1,588	29

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (CCF/yr)
	40.0	886	-	29

Project meets water budget. Difference between MAWA and ETWU: -

ETWU Calculation (Regular landscape areas)	Zone #	Description	Irrigation Type	Hydrozone Area (SF)	Plant Water Use Classification	Irrigation Efficiency (IE)	(SF * PF) / IE
	1		Drip	760	Low	0.81	281
	2		Drip	400	Low	0.81	148
	3		Spray	428	High	0.75	457
	4						-
	5						-
	6						-
	Landscape area (not including SLA)			1,588			886

ETWU Calculation Special Landscape Areas (SLA)	Description	Hydrozone Area (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Total SLA	0		0

Total Landscape Area (including SLA) from ETWU Calculation	1,588

Water Use Table							
	ETWU	Gallons:	21,693	Units:	29	AF:	0.07
	Billing Period	Jan/Feb	Mar/Apr	May/Jun	Jul/Aug	Sep/Oct	Nov/Dec
	Baseline (CCF)	1	1	6	8	8	5

1 CCF (hundred cubic feet) = 748.05 gallons; 1 AF (acre foot) = 435.6 CCF

MarinWater.org

LEGEND

A1 — 0.83 GPM / 0.2 IPH / 30 PSI — INDICATES CONTROLLER STATION NUMBER
3/4" — INDICATES REMOTE CONTROL VALVE SIZE
DESIGN OPERATING PRESSURE (PRESSURE PER SQUARE INCH)
APPLICATION RATE (INCHES PER HOUR)
FLOW RATE (GALLONS PER MINUTE)

HYDROZONE INFORMATION TABLE

HYDROZONE	VALVE	IRRIGATION METHOD	AREA	%OF LANDSCAPE AREA
ZONE 1 (LOW)	A1	DRIP	759.74 SQ. FT.	47.85%
ZONE 2 (LOW TREE)	A2	DRIP	400 SQ. FT.	25.19%
ZONE 1 (LAWN)	A3	SPRAY	427.55 SQ. FT.	26.93%
		TOTAL	1587.74 SQ. FT	100%

TDE

TANGENT
DESIGN & ENGINEERING
4095 DEL MAR AVE, STE. 10,
ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

PROJECT NAME:
41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

SHEET TITLE:
IRRIGATION PLAN

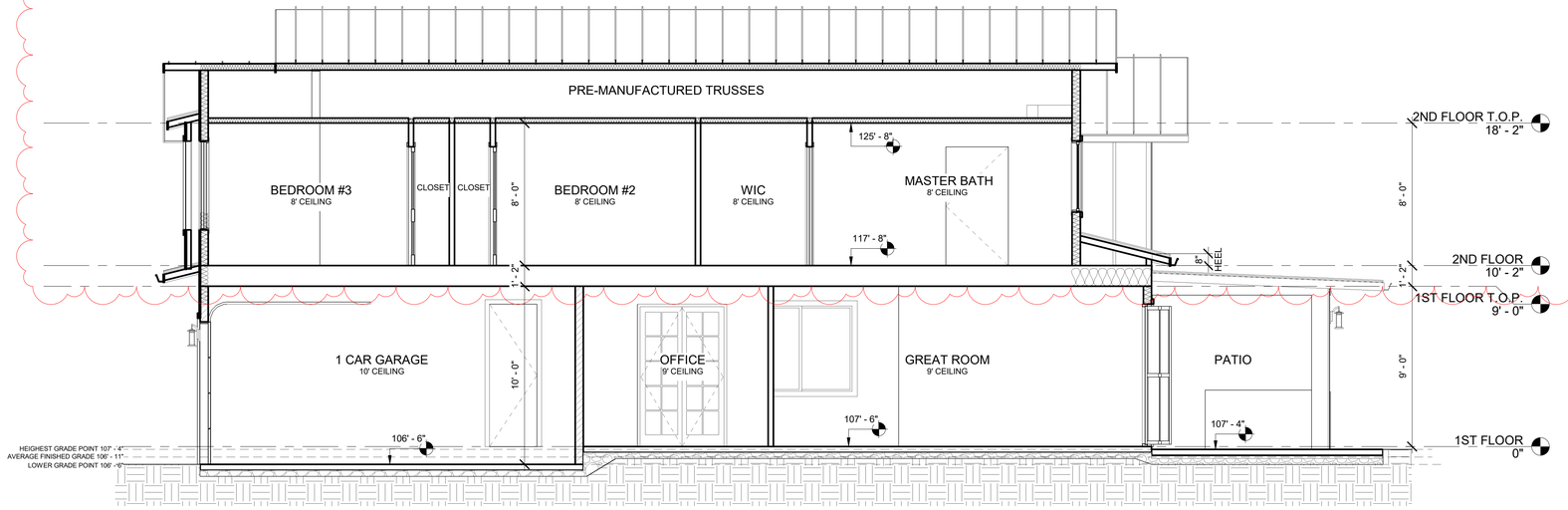
OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

PROJECT: 1-1103
DESIGNED: P.Zarik PZ
DRAWN: SK
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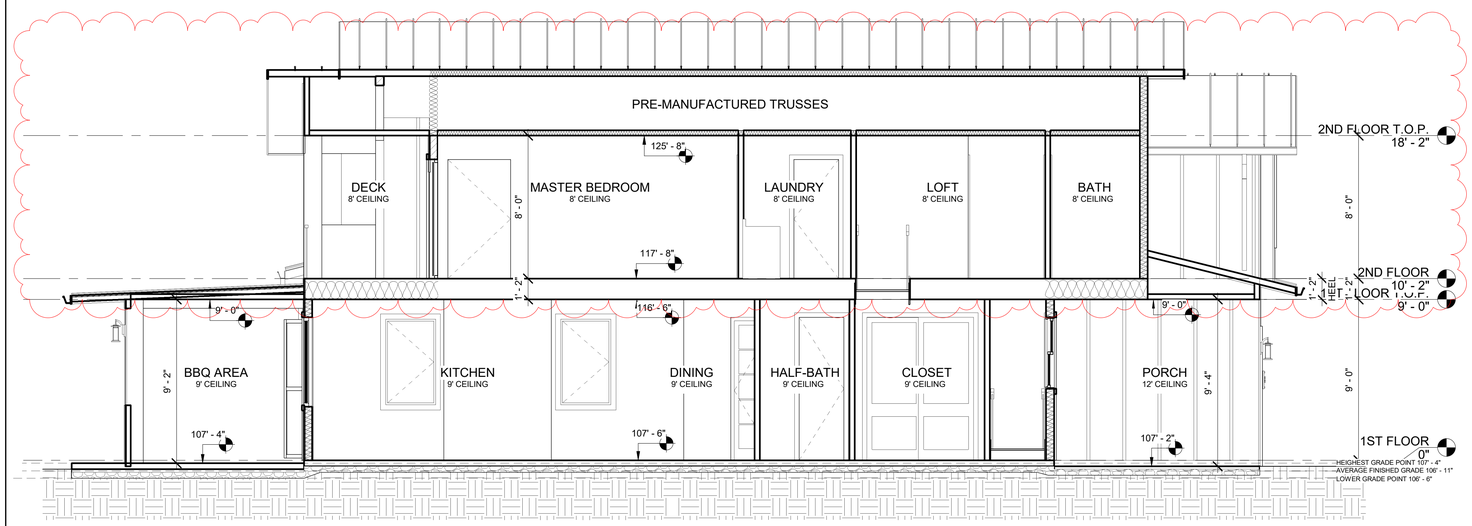
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11/9/2023	PC #1	1
2/12/2024	PC #2	2

SHEET:

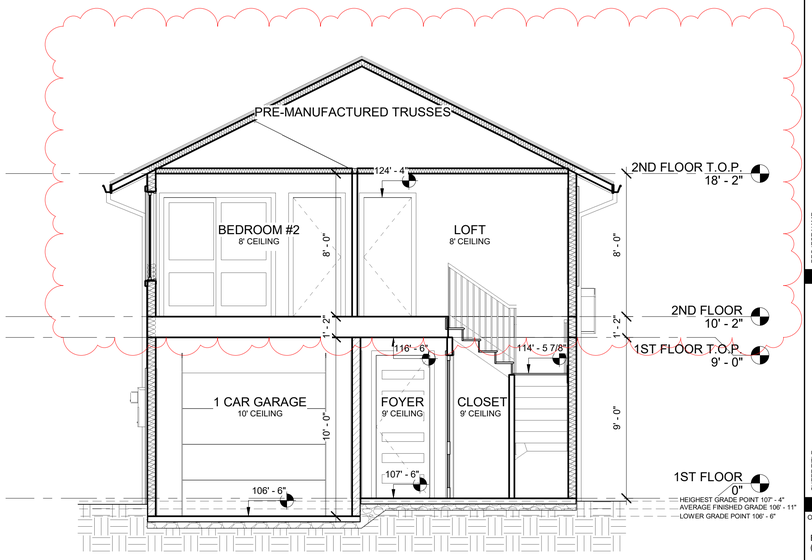
A8



1 Section 4
1/4" = 1'-0"



2 Section 5
1/4" = 1'-0"



3 Section 6
1/4" = 1'-0"

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PROJECT NAME:
41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

SHEET TITLE:
SECTIONS

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

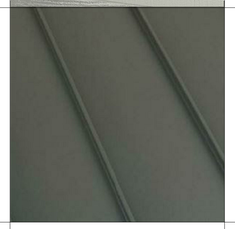
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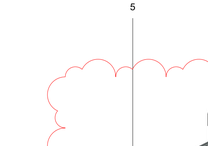
DATE:	DESCRIPTION:	REV. #
2/12/2024	PC #2	2

SHEET:
A9



MATERIAL & COLOR BOARD

№	MATERIAL	MANUFACTURER	NAME	DESCRIPTION
1		EXTERIOR LIGHTS	FOXMOORE COLLECTION 14 ½" HIGH	COLOR: BLACK
2		ROOF FINISHES: TAYLOR METAL PROTUCTS	MS-100 17" RIBBED PAN.	COLOR: GRAPHITE BLACK SRI-26
3		BOARD AND BATTEN BY JAMES HARDIE	HARDIE PANEL, VERTICAL SIDING	COLOR: ARCTIC WHITE
4		100 SERIES WINDOWS AND SLIDING DOORS BY ANDERSEN	WINDOWS AND SLIDING	WITH COLONIAL GRILLES FRAME COLOR: BLACK

№	MATERIAL	MANUFACTURER	NAME	DESCRIPTION
5		GUTTER, DOWNSPOUT	COLOR: ULTRA PURE WHITE BY BEHR	
6		GARAGE DOOR BY CLOPAY	CANYON RIDGE MODERN	COLOR: BLACK
7		CORBELS	CORBELS	COLOR: PPU5-01 ESPRESSO BEAN BY BEHR
8		FASCIA BOARD	COLOR: ULTRA PURE WHITE BY BEHR	

№	MATERIAL	MANUFACTURER	NAME	DESCRIPTION
9		SIDING BY JAMES HARDIE	HARDIE® PLANK LAP SIDING	COLOR: ARCTIC WHITE

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PROJECT NAME:
41 PARK DRIVE,
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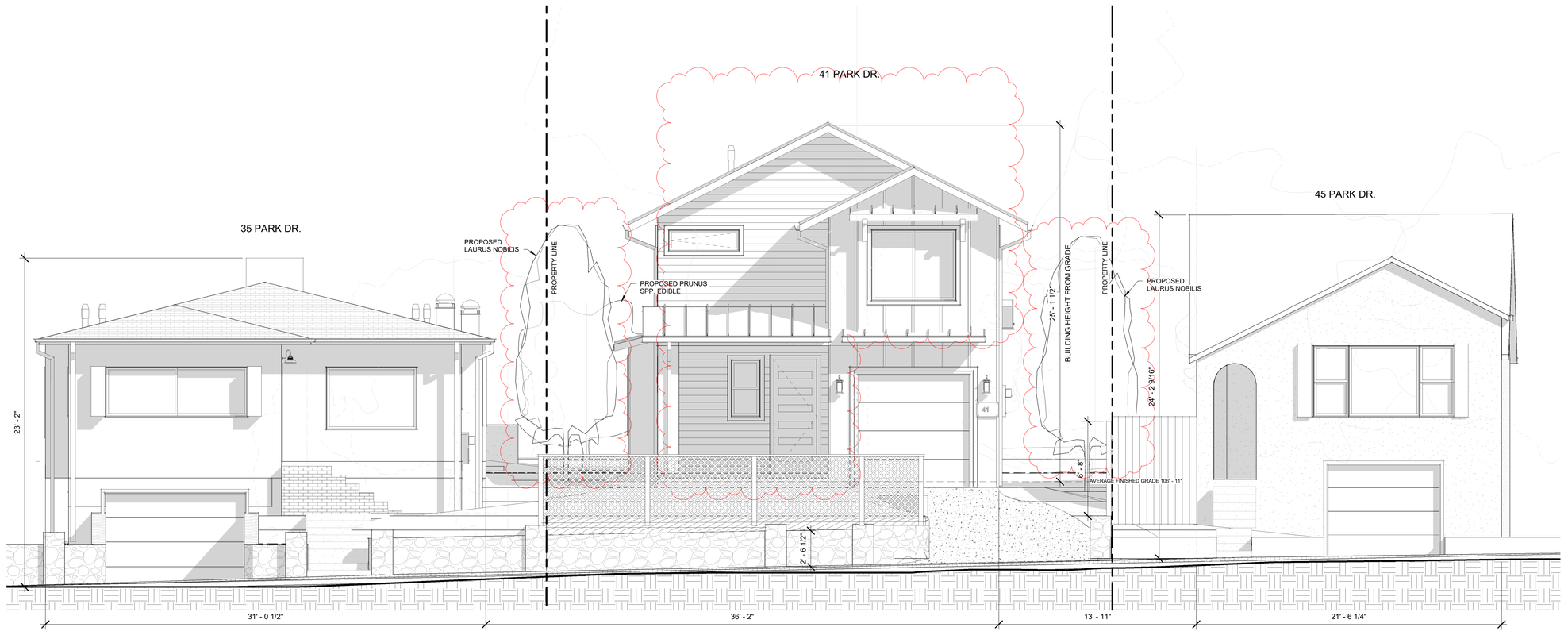
SHEET TITLE:
COLORBOARD

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

PROJECT:	1-1103
DESIGNED:	PZ
DRAWN:	SK
DATE:	5/21/2024 9:10:15 AM

DATE:	DESCRIPTION:	REV. #
2/12/2024	PC #2	2

SHEET:
A10



1 STREETSCAPE ELEVATION
1/4" = 1'-0"

TDE

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PHONE: (530) 537-2288

PROJECT NAME:
41 PARK DRIVE,
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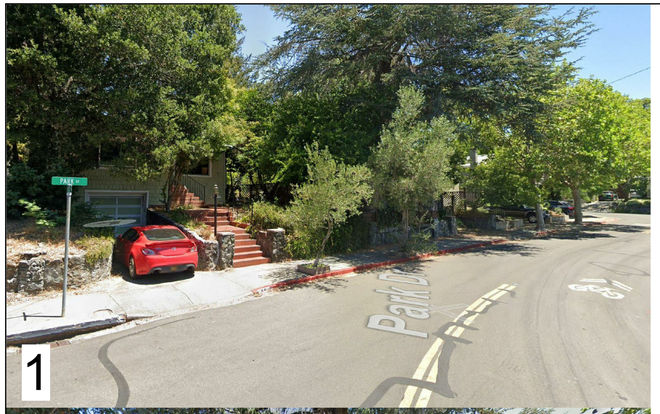
SHEET TITLE:
STREETSCAPE ELEVATION

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

PROJECT: 1-1103
DESIGNED: PZ
DRAWN: SK
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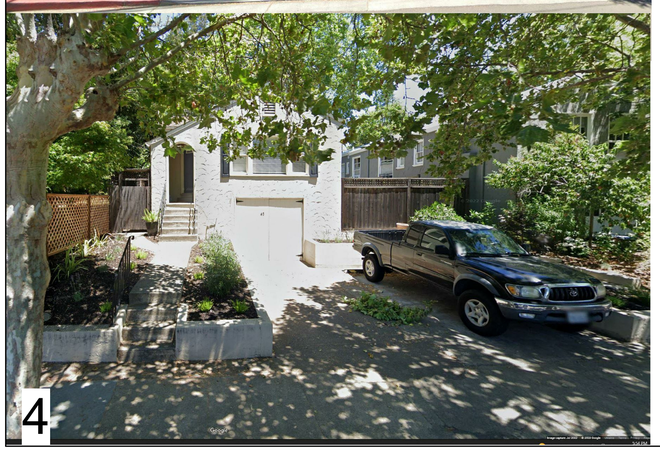
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2/12/2024	PC #2	2

SHEET:
A11

















1 SITE PLAN/ PHOTO LOCATOR
1" = 10'-0"

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PHONE: (530) 537-2288

PROJECT NAME:
41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

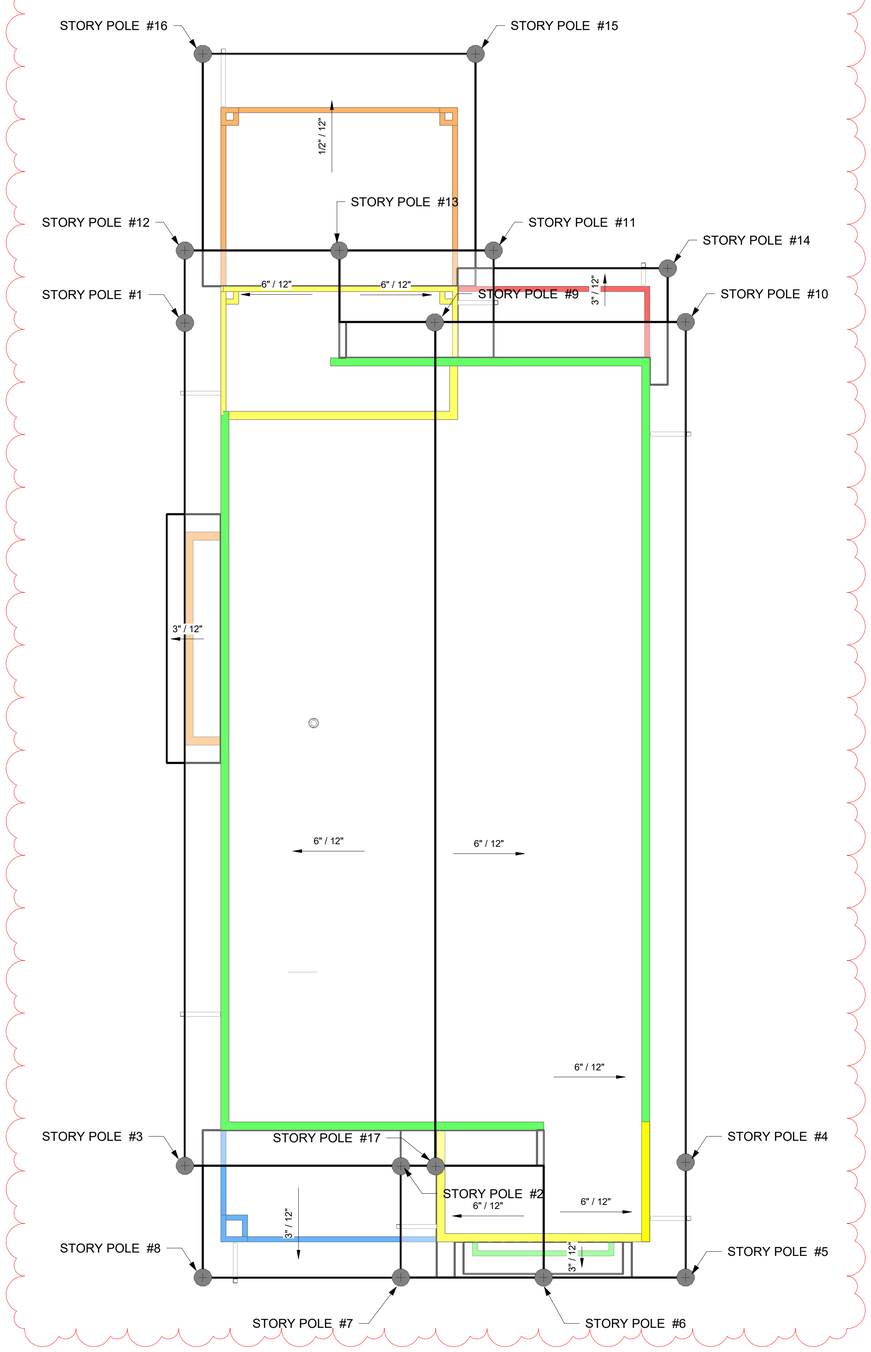
SHEET TITLE:
SITE PLAN/
PHOTO
LOCATOR

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

PROJECT:	1-1103
DESIGNED:	PZ
DRAWN:	PZ
DATE:	4/22/2024 9:42:21 AM

DATE:	DESCRIPTION:	REV. #

SHEET:
A12



1 ROOF PLAN
1/4" = 1'-0"

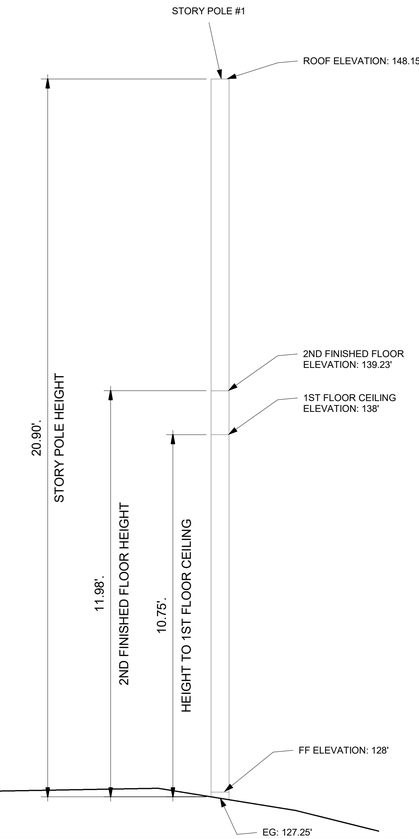
LEGEND

- TOP OF PLATE 1 - 8'-0"**
- TOP OF PLATE 2 - 9'-0"* + 1' - 2" HEEL
- TOP OF PLATE 3- 9'-0"*
- TOP OF PLATE 4 - 10'-2"* + 0' - 8" HEEL

* - FROM 1ST FLOOR
** - FROM 2ND FLOOR

STORY POLE LEGEND

STOREY POLE	BASE ELEVATION EXISTING GRADE	FINISHED FLOOR (FF) ELEVATION	TO 1ST FLOOR CEILING HEIGHT	TO 2ND FINISHED FLOOR (FF) HEIGHT	STORY POLE HEIGHT	ROOF ELEVATION
1	106.95'	107'-6"	9.55'	10.71'	18.47'	125.42'
2	106.49'	107'-6"	10.01'	11.17'	18.93'	125.42'
3	106.46'	107'-6"	10.04'	11.2'	18.89'	125.42'
4	105.41'	107'-6"	11.09'	12.25'	20.01'	125.42'
5	105.09'	107'-6"	11.41'	12.57'	20.33'	125.42'
6	105.00'	107'-6"	11.5'	12.66'	23.99'	128.99'
7	105.88'	107'-6"	10.62'	11.78'	19.54'	125.42'
8	106.20'	107'-4"	10.13'	N/A	10.98'	117.18'
9	106.93'	107'-6"	9.57'	10.73'	23.86'	130.29'
10	107.36'	107'-6"	9.14'	10.3'	17.99'	125.42'
11	107.57'	107'-6"	8.93'	10.09'	17.85'	125.42'
12	107.99'	107'-6"	8.51'	9.67'	17.43'	125.42'
13	107.73'	107'-6"	8.77'	9.93'	19.16'	128.99'
14	107.45'	107'-4"	8.88'	N/A	10.64'	118.09'
15	108.01'	107'-4"	8.32'	N/A	8.7'	116.71'
16	108.00'	107'-4"	8.33'	N/A	10.29'	116.71'
17	106.36'	107'-6"	10.14'	11.98'	22.05'	130.29'



3 STORY POLE EXAMPLE
1/2" = 1'-0"

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PROJECT NAME:
41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

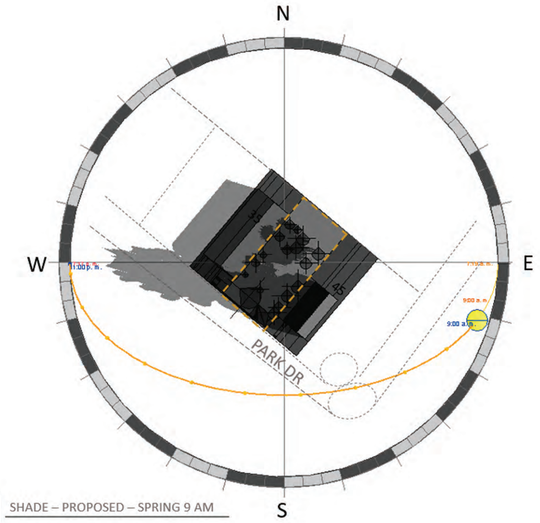
SHEET TITLE:
STORY POLE PLAN

OWNER CONTACT:
ERIC NUTTEL
(916) 802-3374

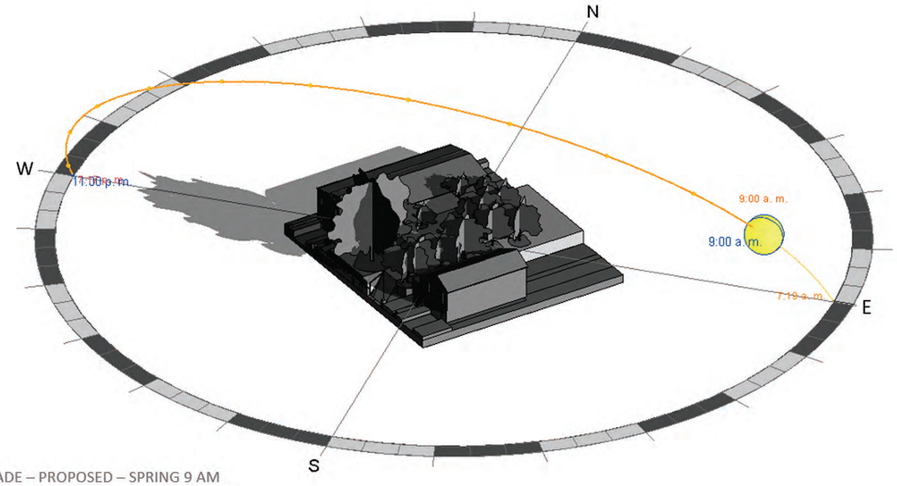
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DRAWN:	PZ
DATE:	5/21/2024 7:14:04 AM

DATE:	DESCRIPTION:	REV. #
2/12/2024	PC #2	2

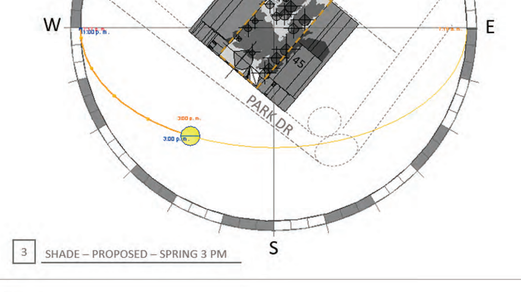
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A13



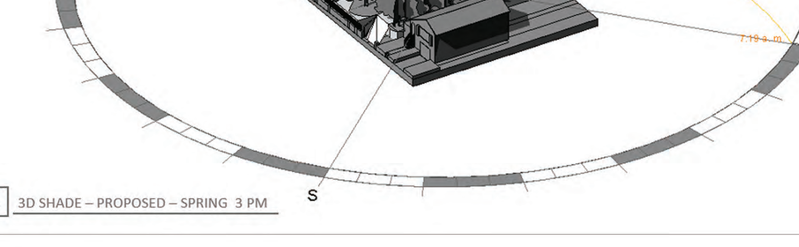
1 SHADE – PROPOSED – SPRING 9 AM



1 3D SHADE – PROPOSED – SPRING 9 AM

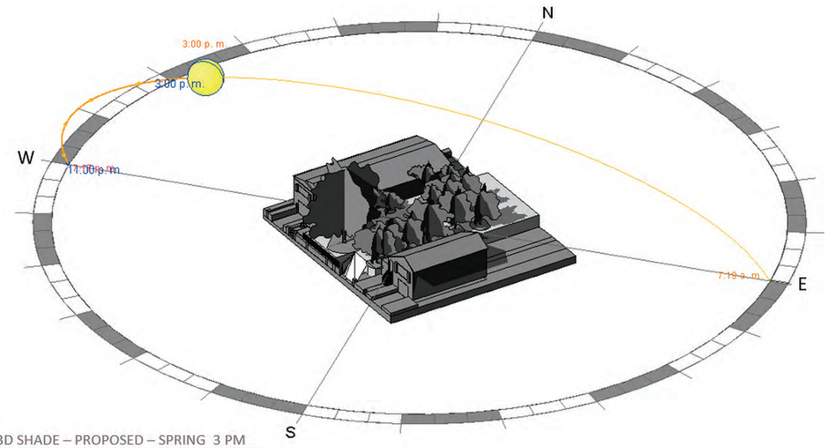


2 SHADE – PROPOSED – SPRING 12 PM



2 3D SHADE – PROPOSED – SPRING 12 PM

3 SHADE – PROPOSED – SPRING 3 PM



3 3D SHADE – PROPOSED – SPRING 3 PM

MARIA LEON
ARCHITECTURE

CUSTOM HOUSE

41 PARK DRIVE,
SAN ANSELMO, CA 94560
UNITED STATES
APN: 006-041-13

N

SPRING
SEASON

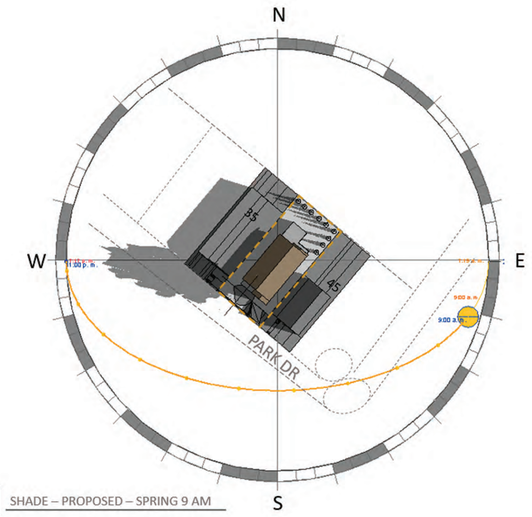
Date 29 AUGUST 2024

Designed MARIA LEON

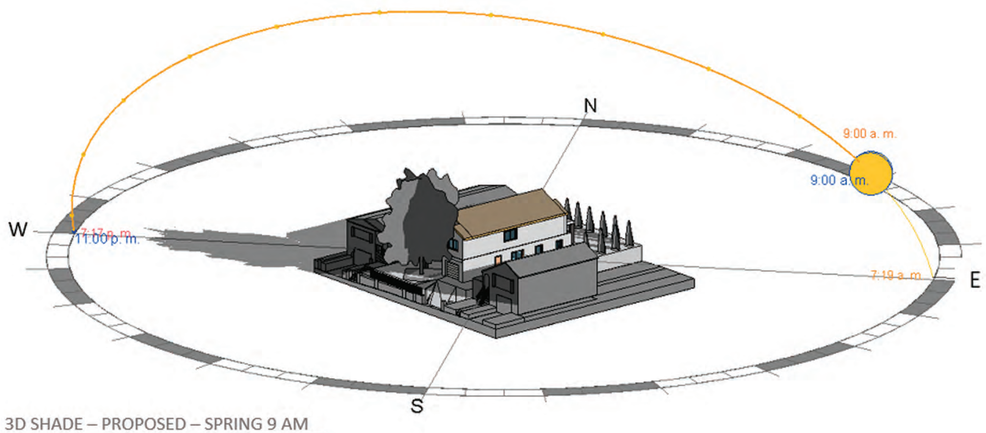
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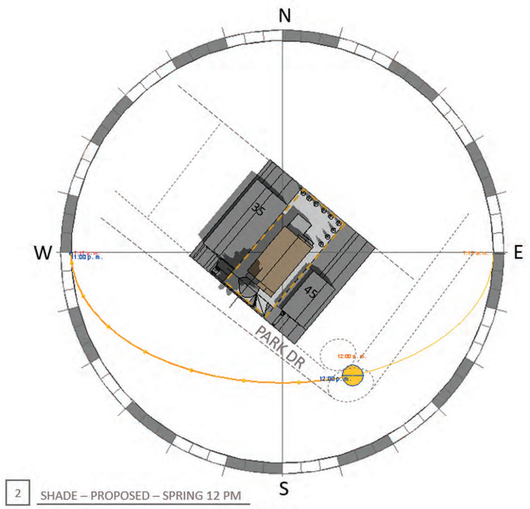
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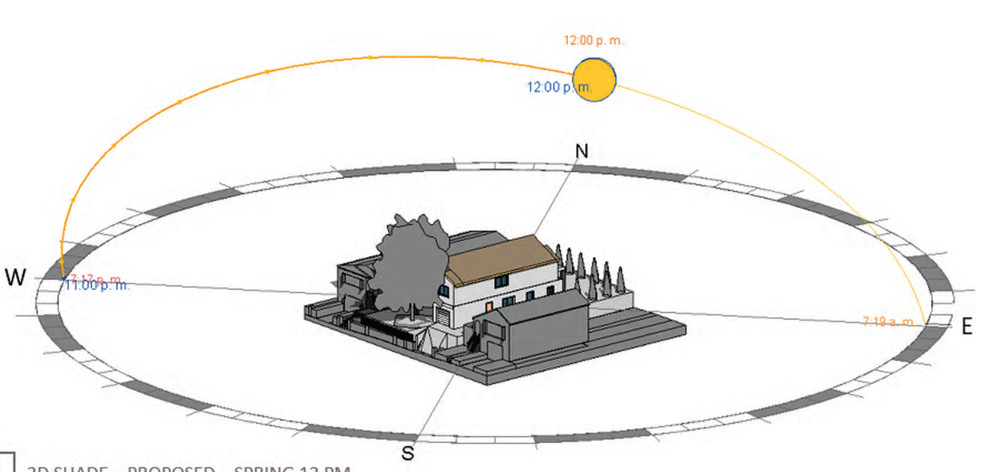
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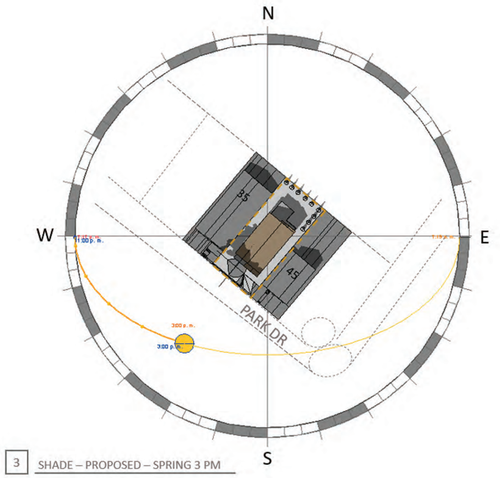
1 3D SHADE – PROPOSED – SPRING 9 AM



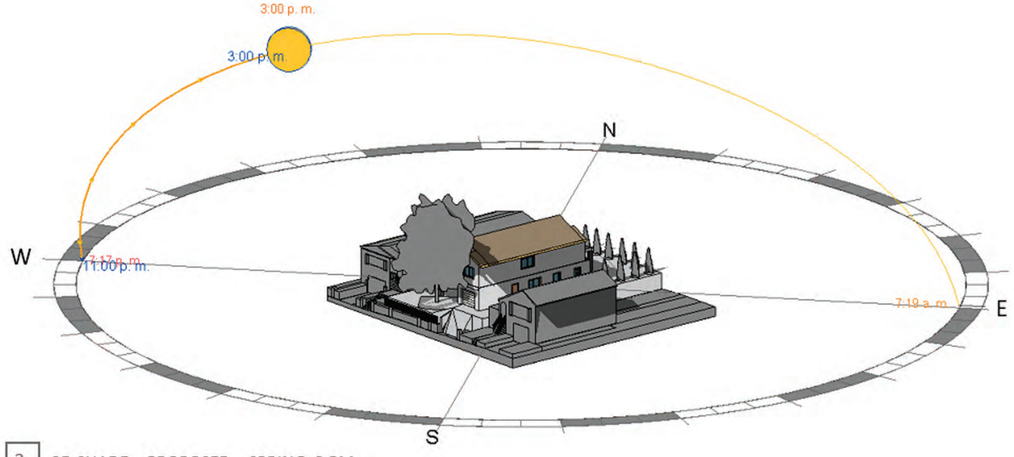
2 SHADE – PROPOSED – SPRING 12 PM



2 3D SHADE – PROPOSED – SPRING 12 PM



3 SHADE – PROPOSED – SPRING 3 PM



3 3D SHADE – PROPOSED – SPRING 3 PM

MARIA LEON
ARCHITECTURE

CUSTOM HOUSE

41 PARK DRIVE,
SAN ANSELMO, CA 94560
UNITED STATES
APN: 006-041-13

N

SPRING
SEASON

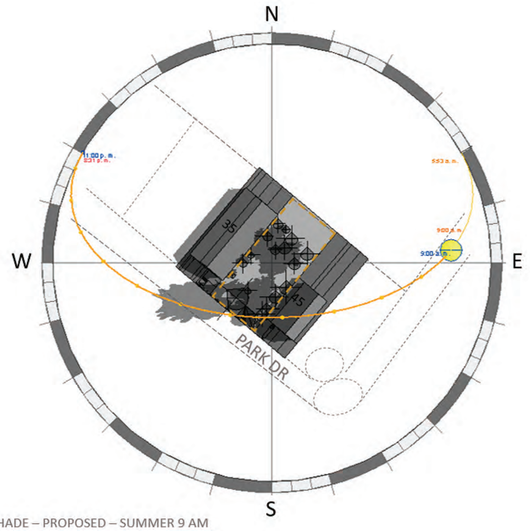
Date 29 AUGUST 2024

Designed MARIA LEON

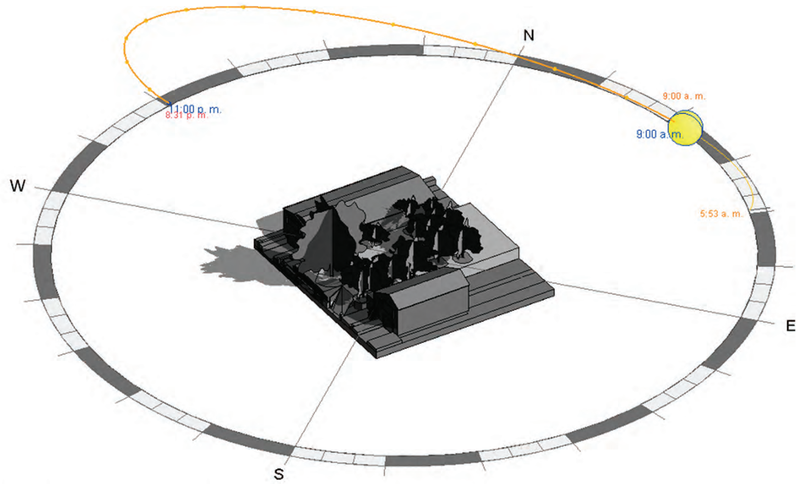
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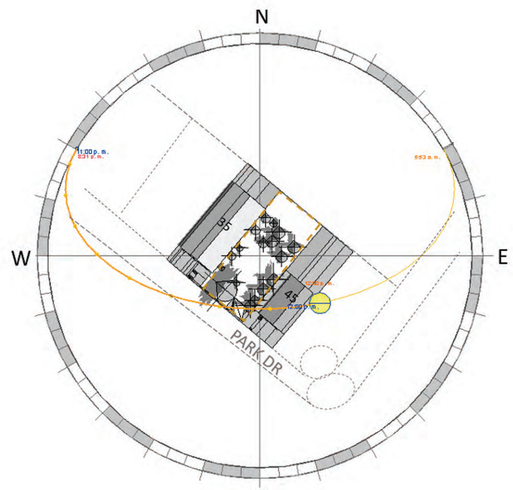
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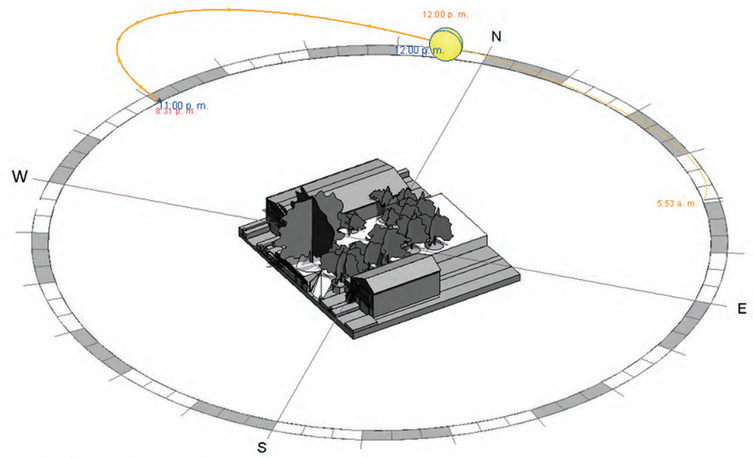
1 SHADE – PROPOSED – SUMMER 9 AM



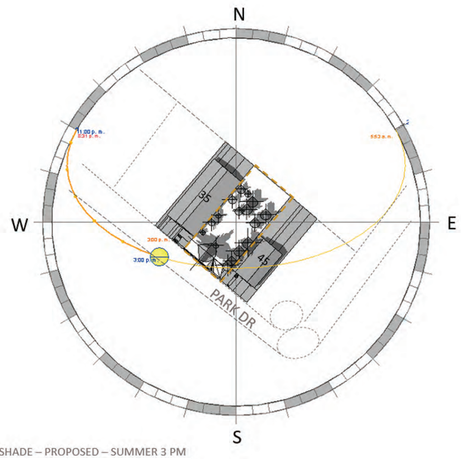
1 3D SHADE – PROPOSED – SUMMER 9 AM



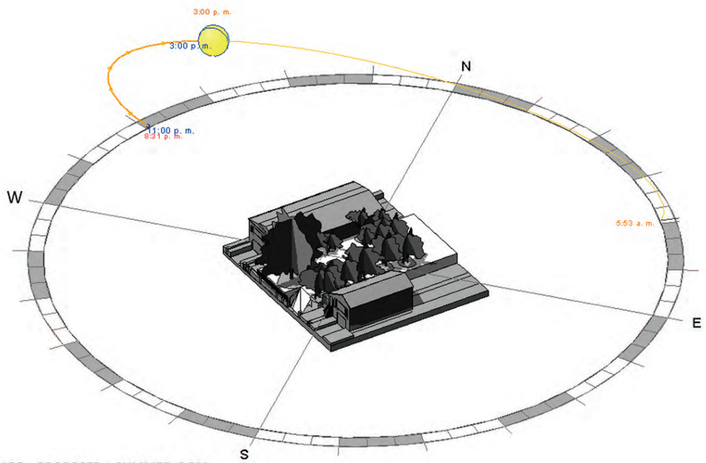
2 SHADE – PROPOSED – SUMMER 12 PM



2 3D SHADE – PROPOSED – SUMMER 12 PM



3 SHADE – PROPOSED – SUMMER 3 PM



3 3D SHADE – PROPOSED – SUMMER 3 PM

MARIA LEON
ARCHITECTURE

CUSTOM HOUSE

41 PARK DRIVE,
SAN ANSELMO, CA 94560
UNITED STATES
APN: 006-041-13

N

SUMMER
SEASON

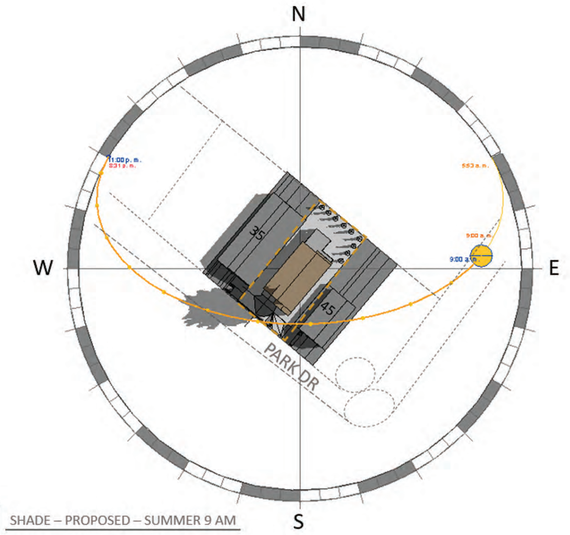
Date 29 AUGUST 2024

Designed MARIA LEON

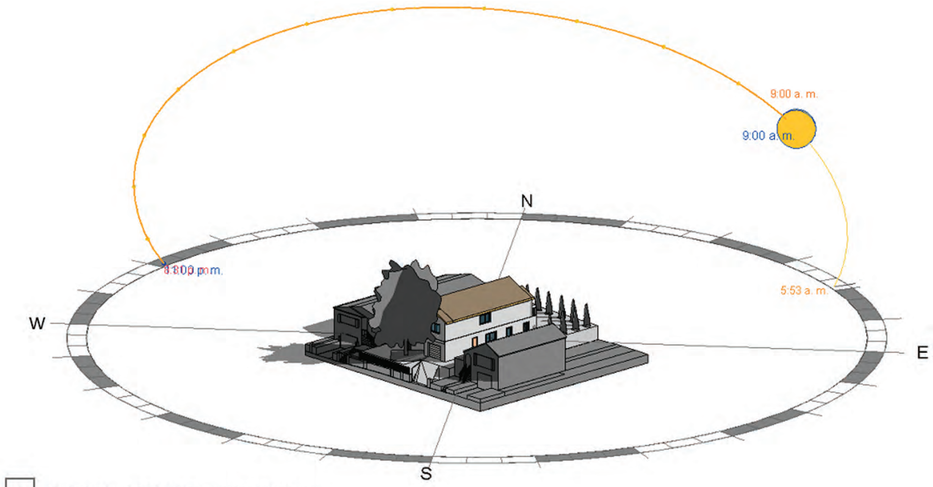
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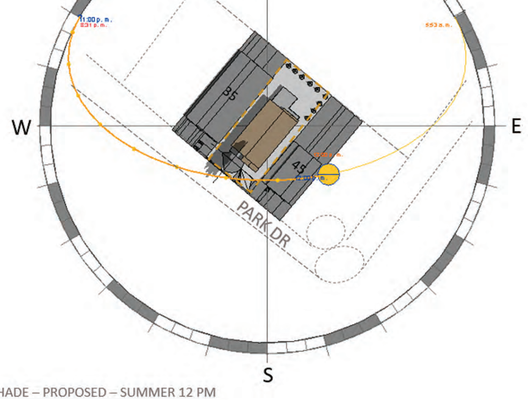
Scale AS NOTED



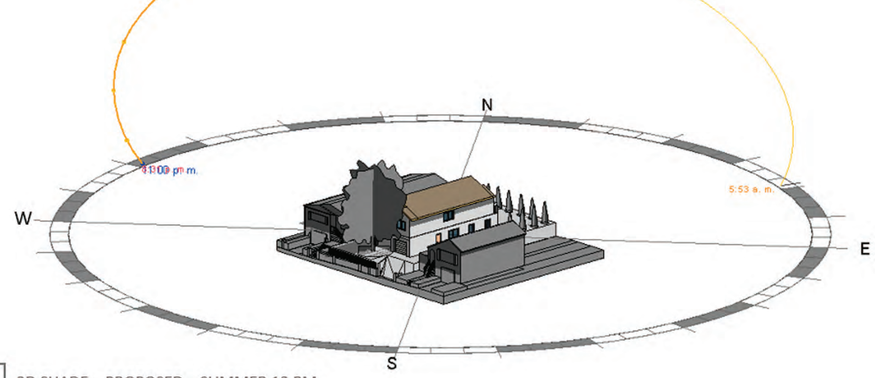
1 SHADE – PROPOSED – SUMMER 9 AM



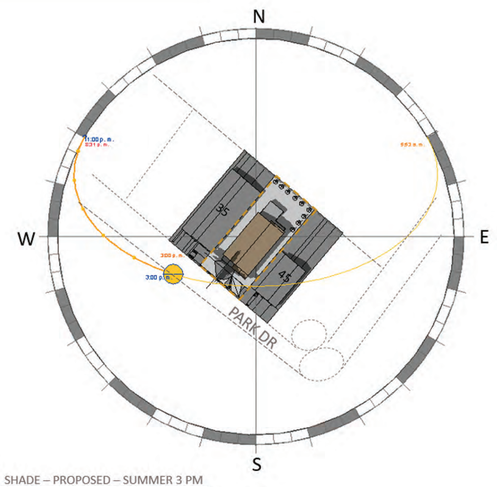
1 3D SHADE – PROPOSED – SUMMER 9 AM



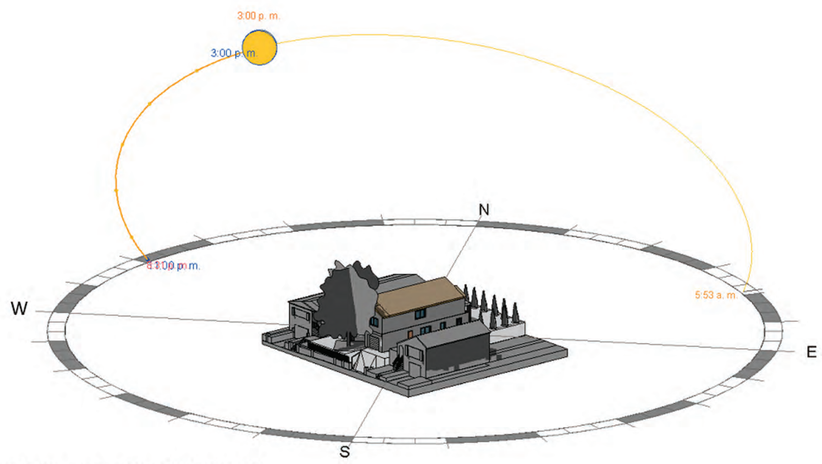
2 SHADE – PROPOSED – SUMMER 12 PM



2 3D SHADE – PROPOSED – SUMMER 12 PM



3 SHADE – PROPOSED – SUMMER 3 PM



3 3D SHADE – PROPOSED – SUMMER 3 PM

MARIA LEON
ARCHITECTURE

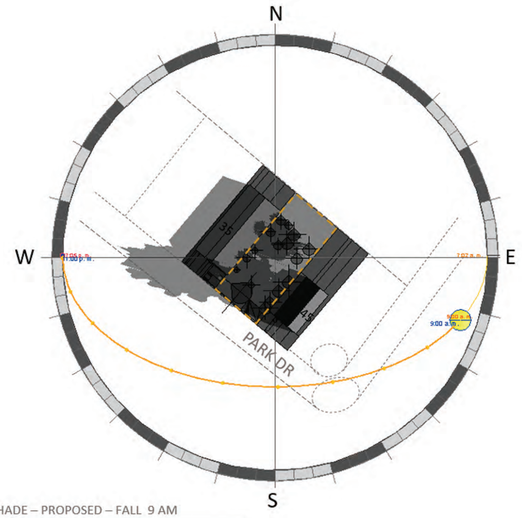
CUSTOM HOUSE

41 PARK DRIVE,
SAN ANSELMO, CA 94560
UNITED STATES
APN: 006-041-13

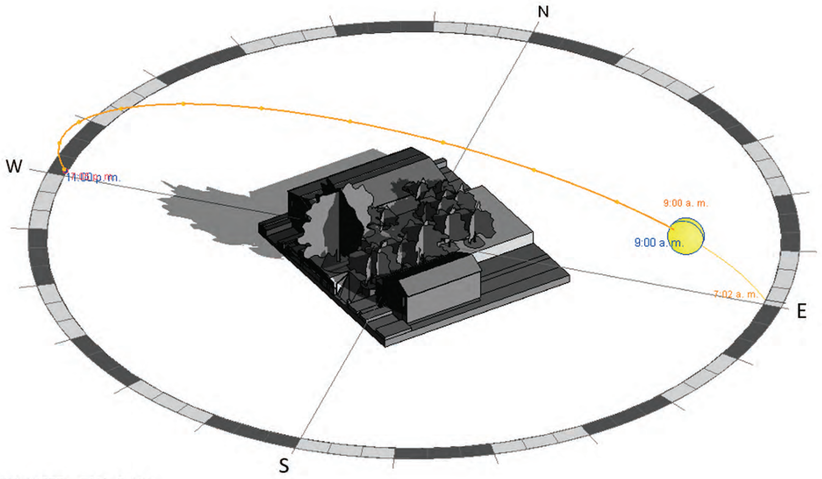
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SUMMER
SEASON

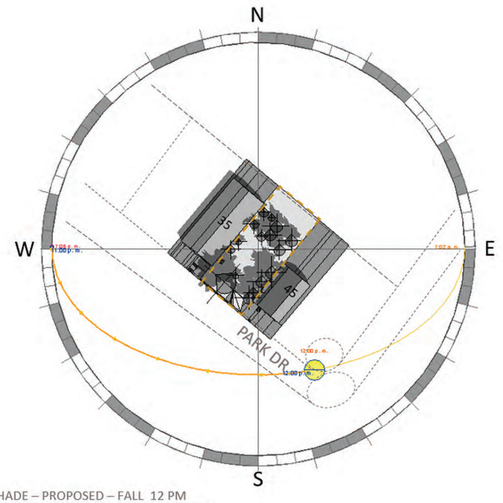
Date	29 AUGUST 2024
Designed	MARIA LEON
Sheet	A0
Scale	AS NOTED



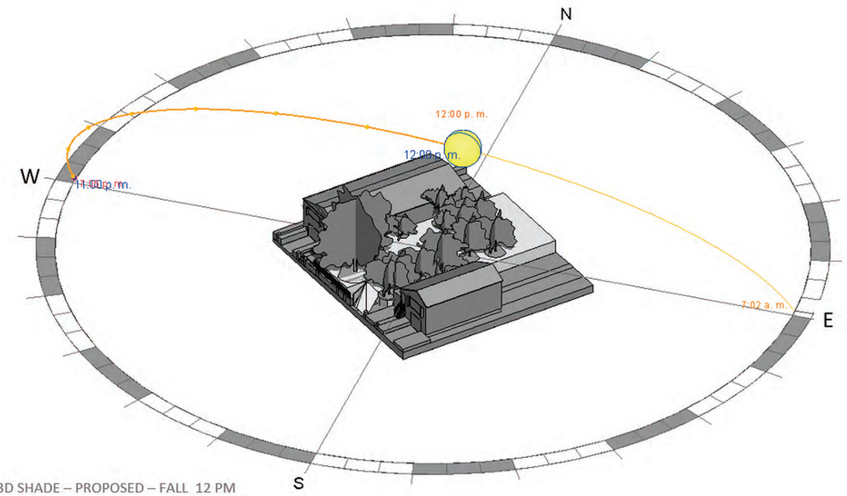
1 SHADE – PROPOSED – FALL 9 AM



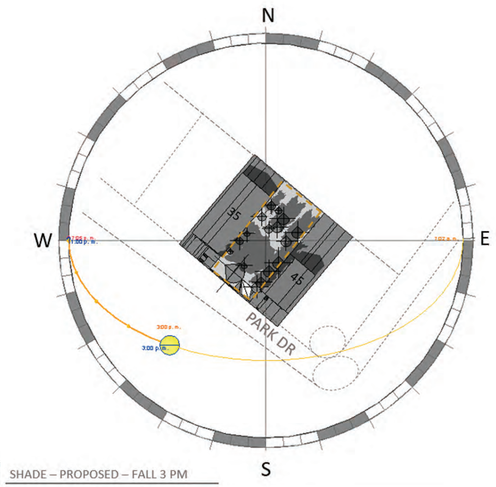
1 3D SHADE – PROPOSED – FALL 9 AM



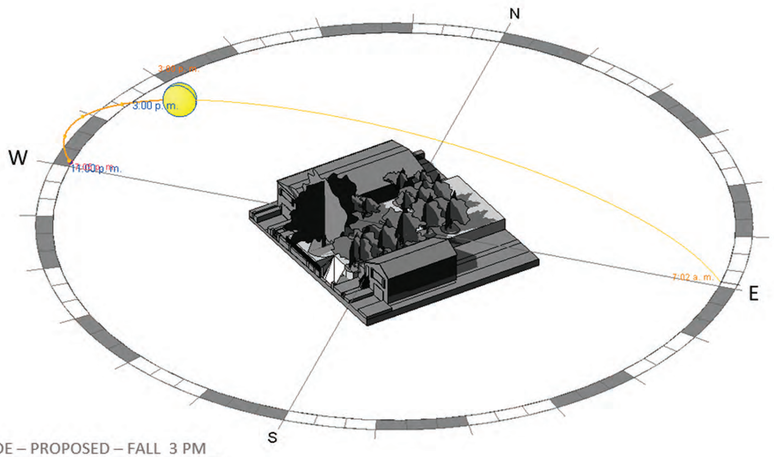
2 SHADE – PROPOSED – FALL 12 PM



2 3D SHADE – PROPOSED – FALL 12 PM



3 SHADE – PROPOSED – FALL 3 PM



3 3D SHADE – PROPOSED – FALL 3 PM

MARIA LEON
ARCHITECTURE

CUSTOM HOUSE

41 PARK DRIVE,
SAN ANSELMO, CA 94560
UNITED STATES
APN: 006-041-13

N

FALL
SEASON

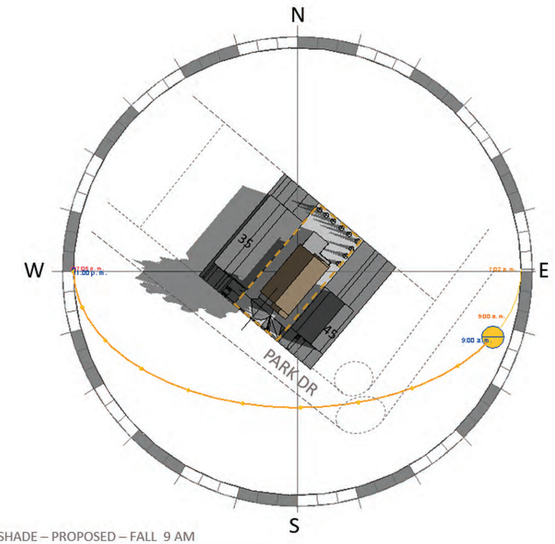
Date 29 AUGUST 2024

Designed MARIA LEON

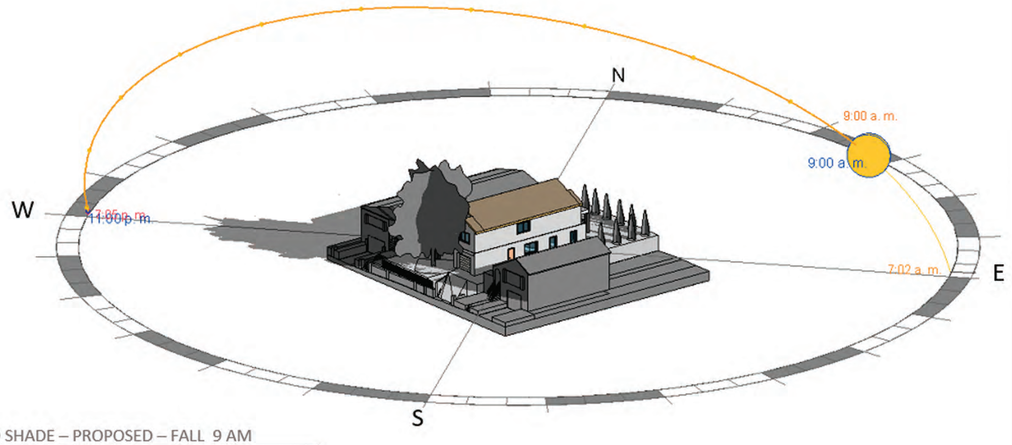
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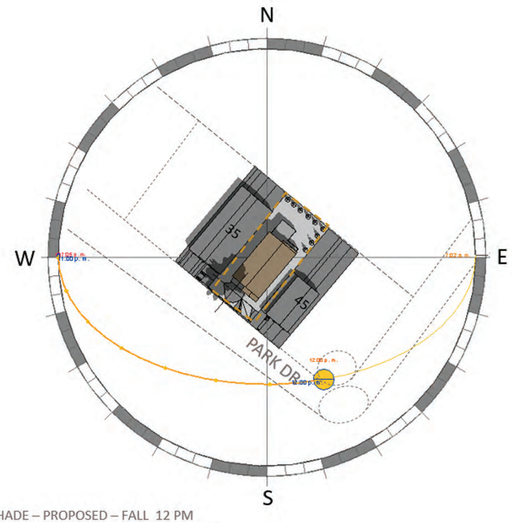
Scale AS NOTED



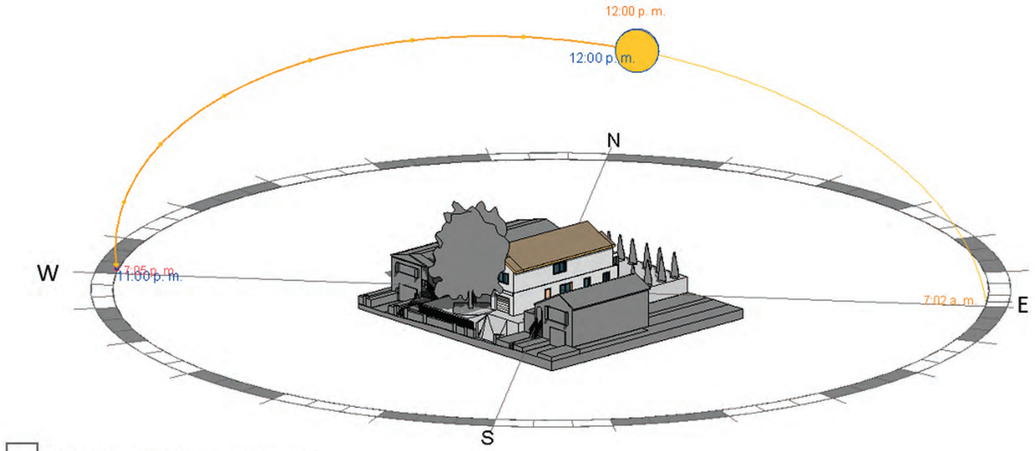
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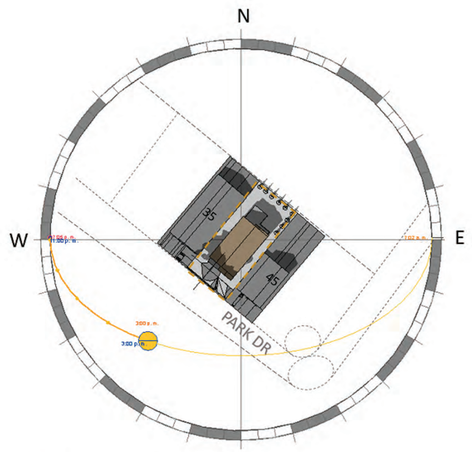
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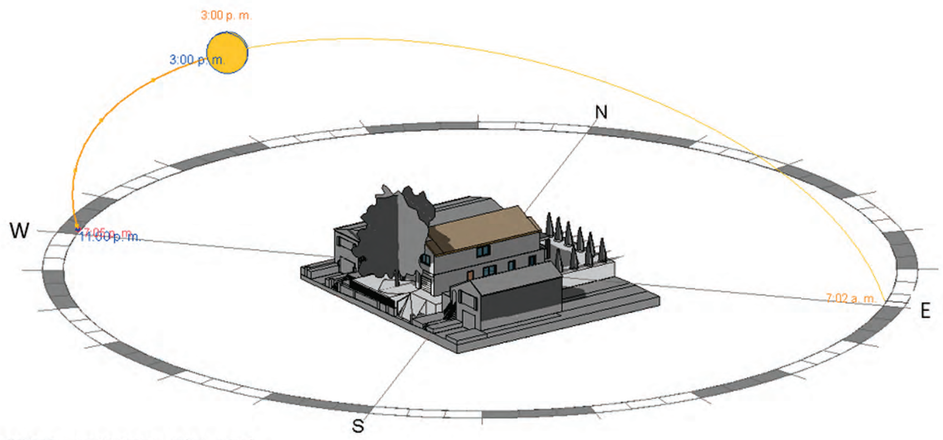
2 SHADE – PROPOSED – FALL 12 PM



2 3D SHADE – PROPOSED – FALL 12 PM



3 SHADE – PROPOSED – FALL 3 PM



3 3D SHADE – PROPOSED – FALL 3 PM

MARIA LEON
ARCHITECTURE

CUSTOM HOUSE

41 PARK DRIVE,
SAN ANSELMO, CA 94560
UNITED STATES
APN: 006-041-13

N

FALL
SEASON

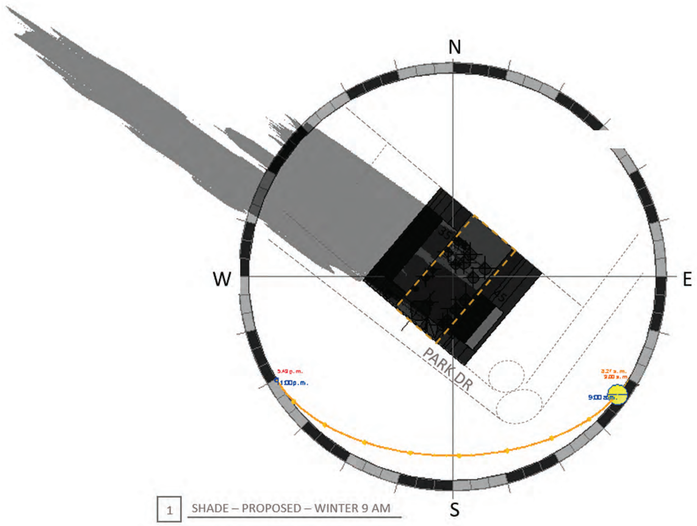
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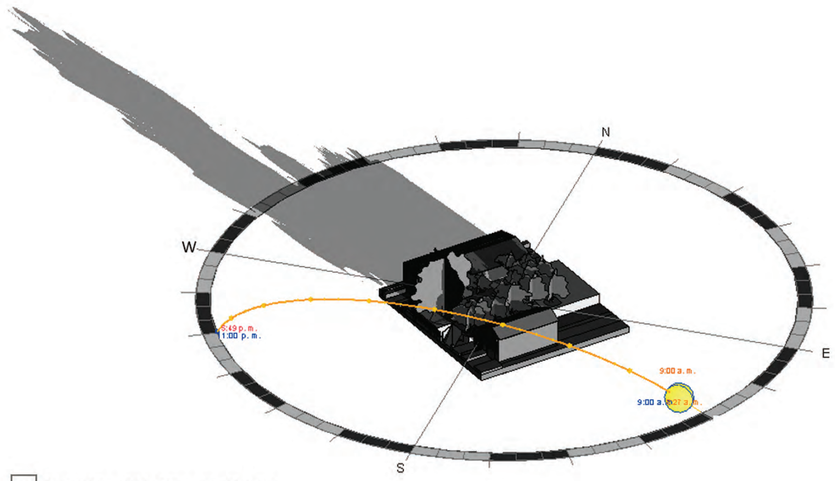
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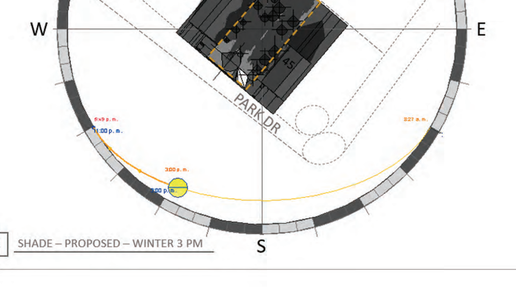
Scale AS NOTED



1 SHADE – PROPOSED – WINTER 9 AM



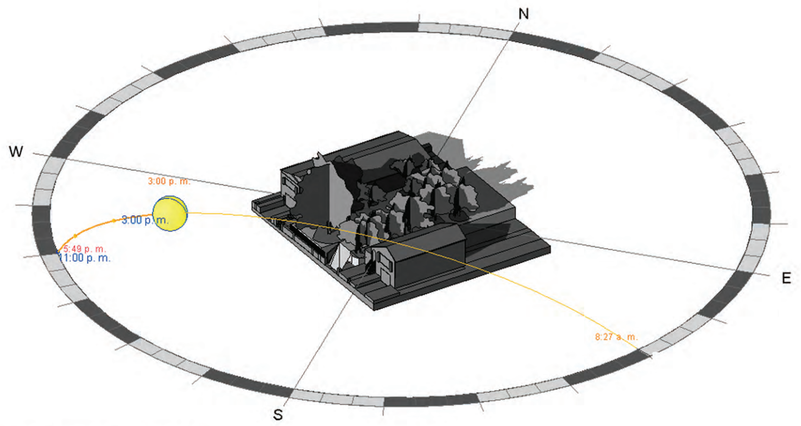
1 3D SHADE – PROPOSED – WINTER 9 AM



2 SHADE – PROPOSED – WINTER 12 PM

2 3D SHADE – PROPOSED – WINTER 12 PM

3 SHADE – PROPOSED – WINTER 3 PM



3 3D SHADE – PROPOSED – WINTER 3 PM

MARIA LEON
ARCHITECTURE

CUSTOM HOUSE

41 PARK DRIVE,
SAN ANSELMO, CA 94560
UNITED STATES
APN: 006-041-13

N

WINTER
SEASON

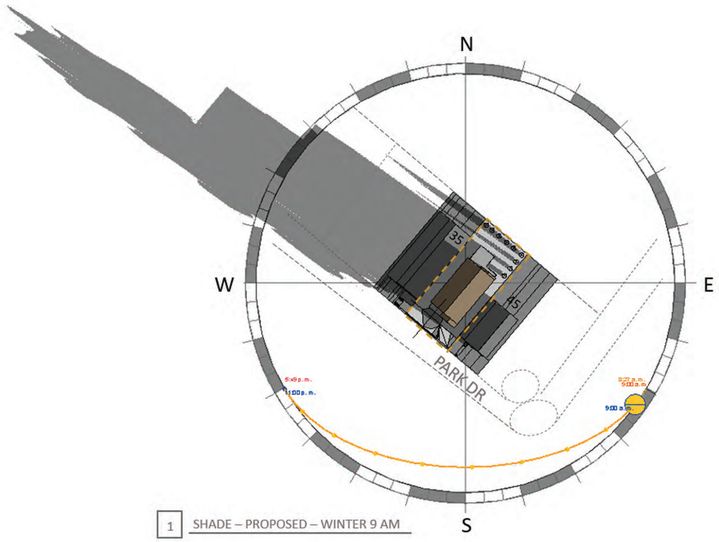
Date 29 AUGUST 2024

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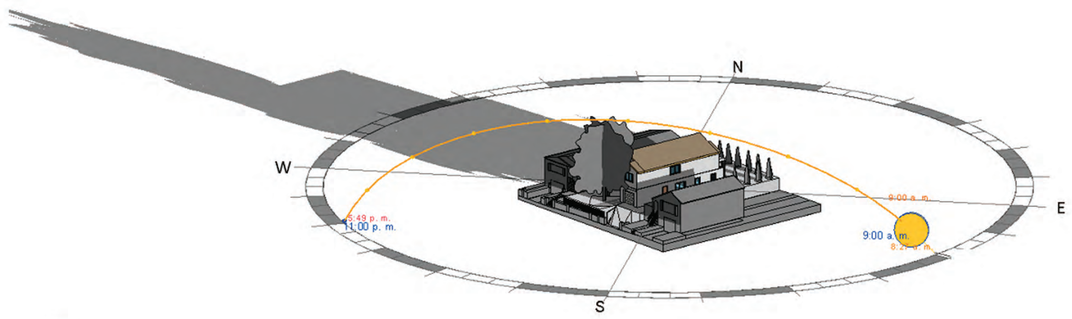
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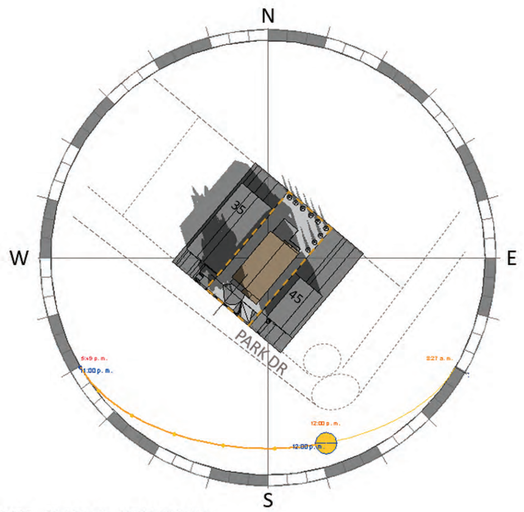
Scale AS NOTED



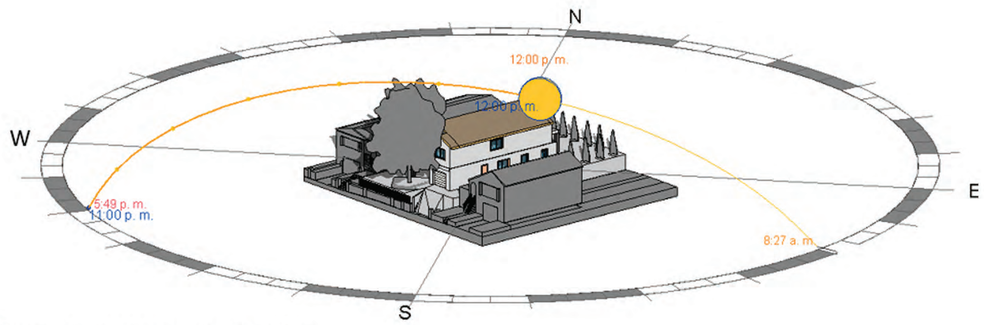
1 SHADE – PROPOSED – WINTER 9 AM



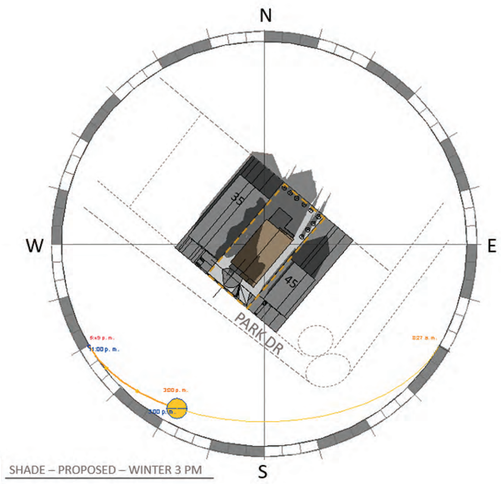
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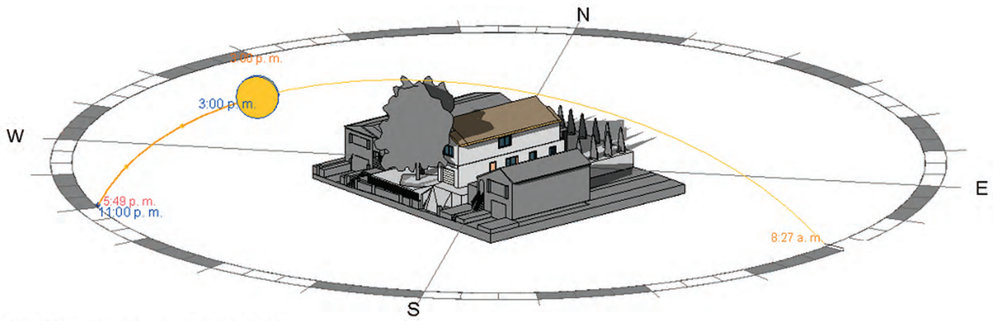
2 SHADE – PROPOSED – WINTER 12 PM



2 3D SHADE – PROPOSED – WINTER 12 PM



3 SHADE – PROPOSED – WINTER 3 PM



3 3D SHADE – PROPOSED – WINTER 3 PM

MARIA LEON
ARCHITECTURE

CUSTOM HOUSE

41 PARK DRIVE,
SAN ANSELMO, CA 94560
UNITED STATES
APN: 006-041-13

N

WINTER
SEASON

Date 29 AUGUST 2024

Designed MARIA LEON

Sheet

A0

Scale AS NOTED

41 Park Drive - Neighborhood Notifications

Neighbor Acknowledgment Forms
45 Park Drive - Merit

49 Park Drive - Fee

Emails – 5/21/2024 (Attached)
45 Park - Drew Merit, Andrewmerit@Gmail.com;

49 Park - David Fee, Djfee63@Gmail.com;

12 Tamal Ave - Cecilia Boehm, Cecilia.Boehm@Gmail.com

16 Tamal Ave - Brian Ayuso, 6tamalavenue@Gmail.com;

16 Tamal Ave - Jennifer Anselmo, Jennifer.Anselmo@Gmail.com;

17 Tamal Ave - Kathy Kardos, Kkardos100@Yahoo.com;

21 Tamal Ave - Tom Kavanaugh, Tomkavanaugh@Me.com;

21 Tamal Ave – Mary Kavanaugh, Marykavanaugh@me.com

25 Tamal Ave - Shelley Anixter, Sjanixter@Gmail.com;

1109 Sir Francis Drake Blvd - Trisha Vaquera,Trisha.Vaquera@Gmail.com

Certified Mail copies – 6/6/2024
34 Park Dr.- Susan Malone

40 Park Dr.- Michael Ackerman

46 Park Dr.- Peter Black

1109 Sir Francis Drake Blvd – Trisha Vaquera

1115 Sir Francis Drake Blvd - Favaloro Maynihan

16 Tamal Ave.- Janet Bossernecker

TOWN OF
SAN ANSELMO
EST. 1907

NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No.	41 Park Drive San Anselmo CA 94960
Applicant(s)/Owner(s)	Nuttall
Date of Plans Reviewed	5.21.24

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s)	Andrew Merit		
Neighbor Signature(s)	Andrew Merit	Date	5.25.24
Neighbor Address	45 Park Drive San Anselmo CA 94960		
Neighbor Phone Number and Email	415.260.2435 andrewmerit@gmail.com		
Comments (optional)			

Note: the information on this form will become part of the public record for this project and providing personal information is optional.

TOWN OF
SAN ANSELMO
EST. 1907

NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No. 41 Park Drive, San Anselmo, CA. APN: 006-041-13

Applicant(s)/Owner(s) Eric Nuttel

Date of Plans Reviewed May 21, 2024

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s) David J. Fee June 7, 2024

Neighbor Signature(s) David J. Fee Date

Neighbor Address 49 Park Drive

Neighbor Phone Number and Email 415-250-8315 djfee63@gmail.com

Comments (optional)

Note: the information on this form will become part of the public record for this project and providing personal information is optional.

Revised project plans have not been reviewed with the applicant. It appears the design revisions have resulted in a reduction of building height of only 2 feet. Please consider removing the front tree (which is damaged from the top being removed) which would allow for the entire structure to be moved forward and further from the neighbors to the rear.

Jackson Dobronyi

From: Eric Nuttall <eric.nuttall10@gmail.com>
Sent: Tuesday, May 21, 2024 3:53 PM
To: s anixter
Cc: Mary Kavanaugh; Jackson Dobronyi; Drew Merit; David Fee; Brian Ayuso; Jennifer Anselmo; Tom Kavanaugh; Kathy Kardos; Trisha Vaquera; Cecilia Boehm
Subject: Re: 41 Park Ave - Neighborhood Context

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: External Sender

Hey All

Attached is the latest of the plans showing the show height dimensions, etc.

I will be in San Anselmo Thursday and able to meet early afternoon if that is of interest for anyone. I can also come by with a printed version on 8x11 if you would like.

I do need a neighbor's acknowledgement from you guys if possible. Again, that acknowledgement doesn't mean that you agree or disagree with the design/project. It just means that you have seen what we are submitting to the planning dept.

I have attached that form for your convenience again as well.

Thanks!

Neighbor Acknowledgement Form.pdf

P1103 41 Park Dr.San Anselmo - CDR Set (3).pdf

--
Eric Nuttall
Skyline Properties
(916) 802-3374
eric.nuttall10@gmail.com

To Whom it May Concern 6/3/24

My name is Eric Nuttall. I am sending this letter off with the plans we have to build a home at the vacant lot known as 41 Park Dr. Right in between 35 Park and 45 Park Dr.

This project is set to go to the 2nd round of planning commission in the upcoming weeks (date not yet set by staff to my knowledge as of the date of this letter). We have made significant adjustments to the roof design and height based on feedback from the 1st planning commission and have included more privacy screening in the backyard to benefit both our property and neighboring properties. We have also slightly modified the siding design.

Included in this package is a Town of San Anselmo neighbor consent form. By filling this out and sending it back doesn't mean you agree or disagree with the project or design. It simply states that you have received the plans.

If possible if you could fill this out and email to myself that would be greatly appreciated.
My email and phone are listed below for any questions.

Thanks,

Eric Nuttall
(916) 802-3374
eric.nuttall10@Gmail.com

CUSTOM HOME

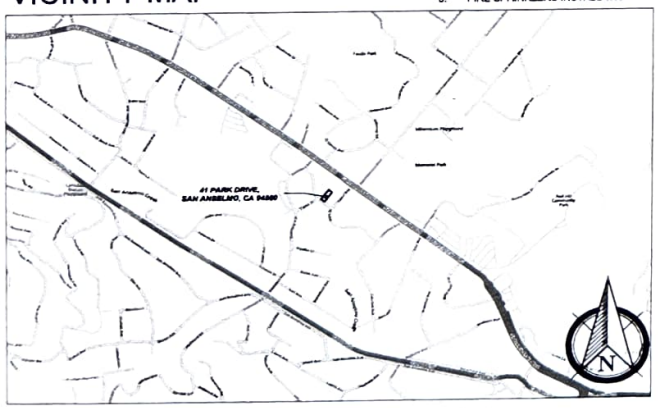
41 PARK DRIVE, AN ANSELMO, CA 94560 UNITED STATES APN: 006-041-13

Existing and Proposed Conditions

Residential Lots Below 150 Mean Sea Level

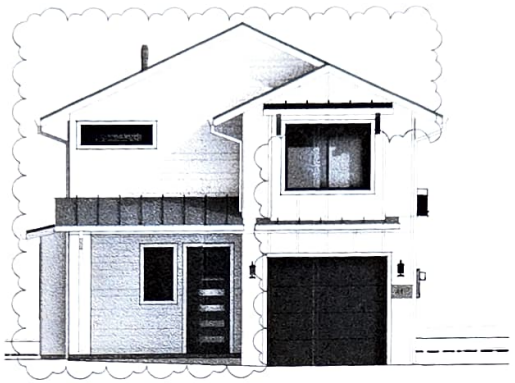
	Existing	Proposed	Code
Zoning	R-1	R-1	R-1
General Plan Designation	SINGLE-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL
Flood Zone	ZONE 9	ZONE 9	ZONE 9
Lot Area (Sq. Ft.)	5000	5000	5000
LOT COVERAGE			
Lot coverage (sq. ft.) – footprint of all structures, porches, roof overhangs over 2 feet, and decks >18 inches above grade.	-	1619	1750
Lot coverage %	-	32.38%	35%
FLOOR AREA			
Adjusted Floor Area (sq. ft.)	N/A	1619	2000
First Floor	N/A	917	N/A
Second Floor	N/A	1073	N/A
Other Floors	N/A	552	N/A
Garage area over 400 sq. ft.	N/A	N/A	N/A
Basement	N/A	N/A	N/A
Crawl Space with concrete floor	N/A	N/A	N/A
Attic with floor	N/A	N/A	N/A
Areas with ceiling > 15 feet in height	N/A	N/A	N/A
Accessory Structures	N/A	N/A	N/A
Accessory Dwelling Unit(s)	N/A	N/A	N/A
Total (sq. ft.)	N/A	2783	N/A
Adjusted Floor Area Ratio %	N/A	0.3548	0.35
Garage area	N/A	251	N/A
SETBACKS			
Front	20	20	20
Side	8	8	8
Side	8	8	8
Rear	20	20	20
Street Side (if applicable)	N/A	N/A	N/A
HEIGHT / STORIES			
Maximum height above average existing grade	N/A	25'-1 1/2"	30'
Stories	N/A	2	2
PARKING			
Onsite parking	N/A	2	2
GRADING QUANTITIES			
Cut	N/A	N/A	N/A
Fill	N/A	N/A	N/A
Total Combined	N/A	N/A	N/A
Off-Haul	N/A	N/A	N/A

VICINITY MAP



SCOPE OF WORK:

1. NEW CUSTOM HOME CONSTRUCTION
2. DRIVEWAY INSTALLATION
3. FIRE SPRINKLERS INSTALLATION



WILDLAND-URBAN INTERFACE BUILDING REQUIREMENTS

(PER 2022 CRC - R337 MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE).

1. ***ALL ROOFING MATERIALS*** ARE REQUIRED TO HAVE AND SHALL BE INSTALLED TO MEET A CLASS "A" ASSEMBLY.WHEN PROVIDED, ***ROOF VALLEY FLASHINGS*** SHALL BE NOT LESS THAN NO. 26 GAGE SHEET CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36 INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 # ASTM D 3909 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. (2022 CRC R337.5.3, 705A).
2. ***ROOF GUTTERS*** SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVE AND DEBRIS IN THE GUTTER. (2022 CRC R337.5.4).
3. ***EXTERIOR WALLS*** SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS. COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN THE RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
4. ***EAVES OR SOFFITS*** SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.
5. ***VENTING OF BUILDING*** IS NOT ALLOWED IN EAVES OR CORNICES UNLESS USING STATE APPROVED VENTING DEVICES SPECIFICALLY APPROVED FOR INSTALLATION IN THESE AREAS.
6. ***VENTILATION OPENINGS IN WALLS*** SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE OR VENTS SHALL BE SCREENED WITH A CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/16" TO 1/8" OPENINGS OR ITS EQUIVALENT. (2022 CRC R337.6.2).
7. ***EXTERIOR GLAZING*** EXTERIOR WINDOWS, SKYLIGHTS AND GLAZED DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RATING OF 20 MINUTES. (2022 CRC R337.8.2.1).
8. ***EXTERIOR DOOR ASSEMBLIES*** INCLUDING GARAGE DOOR SHALL COMPLY WITH ONE OF THE FOLLOWING: MEET THE STANDARDS OF SFM 12-7A-1, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. SURFACE OR CLADDING BE OF NON-COMBUSTIBLE, OR IGNITION-RESISTANT MATERIAL, CONSTRUCTED OF SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK. (2022 CRC R337.8.3).
9. ***EXTERIOR WINDOWS ASSEMBLIES 708A.2.1, R337.8.2.1*** SHALL COMPLY WITH ONE OF THE FOLLOWING:CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC 2406,CONSTRUCTED OF GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2 708A.2.2 - OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NONCOMBUSTIBLE MESH SCREEN WHERE THE DIMENSIONS OF THE OPENINGS IN THE SCREEN SHALL NOT EXCEED 1/8 INCH (3.2 MM). R337.8.2.2.
10. ***THE WALKING SURFACE MATERIAL*** OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED OF ONE OF THE FOLLOWING WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10FT. OF THE STRUCTURE (R337.9.3): IGNITION-RESISTANT MATERIALS THAT COMPLIES WITH SFM 12-7A-4 AND 12-7A-5 OR EXTERIOR FIRE-RETARDANTTREATED WOOD OR NONCOMBUSTIBLE MATERIAL OR MATERIAL COMPLYING WITH SFM 12-7A-4A WHEN ATTACHED TO A NONCOMBUSTIBLE OR IGNITION RESISTANT WALL COVERING. EX: WHEN DECKING SURFACE MATERIAL MEETS ASTM E 84, CLASS B FLAME SPREAD, THE WALL MATERIAL CAN OF ANY THAT OTHER WISE COMPLIES WITH (R337.7.3).
11. ***PROPOSING OPEN ROOF EAVES*** THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVS SHALL CONSIST OF THE FOLLOWING: NONCOMBUSTIBLE MATERIAL. IGNITION-RESISTANT MATERIAL,ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
12. ***PROPOSING ENCLOSED EAVES*** THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OF THE FOLLOWING:NONCOMBUSTIBLE MATERIAL, IGNITION -RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT, THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFOMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDART 12-7A-3.
13. ***EXTERIOR PORCH CEILINGS***:707A.6,R337.7.6 THE EXPOSED UNDERSIDE OF EXTERIOT PORCH CEILLINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING: NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE OF X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PLAN PROJECTION. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEET THE

SQUARE FOOTAGE

1ST FLOOR LIVING AREA	921 SF
2ND FLOOR LIVING AREA	1073 SF
BBQ AREA	172 SF
DECK	91 SF
GARAGE	247 SF
PATIO	140 SF
PORCH	139 SF
FAR	2783 SF

THIS PLAN SET IS DESIGNED TO COMPLY WITH 2022, CRC, CBC, CMC, CPC, CEC, CA FIRE CODE AND 2022 CALIFORNIA ENERGY COMPLIANCE OF TITLE 24, CALIFORNIA BUILDING CODE & 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

MARIN COUNTY

OCCUPANCY	R-3, U
TYPE OF CONST.	V-B
NO. OF STORIES	2
NO. OF BEDROOMS	3
NO. OF UNITS	1
FIRE SPRINKLERS	YES

ENERGY COMPLIANCE:

WALL INSULATION = R21
CEILING INSULATION = R38
ATTIC INSULATION = R19
AC DUCT = R8
HVAC = 15 SEER
WINDOW U VALUE = .30 SHGC = 0.23
HOT WATER SYSTEM = TANKLESS GAS

SHEET INDEX

A5.1	ELEVATIONS WITH LANDSCAPE
A1	COVER SHEET
G1	TOPOGRAPHIC MAP
GP1	GRADING PLAN
GP2	EROSION & SEDIMENT CONTROL PLAN
A2	EXISTING AND PROPOSED SITE PLANS
A3	FLOOR PLAN
A4	ELEVATIONS
A6	ROOF PLAN
A7	LANDSCAPE PLAN
A8	IRRIGATION PLAN
A9	SECTIONS
A10	COLORBOARD
A11	STREETSCAPE ELEVATION
A12	SITE PLAN/ PHOTO LOCATOR
A13	STORY POLE PLAN

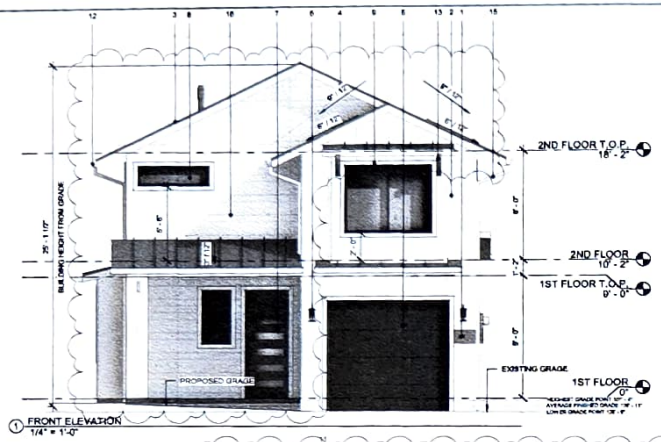
FIRE PROTECTION	TRUSS MFG.	TITLE-24	STRUCTURAL	ARCHITECT	DEVELOPER
K&S FIRE PROTECTION 7637 EL RENO AVE ELVERTA, CA 95626 LICENSE C-16 681180 916-719-2070 SAL.K&SFIRE@GMAIL.COM	EL DORADO TRUSS COMPANY, INC. 300 INDUSTRIAL DRIVE PLACERVILLE, CA 95667 (530) 662-1264	TANGENT DESIGN & ENGINEERING 4095 DEL MAR AVE, STE. 10, ROCKLIN, CA 95677 info@tangentde.com (530) 537-2288	TANGENT DESIGN & ENGINEERING 4095 DEL MAR AVE, STE. 10, ROCKLIN, CA 95677 info@tangentde.com (530) 537-2288	TANGENT DESIGN & ENGINEERING 4095 DEL MAR AVE, STE. 10, ROCKLIN, CA 95677 info@tangentde.com (530) 537-2288	

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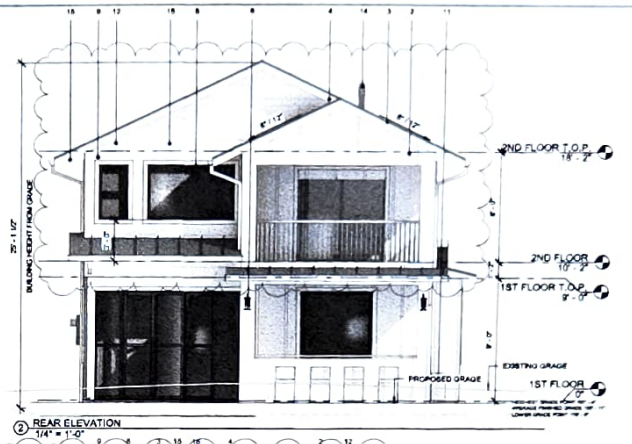
41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

COVER SHEET

A1



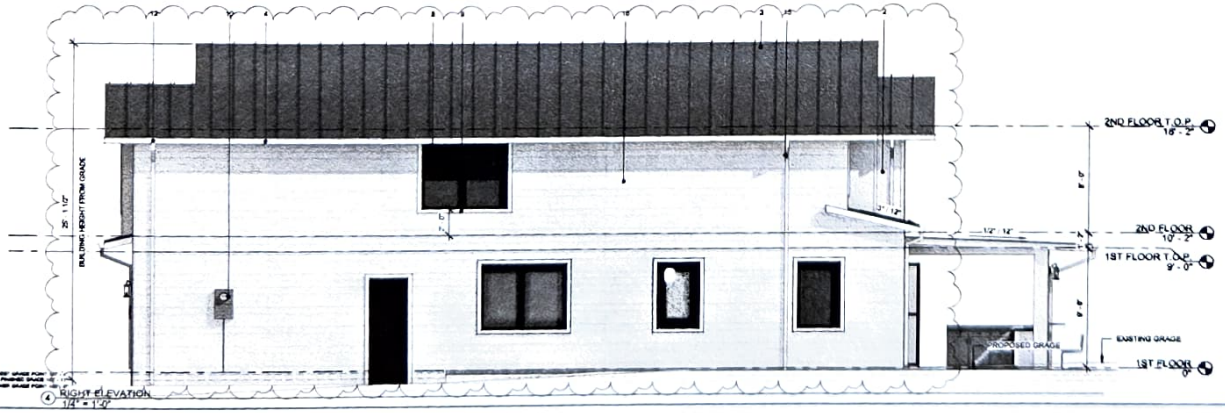
1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



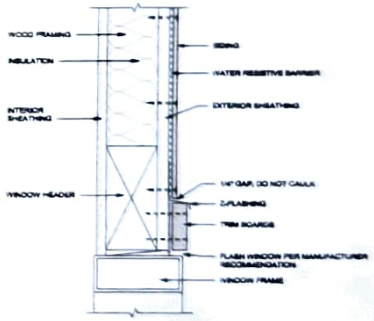
3 LEFT ELEVATION
1/4" = 1'-0"



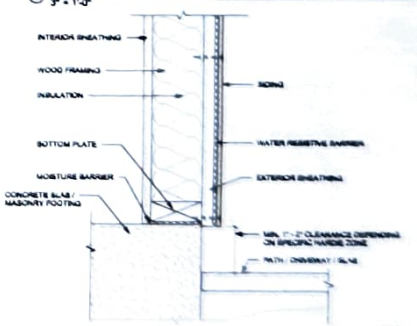
4 RIGHT ELEVATION
1/4" = 1'-0"

KEY NOTES

1. THE APPROVED ADDRESS NUMBERS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM OF WIDE STROKE. CFC 505, CRC R319, PMC 8.08.080. THE NUMBERS SHALL BE ILLUMINATED AT NIGHT. WHEN EXTERNALLY ILLUMINATED THE FACE OF THE SIGN SHALL BE AT A MINIMUM OF 5.0 FOOT CANDLES. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT ILLUMINATION. [CFC 9.08.080]
2. BOARD AND BATTEN (BY JAMES HARDIE HARDIE PANEL VERTICAL SIDING (COLOR: ARCTIC WHITE) (OPT.) INSTALLED IN ACCORDANCE WITH ER2591I-01 (ATTACHED FILE FOR SUBMISSION ICC-ES EVALUATION REPORT
3. ROOF (BY TAYLOR METAL PRODUCTS (COLOR: GRAPHITE BLACK SIMILAR ROOF PITCH 1/2:12, 3:12, OVERHANG 1'-0" COMPLYING WITH IRC SECTION 1507.4 AND IRC SECTION R905.10. THE PANELS ARE RECOGNIZED FOR USE AS CLASS A ROOF COVERINGS WHEN INSTALLED IN ACCORDANCE WITH ER2591I-01 (ATTACHED FILE FOR SUBMISSION ICC-ES EVALUATION REPORT) UNDERLAYMENT WHEN USED MUST COMPLY WITH ASTM D226 OR D4869 TYPE I OR II FIRE-RESISTANT ROOF DECK PROTECTION (ER2591I-01). FLASHING MUST BE IN ACCORDANCE WITH THE APPLICABLE CODE
4. FASCIA BOARD (COLOR: ULTRA PURE WHITE (BY SEHR)
5. GARAGE DOOR BY CLOPAY, CANYON RIDGE MODERN, COLOR: BLACK
6. EXTERIOR LED LIGHTING BY FRANKLIN IRON WORKS (FOXMOORE COLLECTION "4 ¼" HIGH COLOR: BLACK)
7. CUSTOM IRON FRONT DOOR COLOR: BLACK
8. 100 SERIES WINDOWS (WITH COLONIAL GRILLES) AND SLIDING DOORS BY ANDERSEN (COLOR: BLACK)
9. HARDIE TRIM BOARD (BY JAMES HARDIE, (COLOR: ARCTIC WHITE).
10. ELECTRICAL METER
11. HP UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM 3-INCH THICK SLAB OR APPROVED PLATFORM.
12. GUTTER (COLOR: ULTRA PURE WHITE (BY SEHR).
13. CORBELS (COLOR: 2PU2-01 ESPRESSO BEAN (BY SEHR).
14. FLUE ROOF TERMINAL (COLOR: 2PU2-01 ESPRESSO BEAN (BY SEHR).
15. DOWNSPOUT (COLOR: ULTRA PURE WHITE (BY SEHR).
16. SIDING (BY JAMES HARDIE, HARDIE® PLANK, LAP SIDING (COLOR:ARCTIC WHITE) (OPT.) INSTALLED IN ACCORDANCE WITH ER2591I-01 (ATTACHED FILE FOR SUBMISSION ICC-ES EVALUATION REPORT



6 SIDING & WINDOW/DOOR HEAD
3" = 1'-0"



5 SIDING HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
3" = 1'-0"

TDE

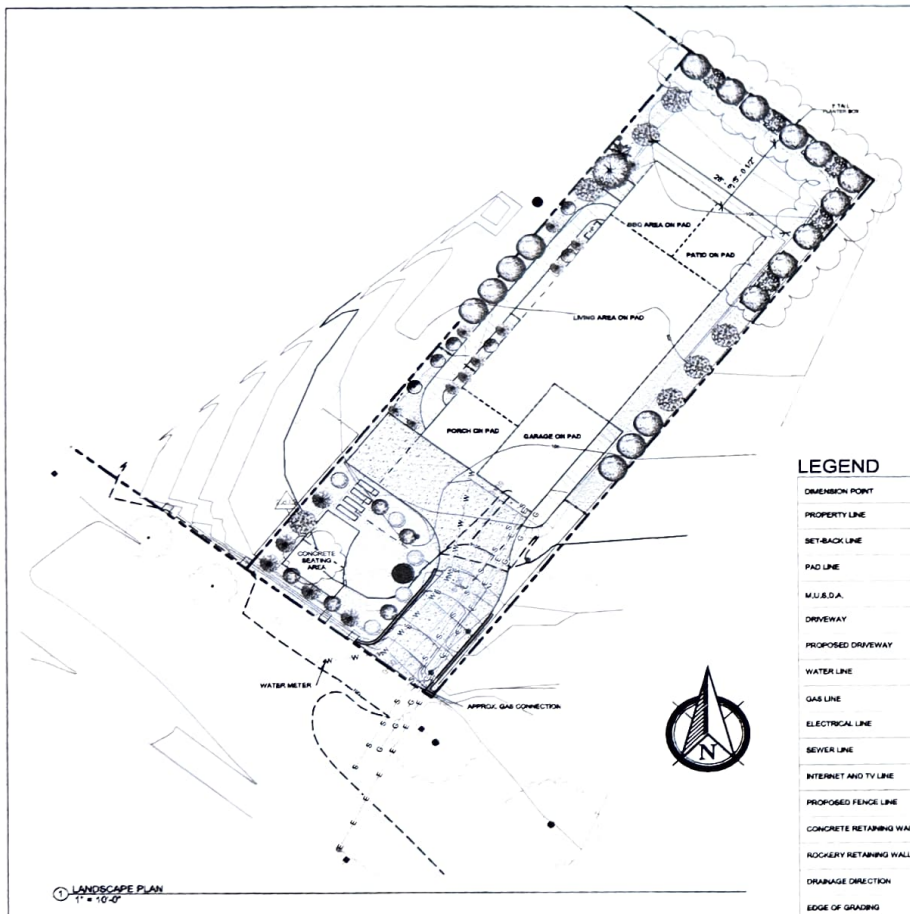
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info@tangentsde.com
PHONE (530) 927-2288

41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

ELEVATIONS

A4



1 LANDSCAPE PLAN
1" = 10'-0"

LEGEND

DIMENSION POINT	○
PROPERTY LINE	———
SET-BACK LINE	– – –
PAD LINE	– – –
M.U.S.D.A.	— — —
DRIVEWAY	— · — · —
PROPOSED DRIVEWAY	— – —
WATER LINE	W W W
GAS LINE	G G G
ELECTRICAL LINE	E E E
SEWER LINE	S S S
INTERNET AND TV LINE	CATV CATV CATV
PROPOSED FENCE LINE	
CONCRETE RETAINING WALL	
ROCKERY RETAINING WALL	
DRAINAGE DIRECTION	➤
EDGE OF GRADING	
CONCRETE DRIVEWAY	
CONCRETE WALKWAY	
SWALE DRAIN	
FRENCH DRAIN	
RIP RAP AREA	
CHANNEL DRAIN	
ROOF LINES	
1ST FLOOR WINDOWS	
2ND FLOOR WINDOWS	
TREE TO BE REMOVED	
EXISTING FENCE	

PLANTING SCHEDULE

KEY	SYMBOL	IMAGE	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	SIZE	SUN EXPOSURE	WATER NEEDS	SOIL CONDITIONS	WUCOLS PLANT FACTOR	HARDINESS ZONE	COUNT
S1			BLUE FLAX	LINUM LEWISII	2'-3'	1'-2'	1 GAL	FULL SUN, PARTIAL SUN	LOW	CHALK, CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	3 - 9	9
S2			DEERGRASS	MUHLENBERGIA RIGENS	3'-5'	3'-4'	1 GAL	FULL SUN	LOW	CHALK, CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	7 - 10	9
S3			STICKY MONKEY FLOWER	MIMULUS AURANTIACUS	3'-4'	3'-4'	1 GAL	FULL SUN, PARTIAL SUN	LOW	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	6-11	9
S4			ANGEL WING JASMINE	JASMINUM NITIDUM	10'-15'	3'-4'	1 GAL	FULL SUN, PARTIAL SUN	LOW	CHALK, CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	9-11	9
S5			NEW ZEALAND FLAX	PHORMIUM PINK STRIPE	4'-6'	4'-6'	1 GAL	FULL SUN, PARTIAL SUN	LOW	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	8-10	11
S6			SKYLARK CEANOTHUS	CEANOTHUS THYRSIFLORUS	4'-6'	5'-6'	3 GAL	FULL SUN, PARTIAL SUN	LOW	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	8-10	9
S7			SEDGE	CAREX OSHIMENSIS	2'-3'	1'-2'	1 GAL	FULL SUN, PARTIAL SUN	LOW	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	2-9	9
S8			LANTANA	LANTANA CAMARA	6'	6'	1 GAL	FULL SUN	LOW	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	7-11	
T1			BAY LAUREL	LAURUS NOBILIS	15'-40'	5'-20'	5 GAL	SUN, PART SHADE	LOW	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	8-9	17
T2			PEACH (LOW CHILL)	PRUNUS SPP. EDIBLE	10'-15'	10'	5 GAL	FULL SUN, PARTIAL SUN	MOD	CLAY, LOAM SAND, WELL DRAINING SOILS	0.2 - 0.3 L	8-10	

PLANTING NOTES

1. Plans are diagrammatic. contractor/owner shall be responsible for field verifying all existing conditions and adjust plant accordingly.
2. No planting shall be started until finish grading and irrigation system have been completed.
3. All plant materials shall meet size specification as shown on the plant list and shall be healthy, full, and shall be of first rate quality for the species.
4. The locations of trees and shrubs shall be adjusted in the field to accommodate existing utilities, lights, sprinklers, etc.
5. Contractor shall cultivate lawn and planting areas with approved soil amendments.
6. After planting is complete and areas have been fine graded, spread back to dress to a 3" minimum depth in all non-turf, planter beds.
7. Planter bed mulch shall be small chipped fire bark, mulch shall be free of large woody pieces, soil, stones, sticks, debris or other foreign matter.
8. Soil amendments shall be applied at the rate of 6 cubic yards per 1,000 square feet and thoroughly cultivated into the soil prior to planting, amendments to be nitrified wood compost or equal free of weed seed and non-organic materials.
9. All five-gallon and larger trees should be double staked, perpendicular to the prevailing wind pattern; with 8' lodge-pole stakes outside the planting pit and tied with flexible ties.
10. Planters which soil was excavated shall receive new topsoil amended as in note #8.
11. Planting pits shall be 2 times the diameter f the root ball and 2" less the depth of he root ball.
12. Contractor/owner shall abide by all local, state and federal laws, codes and ordinances.
13. All revisions made to these plans are at the discretion of the contractor/owner.
14. Plants, lawn, trees, etc. can be replaced by contractor/owner for any reason for similar Product.

HAVE COMPLIED WITH THE THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN AND IRRIGATION PLAN.

LANDSCAPE NOTES:

1. "INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO THE LANDSCAPE AREA EXCEPT WITHIN THE DRIPLINE OF PROTECTED TREES (UNLESS CONTRA-INDICATED BY A SOILS TEST)."

2. "A MINIMUM THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED."

KEY	HATCHED	MATERIAL	NAME	DESCRIPTION	SQ.FT.
H1			DRIVEWAY, WALKWAYS	CONCRETE	1,130
H2			MEDIUM BARK	LANDSCAPE	1,288.39
				BARK MULCH ONLY	418.41
				TOTAL	1,288.8
H3			LAWN		421.55

NOTES:

"A MINIMUM 3-INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED."

"COMPLETE THE CITY FORM "DETERMINATION OF APPLICABILITY TO THE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (AB 1881)" AVAILABLE ON THE CITY'S WEB PAGE AND SUBMIT TO THE CITY ARBORIST FOR REVIEW. IF IT IS DETERMINED THAT LANDSCAPE AND IRRIGATION PLANS ARE REQUIRED, PLANS, CALCULATIONS AND A CERTIFICATION STATEMENT SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETE. INSPECTIONS OF THE PLANTS AND IRRIGATION INSTALLATION BY THE CITY AND A THIRD-PARTY WATER AUDIT MUST BE PERFORMED AND SUBMITTED FOR APPROVAL TO THE CITY ARBORIST."
NO DISALLOWED PLANTS ARE INCLUDED IN THE PLANTING PLAN.

MWELO SIGNATURE BLOCK

"I agree to comply with the requirements of the prescriptive compliance to the MWELO."

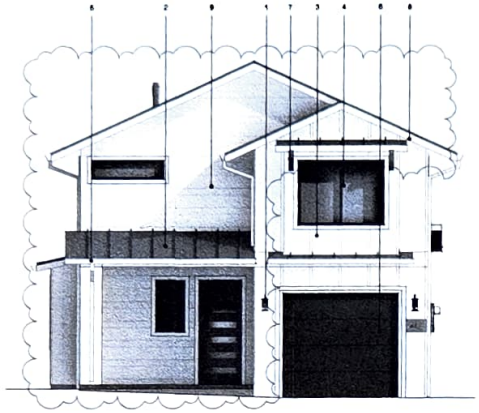
Signature

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41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN# 006-041-13

LANDSCAPE PLAN

A7



MATERIAL & COLOR BOARD

№	MATERIAL	MANUFACTURER	NAME	DESCRIPTION
1		EXTERIOR LIGHTS	FOXMOORE COLLECTION 14 ½" HIGH	COLOR: BLACK
2		ROOF FINISHES: TAYLOR METAL PROTUCTS	MS-100 17" RIBBED PAN.	COLOR: GRAPHITE BLACK SRI-26
3		BOARD AND BATTEN BY JAMES HARDIE	HARDIE PANEL, VERTICAL SIDING	COLOR: ARCTIC WHITE
4		100 SERIES WINDOWS AND SLIDING DOORS BY ANDERSEN	WINDOWS AND SLIDING	WITH COLONIAL GRILLES FRAME COLOR: BLACK

№	MATERIAL	MANUFACTURER	NAME	DESCRIPTION
5		GUTTER, DOWNSPOUT	COLOR: ULTRA PURE WHITE BY BEHR	
6		GARAGE DOOR BY CLOPAY	CANYON RIDGE MODERN	COLOR: BLACK
7		CORBELS	CORBELS	COLOR: PPU5-01 ESPRESSO BEAN BY BEHR
8		FASCIA BOARD	COLOR: ULTRA PURE WHITE BY BEHR	

№	MATERIAL	MANUFACTURER	NAME	DESCRIPTION
9		SIDING BY JAMES HARDIE	HARDIE® PLANK LAP SIDING	COLOR: ARCTIC WHITE

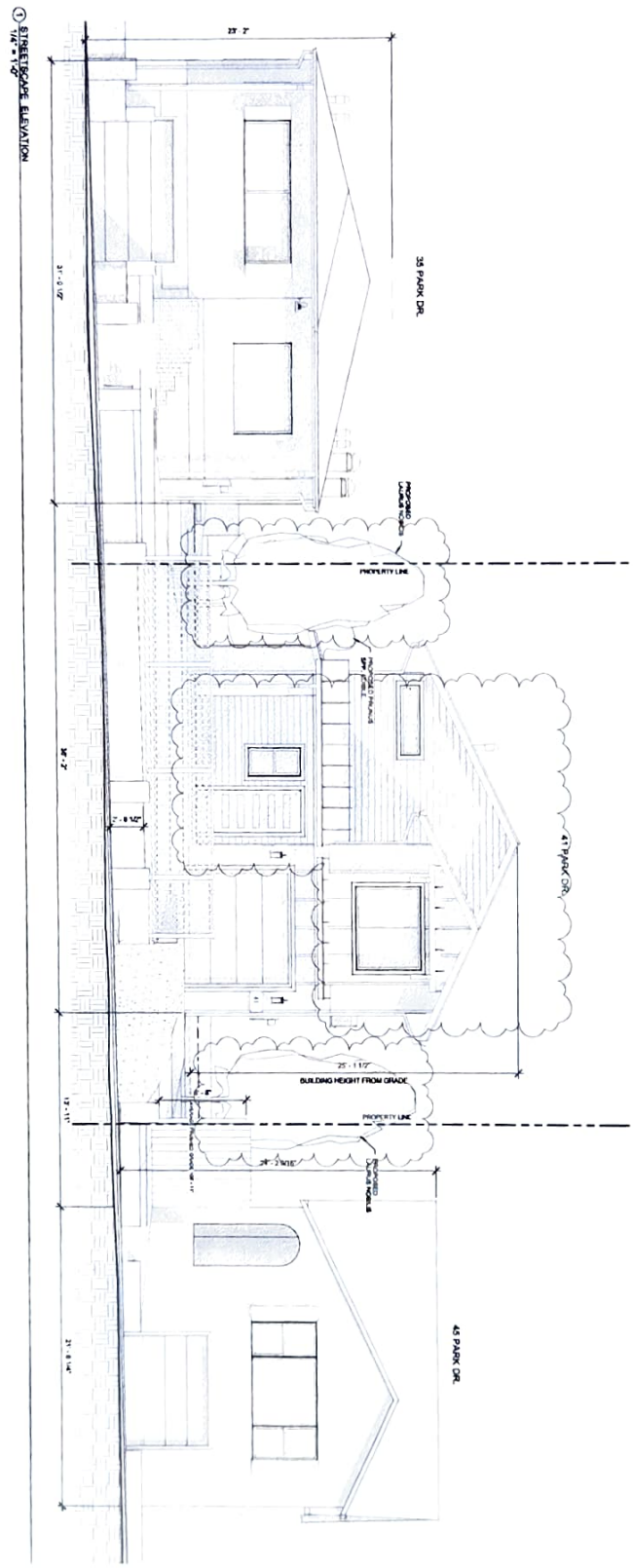
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41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#: 006-041-13

COLORBOARD

A10



A11

STREETSCAPE ELEVATION

41 PARK DRIVE,
SAN ANSELMO, CA 94560
APN#. 006-041-13

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TDE

TOWN OF
SAN ANSELMO
EST. 1907

NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No. _____

Applicant(s)/Owner(s) _____

Date of Plans Reviewed _____

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s) _____

Neighbor Signature(s) _____ Date _____

Neighbor Address _____

Neighbor Phone Number and Email _____

Comments (optional) _____

_____

Note: the information on this form will become part of the public record for this project and providing personal information is optional.

TOWN OF
SAN ANSELMO
EST. 1907

TOWN OF SAN ANSELMO
PLANNING COMMISSION STAFF REPORT

For the meeting of April 15, 2024

Agenda Item 5.A

Date: April 15, 2024

To: Chair Asselstine and Members of the Planning Commission

From: Jackson Dobronyi**,** Assistant Planner

Subject: APN 006-041-13 (Park Drive), Project No. PRO2023-0071

Recommendation

The Planning Commission review the merits of the project, continue the item to the next regular Planning Commission meeting, and direct Staff to prepare the appropriate resolution to either approve or deny Project No. PRO2023-0071, located at APN 006-041-13.

Property Information:

Project Address:	(not assigned)
Property Owner:	Equity Smart Investments LP
Applicant:	Eric Nuttall
Assessor's Parcel No.:	006-041-13
Zoning District:	R-1, Single Family Residential, Below 150 Mean Sea Level
General Plan:	Single Family Residential
FIRM Flood Zone:	X (not in a flood zone)

The proposed project requires the following permits:

- **Design Review required pursuant to Town of San Anselmo Municipal Code Section 10-3.1505(d)(1)** to allow a 1,994-square-foot new dwelling.
- **Variance required pursuant to Town of San Anselmo Municipal Code Section 10-3.1401** to allow for twenty-four square feet of the dwelling to intrude two feet into the required 8-foot side property setback, allowing construction six feet from the side property line.

Project Data:

	Existing	Proposed	Code
Zoning	R-1 Single Family, Below 150 Mean Sea Level Elevation	Same	Same
General Plan	Single Family Residential	Same	Same
Flood Zone	X (not in a flood zone)	Same	Same
Lot Size (sq. ft.)	5,000 sq. ft.	Same	7,500 sq. ft.
Lot Coverage (sq. ft.)	0 sq. ft.	1,479 sq. ft.	1,750 sq. ft.
Lot Coverage (%)	0%	29.6%	35%
Floor Area (sq. ft.)	0 sq. ft.	1,994 sq. ft.	2,000 sq. ft.
Adjusted Floor Area Ratio sq. ft. (%)	0%	39.9%	40%
Setbacks	Front: N/A Southeast Side: N/A Northwest Side: N/A Rear: N/A	Front: 38' 6' Southeast Side: 8' Northwest Side: 6' Rear: 20'	Front: 20' Southeast Side: 8' Northwest Side: 8' Rear: 20'
On-Site Parking	0	2*	2
Stories	0	2	2
Maximum Height Above Average Existing Grade	0'	27' 4"	30'
Grading Quantities (cubic yards or "CY")	N/A	Cut: 62 CY Fill: 14 CY Total Combined: 76 CY Off-Haul: 48 CY	N/A

**Pursuant to Table 5A, Subnote (2), for any lot with an average width of 52 feet or less, one (1) of the two (2) parking spaces may be in tandem and may be located within the minimum required front setback and side setback.*

Project Description:

The project includes the following:

- Site grading of 62 cubic yards excavation, and 14 cubic yards of fill.
- Construction of a two-story, 1,994 square-foot, 3 bedroom, 2 ½ bathroom, single-family residence, with a one-car attached garage.
- Construction of a covered patio and outdoor barbecue area, attached to the dwelling.
- Utilization of project materials and colors that include white board and batten siding, "graphite black" metal ribbed roofing, black window and door trim, a black garage door, and black exterior lighting fixtures.
- Preserve the existing heritage tree on the project site and install landscaping in the front yard, and along the side and rear property lines.

Figure 1 – Proposed Elevations

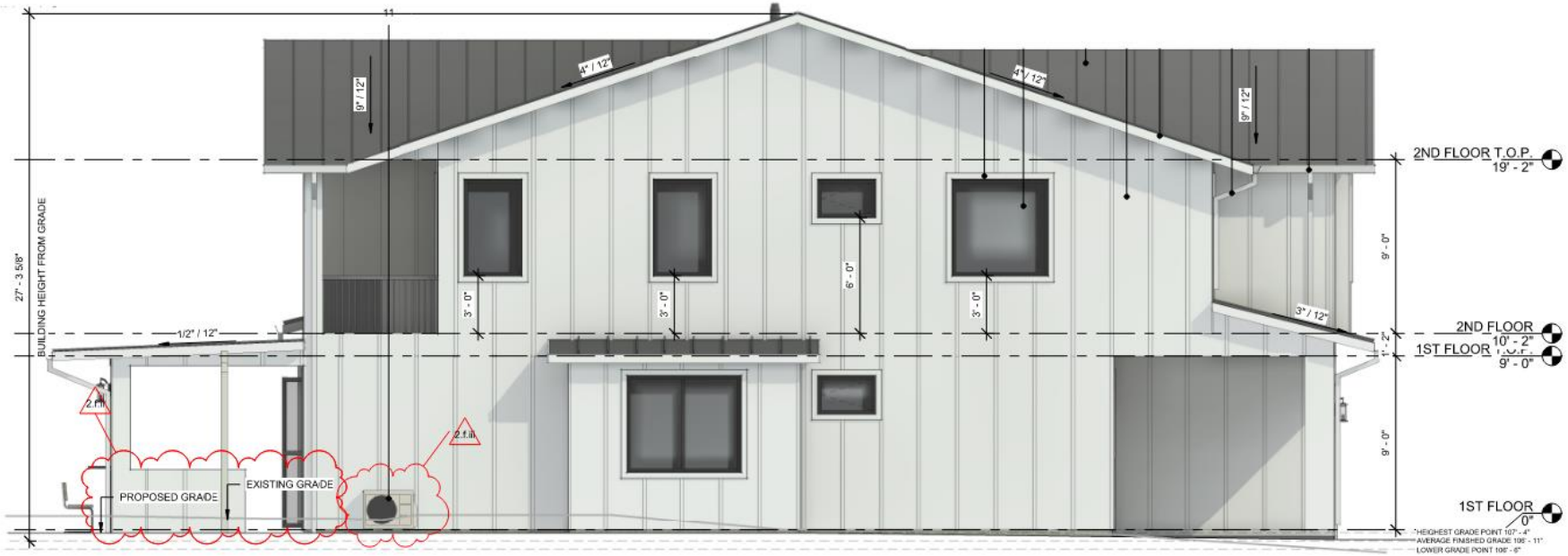
Front (Southwest) Elevation



Rear (Northeast) Elevation



Side (Northwest) Elevation



Side (Southeast) Elevation



Figure 2 – Proposed Site Plan



Project Site and Background

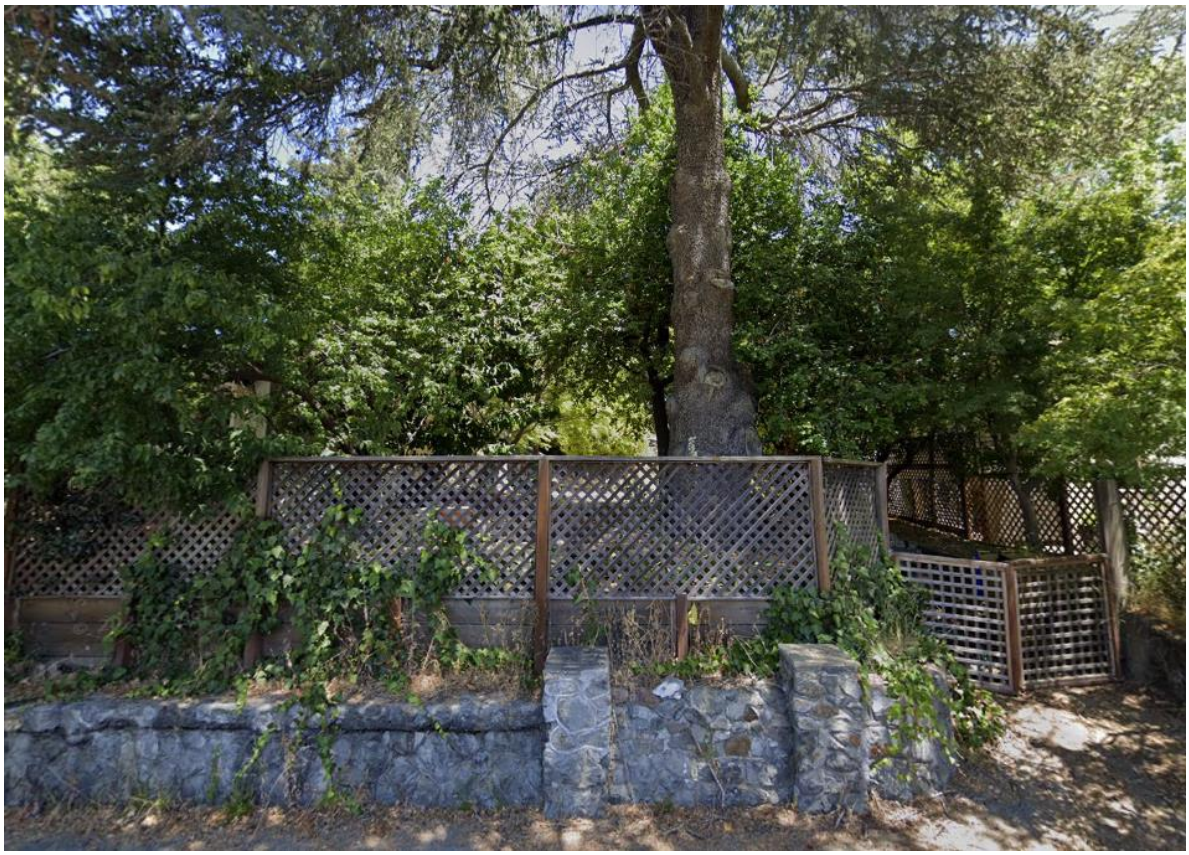
The project site is located on the northeast side of Park Drive and is approximately 5,000 square feet in size. The site is a legal lot of record, is currently vacant, and was previously used as a yard for the adjacent neighbor, 35 Park Drive. The site is relatively flat with an average slope of 9 percent and is surrounded by single-family homes on adjacent lots. There are no existing easements on the property.

A map showing an aerial view of the project site outlined in blue is provided in Figure 3 and in Figure 4, it shows the parcel from the street looking northeast.

Figure 3 - Project Location



Figure 4 – Street View



Staff Analysis and Discussion:

General Plan Consistency

The General Plan land use designation of the site is Single-Family Residential which allows detached single-family units at a density of 1 to 6 units per acre. To encourage the maintenance of existing structures and to prevent encroachment of higher-density development, this designation has been applied to the majority of existing single-family neighborhoods. This project proposes to develop a new 1,994 square-foot single-family dwelling, consistent with this land use designation. Therefore, the project would also be consistent with the General Plan.

Lastly, the proposed project would be consistent with the goal and applicable policies identified below:

- Land Use Goal 3: New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.
- Policy 2.2: New development will be required to preserve some of the natural and cultural characteristics of their respective development sites.
- Policy 3.2: Single-family residential development is most appropriate within and adjacent to existing single-family areas, and in areas easily served with water and sewer lines. Such areas should also serve as transition zones between mixed density and very low-density areas.

Planning and Zoning Code Compliance

The project site is located within the Single-Family Residential District (R-1) Zoning District. The R-1 Zoning District is intended for the development of detached, single-family homes with allowable residential density range from one to six dwelling units per acre and is applied to established residential neighborhoods characterized by single-family detached residential units on conventional lots. The scope of the project consists of the new construction of a 1,994-square-foot single-family dwelling on a vacant parcel. Apart from the Variance discussed in this Staff Report, the project complies with the development standards of the R-1 Zoning District (including lot coverage, floor area, building height, stories, and parking regulations).

Design Review

Pursuant to the San Anselmo Municipal Code Article 15, Design Review, Section 10-3.1501, Purpose and Intent, the purpose of Design Review is to minimize adverse effects of poor or inappropriate exterior design of improvements to real property by providing for the review of the design of certain buildings and improvements hereafter constructed in the Town. Appropriate design ensures that the project would be aesthetically compatible with adjacent property, would not create any adverse impacts on adjacent properties, such as unreasonable impacts to light, air, and/or privacy, and would not impair the comfort and well-being of the persons using such property. The intent of design review is to ensure

the above adverse effects are eliminated or minimized through the imposition, if necessary, of conditions that cause the improvements to comply with the intent of this chapter.

As previously summarized in the Project Description, Design Review is required for the project. To approve or conditionally approve the Design Review, the Commission must make the findings for Design Review in Section 10-3.1506 of the San Anselmo Municipal Code (SAMC) listed below.

a) *Commercial, Professional, and Residential R-3 (four (4) or more units, churches, convalescent homes).*
    1) *Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;*
    2) *Provides for protection against noise, odors, and other factors which may make the environment less desirable;*
    3) *Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;*
    4) *Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;*
    5) *Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and*
    6) *Is consistent with the Town General Plan.*
b) *Residential R-1, R-2, and R-3 (three (3) or fewer units) sites below one hundred fifty (150) feet Mean Sea Level (flatland):*
    1) *Conformance to findings in Section 10-3.1506(a);*
    2) *Will not unreasonably impair access to light and air of structures on neighboring properties;*
    3) *Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights, and decks;*
    4) *Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and*
    5) *Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.*

Upon review of the project, Staff supports many of the Design Review findings. However, Staff is seeking the Planning Commission's direction regarding findings a.1, b.2, b.3. and b.4 related to bulk/mass, privacy, light/air, and compatibility with the existing neighborhood.

The project is designed to be below the maximum allowed building height for the requisite front, rear, and side setbacks from the property lines, except for the Variance to intrude 2 ft into the northwest side setback. However, due to the area's natural topography, the predevelopment grade of the project site sits taller than the surrounding neighbors. This results in the project's roof ridge being 8 to 11 feet taller than the structures on adjacent properties. The surrounding neighborhood is developed with a mix of one-story, two-story, and split-level residences, whose structures generally sit at or below street level. Although the project complies with height regulations of the R-1 Zoning District, Staff is requesting the

Commission consider if the project is of a bulk, mass and design that complements the existing character of the surrounding neighborhood.

Given the height of the project, privacy across property lines is an additional concern. The project is designed to provide a ground-floor outdoor barbeque area and upper-level deck, both located in the rear of the property. These elements of the project would be compliant with the rear and side setbacks of the R-1 Zoning District. Additionally, the applicant proposes to screen views across property lines, through existing fences and landscaping, and the planting of trees along the rear property line. Although these elements comply with the development standards, and screen of these elements is proposed, Staff would like the Planning Commission to consider if the project *unreasonably* affects the privacy of neighboring properties.

The height of the project may impact the access to light and air of the surrounding properties. The project would cast a shadow on the structure and rear yard of 35 Park Drive during darker months of the year, as displayed in Attachment 2. (35 Park and this parcel are owned by the same entity) There are heritage trees on and surrounding the property that would lessen the project's impact to light and air. Staff would like the Planning Commission to consider if the project *unreasonably* impairs access to light and air of structures on neighboring properties.

Lastly, for Staff to support the project, the project must be compatible with the surrounding area. The project proposes a more modern design than that of adjacent properties, but the Town seeks to encourage creativity and variety in design. Given the design, and aforementioned concerns regarding bulk, privacy, and light and air, Staff asks Planning Commission to consider if the project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area.

Variance

Pursuant to the San Anselmo Municipal Code Section 10-3.1401, Purpose and Intent, the purpose of a variance is to allow for deviations from development standards set forth in the Development Standards Table, referred to as Table 4A, of the San Anselmo Municipal Code. Given the property characteristics, the project scope requires a Variance for deviations from the development standards, as described below:

- Setback Variance: Allow for a 24-square-foot portion of the first floor to intrude into the northwest side setback by 2 feet, allowing construction six feet from the side property line.

To approve or conditionally approve the Variance, the Planning Commission must determine whether the project is in conformance with the required Variance Findings in Section 10-3.1405 of the San Anselmo Municipal Code (SAMC) below. Discussions for findings for approval of the Variance are found below.

(1) Due to special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the controlling zoning ordinance or regulation deprives the property of privileges enjoyed by other property in the vicinity and under an identical zoning classification, and the granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

(2) The granting of the variance, under the circumstances of the particular case, will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Upon review of the project, and as below staff suggests the requisite findings for both Variances can be achieved, and the findings for each Variance are similar, as each request a setback exception due to the land constraints of the same project site. In particular, staff suggests that special circumstances exist for the Variance as outlined below:

1. The Development Standards Table, referred to as Table 4A in the San Anselmo Municipal Code (Section 10-3.402), requires a 20-foot front yard, 8-foot interior side yard, and 20- foot rear setbacks for structures within the R-1 Zoning District. The project site is 5,000 square feet in size, where the current minimum required property size is 7,500 square feet. Additionally, the average width of the project site is square feet in 40 feet wide, where the current zoning regulations require 60 feet. While there are other substandard lots in the vicinity, they were developed prior to the existing 8-foot side setback regulations. The narrow width of the lot is a special circumstance that deprives the subject property of privileges enjoyed by other properties in the vicinity. Therefore, the strict application of the regulations would deprive a property owner of privileges enjoyed by other properties.

2. Staff suggests that this Variance does not affect the health or safety of anyone working or residing in the neighborhood, nor would it be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood. The 24-square-foot intrusion into the side setback is required to meet current California building and fire codes. Therefore, the health and safety of people on the site and in the surrounding neighborhood will not be adversely affected.

CEQA Determination

The project is categorically exempt from the requirement for the preparation of environmental documents pursuant to Title 14 of the California Code of Regulations, Chapter 3, Article 19, Section 15303 under the Class 3 exemption for "New Construction or Conversion of Small Structures," and Section 15332 under the Class 32 categorical exemption for "Infill Development Projects". No exception set forth in Section 15300.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources (previously developed site and no sensitive species have been identified in the area); (b), which relates to cumulative impacts (developed neighborhood; no other single family residential projects are proposed in the neighborhood and if any are received, each would have a construction management plan reviewed by the Building Department); Subsection (c), which relates to unusual circumstances (the construction is proposed on a previously

disturbed site and the size of the proposed addition and method of construction is not out of character with typical residential construction); or Subsection (f), which relates to historical resources.

Public Notice and Comments

A notice was mailed to all property owners within 300 feet of the site and posted in three places. Neighbors were notified of the project via certified mail. The staff has received seven public comments as of the distribution of this report, concerning neighborhood compatibility, building height, bulk and mass, light and air, privacy, and parking.

One comment received requested that the following information be provided by the applicant:

1. Independent professional renderings by a 3rd party that incorporate ALL of the existing properties that are affected by the structure.
2. Independent professional sun shadow studies by a 3rd party that incorporate ALL of the existing properties that are affected by the structure.
3. Independent professional privacy studies by a 3rd party that incorporate ALL of the existing properties that are affected by the structure.

Attachments

1. Project Plans
2. Shade Study
3. Public Comments –
   a. Cecilia Boehm
   b. Jennifer Anselmo (2)
   c. Mary Kavanaugh
   d. Pascal Sisich
   e. Shelley Anixter
   f. Brian Ayuso

MINUTES
TOWN OF SAN ANSELMO PLANNING COMMISSION
Monday, April 15, 2024
This meeting was conducted in person and via Zoom.

Commissioners Present:	Jennifer Asselstine, Chair Zack Koblick de Leon Peter Strauss Thomas Tunny
Commissioners Absent:	Tim Heiman Kim Pipkin Gary Smith
Staff Present:	Planning Director Heidi Scoble Senior Planner Lindsey Klein Assistant Planner Jackson Dobronyi

1. Call to Order

Chair Asselstine opened the meeting at 7:00 p.m.

2. Open Time for Public Expression

There were no comments.

3. Planning Directors Report

- At its last meeting the Town Council adopted the Rent Stabilization Ordinance which will go into effect thirty days after adoption. Signatures for a referendum must be submitted within the next thirty days and would need 10% of registered voters (about 1,000).
- The Ordinance related to the Housing Element Amendments was adopted by the Council by a unanimous vote. The Introduction and First Reading of the SB9 Ordinance was denied. Staff will not proceed with any amendments to the ordinance at this time.

4. Approval of Minutes
   A. Approve minutes from the March 18th and April 1st, 2024, meetings.

Chair Asselstine noted they did not have a quorum to approve either of these minutes.

5. Public Hearing
   A. Design Review and Variance at APN 006-041-13, Project No. PRO2023-0071
      Design Review to allow for the construction of a new single-family residence and Variance for a 2-foot reduction in the side property setback on a vacant lot on Park Drive. This project is categorically exempt from CEQA under Section 15303 & 15332

Assistant Planner Jackson Dobronyi presented a staff report and gave a PowerPoint presentation. Staff answered questions from the Commission regarding whether staff has a measurement of the surface area, rather than the volume, of the excavation; whether the height of the house is due to the unique topography or the fact that it has two stories; the length of the pop-out.

Chair Asselstine opened the Public Hearing

The applicant made the following comments:
- The lot is narrow making the side setbacks tight.
- The pop-out will be the dining room.
- They have been thoughtful in the design process with respect to the design, window placement, and height.
- This will be a farm-style type home.
- The design is common for San Anselmo.
- The highest roof pitch is 27'3" with the bulk at 25'3".
- The elevation for all the properties on that side of the street is roughly the same.
- The second story would not be "towering" and would be standard.
- He displayed several photographs from neighboring properties.
- They are trying to accommodate the neighbor's privacy.
- The master bedroom (top left) is recessed back into the house.
- The bathrooms will likely have privacy glass.
- He discussed the planting plan and stated he would be glad to add more vegetation. Privacy is a two-way street.
- They are not opposed to the suggested color changes.

The applicant answered questions from the Commission regarding whether he considered keeping the ridgeline of the middle if the house running the length, as opposed to perpendicular, to the property; if he reached out to the neighbors; mitigations made to accommodate the neighbors.

Ms. Jennifer Anselmo, Tamal Avenue, made the following comment:
- The second story would look straight into her primary bedroom and disrupt her privacy.

Mr. David Faye, Park Drive, made the following comment:
- He is concerned about the height of the structure, the massing, the invasion of privacy, and the style.

Ms. Cecilia Bowman, Tamal Avenue, made the following comments:
- Her main concern is the height of the building.
- She is hoping for a single-story home.

Janet, Tamal Avenue, made the following comments:
- She shared Jennifer's concerns.
- She was concerned about the size, mass, privacy, and sound.
- The proposal should be more in line with the neighborhood.

Ms. Cathy Cardos, Tamal Avenue, made the following comment:
- She is concerned about parking.

Chair Asselstine closed the Public Hearing

Commissioner Tunny provided the following comments:
- The length of the pop-out is modest and he could make the findings for the Variance.
- He would like to see an alternative to the roof line.
- This is a stereotypical and compatible design.

- There is a mix of designs in the neighborhood.
- The proposed color is neutral and fits in with the neighborhood.
- He could make the findings for Design Review.
- This is an elevated lot, and the height is a key issue.
- A two-story project is appropriate, and the proposal is well under the height limit.
- The overall size is modest (under 2,000 square feet).
- The applicant anticipated and responded to the concerns about privacy by minimizing windows on the east side.

Commissioner Koblick de Leon provided the following comments:
- The applicant is trying to comply with the code.
- The applicant has involved the neighbors.
- The applicant owns the adjacent property at 35 Park and does not have concerns regarding the impacts of the project on 35 Park.
- This is an eclectic neighborhood.
- The project makes sense for the space and the neighborhood.
- He is sympathetic to the neighbor's concerns.
- He agreed with Commissioner Tunny- he would like to see options for the roof pitch.

Commissioner Strauss provided the following comments:
- The Variance request is reasonable and modest. The lot is narrow and there is a pattern in the neighborhood of reduced setbacks.
- He referred to the Design Review request and stated he is struggling with the massing.
- The project is under the height limit.
- The style is stereotypical and not particularly out of character in this eclectic neighborhood.
- The side elevations should be studied in an attempt to reduce the appearance of height.
- The Shadow Study was difficult to understand. The shadows seem to be predominately affecting open space.
- The second story floor to floor heights (8 feet) could be rethought.

Chair Asselstine provided the following comments:
- She is not opposed to the Variance request for the pop-out. It is reasonable.
- She has concerns about some of the issues brought up by the neighbors.
- The homes on this street have a more unified look and this is in higher contrast than necessary.
- She does not mind a contemporary design.
- The mass should be mitigated- there are two massive walls parallel to the perimeter that are distinctly higher than all the surrounding homes.
- There are other two story homes in the area but the conditions are quite different.
- Every neighbor will feel the mass.
- The ceiling heights and the roof line running parallel should be reduced.
- 35 Park Avenue will have the most impact in terms of air and light.
- More specific shadow studies should be done.
- A bright white house on this street does not make sense.
- A perimeter landscape discussion could go a long way.

M/s, Strauss/Koblick de Leon, motion to continue Project No. PRO2023-0071 to a date uncertain.
Ayes: Koblick de Leon, Strauss, Tunny, Chair Asselstine
Absent: Heiman, Pipkin, Smith

5. Public Hearings

B. Design Review, Variance and Conditional Use Permit at 121 Tunstead Avenue, APN Project No. PRO2023-0089. Design Review to allow exterior alterations to existing commercial building, Variance to allow for 0 off-street parking spaces where 3 were previously approved, and Conditional Use Permits to allow for Alcoholic Beverage Sales (Off Premise), Drinking Establishments, Farmer's Markets and Temporary Uses and Events in the C-2 Zoning District at 121 Tunstead Avenue, APN 007-251-39. This project is categorically exempt from CEQA under Section 15301 & 15303.

Commissioner Tunny stated he must recuse himself from this item since the property owner is a business client.

Chair Asselstine stated they do not have a quorum and the item should be continued.

It was the consensus of the Commission to continue Project No. PRO2023-0089 to the May 6, 2024, meeting.

6. Business Items

There were no Business Items.

7. Future Agenda Items and/or Commissioner Reports

Chair Asselstine stated she would like to discuss Shadow Studies at an upcoming meeting.

8. Adjournment- Chair Asselstine adjourned the meeting at 8:04 p.m. The next Regular Planning Commission meeting will be held on Monday, May 6, 2024.at 7:00 p.m.

Respectfully submitted,

Toni DeFrancis
Recording Secretary

Jackson Dobronyi

From: David Fee <djfee63@gmail.com>
Sent: Thursday, October 3, 2024 6:43 PM
To: Jackson Dobronyi
Subject: Vacant Lot on Park Drive (APN 006-041-13)

CAUTION: External Sender

For your consideration we suggest siting the house closer to Park Drive to be aligned with the other houses on this block thus providing additional uniformity with the neighborhood. This would require removal of a compromised heritage tree whose top was severed contributing to its ungainly appearance. Moving the house closer to Park Drive would also help alleviate some of the neighbor's concerns regarding privacy, etc. We believe this change would provide greater benefits to the neighbors than the minor revisions proposed by the applicant. It also may allow for saving two redwood trees toward the rear of the property.

Thank you

David and Cathy Fee
49 Park Drive

Jackson Dobronyi

From: Mary Kavanaugh <marykavanaugh@me.com>
Sent: Monday, October 7, 2024 10:16 AM
To: Jackson Dobronyi
Subject: Public Comments Regarding 41 Park

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Sender

Hi Jackson,

I thought it would be helpful to provide some neighbor perspective to be included in the public comments submitted to the planning commission.

The Project is designed to complement the surrounding area:

Neighbors have voiced concern regarding the two story structure since it was first introduced. Its impact on privacy and light to the surrounding historic one story cottages is concerning. The proposed changes of lowering the pitch of the roof by two feet and changing the siding from vertical to horizontal do nothing to mitigate the situation. The overall structure remains the same.

There are many other two story dwellings in the neighborhood:

Of the four examples given, only one house (26 Park) is similar in the surrounding neighborhood. The address 49 Park is one of the four examples given and it is one story (above a garage). The other example of 33 Yolanda Drive is in a completely different area. Overall this feels misleading.

Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy:

If I lived in a one story cottage that had views and light that would now be blocked in by a two story house in close proximity I would certainly be concerned about the appreciation of my home. As stated in the plans, it's a "substandard" lot that brings this two story home to the legal limits dwarfing the surrounding homes.

Lastly, it's worth noting that the resident at 1009 Sir Francis Drake (directly behind proposed 41 Park) never received the notice regarding tonight's meeting. The only reason she knew this meeting was happening was because I texted her a photo of it.

Thanks for sharing these comments with the Planning Commission.

Mary Kavanaugh
21 Tamal Ave

Sent from my iPhone

Jackson Dobronyi

From: Jennifer Anselmo <jennifer.anselmo@gmail.com>
Sent: Monday, October 7, 2024 9:19 AM
To: Jackson Dobronyi
Cc: Mary Kavanaugh
Subject: Re: 41 Park

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Sender

Interesting as it looks exactly the same in terms of mass/impact which clearly illustrates the core issue. How disappointing
_____ jennifer anselmo
m: 415.215.1243

> On Oct 7, 2024, at 9:16 AM, Jackson Dobronyi <jdobronyi@townofsananselmo.org> wrote:
>
> Hi Jennifer,
>
> The story poled were revised to reflect the new design of the building
> at 41 Park. Please let me know if you have any additional questions.
> Thank you,
>
> Jackson Dobronyi
> Assistant Planner
> Town of San Anselmo
> Lands of the Coast Miwok
>
> 525 San Anselmo Ave,
> San Anselmo, CA. 94960
> 415.258.4624
>
>
>
> -----Original Message-----
> From: Jennifer Anselmo <jennifer.anselmo@gmail.com>
> Sent: Monday, October 7, 2024 8:58 AM
> To: Jackson Dobronyi <jdobronyi@townofsananselmo.org>
> Cc: Mary Kavanaugh <marykavanaugh@me.com>
> Subject: 41 Park
>
> CAUTION: External Sender
>
>
> Hi Jackson, are the story poles accurately reflecting the new design of 41 Park? Thank you.
> _____

> jennifer anselmo
> m: 415.215.1243
>

To The San Anselmo Planning Commission:

As the owners of 1109 Sir Francis Drake, we hope that you will consider our below comments in regard to the development of 41 Park, which shares the rear property line with our home. We would like to mention, again, as was the case with noticing for the April meeting, that we were only made aware of this meeting due to the efforts of a concerned neighbor. This may perhaps be due to our temporary residence out-of-state, though all mail is currently being forwarded to us. We ask that our public comment be accepted despite late arrival due to not receiving official notice of this meeting as of Monday morning, Oct. 7th. The concerns that we currently have related to the development of 41 Park are fire hazard and lack of inclusion of suggested mitigation measures proposed at the April meeting.

In the most recent document provided by the developer, a privacy screen at the back property line, relies heavily on Bay laurel trees, or Laurus nobilis. This strategy is included to mitigate the privacy concerns expressed by a number of adjacent and nearby stakeholders. While the tree may grow to an appropriate height to potentially mitigate the infringement of privacy inherent to the current plan for 41 Park, this attempt to establish privacy is unfortunately one that is not safe and creates an increased fire hazard to all parties. Fire Safe Marin lists California Bay, a related tree in the Lauraceae family, as a hazardous plant (see linked list) and studies conducted asessing various fire hazard variables consistently find Laurus nobilis to be a hazard (Molina et al., 2017; Nowak, et al., 2002; Valette, 1990). As such, we request that the planning commission require the developer to reconsider their privacy strategy and return with one that is safer for our community and intrinsic to the structure built at 41 Park.

Lastly, in the April meeting, the commission ultimately provided feedback that the developer consider making increased effort to blend into the existing neighborhood context. The observation and suggestions provided by commissioner Asselstine struck us as particularly insightful. Despite this, we do not see any such consideration made in the current plans presented by the developer. Though the height of the home was

reduced by 2 feet, this is a negligible amount when considering the overall size and bulk of the proposed home. Additionally, though we are an “eclectic” neighborhood, we do believe the observation that a stark white modern farmhouse would be jarring and incongruous with the wider neighborhood is appropriate. Again, we ask that the commission request that the developer make increased effort to reduce the size and bulk of the home, which could potentially eliminate privacy concerns, as well as increase efforts to align the proposed development’s design to the existing neighborhood.

Respectfully,

Trisha Vaquera and Eugene Artin

https://firesafemarin.org/wp-content/uploads/2021/08/FIRESafe-MARIN_plant-list_2019.pdf

Molina, Juan Ramón, et al. "The ignition index based on flammability of vegetation improves planning in the wildland-urban interface: A case study in Southern Spain." *Landscape and Urban Planning* (2017): 129-138.

Nowak, D., Crane, D., Stevens, J., & Ibarra, M. (2002). Brooklyn’s urban forest. gen. tech. rep. NE553 290. Newtown Square, PA: U. S. Department of Agriculture, Forest Service, Northeastern Forest Experiment Station., 107 p.

Valette, J. C. (1990). Inflammabilités des espèces forestières méditerranéennes. Conséquences sur la combustibilité des formations forestières. Revue Forestière Franc¸ aise, 76–92, n o spécial

Jackson Dobronyi

From: Cecilia Boehm <cecilia.boehm@gmail.com>
Sent: Sunday, October 6, 2024 3:03 PM
To: Jackson Dobronyi
Subject: 41 Park

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Sender

Hi Jackson,
I am the resident at 12 Tamal Ave and would like to comment on the project proposed for 41 Park. I understand there have been changes to the original plan including altering the pitch and lowering the roof profile slightly. The story boards, which I can see clearly from the back of my house, do not look significantly different.
I feel that any two story structure on that lot is inappropriate and not in keeping with the esthetic of our neighborhood. I said as much at the meeting back in April.
I hope other residents have voiced their concerns as well.
Thank you,
Cecilia Boehm

TOWN OF SAN ANSELMO
PLANNING COMMISSION STAFF REPORT

For the meeting of October 7, 2024
Agenda Item 5.B

Date: October 7, 2024

To: Chair Asselstine and Members of the Planning Commission

From: Jackson Dobronyi**,** Assistant Planner

Subject: 183 Tunstead Avenue, APN 007-251-05, Project No. PRO2024-0012

Recommendation

The Planning Commission adopt a resolution to approve Project No. PRO2024-0012 for Design Review to allow for the reconstruction and addition of a 410-square-foot second-story deck, a Variance to allow construction within the required 8-foot setback from the side property lines, and a Variance to allow for the project to exceed the maximum lot coverage of the R-2 Zoning District, subject to the findings and conditions of approval in this staff report.

Property Information:

Project Address:	183 Tunstead Avenue
Owner & Applicant:	Peter Dunne
Assessor's Parcel No.:	007-251-05
Zoning District:	R-2, Medium Density Residential
General Plan:	Medium Density Residential
FIRM Flood Zone:	AE Flood Zone

The proposed project requires the following permits:

- **Design Review required pursuant to Town of San Anselmo Municipal Code Section 10-3.1505(d)(2)** to allow for a second-story deck addition.
- **Variance required pursuant to Town of San Anselmo Municipal Code Section 10-3.1401** to allow for a second-story deck to encroach three feet into the east side property setback, east side property line.

- **Variance required pursuant to Town of San Anselmo Municipal Code Section 10-3.1401** to allow for a second-story deck to encroach two feet, ten-inches into the west side property setback, thus resulting in a five-foot, two-inch side yard setback west side property line.
- **Variance required pursuant to Town of San Anselmo Municipal Code Section 10-3.1401** to exceed the maximum lot coverage of the property (35%) by 233 square feet, for a 39.9% lot coverage.

Project Data:

	Existing /As Built *	Proposed	Code
Zoning	R-2, Medium Density Residential	Same	Same
General Plan	Medium Density Residential	Same	Same
Flood Zone	AE	Same	Same
Lot Size (sq. ft.)	4,536 sq. ft.	Same	7,500 sq. ft.
Lot Coverage (sq. ft.)	1,826 sq. ft.	1,811 sq. ft.	1,588 sq. ft.
Lot Coverage (%)	40.3%	39.9%	35%
Setbacks (from the deck to the property lines)	Front: 57' 5" East Side: 2'4" West Side: 5' 2" Rear: 28' 4"	Front: 57' 5" (No Change) East Side: 5' (No Change) West Side: 5' 2' Rear: 28' 4" (No Change)	Front: 20' Southeast Side: 8' Northwest Side: 8' Rear: 20'
Stories	2	2	2
Maximum Height Above Average Existing Grade	Deck: 8'2" Screening: 14' 2"	Deck: 8'2" (No Change) Screening: 14' 2" (No Change)	30'
Grading Quantities (cubic yards or "CY")	N/A	N/A	N/A

**The Existing Conditions provided represent the As-Built Conditions, as the existing deck was built without permits.*

Project Description:

The Project includes the following:

- Demolition of an existing attached 425-square-foot second-story deck and exterior staircase. There is no evidence in the Town's records to indicate whether the existing deck was legally permitted or if deck is considered legal non-conforming.
- Construction of a 410-square-foot second-story deck in the same general location as the original deck, with the footprint reduced by approximately three feet on the east side of the property compared to the previous configuration.
- Reconstruction of the exterior staircase, in kind.
- Construction of six-foot-tall privacy screens along the sides and rear of the deck.
- Utilization of project materials that include pressure-treated Douglas Fir framing, Redwood decking, guardrails, and privacy screens.

Figure 1 – As Built Deck Plan

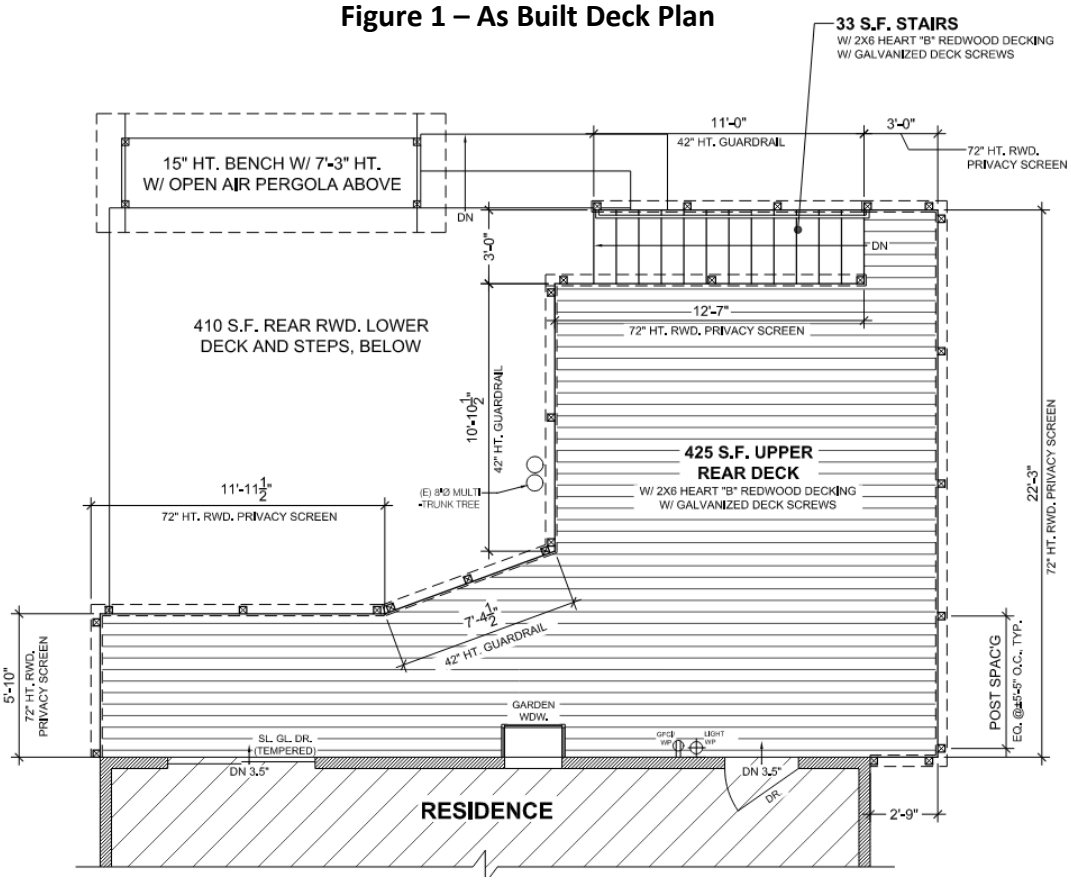


Figure 2 – Proposed Deck Plan

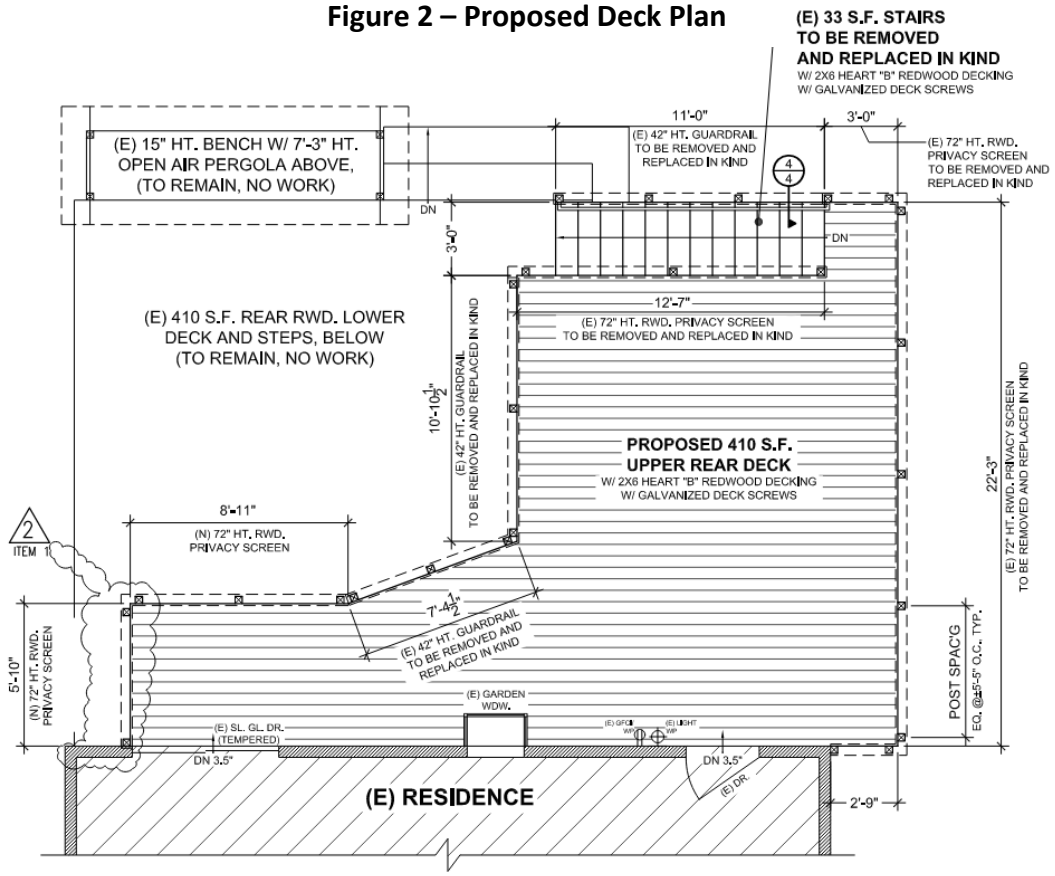


Figure 3 – Proposed Site Plan

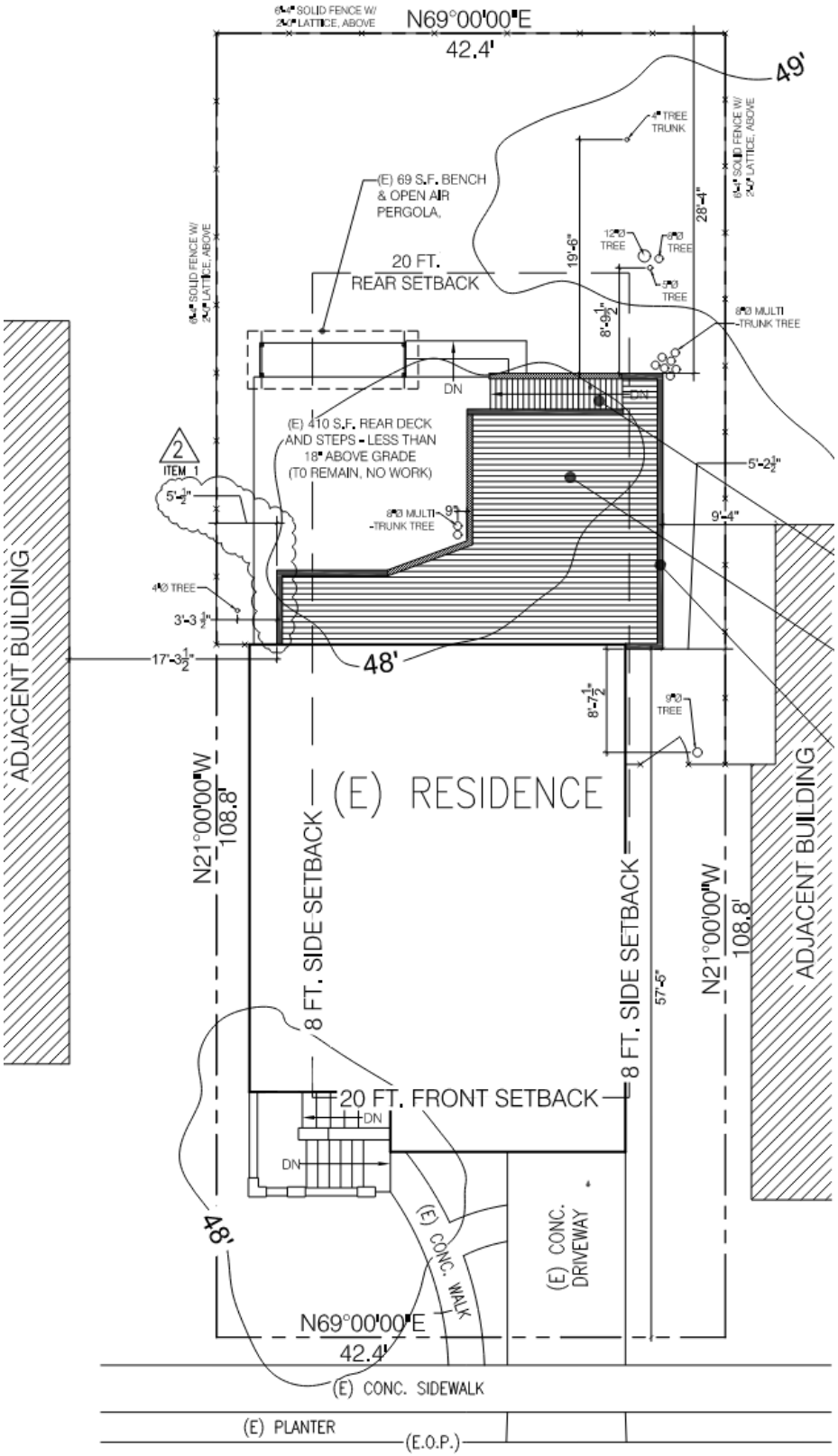
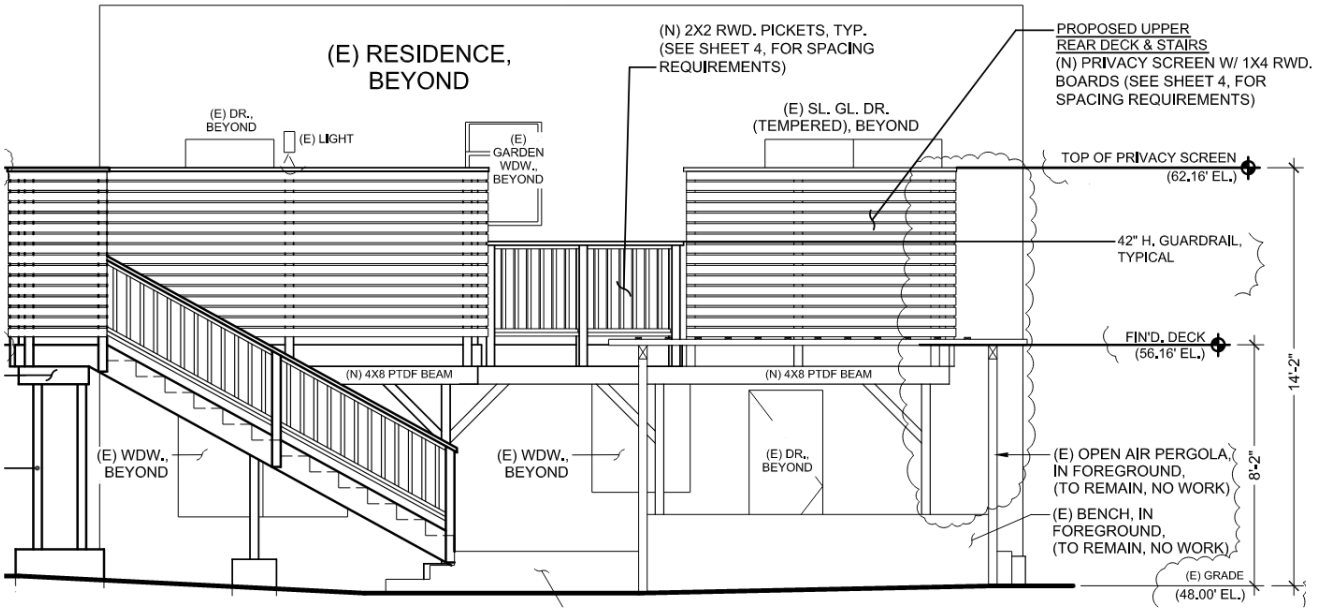


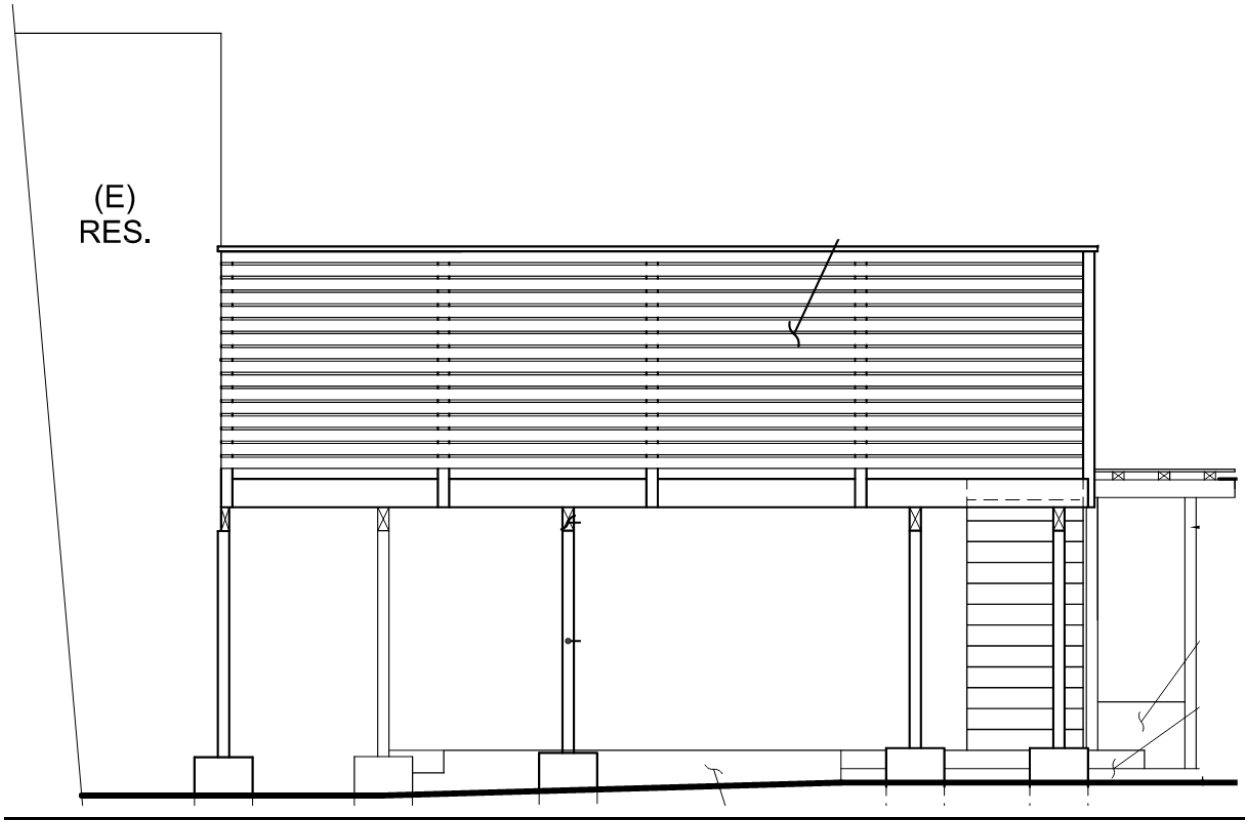
Figure 4 – Proposed Elevations

Rear (South) Elevation

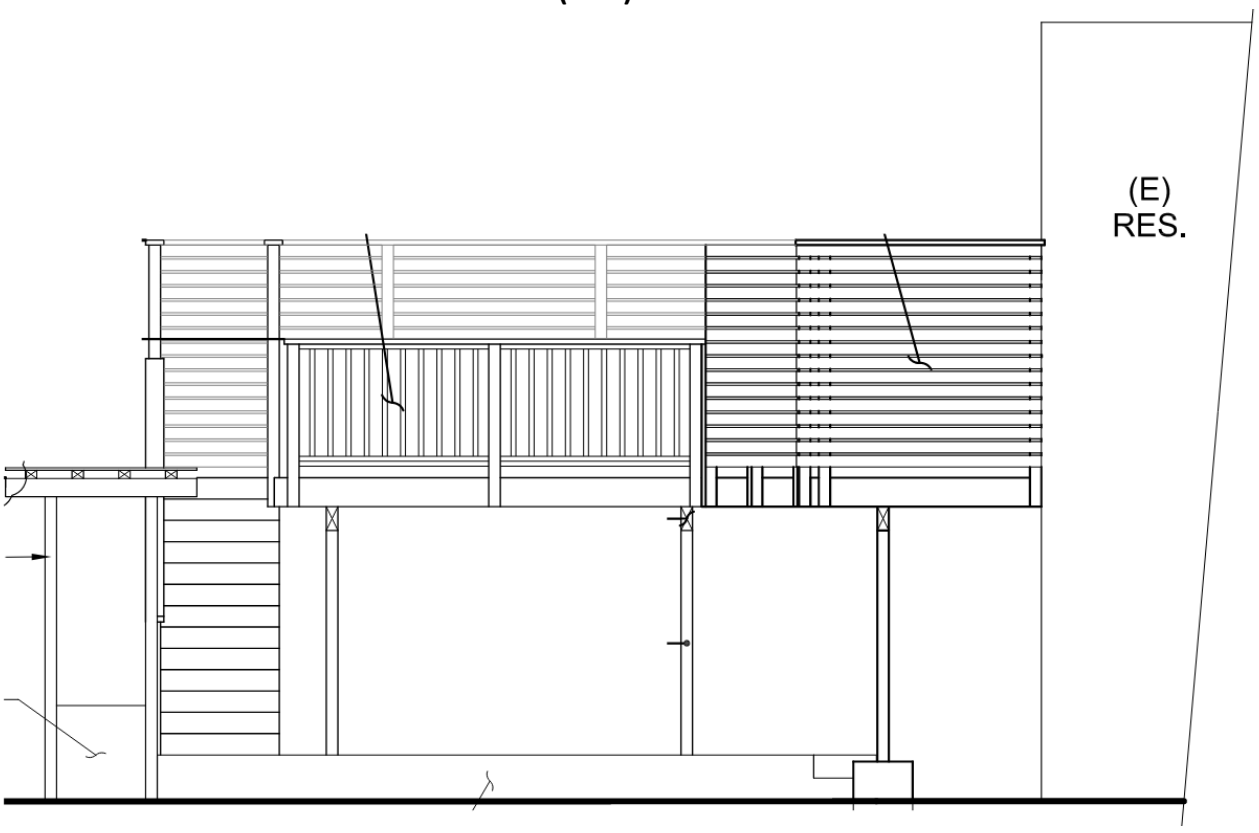


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Side (West) Elevation



Side (East) Elevation



Project Site and Background

The Project site is located on the south side of Tunstead and is approximately 4,536 square feet in size. The site is developed with a two-story single-family dwelling constructed in 1934. Additionally, there is an attached 425-square-foot second-story deck and exterior staircase that were constructed without Planning approval or Building Permits. The deck has existed for at least 23 years, as it was constructed before the applicant purchased the property in 2001.

The site is located within the R-2, Medium Density Residential Zoning District and is surrounded by other R-2, R-3, and C-3 zoned lots developed primarily single-family dwellings, and some multi-family housing.

A map showing an aerial view of the Project site outlined in yellow is provided in **Figure 5**, and **Figure 6** shows photos of the as-built deck and stairs

Figure 5 - Project Location



Figure 6 – As-Built Deck and Stairs (Looking West at Deck)



Staff Analysis and Discussion:

General Plan Consistency

The General Plan land use designation of the site is Medium Density Residential, which allows housing units at a density of 6 to 12 units per acre, and may be developed with single-family detached dwellings, duplex and triplex residential units, public uses which are similar to public parks, public schools, and public playgrounds, state-licensed small alcoholism and/or drug treatment facilities, small family day care homes, small pediatric day health and respite care facilities, small residential care facilities, including those serving the elderly and persons with chronic life-threatening illness, and any other residential facility mandated by state or federal law, foster homes, and home occupations which are incidental and accessory to the allowed residential use are permitted. This Project proposes a deck, which is ancillary to the existing single-family detached dwelling. Therefore, the Project would be consistent with the land use designation and consistent with the San Anselmo General Plan.

Lastly, the proposed Project would be consistent with the goals and principles identified below:

- Land Use Goal 3: New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.
- Land Use Map Principle 3: The current mixture of residential densities immediately west of the Town's downtown area is to be maintained.

Zoning Code Compliance

The Project site is located within the Medium Density Residential (R-2) Zoning District. The R-2 Zoning District is generally applied to lands adjacent to Sir Francis Drake Boulevard and to land areas abutting or facing commercial land uses. Lots within the District will be developed with either duplex or triplex style development, although lots developed with a single-family detached residential unit and any associated accessory dwelling unit will also be permitted. As summarized in the Project Description section of this Staff Report, the scope of the Project consists of the replacement upper story deck and exterior staircase. Apart from the Variance discussed in this Staff Report, the Project complies with the development standards of the R-2 Zoning District (including building height, floor area, stories, and parking regulations). Therefore, as staff suggest that the Variance can be achieved, staff also suggest that the Project is consistent with the Zoning Ordinance.

Design Review

Pursuant to the San Anselmo Municipal Code Article 15, Design Review, Section 10-3.1501, Purpose and Intent, the purpose of Design Review is to minimize adverse effects of poor or inappropriate exterior design of improvements to real property by providing for the review of the design of certain buildings and improvements hereafter constructed in the Town. Appropriate design ensures that the Project would be aesthetically compatible with adjacent property, would not create any adverse impacts on adjacent properties, such as unreasonable impacts to light, air, and/or privacy, and would not impair the comfort and well-being of the persons using such property. The intent of design review is to ensure the above adverse effects are eliminated or minimized through the imposition, if necessary, of conditions that cause the improvements to comply with the intent of this chapter.

As previously summarized in the Project Description, Design Review is required for the construction of any second story or higher additions, including decks. To approve or conditionally approve the Design

Review, the Commission must make the findings for Design Review in Section 10-3.1506 of the San Anselmo Municipal Code (SAMC) listed below in *italics*.

a) *Commercial, Professional, and Residential R-3 (four (4) or more units, churches, convalescent homes).*
   1) *Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;*
   2) *Provides for protection against noise, odors, and other factors which may make the environment less desirable;*
   3) *Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;*
   4) *Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;*
   5) *Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and*
   6) *Is consistent with the Town General Plan.*

b) *Residential R-1, R-2, and R-3 (three (3) or fewer units) sites below one hundred fifty (150) feet Mean Sea Level (flatland):*
   1) *Conformance to findings in Section 10-3.1506(a);*
   2) *Will not unreasonably impair access to light and air of structures on neighboring properties;*
   3) *Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights, and decks;*
   4) *Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and*
   5) *Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.*

Upon review of the Project, and as supported in Exhibit A, Findings, of the Resolution (see **Attachment 1**), staff suggest the requisite Design Review findings can be achieved as summarized below:

1. The Project would be functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area, as the Project would demolish the as-built aging structure and rebuild it as a near replacement in-kind, except to be compliant with the current Building Code and update the design.
2. The Project would provide protections against noise, odors, and other factors that may make the environment less desirable as and no elements of the Project are expected to be either noise or odor emitting.
3. The Project would not cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area, as the Project would update property amenities to increase the functional value of the dwelling.
4. The Project may result in short-term traffic impacts during construction but will not create any long-term impacts because the use of the property as a single-family dwelling will not be intensified. As conditioned, a construction management plan to manage construction vehicles shall be provided and reviewed by the Department of Public Works prior to the issuance of any Building Permit.

5. The Project would not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area, as the Project would be required to comply with the current California Building Standards Codes and the construction management plan.
6. The Project would be consistent with the General Plan related to density and use, as development is consistent with the Single-Family Residential Land use designation.
7. The Project would not unreasonably impair access to light and air of structures on neighboring properties, as the Project will demolish the as-built structure and rebuild it with nearly all the exact dimensions and in the same location.
8. The Project would not unreasonably affect the privacy of neighboring properties, as the Project will demolish the as-built structure and rebuild it with nearly all the exact dimensions and in the same location, and provides privacy screening facing the sides and rear property lines.
9. The Project would be of a bulk, mass, and design that complements the existing character of the surrounding neighborhood, as the Project will demolish the as-built structure and rebuild it with nearly all the exact dimensions and in the same location, maintaining the existing bulk and mass. The updated finishes, utilizing Douglas Fir framing members and Redwood decking, guardrails, and screening, will enhance the design to further complement the surroundings.
10. The Project would not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and would not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood, as the Project will be required to comply with the current California Building Standards Codes and the construction management plan.

Variance

Pursuant to the San Anselmo Municipal Code Section 10-3.1401, Purpose and Intent, the purpose of a Variance is to allow for deviations from development standards set forth in the Development Standards Table, referred to as Table 4A, of the San Anselmo Municipal Code. Given the property characteristics, the Project scope requires Variances for the following:

- To allow for a second-story deck to intrude 3 feet into the east side property setback, allowing construction 5 feet from the side property line.
- To allow for a second-story deck to intrude 2’ 10” into the west side property setback, allowing construction 5 feet two inches from the side property line.
- To exceed the maximum lot coverage of the property (35%) by 233 square feet. A maximum lot coverage of 1,588 square feet is permitted, and 1,811 square feet are proposed.

To approve or conditionally approve these Variances, the Planning Commission must determine whether the Project is in conformance with the required Variance Findings in Section 10-3.1405 of the San Anselmo Municipal Code (SAMC) listed below in *italics*.

(1) Due to special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the controlling zoning ordinance or regulation deprives the property of privileges enjoyed by other property in the vicinity and under an identical zoning classification, and the granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

(2) The granting of the variance, under the circumstances of the particular case, will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Upon review of the Project, and as supported in Exhibit A, Findings, of the Resolution (see **Attachment 1**), staff suggest the requisite Variance findings can be achieved as summarized below:

1. The Town does not have evidence as to when the deck was originally constructed. The project would result in the reconstruction and reconfiguration of the existing dilapidated deck to improve the site. Additionally, reconstruction of the deck would allow the owner to maintain and update their property in parity with neighboring properties. Strict zoning enforcement would require additional construction to the main dwelling, unduly burdening the homeowner. Granting the variance allows the property owner to maintain the current layout without imposing unnecessary burdens, consistent with the privileges enjoyed by other properties in the area
2. The Project, including the granting of the variance, would improve the health and safety of the neighborhood by replacing with the dilapidated deck and reconfiguring the deck to meet current Building and Fire Codes. These upgrades will improve site conditions, functionality, and aesthetics, without adversely affecting public welfare or neighboring properties.

CEQA Determination

The Project is Categorically Exempt from the requirement for the preparation of environmental documents pursuant to Title 14 of the California Code of Regulations (CCR), Chapter 3, Article 19, Section 15301 under a Class 1 categorical exemption for "Existing Facilities". Specifically, the Project is as an addition to an existing structure that does not result in an increase of more than 50 percent of the floor area of the structure before the addition or 2,500 square feet. (14 CCR § 15301(e)(1)). No exception set forth in Section 15300.2 of the CEQA Guidelines applies to the Project including, but not limited to Subsection (a), which relates to impacts on environmental resources (previously developed site and area of work proposed has been previously disturbed); (b), which relates to cumulative impacts (no other projects are proposed in the neighborhood and each project will have a construction management plan reviewed by the Public Works Department); Subsection (c), which relates to unusual circumstances (the construction is proposed on a previously disturbed site, and the size of the proposed addition and method of construction is not out of character with typical residential construction); or Subsection (f), which relates to historical resources (the structure is not historic).

Public Notice and Comments

A notice was mailed to all property owners within 300 feet of the site and posted in three places. As of the writing of this report, no public comments have been received.

Attachments

1. Resolution
2. Project Plans
3. Neighbor Acknowledgment Forms

TOWN OF SAN ANSELMO
PLANNING COMMISSION STAFF REPORT

For the meeting of October 7, 2024
Agenda Item 5.B

Date: October 7, 2024

To: Chair Asselstine and Members of the Planning Commission

From: Jackson Dobronyi**,** Assistant Planner

Subject: 183 Tunstead Avenue, APN 007-251-05, Project No. PRO2024-0012

Recommendation

The Planning Commission adopt a resolution to approve Project No. PRO2024-0012 for Design Review to allow for the reconstruction and addition of a 410-square-foot second-story deck, a Variance to allow construction within the required 8-foot setback from the side property lines, and a Variance to allow for the project to exceed the maximum lot coverage of the R-2 Zoning District, subject to the findings and conditions of approval in this staff report.

Property Information:

Project Address:	183 Tunstead Avenue
Owner & Applicant:	Peter Dunne
Assessor's Parcel No.:	007-251-05
Zoning District:	R-2, Medium Density Residential
General Plan:	Medium Density Residential
FIRM Flood Zone:	AE Flood Zone

The proposed project requires the following permits:

- **Design Review required pursuant to Town of San Anselmo Municipal Code Section 10-3.1505(d)(2)** to allow for a second-story deck addition.
- **Variance required pursuant to Town of San Anselmo Municipal Code Section 10-3.1401** to allow for a second-story deck to encroach three feet into the east side property setback, thus resulting in a five foot setback from the east side property line.

- **Variance required pursuant to Town of San Anselmo Municipal Code Section 10-3.1401** to allow for a second-story deck to encroach two feet, ten-inches into the west side property setback, thus resulting in a five-foot, two-inch setback from the west side property line.
- **Variance required pursuant to Town of San Anselmo Municipal Code Section 10-3.1401** to exceed the maximum lot coverage of the property (35%) by 233 square feet, for a 39.9% lot coverage.

Project Data:

	Existing /As Built *	Proposed	Code
Zoning	R-2, Medium Density Residential	Same	Same
General Plan	Medium Density Residential	Same	Same
Flood Zone	AE	Same	Same
Lot Size (sq. ft.)	4,536 sq. ft.	Same	7,500 sq. ft.
Lot Coverage (sq. ft.)	1,826 sq. ft.	1,811 sq. ft.	1,588 sq. ft.
Lot Coverage (%)	40.3%	39.9%	35%
Setbacks (from the deck to the property lines)	Front: 57' 5" East Side: 2'4" West Side: 5' 2" Rear: 28' 4"	Front: 57' 5" (No Change) East Side: 5' West Side: 5' 2" (No Change) Rear: 28' 4" (No Change)	Front: 20' Southeast Side: 8' Northwest Side: 8' Rear: 20'
Stories	2	2	2
Maximum Height Above Average Existing Grade	Deck: 8'2" Screening: 14' 2"	Deck: 8'2" (No Change) Screening: 14' 2" (No Change)	30'
Grading Quantities (cubic yards or "CY")	N/A	N/A	N/A

**The Existing Conditions provided represent the As-Built Conditions, as the existing deck was built without permits.*

Project Description:

The Project includes the following:

- Demolition of an existing attached 425-square-foot second-story deck and exterior staircase. There is no evidence in the Town's records to indicate whether the existing deck was legally permitted or if deck is considered legal non-conforming.
- Construction of a 410-square-foot second-story deck in the same general location as the original deck, with the footprint reduced by approximately three feet on the east side of the property compared to the previous configuration.
- Reconstruction of the exterior staircase, in kind.
- Construction of six-foot-tall privacy screens along the sides and rear of the deck.
- Utilization of project materials that include pressure-treated Douglas Fir framing, Redwood decking, guardrails, and privacy screens.

Figure 1 – As Built Deck Plan

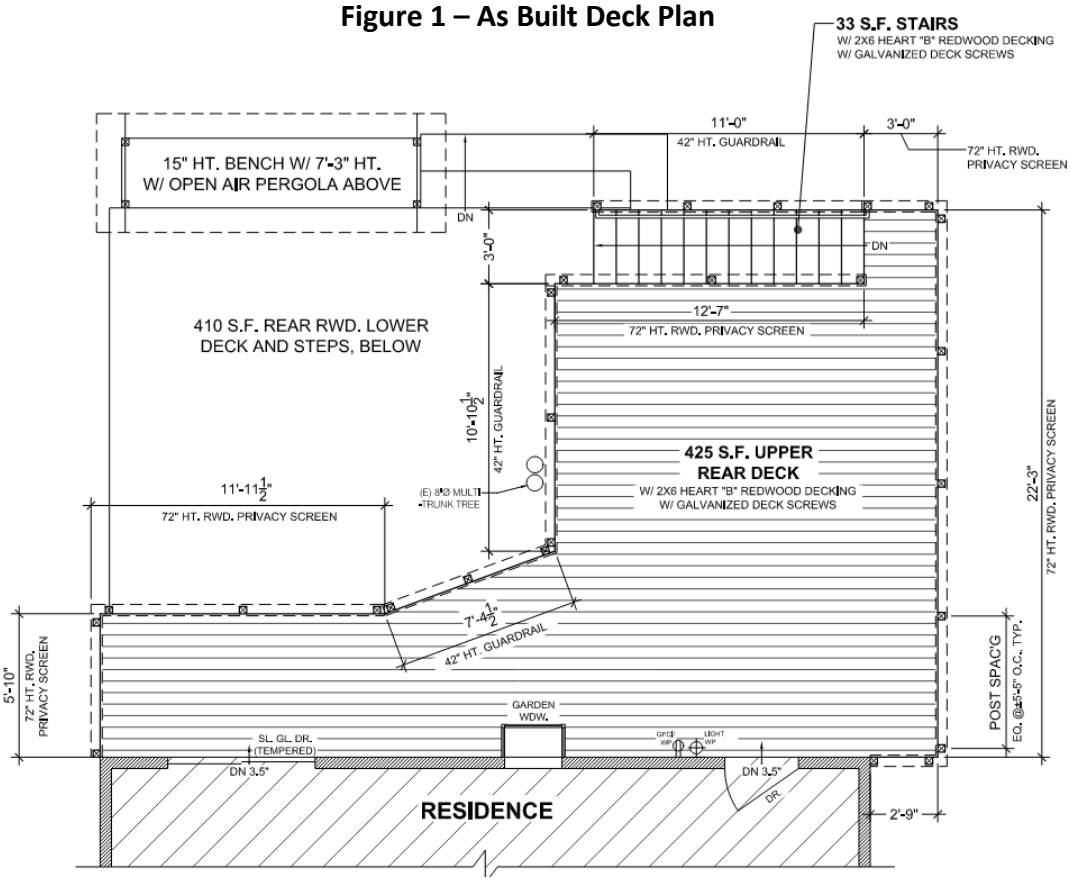


Figure 2 – Proposed Deck Plan

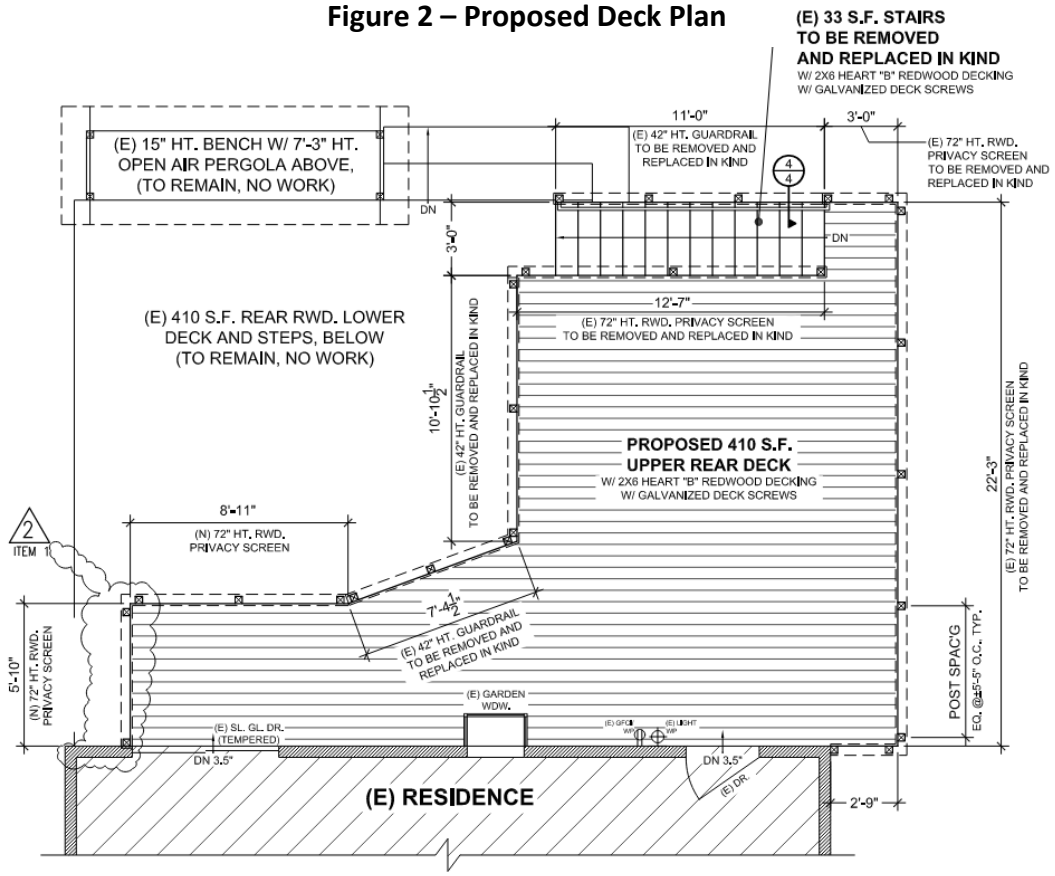


Figure 3 – Proposed Site Plan

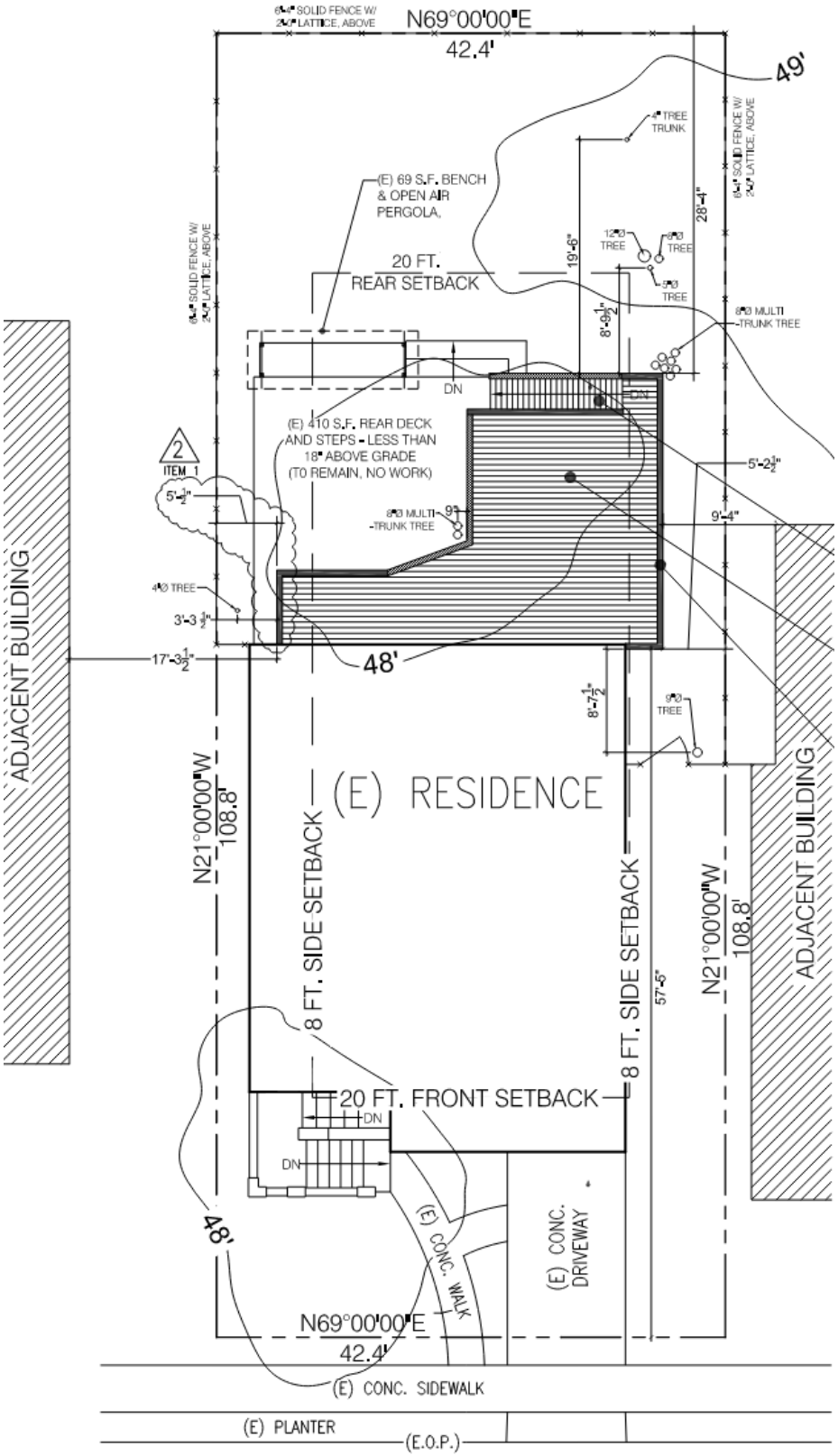
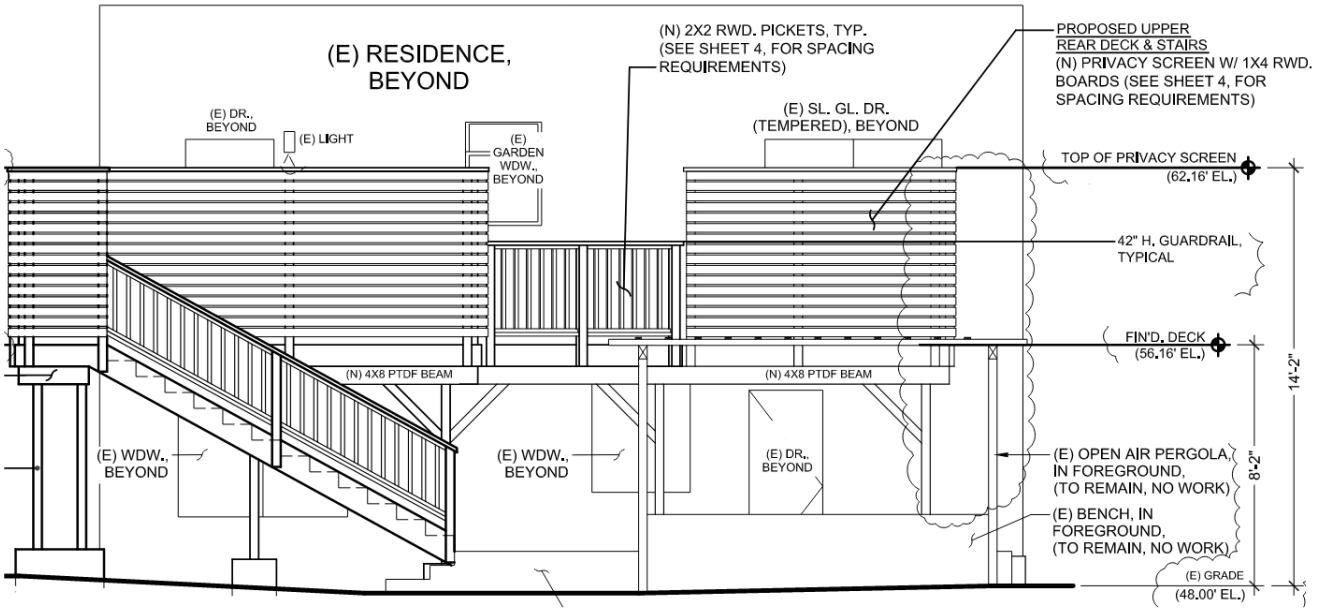


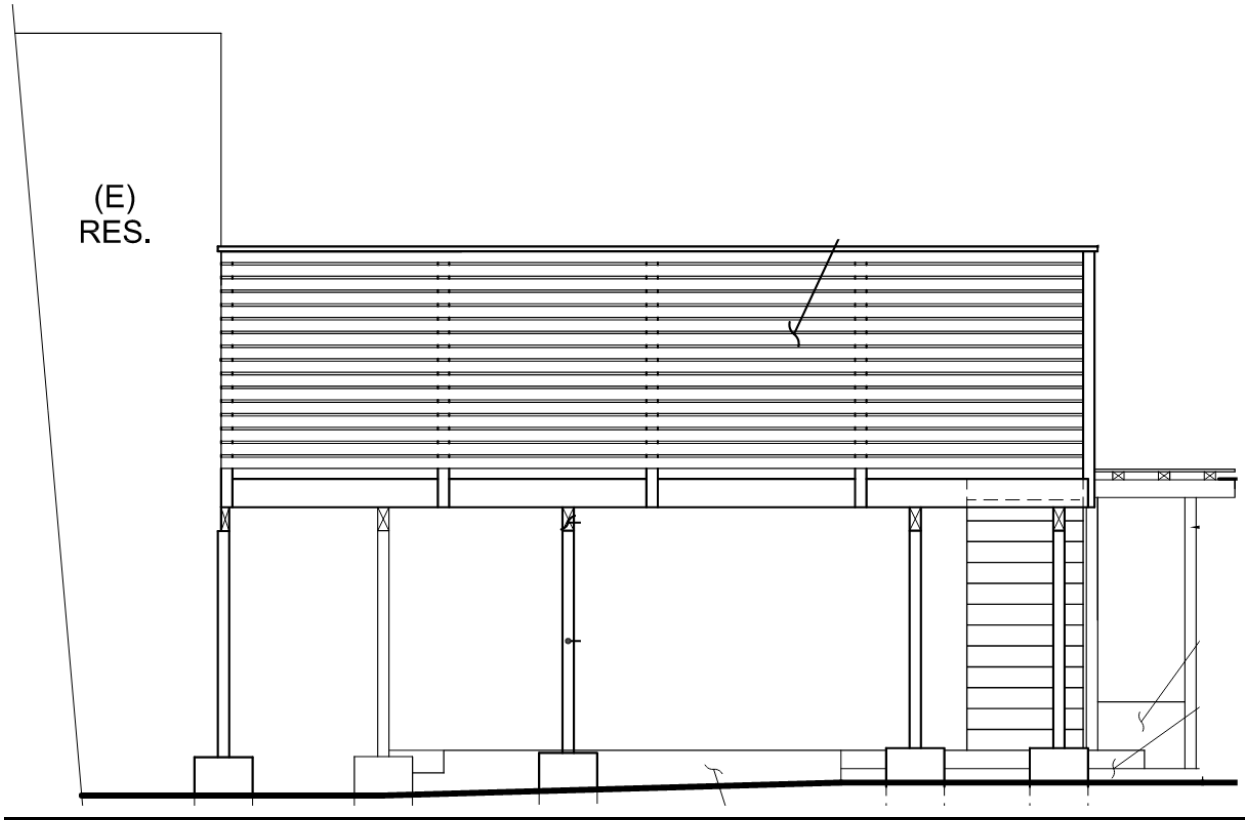
Figure 4 – Proposed Elevations

Rear (South) Elevation

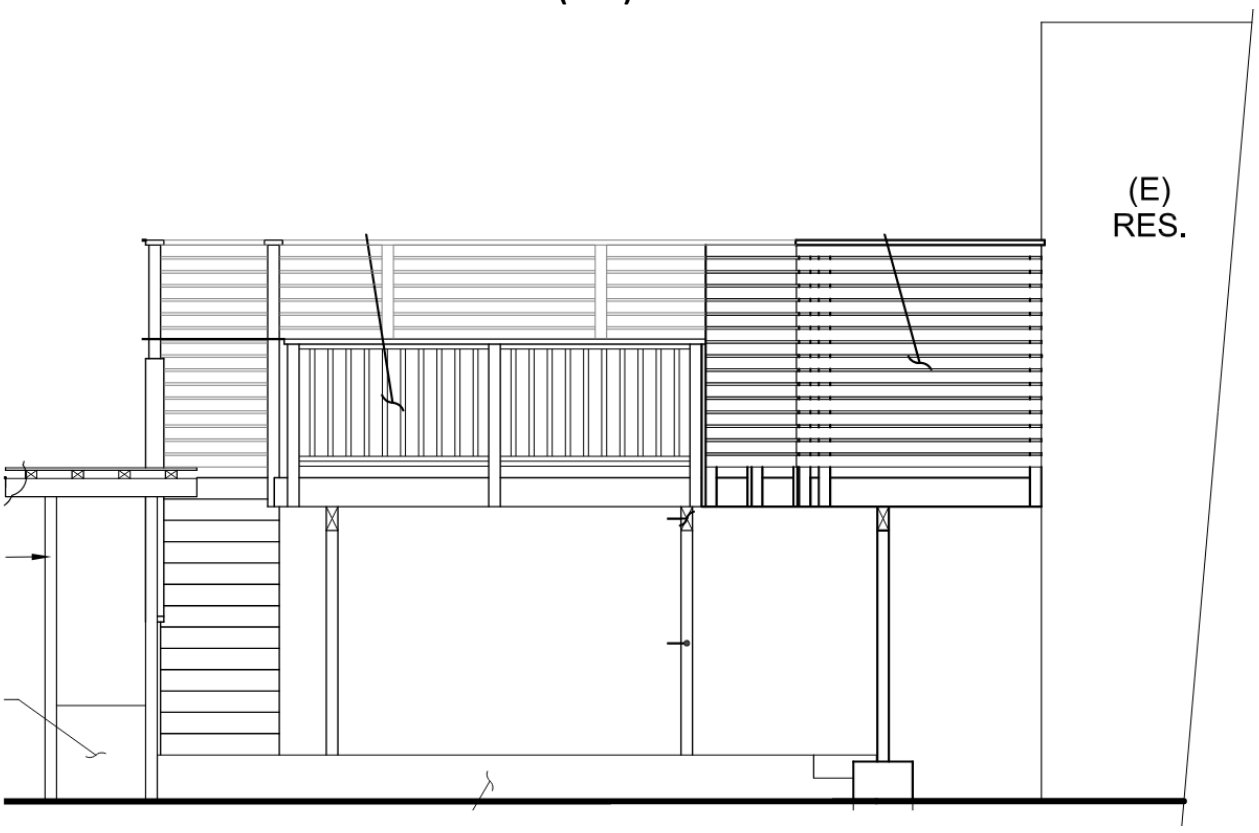


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Side (West) Elevation



Side (East) Elevation



Project Site and Background

The Project site is located on the south side of Tunstead and is approximately 4,536 square feet in size. The site is developed with a two-story single-family dwelling constructed in 1934. Additionally, there is an attached 425-square-foot second-story deck and exterior staircase that were constructed without Planning approval or Building Permits. The deck has existed for at least 23 years, as it was constructed before the applicant purchased the property in 2001.

The site is located within the R-2, Medium Density Residential Zoning District and is surrounded by other R-2, R-3, and C-3 zoned lots developed primarily single-family dwellings, and some multi-family housing.

A map showing an aerial view of the Project site outlined in yellow is provided in **Figure 5**, and **Figure 6** shows photos of the as-built deck and stairs

Figure 5 - Project Location



Figure 6 – As-Built Deck and Stairs (Looking West at Deck)



Staff Analysis and Discussion:

General Plan Consistency

The General Plan land use designation of the site is Medium Density Residential, which allows housing units at a density of 6 to 12 units per acre, and may be developed with single-family detached dwellings, duplex and triplex residential units, public uses which are similar to public parks, public schools, and public playgrounds, state-licensed small alcoholism and/or drug treatment facilities, small family day care homes, small pediatric day health and respite care facilities, small residential care facilities, including those serving the elderly and persons with chronic life-threatening illness, and any other residential facility mandated by state or federal law, foster homes, and home occupations which are incidental and accessory to the allowed residential use are permitted. This Project proposes a deck, which is ancillary to the existing single-family detached dwelling. Therefore, the Project would be consistent with the land use designation and consistent with the San Anselmo General Plan.

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The Project site is located within the Medium Density Residential (R-2) Zoning District. The R-2 Zoning District is generally applied to lands adjacent to Sir Francis Drake Boulevard and to land areas abutting or facing commercial land uses. Lots within the District will be developed with either duplex or triplex style development, although lots developed with a single-family detached residential unit and any associated accessory dwelling unit will also be permitted. As summarized in the Project Description section of this Staff Report, the scope of the Project consists of the replacement upper story deck and exterior staircase. Apart from the Variance discussed in this Staff Report, the Project complies with the development standards of the R-2 Zoning District (including building height, floor area, stories, and parking regulations). Therefore, as staff suggest that the Variance can be achieved, staff also suggest that the Project is consistent with the Zoning Ordinance.

Design Review

Pursuant to the San Anselmo Municipal Code Article 15, Design Review, Section 10-3.1501, Purpose and Intent, the purpose of Design Review is to minimize adverse effects of poor or inappropriate exterior design of improvements to real property by providing for the review of the design of certain buildings and improvements hereafter constructed in the Town. Appropriate design ensures that the Project would be aesthetically compatible with adjacent property, would not create any adverse impacts on adjacent properties, such as unreasonable impacts to light, air, and/or privacy, and would not impair the comfort and well-being of the persons using such property. The intent of design review is to ensure the above adverse effects are eliminated or minimized through the imposition, if necessary, of conditions that cause the improvements to comply with the intent of this chapter.

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Review, the Commission must make the findings for Design Review in Section 10-3.1506 of the San Anselmo Municipal Code (SAMC) listed below in *italics*.

a) *Commercial, Professional, and Residential R-3 (four (4) or more units, churches, convalescent homes).*
   1) *Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;*
   2) *Provides for protection against noise, odors, and other factors which may make the environment less desirable;*
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b) *Residential R-1, R-2, and R-3 (three (3) or fewer units) sites below one hundred fifty (150) feet Mean Sea Level (flatland):*
   1) *Conformance to findings in Section 10-3.1506(a);*
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   4) *Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and*
   5) *Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.*

Upon review of the Project, and as supported in Exhibit A, Findings, of the Resolution (see **Attachment 1**), staff suggest the requisite Design Review findings can be achieved as summarized below:

1. The Project would be functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area, as the Project would demolish the as-built aging structure and rebuild it as a near replacement in-kind, except to be compliant with the current Building Code and update the design.
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- To allow for a second-story deck to intrude 2’ 10” into the west side property setback, allowing construction 5 feet two inches from the side property line.
- To exceed the maximum lot coverage of the property (35%) by 233 square feet. A maximum lot coverage of 1,588 square feet is permitted, and 1,811 square feet are proposed.

To approve or conditionally approve these Variances, the Planning Commission must determine whether the Project is in conformance with the required Variance Findings in Section 10-3.1405 of the San Anselmo Municipal Code (SAMC) listed below in *italics*.

(1) Due to special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the controlling zoning ordinance or regulation deprives the property of privileges enjoyed by other property in the vicinity and under an identical zoning classification, and the granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated; and

(2) The granting of the variance, under the circumstances of the particular case, will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Upon review of the Project, and as supported in Exhibit A, Findings, of the Resolution (see **Attachment 1**), staff suggest the requisite Variance findings can be achieved as summarized below:

1. The Town does not have evidence as to when the deck was originally constructed. The project would result in the reconstruction and reconfiguration of the existing dilapidated deck to improve the site. Additionally, reconstruction of the deck would allow the owner to maintain and update their property in parity with neighboring properties. Strict zoning enforcement would require additional construction to the main dwelling, unduly burdening the homeowner. Granting the variance allows the property owner to maintain the current layout without imposing unnecessary burdens, consistent with the privileges enjoyed by other properties in the area
2. The Project, including the granting of the variance, would improve the health and safety of the neighborhood by replacing with the dilapidated deck and reconfiguring the deck to meet current Building and Fire Codes. These upgrades will improve site conditions, functionality, and aesthetics, without adversely affecting public welfare or neighboring properties.

CEQA Determination

The Project is Categorically Exempt from the requirement for the preparation of environmental documents pursuant to Title 14 of the California Code of Regulations (CCR), Chapter 3, Article 19, Section 15301 under a Class 1 categorical exemption for "Existing Facilities". Specifically, the Project is as an addition to an existing structure that does not result in an increase of more than 50 percent of the floor area of the structure before the addition or 2,500 square feet. (14 CCR § 15301(e)(1)). No exception set forth in Section 15300.2 of the CEQA Guidelines applies to the Project including, but not limited to Subsection (a), which relates to impacts on environmental resources (previously developed site and area of work proposed has been previously disturbed); (b), which relates to cumulative impacts (no other projects are proposed in the neighborhood and each project will have a construction management plan reviewed by the Public Works Department); Subsection (c), which relates to unusual circumstances (the construction is proposed on a previously disturbed site, and the size of the proposed addition and method of construction is not out of character with typical residential construction); or Subsection (f), which relates to historical resources (the structure is not historic).

Public Notice and Comments

A notice was mailed to all property owners within 300 feet of the site and posted in three places. As of the writing of this report, no public comments have been received.

Attachments

1. Resolution
2. Project Plans
3. Neighbor Acknowledgment Forms

SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2024-XX

APPROVAL OF DESIGN REVIEW AND VARIANCES TO ALLOW FOR A 410-SQUARE-FOOT SECOND-STORY DECK ADDITION, TO ALLOW RELIEF FROM THE EIGHT-FOOT SIDE SETBACK, ALLOWING CONSTRUCTION FIVE FEET FROM THE EAST SIDE PROPERTY LINE AND FIVE FEET TWO INCHES FROM THE WEST SIDE PROPERTY LINE, AND TO EXCEED THE MAXIMUM LOT COVERAGE OF THE R-2 ZONING DISTRICT AT 183 TUNSTEAD AVE, APN 007-251-05.
(PRO2024-0012)

WHEREAS, an application has been filed by property owner Peter Dunne, requesting Planning Commission approval of Design Review and a Variances at 183 Tunstead Avenue, APN 007-251-05 (herein referred to as the "Project"); and

WHEREAS, the Project site has a Medium Density Residential (DMR) General Plan land use designation, and it is zoned Medium Density Residential (R-2); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on October 7, 2024, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff reports as well as any and all oral and written testimony on the Project; and

WHEREAS, the Planning Commission has reviewed and considered the Project plans titled "Dunne Deck Replacement," drawn by Scott Trowbridge and revised on August 6, 2024; and

WHEREAS, the Planning Commission finds that the Project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, approval of the Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for "Existing Facilities". In addition, no exception set forth in Section 15300.2 of the CEQA Guidelines applies to the Project.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the Town of San Anselmo hereby incorporates the recitals above; makes the findings set forth in Exhibit "A" approving the Project described herein, subject to Conditions of Approval attached as Exhibit "B" as APN 007-251-05.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 7th day of October 2024, by the following vote:

AYES: Commissioner:
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner:

_____

Heidi Scoble, AICP
Secretary to the Planning Commission

EXHIBIT A

FINDINGS
183 TUNSTEAD AVENUE
APN 007-251-05

DESIGN REVIEW

In order to approve or conditionally approve Design Review, the Planning Commission must determine whether the Project is in conformance with the required Design Review Findings in Section 10-3.1506 of the San Anselmo Municipal Code (SAMC). The required finding is provided in *italics* below, followed by staff analysis required for said finding.

(1) Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;

The Project is designed to complement the surrounding area for the following reasons:

- The Town has not received any complaints from the surrounding neighbors regarding the as-built deck structure.
- The Project will demolish the existing aging structure and rebuild the deck to be compliant with the current Building Code and within the footprint of the existing structure.
- The Project will update the appearance of the structure, utilizing Douglas Fir framing and Redwood decking, guardrails, and finishes.
- The Project will not increase the intensity of use at the site.

Therefore, the Project will be functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area.

(2) Provides for protection against noise, odors, and other factors which may make the environment less desirable;

The Project is not anticipated to create any adverse impacts related to noise, odors, and other factors that would make the environment less desirable, as all building materials included in the Project are typical for residential construction, and no elements of the Project are expected to be either noise or odor emitting.

(3) Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;

The Project will construct a new deck and stairs that conforms with the current Building and Fire Codes, modernizing the property and improving the site conditions. These enhancements to the property are anticipated to increase the functional value of the site, therefore supporting occupancy, investment, and orderly development in the surrounding area.

(4) Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;

The Project may result in short-term traffic impacts during construction but will not create any long-term impacts because the use of the property as a single-family dwelling will not be intensified. As conditioned, a construction management plan to manage construction vehicles shall be provided and reviewed by the Department of Public Works prior to the issuance of any Building Permit.

(5) Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area;

The Project, as conditioned, is required to comply with the current Building and Fire Codes at the time of building permit issuance. As previously discussed, a construction management plan and pre-construction meeting will also be required before the issuance of any building permits to minimize construction impacts to the surrounding properties. Furthermore, as the existing structure, which was built without Building permits or inspections, will be demolished, the Project is anticipated to increase the safety of the site. Therefore, the Project will not adversely affect the health or safety of persons occupying the dwelling or in the surrounding area.

(6) Is consistent with the Town General Plan;

As discussed in the staff report, the Project is consistent with the General Plan.

(7) Will not unreasonably impair access to light and air of structures on neighboring properties;

The Project will demolish the as-built structure and rebuild it with nearly all the same dimensions and in the same location. Since the proposed structure is a near in-kind replacement of the one that has existed for at least 23 years, except for updates to the design and to meet the current California Building Code, the Project is not expected to unreasonably impair access to light or air of structures on neighboring properties.

(8) Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;

The Project will demolish the as-built structure, which has been in place for at least 23 years, and rebuild it in the same location, with nearly all the same dimensions, including replacing screening along the sides and rear of the deck. The new structure will update the appearance of the screening, exchanging the existing bamboo screens with horizontal redwood boards, ensuring privacy for adjacent properties. As the Project is a near in-kind replacement of the existing structure and provides for screening along the deck to maintain privacy, the Project is not expected to unreasonably impact the privacy of neighboring properties, including through the placement of windows, skylights, or decks.

(9) Will be of a bulk, mass, and design that complements the existing character of the surrounding neighborhood; and

The Project will rebuild the as-built structure with nearly the same dimensions as what has existed for over 23 years, maintaining the existing bulk and mass of the structure. The updated finishes,

utilizing Douglas Fir framing members and Redwood decking, guardrails, and screening, will enhance the design and modernize the appearance. As a near in-kind replacement of a longstanding structure, with updated materials to update the property, the Project will be of a bulk, mass, and design that complement the existing character of the dwelling and surrounding neighborhood.

(10) Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Prior to construction, the applicant must receive a Building permit from the Town of San Anselmo that requires all work to be performed will be in accordance with current California Building and Fire codes. The Project will result in a functionally and fire-safe structure, improving the site's health and safety. Therefore, the Project is not anticipated to adversely affect the health or safety of persons in the neighborhood or will be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood.

VARIANCE

In order to approve or conditionally approve the Variance, the Planning Commission must determine whether the project is in conformance with the required Variance Findings in Section 10-3.1405 of the San Anselmo Municipal Code (SAMC). The required finding is provided in *italics* below, followed by staff analysis required for said finding.

(1) Due to special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the controlling zoning ordinance or regulation deprives the property of privileges enjoyed by other property in the vicinity and under an identical zoning classification, and the granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

The special and unique circumstance of this property is that the deck is already in place, and Town has not received any complaints from the surrounding neighbors regarding the existing deck structure. Allowing the applicant to rebuild the deck allows the property owner to maintain and update their dwelling in parity with neighboring properties. Strict enforcement of the zoning code would deprive the property owner the benefit of the deck that existed at the time the property owner purchased the property, thus granting the Variance allows the property owner to maintain the current layout without imposing unnecessary burdens, consistent with the privileges enjoyed by other properties in the area.

(2) The granting of the variance, under the circumstances of the particular case, will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Staff suggests that granting of this Variance will improve the health and safety of persons working or residing in the neighborhood, as the Project would demolish a structure that was constructed

without building permits or inspections. The new construction is required to meet the Building and Fire Codes and adhere to the Construction Management Plan, ensuring the Project aligns with current safety standards. These upgrades will improve the overall site conditions, enhance the property's functionality, and contribute to the aesthetic and orderly development of the neighborhood. Therefore, the granting of the variance will not adversely affect the health and safety of residents or workers in the neighborhood, nor will it be materially detrimental to public welfare, injurious to property or improvements in such neighborhood.

EXHIBIT B

CONDITIONS OF APPROVAL
183 TUNSTEAD AVENUE
APN 007-251-05

Project-Specific Conditions of Planning Approval

1. This approval authorizes Project PRO2024-0012, for Design Review and a Variances and allow for a 410-square-foot second-story deck addition, to allow relief from the eight-foot side setbacks, allowing construction five feet from the east side property line and five feet two inches from the west side property line, and to exceed the maximum lot coverage of the R-2 Zoning District at 183 Tunstead Avenue, APN 007-251-05.
2. The applicant is required to obtain a Building Permit. The Building Permit shall substantially conform to the plans on file with the Planning Department, titled "Dunne Deck Replacement," drawn by Scott Trowbridge and revised on August 6, 2024.
3. Prior to the issuance of a Building Permit, the applicant shall provide a Tree Protection plan from a licensed arborist to protect the existing within the vicinity of the Project. Additionally, the applicant shall provide a letter from the arborist stating that a site inspection was completed and that the tree protection plan was installed per all recommendations of the Tree Protection Plan.
4. A separate Tree Removal Permit shall be required for the removal of any heritage trees, which shall be approved by the Department of Public Works.
5. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Planning Commission approval. Plans submitted for the Building Permit shall reflect any modifications required by the Planning Commission and these conditions.
6. No changes from the approved plans, before or after the project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the project and will not extend the permitted construction period.

Standard Conditions of Planning Approval

1. All conditions of approval shall be included on the first sheet after the cover sheet of the construction drawings submitted for a Building Permit.
2. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be identical to those approved by the Planning Commission or Planning Director. If any changes are made to the approved plans, the applicant is responsible for clearly identifying all such changes and reviewing them with the Planning Department prior to submitting for a Building Permit or a revision to the Building Permit. All changes made to the Design Review Plans approved by the Planning Commission / Planning Director and the Building Permit construction document submittal must be clearly highlighted with a "bubble" or "cloud" on plans and marked with a "Delta 'P'" at the time of initial Building Permit submittal. A list describing in detail all such changes shall be submitted and attached to the plans. Any changes that have not been clouded on the plans and noted in a transmittal memo and explicitly approved by staff are not

approved. Construction, demolition, or grading that does not conform to the Planning Commission / Planning Director approval is not valid and shall be subject to stop work orders and may require removal.

3. Site landscaping shall be consistent with any approved landscape plan. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy and project final, whichever occurs first, except during the Water Shortage Emergency when Marin Water may require landscaping irrigated with potable water to be deferred until after the termination of the Water Shortage Emergency. During the Water Shortage Emergency, rehabilitated landscapes shall only be watered on days approved by Marin Water. Upon the request of an applicant to receive a Temporary Certificate of Occupancy or defer landscaping due to the drought, and at the discretion of the Planning Director, landscape installation may be guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements. As required by San Anselmo Municipal Code Section 10-3.604 "Landscape Maintenance," all landscaping shall be maintained in a healthy condition in accordance with approved landscaping plans.
4. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during construction, the public interest requires a modification or a departure from these accepted plans, the Town shall have the authority to require such modifications or departure and specify the way the same is to be done.
5. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding ("action") against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with attorneys of the Town's choice, with all attorney's fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

Planning Department Standard Conditions of Approval:

6. This approval shall be final either ten calendar days following the date of action by the Planning Commission or Town Council, whichever is last. This approval is effective from the date of final action and shall expire one year after approval should a license not be issued. The approval may be renewed once by the Planning Director for one year if the applicant submits a written statement to the Planning Director showing good cause prior to expiration of the application.
7. Prior to issuance of a Building Permit, the applicants shall reimburse the Town for any known unpaid costs associated with the project, including work done by consultants and the Town Attorney. Prior to the project final the applicants shall reimburse the Town for any other unpaid costs associated with the project, including work done by consultants and the Town Attorney.
8. The light source for all exterior lighting fixtures shall be shielded from adjacent properties.

Specification sheets for all exterior lighting shall be submitted as part of the Building Permit. Lighting shall be designed to focus the light onto only the areas necessary to be illuminated and minimize overflow of lighting off-site. Exterior lighting shall not include unnecessary illumination of buildings or site walls. Town staff will review compliance with this condition after installation of the lighting and reserves the right to require adjustment or elimination of lighting that violates this condition.

9. Approval of a Permit does not signify that the applicant has complied with the federal Americans with Disabilities Act of 1990.

Department of Public Works Standard Conditions of Approval:

10. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations, as necessary.
11. The project shall comply with the Town of San Anselmo Urban Runoff Pollution Prevention Ordinance. If the project paves or otherwise creates more than 150 square feet of impervious surface, a Flatwork Permit is required from the Public Works Department. In addition to the site design measures and Flatwork Permit required for small projects, new and redeveloped projects that create or replace more than 500 square feet of impervious surface may require bioretention or permanent stormwater controls designed to remove sediment and other pollutants and to mimic the pre-project site hydrology by controlling the flow rates and/or the volume of stormwater runoff from the project's added and/or replaced impervious surfaces and a Stormwater Control Plan (SCP) (San Anselmo Municipal Code Section 5-8.11).
12. Appropriate Best Management Practices (BMPs) shall be implemented to prevent the discharge of construction waste or contaminants from construction materials, tools, and equipment from entering storm drains or watercourses. Plans for adequate BMPs to be installed, implemented, and maintained during construction and after final stabilization shall be submitted with the Building Permit application. The combination of BMPs used, and their execution in the field, must be customized to each site using up-to-date standards and practices. The Town will provide references to current guidance manuals and BMP information on request. (San Anselmo Municipal Code Section 5-8.10)
13. Any improvements, public or private, damaged during construction shall be replaced by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalks, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Department of Public Works prior to the start of the project improvements to identify the extents and limits of replacement.
14. All construction materials, debris, and equipment shall be stored on site. If that is not physically possible, an Encroachment Permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. A minimum of 12’ passable auto traffic clearance (paved travel way) shall always be maintained along the roadway. The placing of portable restroom facilities in the Town right-of-way will not be permitted unless there is not an appropriate location on the subject property and Public Works approves placement in the right of way.

15. If a permeable paving system is to be used as a part of the site development strategy, the analysis shall include but not be limited to the following:
    a. For drainage purposes, the underlying intent, either retention or detention, shall be fully quantified. If retention is to be used, a soils report, including percolation of the soils shall be submitted as a part of the plans. If detention is to be used, peak runoff quantities, storage capacity of the system, discharge rates, discharge points, impacts to existing facilities etc. shall be included. For small to medium projects, the Town and County prescriptive method outlined in the Homeowner's Guide to Stormwater Management may be used if approved by Public Works.
    b. The structural adequacy of the system that accommodates vehicle loading including emergency response vehicles (i.e., fire trucks) if the access to be designated for that purpose.
    c. Provisions for ongoing maintenance of the pavers shall be included in the submittal package.
16. Drainage improvements shall implement Low Impact Development standards, including but not limited to:
    a. No increase in stormwater runoff as compared to existing conditions.
    b. Maintain natural drainage patterns.
    c. No concentration of flows, allowing drainage to flow naturally and to percolate and mimic existing and sheet flow conditions.
    d. Rock rip-rap outfalls shall be located as far from property lines as possible and shall be designed to mimic existing drainage conditions (i.e., sheet flow, velocity dissipater, etc.)
    e. All stormwater runoff lines (such as building downspout lines, landscape drain lines, etc.) must be discharged in a manner that conforms to the current stormwater discharge practices in Marin County and as outlined in the Town's Homeowner's Guide to Stormwater Management on the Town website.
17. A Construction Management Plan (CMP) shall be submitted to the Town as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans. This plan shall be a binding document. Failure to adhere to the plan may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the Town and may be posted on the Town's website. This plan shall be updated as project conditions warrant. Updates to the plan shall be provided to the Town for review and approval. The CMP shall include but not be limited to:
    a. Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates).
    b. A video of the right of way in front of and adjacent to the property and the haul route as required by Public Works before any work commences.
    c. Construction Hours-Construction hours may be changed before or during construction as needed and determined by Public Works.
    d. Construction Waste Management Plan
    e. Staging/storage type and location
    f. Travel routes and turn-around locations.
    g. Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
    h. Worker auto parking space locations/construction parking
    i. Phasing (if applicable)
    j. If construction improvements are in areas of steep slopes, the Contractor shall provide safe

temporary hard surface stair access to the improvements. This access shall be shown on the CMP.

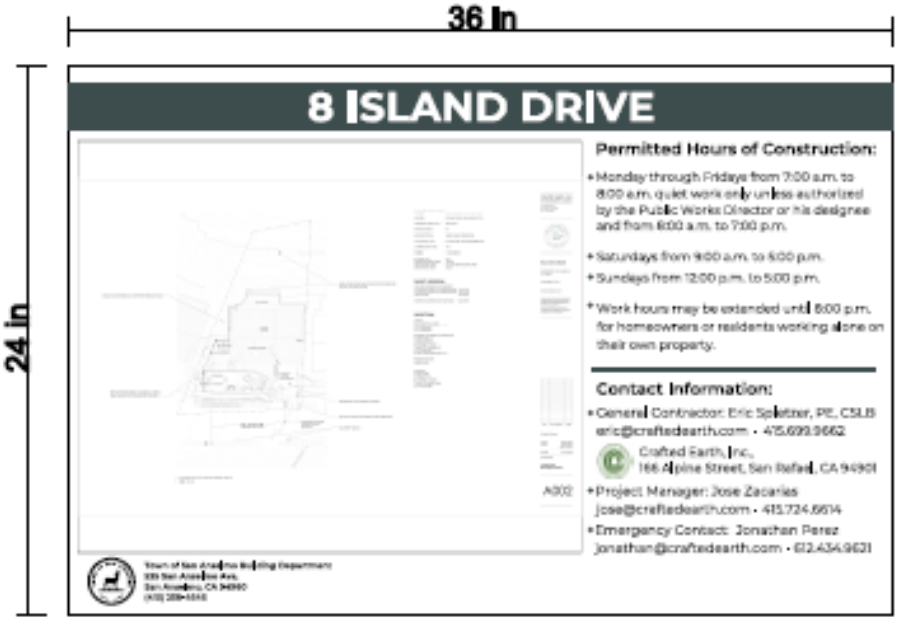
The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e., using the same streets for access) with a significant number of simultaneous construction projects.

Delivery times shall be determined at the time of Building Permit review and included on the Construction Management Plan sign.

Prior to issuance of a Building Permit, the applicant shall post a sign during construction in a location clearly readable from the public right of way, substantially in the same format as the image below. When approving the Construction Management Plan, the Department of Building or Public Works may require the plan to be incorporated on the sign.

The sign shall include the following information:

a. Address of the project site.
b. Permitted hours of construction and of deliveries/off-haul.
c. Name, e-mail address and direct phone number of the General Contractor.
d. Name, e-mail address and direct phone number of the person responsible for managing the project.
e. Name and direct phone number of the party to call in case of an emergency.
f. Town of San Anselmo Building Department contact information.



Building Department – Standard Conditions of Approval:

18. All construction shall comply with the 2022 California Building Code, Plumbing Code, Electrical Code, and Mechanical Code, and other applicable Title 24 Codes or those codes in effect at the time of Building Permit submittal.

19. It is the responsibility of the designer(s) to ensure that all the above Title 24 codes, as well as any applicable San Anselmo Municipal Codes are incorporated into the design.

20. Verify adequate natural light and ventilation is provided in the common Living/Dining/Kitchen - Great Room.
21. The hours of construction activity shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturdays and 12:00 p.m. to 5:00 p.m. on Sundays. These hours may be changed as required by Public Works or Building.
22. A Mechanical Permit is required for any exterior mechanical equipment. Prior to the issuance of a Mechanical or Building Permit for mechanical equipment, the applicant shall provide adequate information, reports and data to the Building Department demonstrating that the noise level from any exterior mechanical equipment or exterior vents, when measured at the property line boundary, complies with Town Noise Ordinance decibel limits.
23. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If offloaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
24. **A Pre-Construction Meeting is required.** Unless waived by the Building Official, prior to initiation of any work on the proposed project, the applicant shall arrange a pre-construction meeting that shall be attended by Town of San Anselmo staff, the owner, general contractor, and sub-contractors responsible for demolition, foundation and excavations, framing, roofing and major deliveries to review these conditions of approval, permitted hours of operation, etc. Staff may require additional subcontractors depending on project scope. The general contractor is responsible for ensuring that all contractors adhere to the Construction Management Plan and all Conditions of Project Approval and Conditions of all permits (Building, Grading, Encroachment, etc.).
25. All required construction signage and any required tree protection shall be posted and available for Town inspection at the time of the Pre-construction meeting. If these measures are not in place at the time of the pre-construction meeting, a re-inspection fee will be required, and issuance of Building Permit will be delayed.
26. Any project within a Special Flood Hazard Area shall comply with the standards of construction and standards for utilities in San Anselmo Municipal Code Title 7, Chapter 11.
27. All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial improvement as defined by California Building Code Chapter 2 shall be placed underground from the main service equipment within the building or structure to a location designated by the supplying utility in accordance with the supplying utility's applicable rules, regulations and tariffs on file with the Public Utilities Commission of the State or other competent jurisdiction. The Building Official may grant an exception to this condition when it is found that the undergrounding of the utility service laterals will cause an unnecessary hardship or results inconsistent with the intent of San Anselmo Municipal Code Title 9, Chapter 4. (SAMC Sec. 9-4.01-9.4.03)
28. Every building shall be numbered by placing the appropriate number on or adjacent to the main entrance to the building to be readily seen from the street. Address numbers must be Arabic numerals or alphabetical letters with a minimum stroke width of one-half inch. Numbers on residential buildings shall be self-illuminated, internally illuminated, or placed adjacent to a light

which is controlled by a photocell and switched only by a breaker so it will remain illuminated all night. Building numbers shall be a color that clearly contrasts with the color of the background upon which they are placed. Residential building numbers shall be not less than four inches in height and non-residential /commercial building numbers shall be not less than six inches in height. All numbers shall be of proportionate width to the height, shall be made of permanent material, and shall be placed in a manner as to not be easily defaced or removed. (San Anselmo Municipal Code Sections 9-5.03 and 9-5.06).

29. Building plans shall include a green building program description and completed checklist that demonstrate the project shall comply with the applicable Green Building Standards adopted by the Town Council including the green building rating system(s); minimum compliance thresholds; and methods for verification of compliance with the adopted standards. The checklist shall be incorporated onto a separate full-sized plan sheet included with the building plans. A qualified green building rater, if required, shall provide evidence that the project, as indicated by the project plans and green building program description, will achieve the applicable Green Building Standards prior to issuance of a Building Permit. The green building rating system in effect at the time of Building Permit submittal shall be that which is applicable to the development project throughout the project construction. During the construction process, alternate green building measures may be substituted, provided that the qualified green building rater or applicable individual provides documentation of the proposed change and the project's continued ability to achieve the Green Building Standards to the Chief Building Official. Prior to final building inspection and occupancy, a qualified green building rater, if required, shall provide evidence that project construction has achieved the required compliance. Where certification through Green Point Rated or Leadership in Energy and Environmental Design (LEED) is required and such certification is only available after occupancy of the completed building, the applicant shall provide documentation of such certification within one (1) year of the date of the final building inspection for the project. (San Anselmo Municipal Code Section 9-19.040)
30. The applicant shall submit a Construction and Demolition Diversion Report to the Building Department prior to final inspection of the project and granting of occupancy. Prior to obtaining any final inspection and grant of occupancy from the Building Department, the person who has obtained a Building Permit shall pay an Avoided Disposal Regulatory Fee if the Building Official determines that the applicant has not satisfied the diversion requirements. (San Anselmo Municipal Code Section 9-20.02)
31. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted.

Fire Department Standard Conditions of Approval:

32. All vegetation and construction materials are to be maintained away from the residence during construction.
33. Hydrant flow and location are to be identified before construction begins.
34. If the project appears to be a substantial remodel, a “Substantial Remodel” shall mean the renovation of any structure, which, combined with any additions, alterations, or modifications to the structure, affects a floor area that exceeds 50% of the floor area of the structure. When any changes are made in the building, such as walls, columns, beams, or girders, floor or ceiling joists and covering, rood rafters, roof diaphragms, foundations, piles or retaining walls or similar

components, the floor area of all rooms affected by such changes shall be included in computing floor areas for the purpose of applying this definition.

35. A fire sprinkler system shall be installed throughout the entire building which complies with the requirements of the National Fire Protection Association (NFPA) 13-D and local standards. A separate deferred permit shall be required for this system. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and /or design-build sprinkler systems. Shall be noted on plans as deferred submittal.
36. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be installed in each sleeping room, outside of sleeping rooms centrally located in the corridor, and over the center of all stairways, with a minimum of one detector per story of the occupied portion of the residence.
37. Carbon monoxide alarms shall be provided in existing dwellings when a Permit is required for alterations, repairs, or additions exceeding one thousand dollars. CO alarms shall be located outside of each dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.
38. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required.
39. Residential numbers must be internally illuminated (backlit), placed to a light or be reflective numbers. If your project is a new house or substantial remodel, they may only be internally illuminated or illuminated an adjacent light controlled by a photocell and switched only by a breaker so it will remain illuminated all night. If not currently as described, they must be installed as part of this project.
40. Ross Valley Sanitary District – Standard Conditions of Approval:
41. The project shall comply with all requirements of the Ross Valley Sanitary District prior to project final. Any private sewer lateral may be required to be tested, repaired or replaced prior to project final. Evidence of compliance shall be submitted to the Building Department prior to project final.
42. Marin Water – Standard Conditions of Approval:
43. The applicant shall comply with all requirements of the Marin Municipal Water District (MMWD) for water service prior to project final including compliance with all indoor and outdoor requirements of MMWD District Code Title 13 – Water Conservation.
44. All landscape and irrigation plans must be designed in accordance with the most current Marin Municipal Water District (MMWD) landscape requirements. New construction and rehabilitation (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet. The Code requires a landscape plan, an irrigation plan, and a grading plan. Evidence of compliance (compliance letter or exemption) shall be submitted to the Building Department as part of the Building Permit review process. Any questions regarding the MMWD's current water conservation and landscape Ordinance should be directed to (415) 945-1497 or plancheck@marinwater.org.
45. Indoor plumbing fixtures must meet specific efficiency requirements.
46. Installation of a gray water recycling system is required for all projects that require installation of new water service and existing structures undergoing "substantial remodel" that necessitates an

enlarged water service in compliance with MMWD Ordinance No. 429.

47. Backflow protection may be required as a condition of water service.
48. Prior to project final inspection, the applicant shall provide evidence to the Town Building Department that the project has received final approval (or is exempt from review) from the following three MMWD departments: Water Efficient Landscaping, Engineering, and Backflow Prevention.
49. During a Water Shortage Emergency, the project shall comply with Marin Water restrictions, which may include a requirement that applicant submit a written acknowledgement to Marin Water that no new landscaping that will be irrigated with potable water will be installed in connection with the proposed project until after the termination of the Water Shortage Emergency. Existing and rehabilitated landscapes shall only be watered on limited irrigation watering days.

EXHIBIT C

PROJECT PLANS
183 TUNSTEAD AVENUE
APN 007-251-05

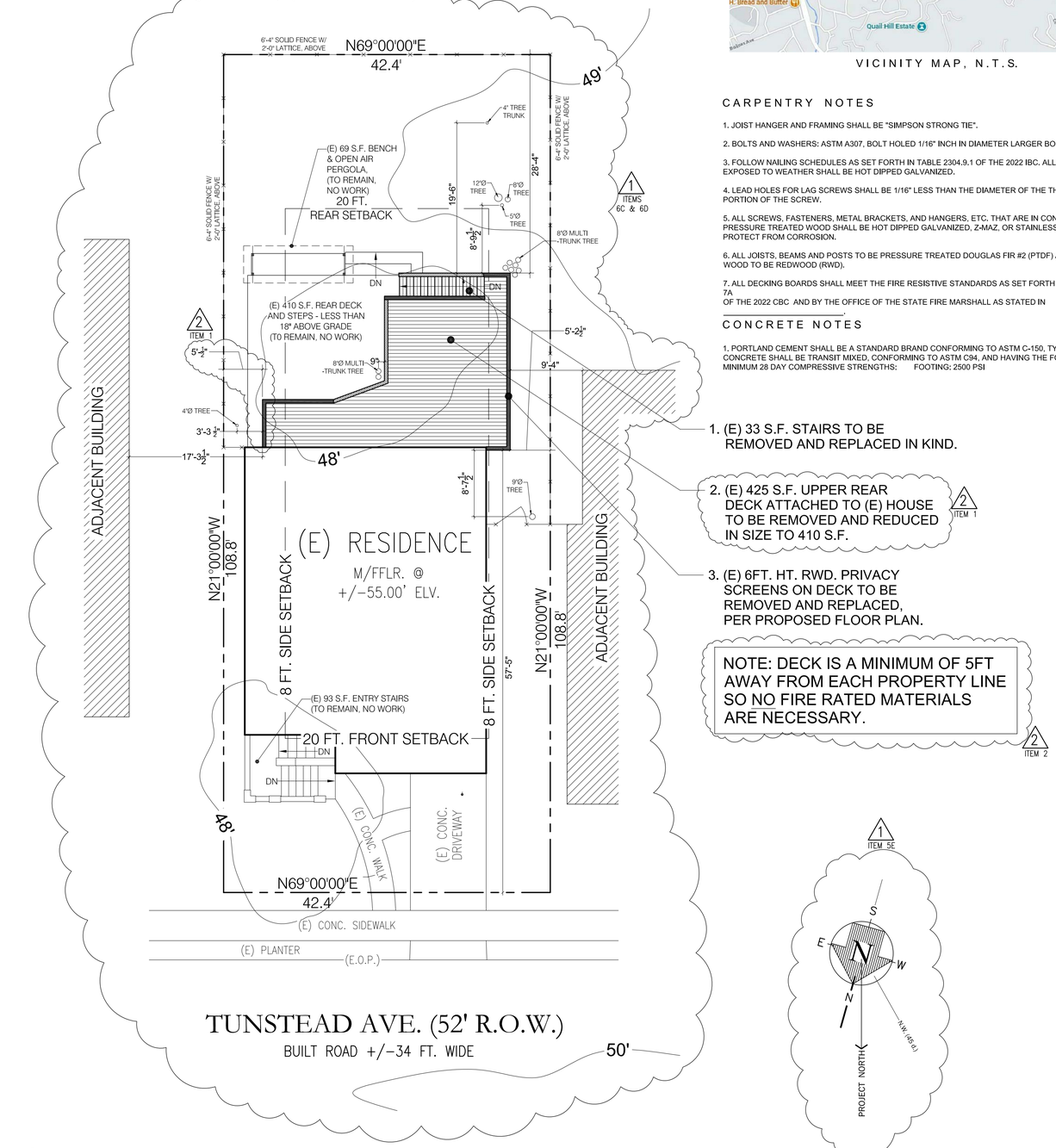
LEGEND

	(E) 42" HT. GUARDRAIL TO BE REMOVED AND REPLACED, PER PROPOSED FLOOR PLAN
	(E) 6FT. HT. RWD. PRIVACY SCREEN TO BE REMOVED AND REPLACED, PER PROPOSED FLOOR PLAN
	(E) 425 S.F. UPPER REAR DECK ATTACHED TO (E) HOUSE TO BE REMOVED AND REDUCED IN SIZE TO 410 S.F.

2 ITEM 1

COMMON ABBREVIATIONS

ELV.	ELEVATION (ABOVE SEA LEVEL, APPROX.)
E.O.P.	EDGE OF PAVEMENT (APPROXIMATE)
M/FFLR.	MAIN FINISHED FLOOR (LEVEL)
CONC.	CONCRETE



1. (E) 33 S.F. STAIRS TO BE REMOVED AND REPLACED IN KIND.

2. (E) 425 S.F. UPPER REAR DECK ATTACHED TO (E) HOUSE TO BE REMOVED AND REDUCED IN SIZE TO 410 S.F. — 2 ITEM 1

3. (E) 6FT. HT. RWD. PRIVACY SCREENS ON DECK TO BE REMOVED AND REPLACED, PER PROPOSED FLOOR PLAN.

NOTE: DECK IS A MINIMUM OF 5FT AWAY FROM EACH PROPERTY LINE SO NO FIRE RATED MATERIALS ARE NECESSARY. — 2 ITEM 2

SITE PLAN

SCALE 1/8"=1'-0"

THIS IS NOT A SURVEY. LOT BOUNDARY AS SHOWN ON ASSESSOR'S MAP BK. 7 - PG. 25



VICINITY MAP, N.T.S.

CARPENTRY NOTES

1. JOIST HANGER AND FRAMING SHALL BE "SIMPSON STRONG TIE".

2. BOLTS AND WASHERS: ASTM A307, BOLT HOLED 1/16" INCH IN DIAMETER LARGER BOLT, MAXIMUM.

3. FOLLOW NAILING SCHEDULES AS SET FORTH IN TABLE 2304.9.1 OF THE 2022 IBC. ALL FASTENERS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.

4. LEAD HOLES FOR LAG SCREWS SHALL BE 1/16" LESS THAN THE DIAMETER OF THE THREADED PORTION OF THE SCREW.

5. ALL SCREWS, FASTENERS, METAL BRACKETS, AND HANGERS, ETC. THAT ARE IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED, Z-MAZ, OR STAINLESS STEEL TO PROTECT FROM CORROSION.

6. ALL JOISTS, BEAMS AND POSTS TO BE PRESSURE TREATED DOUGLAS FIR #2 (PTDF) ALL OTHER WOOD TO BE REDWOOD (RWD).

7. ALL DECKING BOARDS SHALL MEET THE FIRE RESISTIVE STANDARDS AS SET FORTH IN CHAPTER 7A OF THE 2022 CBC AND BY THE OFFICE OF THE STATE FIRE MARSHALL AS STATED IN

CONCRETE NOTES

1. PORTLAND CEMENT SHALL BE A STANDARD BRAND CONFORMING TO ASTM C-150, TYPE I OR II. CONCRETE SHALL BE TRANSIT MIXED, CONFORMING TO ASTM C94, AND HAVING THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTHS: FOOTING: 2500 PSI

GENERAL NOTES

1. ALL TOPOGRAPHY AND FINISH FLOOR ELEVATIONS ARE BASED ON EXISTING SITE DATA. THE CONTRACTOR, OWNER AND DESIGNER SHALL REVIEW DRAINAGE, GRADING, AND DECK ELEVATIONS PRIOR TO START OF CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE TEMPORARY DRAINAGE FACILITIES DURING THE PRECIPITOUS SEASON OPERATION AND PROTECT ALL GRADED AREAS FROM EROSION. HE SHALL REPAIR ANY AREAS OF EROSION PRIOR TO ACCEPTANCE OF GRADING.

3. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITY LINES OR OTHER UNDERGROUND FACILITIES AT PROPOSED CROSSINGS OR CONNECTION POINTS TO VERIFY LOCATION AND ELEVATION.

4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS OR OTHER SURVEY MARKERS. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTORS EXPENSE.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE DESIGNER IMMEDIATELY UPON ANY EXISTING CONDITIONS THAT WILL REFLECT IN CHANGES FROM THE CONSTRUCTION DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS, PREFERENCE SHALL BE GIVEN TO THE FIGURED DIMENSIONS ON THE DRAWINGS OVER SCALED MEASUREMENTS.

6. THE CONTRACTOR SHALL CALL THE STRUCTURAL ENGINEER 24 HOURS PRIOR TO PLACING CONCRETE IN FOOTING FOR STEEL INSPECTION. CONTRACTOR IS TO NOTIFY DESIGNER ON ANY DEVIATION OF PLANS, DIMENSIONS OR SPECIFICATIONS.

7. THE DESIGNER ASSUMES NO RESPONSIBILITIES FOR ANY CHANGES, OMISSIONS, ERRORS OR DEVIATIONS BY THE OWNER OR CONTRACTOR EITHER ACCIDENTAL OR INTENTIONAL.

8. TEMPORARY UTILITIES AND SERVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS. THESE UTILITIES AND SERVICES SHALL NOT UNDULY INFRINGE UPON THE AREA'S NATURAL ELEMENTS SUCH AS TREES, ROCKS, SHRUBS, ETC. TEMPORARY HOOKUPS SUCH AS LIGHTS AND POWER SHALL HAVE THEIR OWN TEMPORARY POLES AND SHALL NOT UTILIZE TREES OR OTHER NATURAL ELEMENTS FOR THAT PURPOSE.

9. REMOVAL OF TEMPORARY FACILITIES SHALL OCCUR AS PROGRESS OF WORK PERMITS AND NOT LATER THAN COMPLETION OF WORK.

10. ADEQUATE MEASURES SHALL BE TAKEN TO PROTECT AREAS OUTSIDE THE IMMEDIATE CONSTRUCTION ZONE AND SHALL BE STRICTLY OBSERVED.
A. THESE AREAS SHALL INCLUDE TREES OR GROUPS OF TREES ADJACENT TO THE CONSTRUCTION ZONE AND SHALL BE FENCED OFF TO INSURE THEIR PROTECTION.

B. ADJACENT PROPERTY SHALL BE RESPECTED AND ADEQUATELY PROTECTED. IF IT SHOULD BECOME NECESSARY TO USE THE ADJACENT PROPERTY FOR ANY REASON, THE REASON SHALL BE SPECIFIED AND WRITTEN PERMISSION SHALL BE OBTAINED FROM THE RESPECTIVE OWNER (S).

C. ANY AREAS OUTSIDE THE CONSTRUCTION ZONE AFFECTED BY THE CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.

11. ANY MATERIAL FROM CLEARING AND EXCAVATION WHICH IS UNSUITABLE FOR FILL OR LANDSCAPING SHALL BE REMOVED FROM THE SITE.

12. BACK FILLING OF TRENCHES, FOUNDATION AND OTHER EXCAVATION SHALL BE DONE IN SUCH A MANNER AS TO NOT DISRUPT NATURAL SITE CONDITIONS, DRAINAGE, GROUND COVER, ETC.

13. THE CONTRACTOR IS PERMITTED ONE SIGN STATING HIS FIRM AND SUBCONTRACTORS.

14. COMPLETE CLEAN-UP OF THE CONSTRUCTION SITE AND ALL AREAS OUTSIDE THE CONSTRUCTION SITE SHALL BE AN INTEGRAL PART OF THE WORK. NO TRASH SHALL BE ALLOWED TO ACCUMULATE DURING CONSTRUCTION AND SHALL BE REMOVED AT LEAST ON A WEEKLY BASIS.

15. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODES, AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.

16. WHEN REQUIRED, STRUCTURAL ENGINEERING SHALL BE AN INTEGRAL AND LEGALLY BINDING PORTION OF THESE CONTRACT DOCUMENTS.

17. CONTRACTOR SHALL BE FAMILIARIZED AND ADHERE TO ALL NEIGHBRHOOD/SUBDIVISION CC & R'S WHERE APPLICABLE.

18. WHEN APPLICABLE, CONTRACTOR SHALL INSTALL ALL UTILITIES AS PER THE PUBLIC UTILITY DISTRICT & JURISDICTIONAL REQUIREMENTS, AS WELL AS, ANY OTHER ORDINANCE MANDATED BY ANY LOCAL GOVERNING AUTHORITY OR UTILITY OWNER.

19. ALL WORK SHALL BE PLUMB, SQUARE, AND TRUE, AND SHALL BE OF GOOD WORKMANSHIP BY ACCEPTABLE TO THE APPROPRIATE TRADES STANDARD PRACTICE AND THOSE OF THE TRADES COUNCILS AND/OR ORGANIZATIONS.

INDEX TO DRAWINGS

1 SITE PLAN - PROJECT REFERENCE AND GENERAL NOTES
2 (E) AND PROPOSED FLOOR PLANS - REAR DECK AND STAIRS
2A FOUNDATION/FRAMING PLAN - REAR DECK AND STAIRS
3 EXISTING ELEVATIONS- REAR DECK AND STAIRS
3A PROPOSED ELEVATIONS AND MATERIAL PHOTOS- REAR DECK AND STAIRS
4 CONSTRUCTION DETAILS - REAR DECK & STAIRS
5 DECK PHOTOS

PROJECT DESCRIPTION

1. (E) 33 S.F. STAIRS TO BE REMOVED AND REPLACED IN KIND.
2. (E) 425 S.F. UPPER REAR DECK ATTACHED TO (E) HOUSE TO BE REMOVED AND REDUCED IN SIZE TO 410 S.F. — 2 ITEM 1
3. (E) 6FT. HT. RWD. PRIVACY SCREENS ON DECK TO BE REMOVED AND REPLACED, PER PROPOSED FLOOR PLAN.

THERE IS NO CHANGE TO THE BUILDING ENVELOPE OF THE EXISTING SINGLE FAMILY DWELLING.
THERE IS NO GRADING.
THERE IS NO CHANGE TO LANDSCAPING.

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA EXISTING BUILDING CODE
AND ANY OTHER APPLICABLE LOCAL AND STATE LAWS, REGULATIONS ADOPTED BY THE TOWN OF SAN ANSELMO

JURISDICTION

TOWN OF SAN ANSELMO
525 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960
(415) 258-4600

PROJECT INFORMATION

OWNER
PETER DUNNE & BETH SUDEKUM-DUNNE
183 TUNSTEAD AVE.
SAN ANSELMO, CA 94960

PROJECT ADDRESS
(RESIDENCE)
183 TUNSTEAD AVE,
SAN ANSELMO, CA 94960

PROJECT LOCATION
LATITUDE.....37°58'24"N
LONGITUDE.....122°33'52"W

CONTRACTOR
CLOUGH CONSTRUCTION, CSL# 516987
4220 REDWOOD HIGHWAY
SAN RAFAEL, CALIFORNIA 94903

PHONE (415) 444-5554

DRAFTSMAN/ PLAN PREPARER — 1 ITEM 5C
SCOTT TROWBRIDGE
15 SCHOOL TERRACE
NOVATO, CALIFORNIA 94945
PHONE (415) 897-0042

ASSESSORS PARCEL
APN 007-251-05

FLOOD ZONE — 1 ITEM 6A
AE

PARCEL AREA
4,536 SF (0.10 AC.)

W.U.I.
NO

STORIES
2

ZONING
R-2 (SINGLE FAMILY RESIDENTIAL)

BUILDING HEIGHT
MAX ALLOWABLE 30 FT.
NO CHANGE IN BUILDING HEIGHT FOR THIS PROJECT

BUILDING SETBACKS
F - 20' S - 8' R - 20'

NOTE: EXCEPTION ALLOWS FOR 6FT. MIN. SIDE SETBACK (PER SAN ANSELMO MUNICIPAL CODE 10-3.405, TABLE 4B)

MAX. LOT COVERAGE
35%

Existing and Proposed Conditions
Residential Lots Below 150 Mean Sea Level

The following table should be placed on the cover sheet of the plan set in this format. If something is inapplicable to your project please indicate "Not Applicable" or "N/A" in the appropriate box, do not leave cells blank.

	Existing	Proposed	Code
Zoning	R-2	R-2	R-2
General Plan Designation	SINGLE FAMILY RES.	SINGLE FAMILY RES.	SINGLE FAMILY RES.
Flood Zone	AE	AE	AE
Lot Area (Sq. Ft.)	4,536	4,536	4,536
LOT COVERAGE			
Lot coverage (sq. ft.) – footprint of all structures, porches, roof eaves/ overhangs over 2 feet, and decks located greater than 18" above grade.	1,826	1,811	1,588
Lot coverage %	41.8%	39.9%	35%
FLOOR AREA			
Adjusted Floor Area (sq. ft.)	N/A	N/A	N/A
First Floor	N/A	N/A	N/A
Second Floor	N/A	N/A	N/A
Other Floors	N/A	N/A	N/A
Garage area over 400 sq. ft.	N/A	N/A	N/A
Basement	N/A	N/A	N/A
Crawl Space with concrete floor	N/A	N/A	N/A
Attic with floor	N/A	N/A	N/A
Areas with ceiling > 15 feet in height	N/A	N/A	N/A
Accessory Structures	N/A	N/A	N/A
Accessory Dwelling Unit(s)	N/A	N/A	N/A
Total (sq. ft.)	N/A	N/A	N/A
Adjusted Floor Area Ratio %	N/A	N/A	N/A
Garage area	N/A	N/A	N/A
SETBACKS			
Front	57'-5"	57'-5"	20'-0"
Side (East)	2'-4 1/2"	5'-1/2"	8'-0"
Side (West)	5'-2 1/2"	5'-2 1/2"	8'-0"
Rear	28'-4"	28'-4"	20'-0"
Street Side (if applicable)	N/A	N/A	N/A
HEIGHT / STORIES			
Maximum height above average existing grade	UPPER DECK 8'-2"	UPPER DECK 8'-2"	UPPER DECK 30'-0"
Stories	HOUSE - 2	HOUSE - 2	HOUSE - 2
PARKING			
Onsite parking	N/A	N/A	N/A
GRADING QUANTITIES			
Cut	0	2.16 CU. YD'S.	100 CU. YD'S.
Fill	N/A	N/A	N/A
Total Combined	0	2.16 CU. YD'S.	100 CU. YD'S.
Off-Haul	0	2.16 CU. YD'S.	100 CU. YD'S.

2 ITEM 3

REVISION	BY
1 PR00204-0012 PLANCHECK REVISIONS 04-02-2024	SRT
2 PR00204-0012 PLANCHECK REVISIONS 08-08-2024	SRT

CLOUGH CONSTRUCTION
4220 REDWOOD HIGHWAY
SAN RAFAEL, CA. 94903
CSL #516987 T (415) 444-5554
www.cloughconstruction.com

signature

SITE PLAN
PROJECT REFERNCE

DUNNE DECK REPLACEMENT — 1 ITEM 5D
183 TUNSTEAD AVENUE
SAN ANSELMO, CALIFORNIA 94960
APN 007-251-05
(415) 999-5372

Date	02/26/24
Scale	1/8"=1'-0"
Drawn by	SRT/VGT
Project	DUNNE

1

DUNNE-1-SITECVR.DWG

ABBREVIATIONS

A

AB.	ANCHOR BOLT
ABV.	ABOVE
A/C	AIR CONDITIONING
A.C.	ASPHALTIC CONCRETE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADDL.	ADDITIONAL
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
AL.	ALUMINUM
ALT.	ALTERNATIVE/ALTERNATE
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	DESIGNERURAL
ASB.	ASBESTOS
ASPH.	ASPHALT

B

BD.	BOARD
BETWN.	BETWEEN
BEV.	BEVELED
BITUM	BITUMINOUS
BL.	BUILDING LINE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLVD.	BOULEVARD
BM.	BEAM
BOT.	BOTTOM
BRK.	BRICK
BRKT.	BRACKET
BUR.	BUILT UP ROOFING
BW.	BOTTOM OF WALL

C

CAB.	CABINET
CB.	CIRCUIT BREAKER
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
C.I.	CAST IRON
CJT.	CONTROL JOINT
CLF.	CHAIN LINK FENCE
CLG.	CEILING
CLGHT.	CEILING HEIGHT
CLKG.	CAULKING
CL.	CLOSET
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CO.	CLEANOUT
COL.	COLUMN
COMB.	COMBINATION
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
C.S.	COUNTERSUNK
C.SPC.	CRAWL SPACE
C.T.	CERAMIC TILE
CUST.	CUSTODIAN
C.W.	COLD WATER

D

D.	DRAIN LINE
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DS.	DOWNSPOUT
D.S.T.	DRY STANDPIPE
DWG.	DRAWING
DWR.	DRAWER

E

(E)	EXISTING
E.	EAST
EA.	EACH
E.B.	EXPANSION BOLT
E.I.F.S.	EXT. INSULATING FINISH SYSTEM
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
E.N.	EDGE NAILING
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRICAL WATER COOLER
EXC.	EXCAVATION
EXH.	EXHAUST
EXP.	EXPANSION
EXPO.	EXPOSED
EXST.	EXISTING
EXT.	EXTERIOR

F

F.A.	FIRE ALARM
FAB.	FABRICATE
F.B.	FLAT BAR
FBR.	FIRE BRICK
FCBM	FLUSH CEILING BEAM
F.D.	FLOOR DRAIN
FDE	FINISH DECK ELEVATION
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.F.	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
F.G.	FIXED GLAZING
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FIN.GR.	FINISH GRADE
FIXT.	FIXTURE
FL.	FLOOR(ING)
FLASH.	FLASHING
FLUOR.	FLOURESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
F.O.T.	FACE OF TREADS
FPRF.	FIREPROOF
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTF.	FACE TO FACE
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.V.	FOUNDATION VENT

G

G.	GAS
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GD.B.	GRADE BREAK
GD.	GUTTER DRAIN
G.I.	GALVANIZED IRON (STEEL)
G.J.B.	GOOD JOB BRUCE
GL.	GLASS
GLB.	GLUE LAM BEAM
GND.	GROUND
GR.	GRADE
GSM.	GALVANIZED SHEET METAL
GYP.	GYPSUM

H

H.	HIGH
H.B.	HOSE BEAM
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARDWOOD
HDWE.	HARDWARE
HGR.	HANGER
H.M.	HOLLOW METAL
HNDRL.	HANDRAIL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
H.V.A.C.	HEATING/VENTILATING/AIR CONDITIONING
H.W.	HOT WATER

I

I.D.	INSIDE DIAMETER(DIM.)
IF.	INSIDE FACE
IMPERME.	IMPERMEABLE
INC.	INCANDESCENT
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
ISO.	ISOMETRIC

J

J.	JOIST
JAN.	JANITOR
JH.	JOIST HANGER
JST.	JOIST
JT.	JOINT

K

KIT.	KITCHEN
K.O.	KNOCKOUT
KPL.	KICK PLATE

L

LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
LSBLE.	LEASABLE

M

MAX	MAXIMUM
MBS	MULTIPLE BEARING STUDS
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MEZ.	MEZZANINE
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MIR.S.	MIRROR AND SHELF
MISC.	MISCELLANEOUS
M.L.	METAL LATH
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION

N

(N)	NEW
N.	NORTH
NAT.GR.	NATURAL GRADE
N.I.C.	NOT IN CONTRACT
NO. or #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE

O

O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM.)
OFF.	OFFICE
OH.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
OVHD.	OVERHEAD

P

PAR.	PARALLEL
P.D.	PERFORATED DRAIN
P.E.N.	PLYWOOD EDGE NAILING
PERF.	PERFORATED
P.G.	PAINT GRADE
P.H.	PHILLIPS HEAD
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
P.N.	PROJECT NORTH
PR.	PAIR
PRCST.	PRE-CAST
PREFAB.	PRE-FABRICATED
PSI.	POUNDS PER SQUARE INCH
PT.	POINT
PTDF	PRESSURE TREATED DOUG FIR
P.T.D.	PAPER TOWEL DISPENSER
P.T.D/R	COMBINATION PAPER TOWEL DISPENSER AND RECEPTACLE
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
P.V.	PLUMBING VENT
PVMT.	PAVEMENT

Q

Q.T.	QUARRY TILE
QTY.	QUANTITY

R

R.	RISER
R.A.	RETURN AIR
RAD.	RADIUS
R.B.	RESILIENT BASE
R.C.	ROUGH CONCRETE
R.D.	ROOF DRAIN
REBAR.	REINFORCED BAR
RECES.	RECESSED
REF.	REFERENCE
REFL.	REFLECTED
REINF.	REINFORCED
REQ'D.	REQUIRED
RESIL.	RESILIENT
RGTR.	REGISTER
RM.	ROOM
RMV.	REMOVE
RND.	ROUND
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER

S

S.	SOUTH
S.B.	SETBACK
S.D.M.H.	STORM DRAIN MANHOLE COVER
S.S.M.H.	SANITARY SEWER MANHOLE COVER
SAN.	SANITARY
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOLID DRAIN
SECT.	SECTION
SEL.	SELECT
S.G.	STAIN GRADE
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SL.	SLIDING
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
S&P	SHELF AND POLE
SQ.	SQUARE
S.S.D.	SEE STRUCTURAL DRAWINGS
SSDF	SELECT STRUCTURAL DOUG. FIR
SST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL

T

T.B.	TOWEL BAR
T&B	TOP AND BOTTOM
T.C.	TOP OF CURB
T.D.	TIE DOWN
TEL.	TELEPHONE
TEMP.	TEMPERED
TER.	TERRAZZO
T&G	TONGUE AND GROOVE
THK.	THICK
THRES.	THRESHOLD
T.M.D.	THANKS MARK, DANIEL
TOIL.	TOILET
T.O.E.	TOP OF EMBANKMENT
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
TRD.	TREAD
TRNSF.	TRANSFORMER
T.S.F.	TOP OF STRUCTURAL FLOOR
T.V.	TELEVISION
TYP.	TYPICAL

U

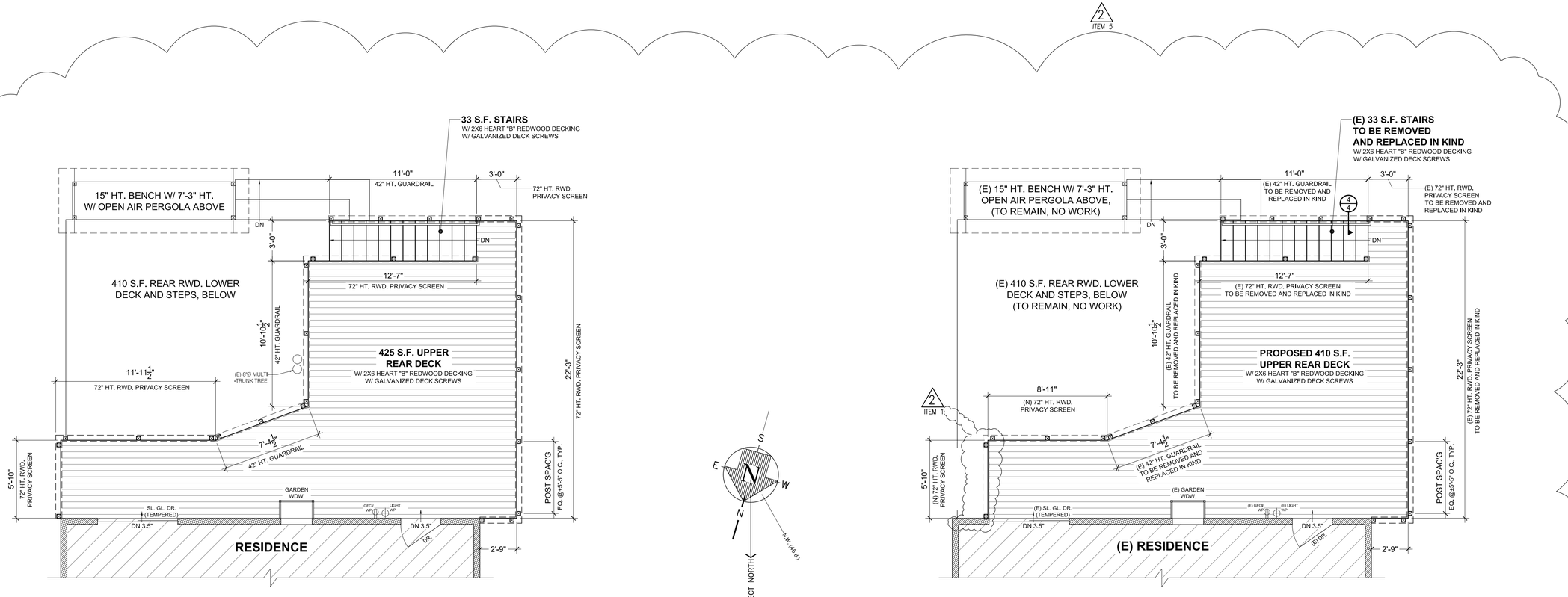
U.B.C.	UNIFORM BUILDING CODE
UNF.	UNFINISHED
UNGL.	UNGLAZED
U.O.N.	UNLESS OTHERWISE NOTED
U.R.	URINAL

V

V.C.T.	VINYL COMPOSITION TILE
VENT.	VENTILATION
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
V.P.	VENT PIPE

W

W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.GL.	WIRE GLASS
W/H	WATER HEATER
WM.	WATER METER
W/O	WITHOUT
WP.	WATERPROOF
W.P.	WORK POINT
W.R.	WASTE RECEPTACLE
WSCT.	WAINSCOT
WSP.	WEATHERSTRIP
WT.	WEIGHT
WTR.	WATER
W.W.F.	WELDED WIRE FABRIC



EXISTING REAR DECK & STAIRS
FLOOR PLAN
SCALE : 1/4"=1'-0"

425 S.F. OF DECK AREA AND 33 S.F. OF STAIRS AREA

PROPOSED REAR DECK & STAIRS
FLOOR PLAN
SCALE : 1/4"=1'-0"

410 S.F. OF DECK AREA AND 33 S.F. OF STAIRS AREA

REVISION	BY
1 PR02024-0012 PLANCHECK REVISIONS 04-02-2024	SRT
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4220 REDWOOD HIGHWAY
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EXISTING AND PROPOSED
REAR DECK & STAIRS
FLOOR PLANS

DUNNE DECK REPLACEMENT
183 TUNSTEAD AVENUE
SAN ANSELMO, CALIFORNIA 94960
APN 007-251-05
(415) 999-5372
1 / ITEM 5D

Date	02/26/24
Scale	1/4"=1'-0"
Drawn by	SRT/VGT
Project	DUNNE

2

DUNNE-2-24-DECK PLAN & FOUNDATION FRAMING PLAN.DWG

SCHEDULE OF MATERIALS

DECK/ STAIRS REPLACEMENT		
FINISH	(N) 2X6 HEART 'B' RWD. DECKING W/ GALVANIZED DECK SCREWS NEW GUARDRAIL WITH 4X4 RWD. POSTS, 2X2 RWD. PICKETS. NEW PRIVACY SCREEN WITH 4X4 RWD. POSTS AND 1X4 RWD. HORIZONTAL BOARDS.	CONTRACTOR SUPPLIED
FRAMING	PRESSURE TREATED DOUGLAS FIR (PTDF) LEDGERS, JOISTS, BEAMS.	CONTRACTOR SUPPLIED
FOUNDATION	PORTLAND CEMENT (2500 PSI, TYPICAL) AT NEW FOOTINGS, WITH STEEL REINFORCEMENT.	CONTRACTOR SUPPLIED
FRAMING HARDWARE	ALL NAILS, BOLTS, SDS SCREWS, CLIPS, HANGERS OR OTHER FRAMING CONNECTORS SHALL BE HOT-DIP GALVANIZED, Z-MAX COATED OR STAINLESS STEEL.	CONTRACTOR SUPPLIED

FIGURE R507.5
DECK JOIST SPANS

TABLE R507.5
SPAN LENGTHS DECK JOISTS
(maximum spans for southern pine[a])

JOIST SPACING (Inches)	JOIST SIZE	JOISTS WITH NO CANTILEVER	JOISTS WITH CANTILEVERS
12	2 x 6	11'-1"	7'-5"
	2 x 8	13'-8"	10'-9"
	2 x 10	17'-5"	15'-6"
	2 x 12	18'-0"	18'-0"
16	2 x 6	9'-7"	6'-9"
	2 x 8	12'-5"	10'-9"
	2 x 10	15'-10"	15'-6"
	2 x 12	18'-10"	18'-0"
24	2 x 6	7'-10"	5'-10"
	2 x 8	10'-2"	10'-2"
	2 x 10	13'-1"	13'-1"
	2 x 12	15'-5"	15'-5"

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm
a. Tabulated values are based on grade #2 and wet service.

FIGURE R507.6
DECK BEAM SPANS

TABLE R507.6
BEAM SPAN LENGTHS[a]

JOIST SPAN	BEAM SIZE							
	(2)2x6	(2)2x8	(2)2x10	(2)2x12	(3)2x6	(3)2x8	(3)2x10	(3)2x12
≤ 6'	7'-1"	9'-2"	11'-10"	13'-11"	8'-7"	11'-4"	14'-5"	17'-5"
6' - 8'	6'-2"	7'-11"	10'-3"	12'-0"	7'-8"	9'-11"	12'-10"	15'-1"
8' - 10'	5'-6"	7'-1"	9'-2"	10'-9"	6'-11"	8'-11"	11'-6"	13'-6"
10' - 12'	5'-0"	6'-6"	8'-5"	9'-10"	6'-3"	8'-1"	10'-6"	12'-4"
12' - 14'	4'-8"	6'-0"	7'-9"	9'-1"	5'-10"	7'-6"	9'-9"	11'-5"
14' - 16'	4'-4"	5'-7"	7'-3"	8'-6"	5'-5"	7'-0"	9'-1"	10'-8"
16' - 18'	4'-1"	5'-3"	6'-10"	8'-0"	5'-2"	6'-7"	8'-7"	10'-1"

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm
a. Tabulated values are based on southern pine, grade #2, wet service.

R507.7 Posts. Posts shall be nominal 4x4 with a maximum height of 10 feet (3048 mm) or nominal 6x6 with a maximum height of 18 feet (5486 mm). Post height shall be measured from the top of the footing to the underside of the beam. Post to beam connections shall be in accordance with Section R507.6.1, and post to footing connections shall be in accordance with Section R507.8.

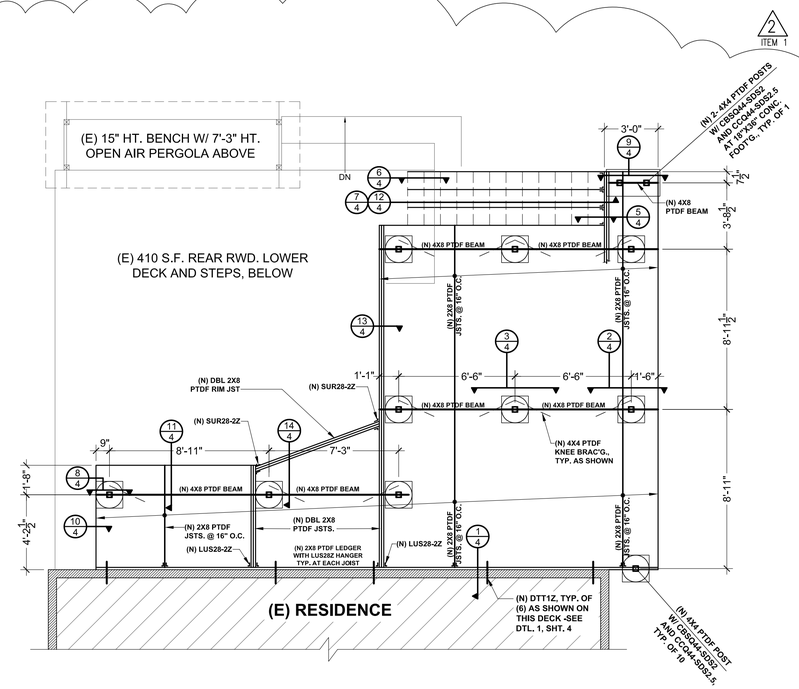
TABLE R507.8
FOOTING SIZES

BEAM SPAN	JOIST SPAN	FOOTING WIDTH		MINIMUM THICKNESS
		SQUARE	ROUND	
≤ 8'	≤ 10'	15"	17"	6"
	10' - 14'	18"	20"	8"
	14' - 18'	21"	23"	9"
8' - 12'	≤ 10'	19"	21"	8"
	10' - 14'	22"	24"	10"
	14' - 18'	26"	28"	11"
12' - 17'-5"	≤ 10'	23"	25"	10"
	10' - 14'	28"	30"	12"

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm
a. Tabular values are based on 1,500 pounds per square foot (71.8 kPa) load bearing pressure.

NOTE: THE DIMENSIONS AND SIZES SHOWN ON THE FOUNDATION/ FRAMING PLAN MEET OR EXCEED THE VALUES REQUIRED AS SHOWN IN THE TABLES ABOVE.

1 ITEM 1



PROPOSED REAR DECK & STAIRS
FOUNDATION/FRAMING PLAN
SCALE : 1/4"=1'-0"

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PROPOSED REAR DECK & STAIRS
FOUNDATION/ FRAMING PLAN

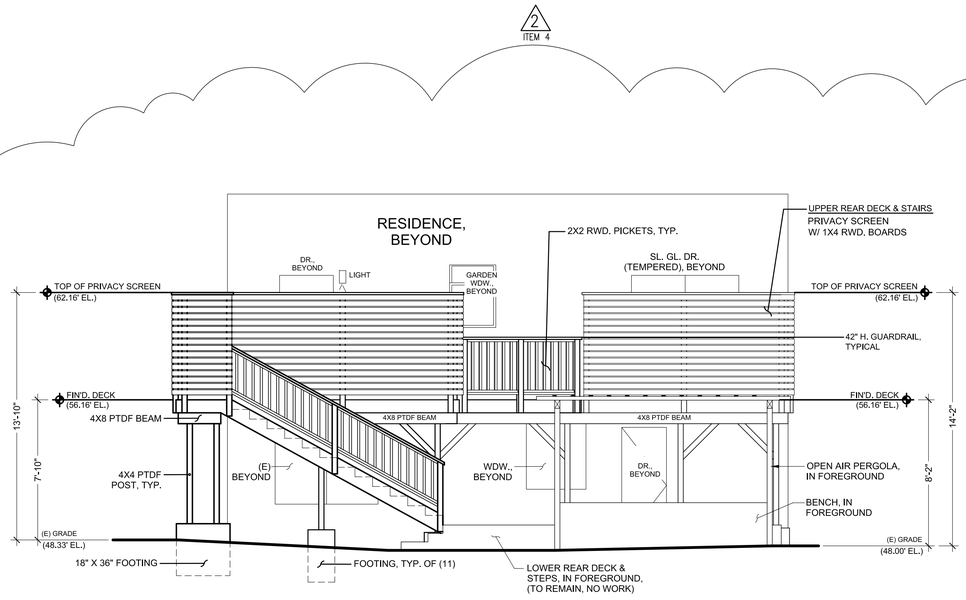
1 ITEM 5D

DUNNE DECK REPLACEMENT
183 TUNSTEAD AVENUE
SAN ANSELMO, CALIFORNIA 94960
(415) 999-5372
APN 007-251-05

Date	02/26/24
Scale	1/4"=1'-0"
Drawn by	SRT/VGT
Project	DUNNE

2A

DUNNE-2-2A-DECK PLAN & FOUNDATION FRAMING PLAN.DWG

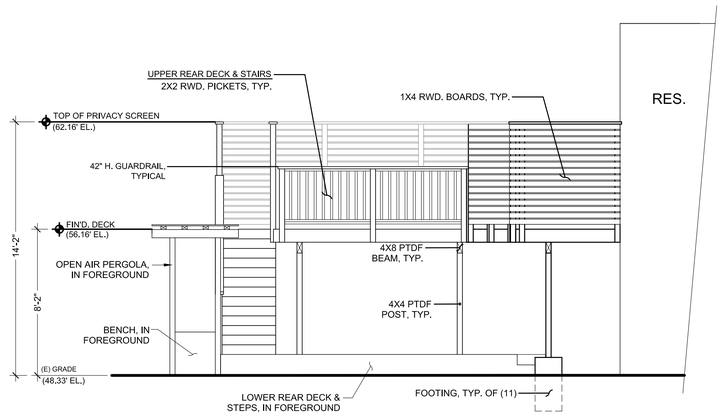


(E) REAR DECK AND STAIRS

SOUTH ELEVATION

SCALE : 1/4"=1'-0"

VIEW FROM REAR LOT

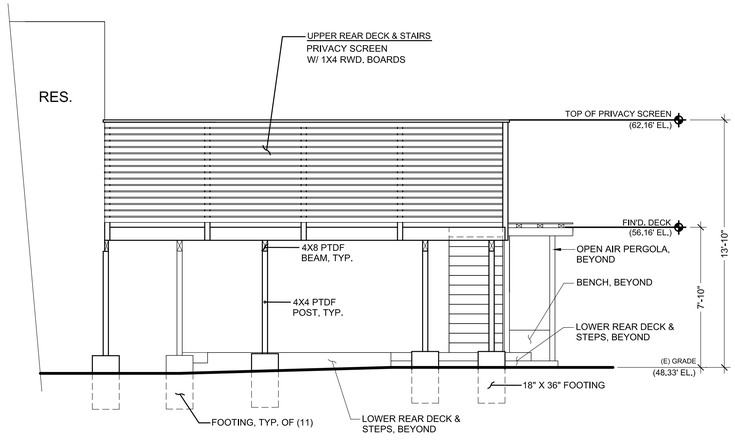


(E) REAR DECK AND STAIRS

EAST ELEVATION

SCALE : 1/4"=1'-0"

VIEW FROM SIDE LOT



(E) REAR DECK AND STAIRS

WEST ELEVATION

SCALE : 1/4"=1'-0"

VIEW FROM SIDE LOT

DUNNE-3-ELEVATIONS.DWG

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(E) REAR DECK AND STAIRS

ELEVATIONS

SOUTH, EAST & WEST

DUNNE DECK REPLACEMENT

1 ITEM 5D

183 TUNSTEAD AVENUE
SAN ANSELMO, CALIFORNIA 94960

APN 007-251-05

(415) 999-5372

Date	02/26/24
Scale	1/4" = 1'-0"
Drawn by	SRT/VGT
Project	DUNNE

3

2022 CALIFORNIA RESIDENTIAL CODE
PARTIAL REFERENCE FOR STAIRS, HANDRAILS, & GUARDS, ETC.

STAIRS & HANDRAILS

R311.7.1 STAIRWAY WIDTH. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114MM) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS , SHALL NOT BE LESS THAN 31 1/2 INCHES (787MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

EXCEPTION:
THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

R311.7.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2032MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

EXCEPTION:
WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES , THE FLOOR OPENING SHALL BE ALLOWED TO PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM A MAXIMUM OF 4 3/4 INCHES (121MM).

R311.7.5.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (196MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5MM). RISER SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER (102MM) SPHERE.

EXCEPTION:
THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES (762MM) OR LESS.

R311.7.5.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5MM).

R311.7.5.3 NOSINGS. THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16 INCH (14MM). A NOSING NOT LESS THAN 3/4 INCH (19MM) BUT NOT MORE THAN 1 1/4 INCHES (32MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSE PROJECTION BY MORE THAN 3/8 INCH (9.5MM) BETWEEN TWO STORIES , INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED 1/2 INCH (12.7MM).

EXCEPTIONS:
A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES (279MM).

R311.7.6 LANDINGS FOR STAIRWAYS. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE MINIMUM WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NO LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDING OF SHAPES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN , THE MINIMUM DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES (914MM).

EXCEPTION:
A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS , INCLUDING STAIRS IN A ENCLOSED GARAGE , PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.

R311.7.7 STAIRWAY WALKING SURFACE. THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48 INCHES HORIZONTAL (2-PERCENT SLOPE).

R311.7.8 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R311.7.8.1 HEIGHT. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING , OR FINISH SURFACE OF RAMP SLOPE , SHALL BE NOT LESS THAN 34 INCHES (864MM) AND NOT MORE THAN 38 INCHES (965MM).

EXCEPTIONS:
1. THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.
2. WHEN HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS , TRANSITION AT WINDER TREADS , THE TRANSITION FROM HANDRAIL TO GUARDRAIL , OR USED AT THE START OF A FLIGHT , THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT.

R311.7.8.2 CONTINUITY. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH (38MM) BETWEEN THE WALL AND THE HANDRAILS.

EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
2. THE USE OF A VOLUTE , TURNOUT , STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

R311.7.8.3 GRIP-SIZE. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES (32MM) AND NOT GREATER THAN 2 INCHES (51MM). IF THE HANDRAIL IS NOT CIRCULAR , IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102MM) AND NOT GREATER THAN 6 1/4 INCHES (160MM) WITH A MAXIMUM CROSS SECTION OF DIMENSIONS OF 2 1/4 INCHES (57MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25MM).

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8MM) WITHIN 7/8 INCHES (22MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10MM) TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES (45MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES (32MM) TO A MAXIMUM OF 2 3/4 INCHES (70MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25MM).

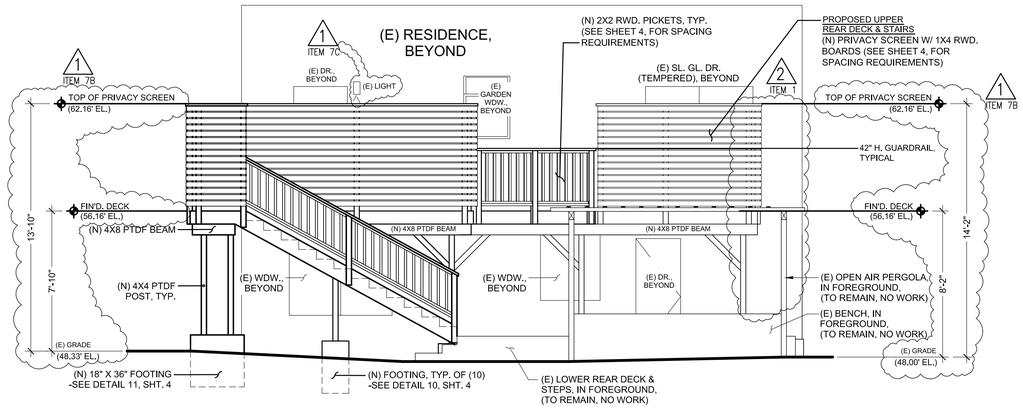
R312.1.1 GUARDS, WHERE REQUIRED. GUARDS SHALL BE LOCATED ALONG OPEN–SIDED WALKING SURFACES , INCLUDING STAIRS , RAMPS AND LANDINGS , THAT ARE LOCATED MORE THAN 30 INCHES (762MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

R312.2.1.2 GUARD HEIGHT. REQUIRED GUARDS AT OPEN–SIDED WALKING SURFACES , INCLUDING STAIRS , PORCHES , BALCONIES OR LANDINGS , SHALL BE NOT LESS THAN *42 INCHES (1067MM)* HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE , ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

EXCEPTIONS:
1. GUARDS ON THE OPEN SIDES OF THE STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES (864MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.
2. WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS , THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES (864MM) AND NOT MORE THAN 38 INCHES (965MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

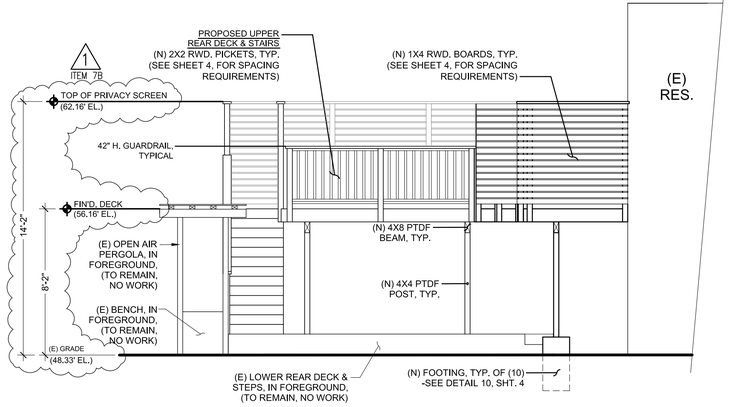
R312.1.3 OPENINGS LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES (102MM) IN DIAMETER.

EXCEPTIONS:
1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR , FORMED BY THE RISER , TREAD AND BOTTOM RAIL OF A GUARD , SHALL NOT ALLOW PASSAGE 6 INCHES (153MM) IN DIAMETER.
2. GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 3/8 INCHES (111MM) IN DIAMETER.



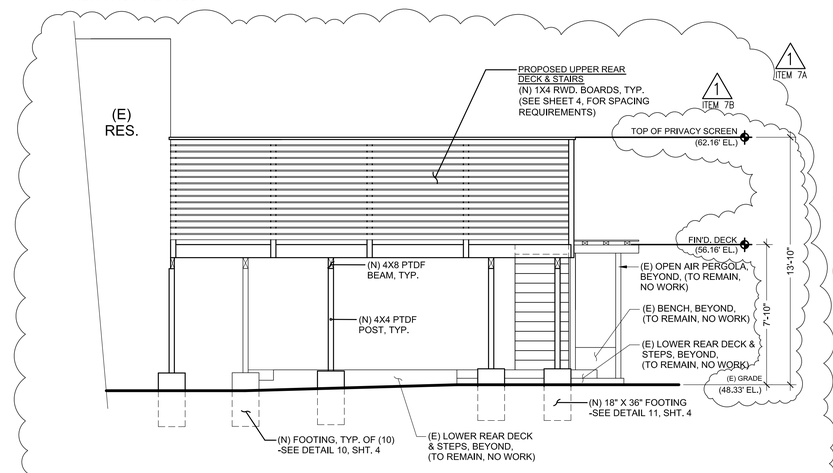
PROPOSED REAR DECK AND STAIRS
SOUTH ELEVATION
SCALE : 1/4"=1'-0"

VIEW FROM REAR LOT



PROPOSED REAR DECK AND STAIRS
EAST ELEVATION
SCALE : 1/4"=1'-0"

VIEW FROM SIDE LOT



PROPOSED REAR DECK AND STAIRS
WEST ELEVATION
SCALE : 1/4"=1'-0"

VIEW FROM SIDE LOT



PRIVACY SCREEN:
1X4 REDWOOD HORIZONTAL BOARDS



GUARDRAIL: 2X2 REDWOOD PICKETS



DECK BOARDS: 2X6 HEART 'B' REDWOOD

1 ITEM 8A

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PROPOSED REAR DECK AND STAIRS
ELEVATIONS AND MATERIAL PHOTOS
SOUTH, EAST & WEST

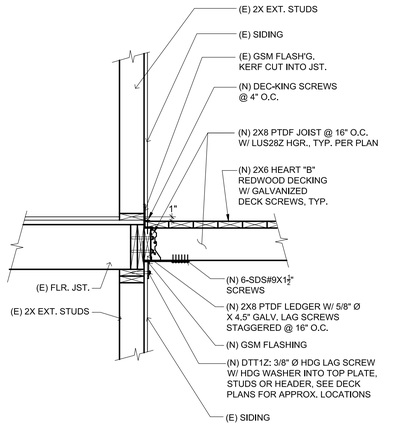
1 ITEM 5D

DUNNE DECK REPLACEMENT
183 TUNSTEAD AVENUE
SAN ANSELMO, CALIFORNIA 94960
(415) 999-5372
APN 007-251-05

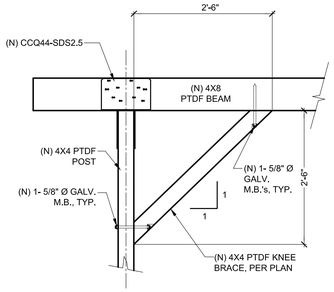
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Project	DUNNE

3A

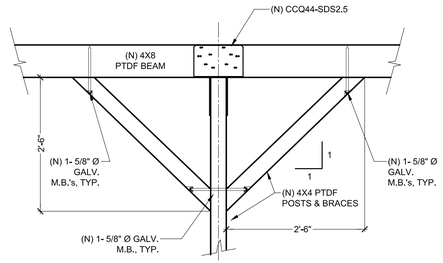
COPYRIGHT CLOUGH CONSTRUCTION



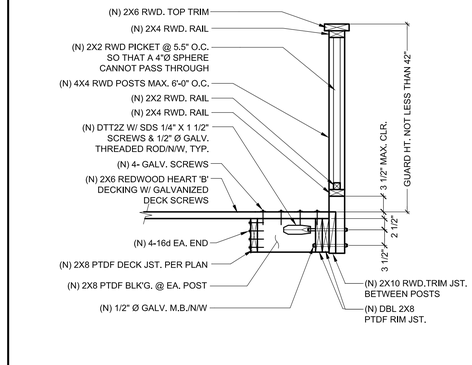
1/4 DECK LEDGER AT HOUSE STUD WALL, TYP. SCALE: 3/4"=1'-0"



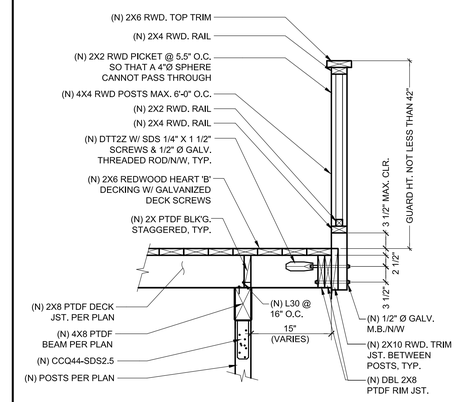
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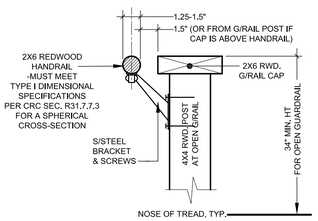
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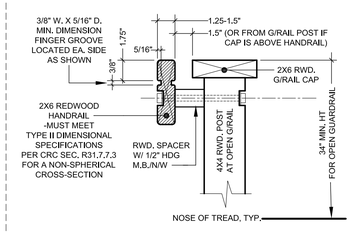
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14/4 GUARDRAIL CONNECTION PERPENDICULAR TO JOIST AT DECK, TYP. SCALE: 3/4"=1'-0"

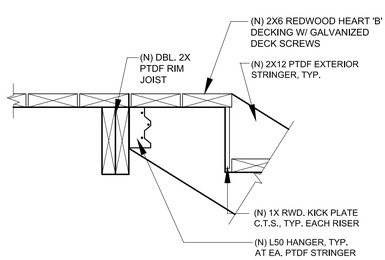


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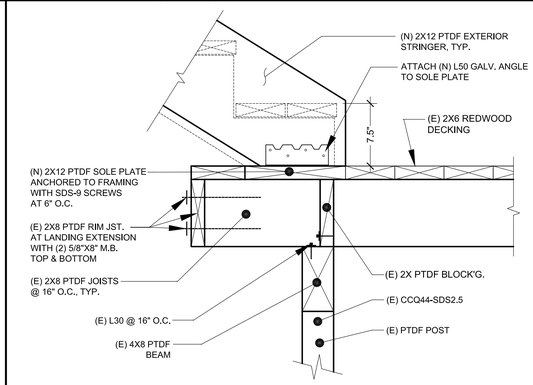


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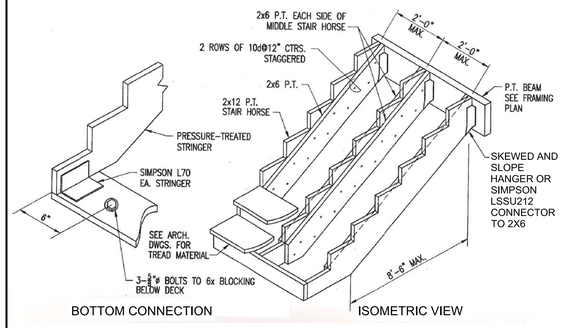
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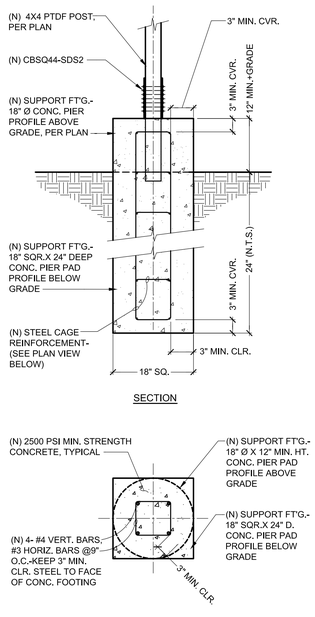
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6/4 BOTTOM STAIRS CONNECTION AT EXISTING LOWER DECK SCALE: 1 1/2"=1'-0"



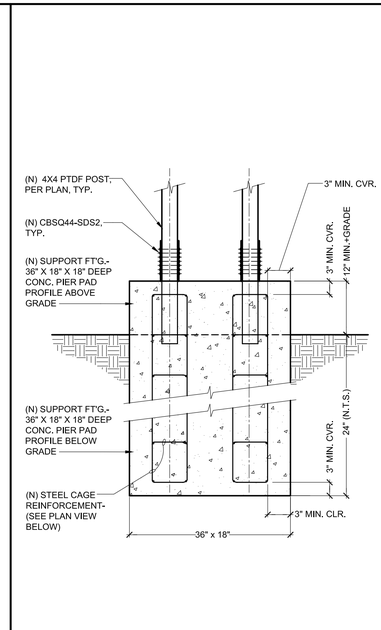
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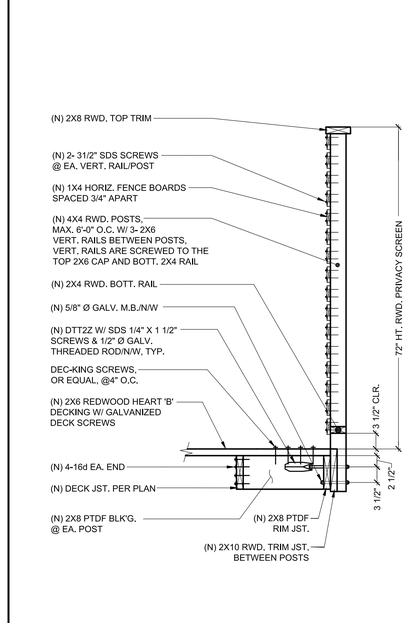
SECTION

PLAN

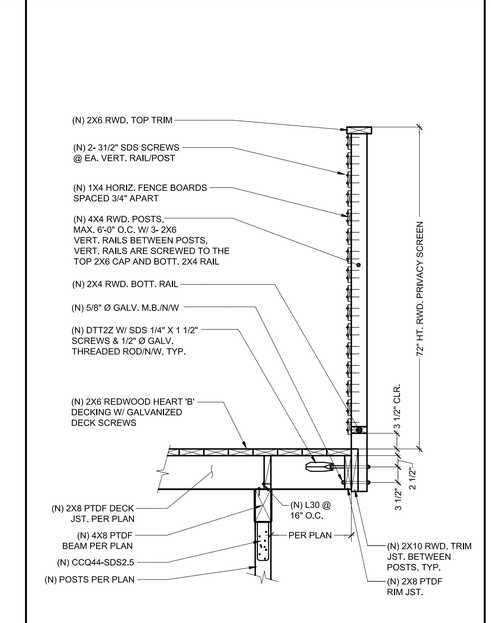
8/4 POST AT CONCRETE FOOTING, TYP. PER PLAN SCALE: 3/4"=1'-0"



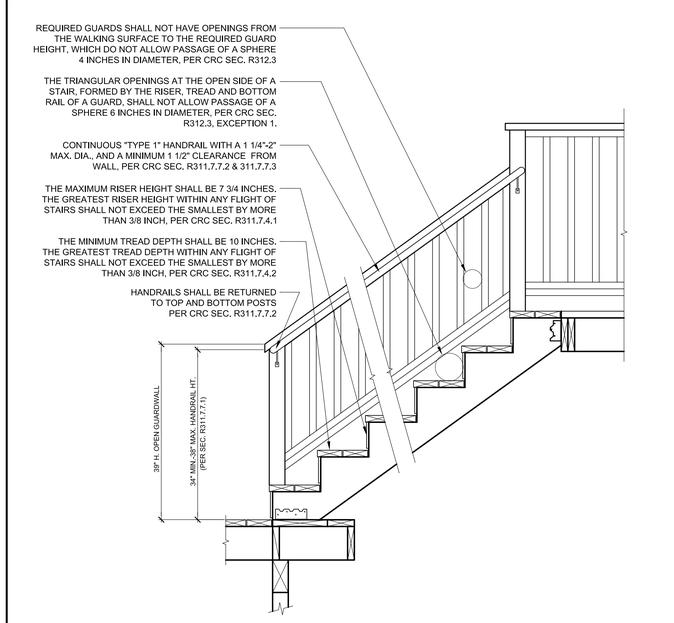
9/4 POSTS AT 18"X36" CONCRETE FOOTING SCALE: 3/4"=1'-0"



10/4 72" HT. RWD. PRIVACY SCREEN CONNECTION PERPENDICULAR TO JOIST AT DECK, TYP. SCALE: 3/4"=1'-0"



11/4 72" HT. RWD. PRIVACY SCREEN CONNECTION PARALLEL TO JOIST AT DECK, TYP. SCALE: 3/4"=1'-0"



12/4 STAIRS FRAMING SECTION SCALE: 3/4"=1'-0"

REVISION	BY

CLOUGH CONSTRUCTION
4220 REDWOOD HIGHWAY
SAN RAFAEL, CA. 94903
CSL #516987 f (415) 444-5554
www.cloughconstruction.com

signature

DECK AND STAIRS FRAMING
CONSTRUCTION DETAILS

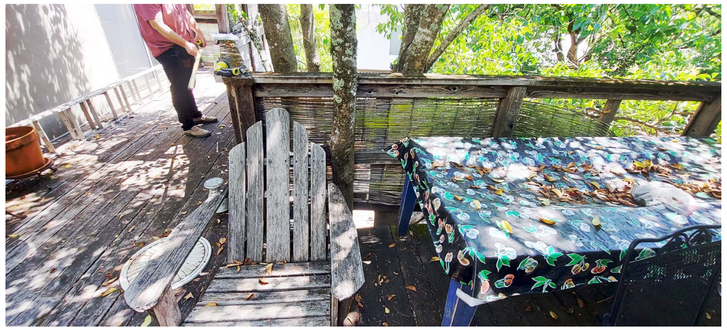
DUNNE DECK REPLACEMENT
183 TUNSTEAD AVENUE
SAN ANSELMO, CALIFORNIA 94960
APN 007-251-05
(415) 999-5372

1 ITEM 5D

Date	02/26/24
Scale	AS SHOWN
Drawn by	SRT/VGT
Project	DUNNE

4

DUNNE-4-FRAMG DETLS.DWG



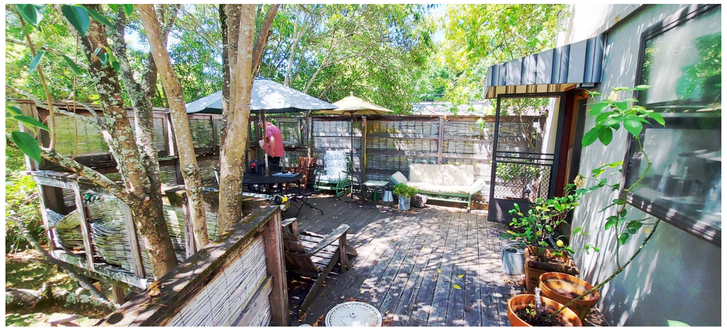
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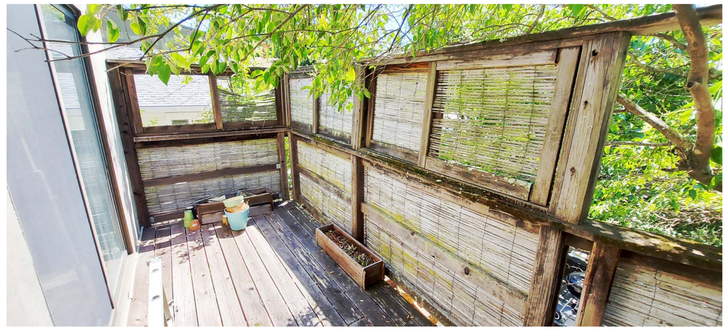
ON DECK LOOKING SOUTH



ON DECK LOOKING WEST



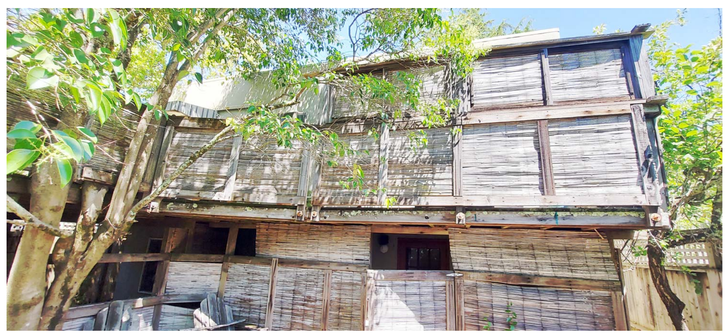
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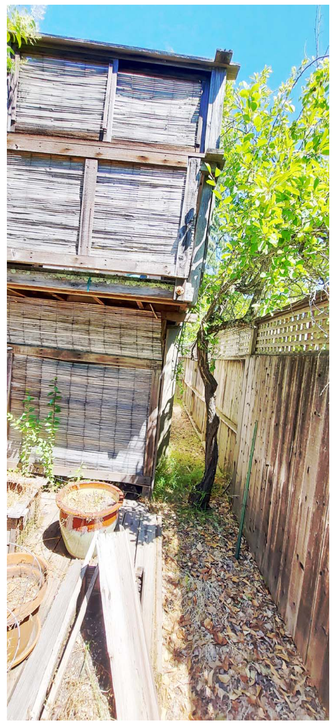
ON DECK LOOKING EAST



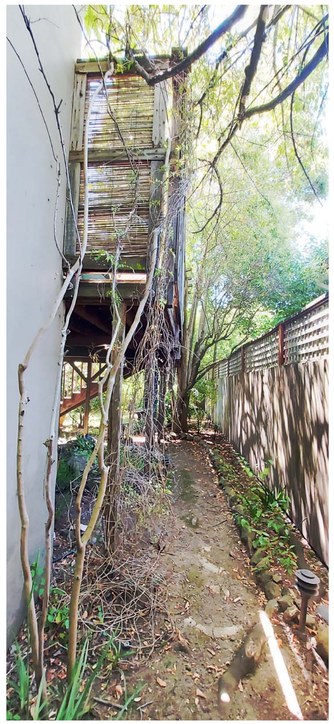
LOOKING WEST AT UPPER DECK



LOOKING NORTH AT UPPER DECK



LOOKING NORTH AT
UPPER DECK
AT EAST SIDE YARD



LOOKING SOUTH
AT UPPER DECK
AT WEST SIDE YARD

REVISION	BY
1 PR02024-0012 PLANCHECK REVISIONS 04-02-2024	SRT
2 PR02024-0012 PLANCHECK REVISIONS 08-08-2024	SRT

CLOUGH CONSTRUCTION
4220 REDWOOD HIGHWAY
SAN RAFAEL, CA. 94903
CSL #516987 f (415) 444-5554
www.cloughconstruction.com

signature

EXISTING DECK PHOTOS

DUNNE DECK REPLACEMENT
183 TUNSTEAD AVENUE
SAN ANSELMO, CALIFORNIA 94960
(415) 999-5372
APN 007-251-05

1 ITEM 50

Date	02/26/24
Scale	1/4" = 1'-0"
Drawn by	SRT/VGT
Project	DUNNE

DUNNE-5-DECK PHOTOS.DWG

TOWN OF
SAN ANSELMO
EST. 1907

NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No. 183 Tunstead Ave. San Anselmo CA 94960 00725105

Applicant(s)/Owner(s) Peter Dunne

Date of Plans Reviewed 2.27.24

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s) Cheri Pombo

Neighbor Signature(s) Cheryl Pombo Date 02/29/2024

Neighbor Address 191 Tunstead Ave, San Anselmo

Neighbor Phone Number and Email 415 860-5865 cheripombo@gmail.com

Comments (optional)

Note: the information on this form will become part of the public record for this project and providing personal information is optional.

TOWN OF
SAN ANSELMO
EST. 1907

NEIGHBOR ACKNOWLEDGEMENT FORM

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Project Address and Assessor's Parcel No. 00725105 183 Tunstead Ave.

Applicant(s)/Owner(s) Peter Dunne

Date of Plans Reviewed 2.27.24

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s) Scott Lulovics

Neighbor Signature(s) Scott L Date 2/28/2024

Neighbor Address 170 Pine Street, San Anselmo, CA 94960

Neighbor Phone Number and Email (818)917-4751 scott@lulovics.com

Comments (optional)

Note: the information on this form will become part of the public record for this project and providing personal information is optional.

Version 3/19/19

TOWN OF
SAN ANSELMO
EST. 1907

NEIGHBOR ACKNOWLEDGEMENT FORM

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Project Address and Assessor's Parcel No. 183 Tunstead Ave. San Anselmo CA 94960 APN: 007-251-05

Applicant(s)/Owner(s) Peter Dunne

Date of Plans Reviewed March 2, 2024

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s) Jake Shemano

Neighbor Signature(s) See attached Exhibit A Date

Neighbor Address 181 Tunstead Avenue, San Anselmo, CA 94960

Neighbor Phone Number and Email 415 845 5768 jshemano@gmail.com

Comments (optional) See attached Exhibit A

Note: the information on this form will become part of the public record for this project and providing personal information is optional.

Exhibit A
Neighbor Acknowledgement Form

Mr. Peter Dunne
183 Tunstead Ave
San Anselmo, CA

March 5, 2024

Dear Peter:

I have no issue with the reconstruction of your deck in its current configuration if privacy screening is installed as indicated in your plans. This screening is an important feature as your second story deck would otherwise look directly into the primary bathroom and bedroom in our single-story home.

At this time, I cannot validate the accuracy of your plans as they relate to the current or proposed setbacks as the property line has not been surveyed. The position of the fence between our properties does not align with the fence between our rear abutting properties fronting Pine Street. The discrepancy in the location of our shared property line has been memorialized in the provided plans dated September 19, 2023, and February 26, 2024.

I hope that the same level of cooperation and support will be reciprocated in the future should we consider substantial improvement to our property at 181 Tunstead Avenue. As you are likely aware, the municipal code development standards for our R-2 lots are non-conforming due to deficiencies in Lot Area and Lot Width. The application of arbitrary setback requirements to non-conforming lots should be viewed with leniency both by the Town of San Anselmo and neighbors.

Sincerely,

Jake Shemano

181 Tunstead Avenue
San Anselmo, CA 94960

TOWN OF
SAN ANSELMO
EST. 1907

NEIGHBOR ACKNOWLEDGEMENT FORM

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Project Address and Assessor's Parcel No. 183 RUNSTEAD AVE # 00725105

Applicant(s)/Owner(s) PETER DUNNE

Date of Plans Reviewed 2.27.24

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s) Beth Gadomski

Neighbor Signature(s) Beth Gadomski Date 4/25/24

Neighbor Address 174 Pine St

Neighbor Phone Number and Email 917 568 1564 bgadomski@gmail.com

Comments (optional)

Note: the information on this form will become part of the public record for this project and providing personal information is optional.

TOWN OF
SAN ANSELMO
EST. 1907

NEIGHBOR ACKNOWLEDGEMENT FORM

The Town seeks to maintain a sense of community, preserve neighbor relations, and avoid appeals of planning decisions. The Town has found that requiring early conversations between neighbors allows neighbors to work out issues prior to a public hearing and results in the fewest appeals. The Town requires written acknowledgement that an applicant has reviewed the project with the owners and occupants of all abutting property, including property across any street.

Project Address and Assessor's Parcel No. 183 Tunstead Ave. San Anselmo 94960 00725105

Applicant(s)/Owner(s) Peter Dunne

Date of Plans Reviewed 8.10.24

NEIGHBOR ACKNOWLEDGEMENT

If you have any concerns with this application, the Town encourages you to discuss them with the applicant. If the concerns are not resolved, the Town invites you to discuss the concerns with staff and submit written comments on the project.

I am a neighbor of the project site. The applicant has reviewed the project plans with me, and I understand the scope of work.

Neighbor Name(s) Judy Paton (or homeowner)

Neighbor Signature(s) Judy Paton Date 8/20/2024

Neighbor Address 164 Pine St. San Anselmo CA 94960

Neighbor Phone Number and Email 415-454-4387

Comments (optional) 8/8/2024 Dunne Deck Replacement Plans show it as basically the same footprint as existing deck w/minor reduction on east side. I've not had any issue w/this deck.

Note: the information on this form will become part of the public record for this project and providing personal information is optional.

TOWN OF SAN ANSELMO
EST. 1907

TOWN OF SAN ANSELMO
PLANNING COMMISSION
STAFF REPORT

For the meeting of October 7, 2024

Agenda Item 6.A

Date: October 7, 2024

To: Chair Asselstine and Members of the Planning Commission

From: Lindsey Klein, Senior Planner
O'Rourke and Associates

Subject: General Plan Update: Draft Vision Statement and Guiding Principles

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RECOMMENDATION

Review and provide feedback on the Draft Vision Statement and Guiding Principles for the General Plan Update (GPU) project.

BACKGROUND

General Plan Requirements

Every city/town and county in California is required by State law to prepare and maintain a planning document called a general plan. The General Plan is designed to serve as the Town's "constitution" or "blueprint" for future decisions concerning land use, infrastructure, public services, and resource conservation. General plans are governed by California Government Code Section 65302 and are divided into the following mandatory elements: land use, transportation and circulation, housing[1], conservation, open space, safety, and noise.

[1] The Housing Element is required by the State to be updated on a different timeline than the rest of the General Plan. Therefore, the Housing Element was amended and adopted separately and is not part of this project.

The State also allows and provides guidance to local governments to include additional optional elements and a vision statement in their general plans.[2] A vision statement is typically located at the beginning of the general plan and outlines the long-term aspirations and guiding values of a community, providing a framework for future growth and development.

The vision statement and accompanying guiding principles are important because they ensure that all Town decisions align with the community's desired outcomes. The vision statement and guiding principles in a general plan are broad, high-level, and aspirational, while the goals, policies, and actions, organized into elements of the general plan, tier off the vision. The goals, policies, and actions provide a more detailed and implementable framework for achieving the community's long-term aspirations. For example, a vision statement or guiding principles may broadly support sustainable multi-modal transportation options while policies and actions would support electric vehicles and bicycle infrastructure projects in the town.

Town Process

On December 4, 2023, the Planning Commission received an introductory presentation on the GPU project and appointed two Planning Commissioners to the Ad Hoc Working Group to review GPU proposals and create the General Plan Advisory Committee (GPAC) framework (see **Attachment 9** for the staff report). Chair Asselstine and Planning Commissioner Pipkin were appointed to the Ad Hoc Working Group.

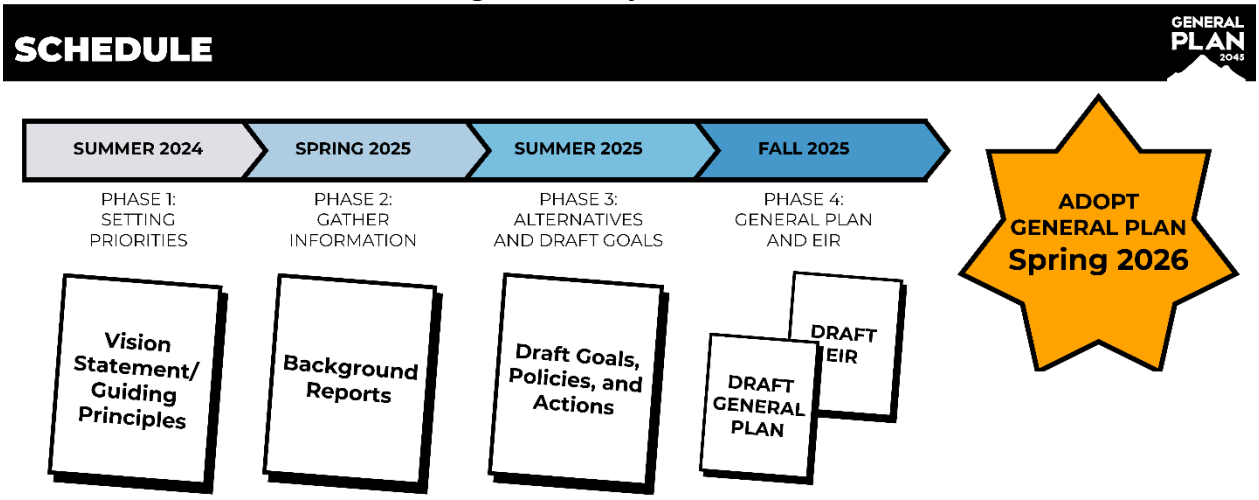
Per Resolution 2024-4537 adopted by the Town Council on April 23, 2024, the Ad-Hoc Working Group transitioned to become part of the 15-member GPAC.[3] At that same meeting on April 23, 2024 and upon the recommendation of the Ad Hoc Working Group, the Town Council selected O'Rourke and Associates, a qualified local planning firm, to support the Town during the two-year GPU project.

The GPU process is divided into four major phases. Over the past six months, the Town has kicked off the first of the four phases, as shown in **Figure 1** below. Each phase involves background research and community engagement before culminating in a work product for public review.

[2] The optional elements should be on topics that reflect the specific needs and circumstances of a community. As recommended by the Town Council in November 14, 2023, the GPU will also include: an Economic Development Element, a Climate Change, Sustainability, & Resilience Element, and a Parks, Recreation, & Public Facilities Element. Community design will be a topic included in the Land Use Element.

[3] The GPAC includes representation from: 2 Town Councilmembers, 2 Planning Commissioners, 1 Climate Action Commissioner, 1 Bicycle & Pedestrian Advisory Committee member, 1 Open Space Committee member, 1 Parks & Recreation Commissioner, 1 Racial Equity Committee member, 1 Economic Development Committee member, 1 youth member, and 4 at-large community representatives.

Figure 1 – Project Schedule



In this first phase, the Town has engaged the community to gather input on local values and priorities and establish the community's long-term vision for the future of San Anselmo. Community engagement during this phase has included:

- Six stakeholder interviews (see **Attachment 3** for a summary)
- Seven Committee and Commission meetings (see **Attachment 4** for a summary)
- Three pop up events at Live on the Avenue (see **Attachment 5** for a summary)
- Ten economic development stakeholder interviews (summary is in progress)
- Online Setting Priorities Survey (642 responses collected) (see **Attachment 8** for a summary)
- Two GPAC meetings (see **Attachments 2**, **6**, and **7** for summaries)

These engagement efforts have culminated in the work product for the first phase: the Draft Vision Statement and Guiding Principles (see **Attachment 1**).

The Draft Vision Statement and Guiding Principles were originally crafted by GPAC member Rene Voss following GPAC Meeting 1 and further refined by Town staff to incorporate additional topics generated from all community feedback received. At GPAC Meeting 2, the GPAC made additional edits (see **Attachment 2**). Following GPAC Meeting 2, an ad hoc subcommittee of the GPAC incorporated all of the comments provided at GPAC Meeting 2 to ensure all GPAC comments were addressed in the version provided to the Planning Commission.

The final two opportunities for community input during the first phase include the October 7 Planning Commission meeting and October 22 Town Council meeting, at which both bodies will

review and provide direction on any remaining edits to the Draft Vision Statement and Guiding Principles.

DISCUSSION

Review of Vision Statement and Guiding Principles

At this meeting, the Planning Commission is invited to review the GPAC's Draft Vision Statement and Guiding Principles to provide input. The purpose of this staff report is to solicit feedback from the Planning Commission on the Draft Vision Statement and Guiding Principles.

As mentioned earlier in the staff report, the vision statement and guiding principles are broad, high-level, and aspirational. More detailed or actionable ideas may be better incorporated into the goals, policies, and actions of the updated General Plan.

Next Steps

Following this meeting, Planning Commission input will be folded to the Draft Vision Statement and Guiding Principles and brought to the Town Council on October 22. Similarly, the Town Council will review and provide direction on any remaining edits to the Draft Vision Statement and Guiding Principles.

As the first phase is wrapping up, the GPU project is progressing into the second phase, which is focused on gathering data and establishing existing conditions. The Town will publish background reports on various topics that inform the General Plan (e.g., open space, circulation, economic development, and more) and host community-wide workshops on key topics.

The first workshop, focused on climate change, sustainability, and resilience, is scheduled to be held online at 6:30 p.m. on Thursday, October 10th. Registration via Zoom is available here: https://tinyurl.com/SAWorkshop1. Three additional workshops will be held in 2025. To learn about those workshop dates and other opportunities to get more involved throughout the process, visit the Town's General Plan Update website here: https://sananselmogp2045.org/.

CEQA DETERMINATION

Receipt of a presentation about the General Plan Update and the ensuing discussion about the vision for the General Plan Update is not a "project" under the California Environmental Quality Act (CEQA), because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

The forthcoming adoption of the updated General Plan will be subject to CEQA review. It is expected that the GPU will require the preparation of a Program Environmental Impact Report (EIR). The EIR prepared as part of the GPU will thoroughly and adequately assess the impacts of

the updated General Plan in compliance with CEQA. The EIR will address the following environmental factors consistent with the current CEQA Guidelines:

- Aesthetics
- Agriculture / Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire

In addition, the EIR shall include discussion of cumulative impacts and significant and unavoidable impacts on the environment, if any. A range of reasonable alternatives to the GPU shall be evaluated, including a "No Project" alternative.

ATTACHMENTS

Attachment 1 – Draft Vision Statement and Guiding Principles
Attachment 2 – GPAC Edits to Draft Vision and Guiding Principles at 9-12-24 GPAC Meeting
Attachment 3 – Stakeholder Meeting Summaries
Attachment 4 – Commission and Committee Meeting Summaries
Attachment 5 – Live on the Avenue Pop Up Feedback
Attachment 6 – 8-8-24 GPAC Meeting Brainstorming Notes
Attachment 7 – Matrix of GPAC Feedback on Framework
Attachment 8 – Online Survey Results
Attachment 9 – December 4, 2023 Planning Commission Item 6.A Staff Report

SAN ANSELMO VISION AND GUIDING PRINCIPLES

(Draft presented on 9-12-24 incorporating GPAC comments)

Vision Statement

The Town of San Anselmo envisions a future where natural beauty, community well-being, and sustainable progress harmoniously coexist. Our town honors its heritage, scenic beauty, and sense of community and belonging while embracing innovation, inclusivity, climate action, sustainability, economic vitality, and fiscal responsibility. Together, we strive to create a safe, welcoming, and vibrant community for all people, where the values of social equity, environmental stewardship, and community connection are fundamental.

Guiding Principles

1. Environmental Stewardship: Protect and enhance our open spaces, wildlife habitats, and biological diversity through thoughtful land use, environmental policies, and responsible access to open space and scenic vistas.

2. Climate Action, Resilience, and Sustainability: Lead in reducing greenhouse gas emissions, mitigating and adapting to climate change, and building a resilient community that can withstand environmental challenges, prioritizing support for our most vulnerable populations. Embrace sustainable practices in all aspects of town life.

3. Architectural and Scenic Beauty: Maintain and enhance the charming and historic qualities of the built environment, and preserve and enhance the scenic beauty of San Anselmo.

4. Economic Vitality: Support a thriving local economy that strengthens Town revenues by fostering a variety of businesses, encouraging sustainable economic practices, and ensuring that economic growth is inclusive, responsive to the changing needs of the community, and in alignment with our environmental and social goals. Encourage businesses in the town's commercial districts and downtown to foster vibrancy and contribute to attractive gateways to San Anselmo.

5. Housing: Promote a wide range of housing options that are affordable at all income levels, accessible, and sustainable while protecting the town's natural resources and respecting its charming architecture. Provide housing that meets the needs of existing residents and welcomes a diverse spectrum of future residents.

6. A Community of Belonging: Foster an inclusive, welcoming, and socially connected community where people of all ages, backgrounds, and abilities have a sense of belonging, equitable access, and opportunities to thrive. Emphasize community engagement, connections, and volunteerism to enhance the social fabric of the town.

7. Social Equity and Diversity: Commit to social equity, respect, and understanding in all community interactions. Actively promote diversity and inclusiveness as fundamental values that strengthen the town.

8. Healthy Community: Offer and improve access to our parks, recreation programs, facilities, and events which provide affordable opportunities for active living, personal enrichment, education, and social connection to all members of the community.

9. Sustainable Transportation: Prioritize multi-modal transportation options and improvements that eliminate greenhouse gas emissions, such as zero-emission vehicles, public transit, cycling, and pedestrian-friendly infrastructure. Improve and promote safety, accessibility, and traffic flow.

10. Safety and Preparedness: Ensure the safety and well-being of all residents through high-quality public services, resilient infrastructure, improved safety and noise regulation, and robust emergency preparedness and response plans.

11. Excellence in Governance: Provide high-quality public facilities and fiscally responsible, innovative, transparent, and responsive local government services to ensure the health, safety, and welfare of the community. Communicate with and engage all members of the community to align leadership with the diverse needs and values of San Anselmo's residents.

San Anselmo Vision and Guiding Principles

(~~Suggestions by René Voss, GPAC Member~~ Draft presented on 9-12-24 ~~with edits from the General Plan Update project team to incorporate other community input~~incorporating GPAC comments)

Vision Statement

The Town of San Anselmo envisions a future where natural beauty, community well-being, and sustainable progress harmoniously coexist. Our town ~~will continue to~~ honors its heritage, scenic beauty, and ~~small town charm~~ sense of community belonging while embracing innovation, inclusivity, ~~and sustainable~~ climate action, economic vitality, and fiscal responsibility. Together, we strive to create a safe, welcoming, and vibrant community for all people, where the values of social equity, environmental stewardship, and community connection are ~~at the heart of every decision~~fundamental.

Guiding Principles

1. Environmental Stewardship: Protect and enhance our open spaces, wildlife habitats, and biological diversity through thoughtful land use and environmental policies. Maintain and improve responsible access to open space and scenic vistas.

2. ~~Sustainability~~ Climate Action and Resilience: Lead in reducing greenhouse gas emissions, mitigating and adapting to climate change, and building a resilient community that can withstand environmental challenges, prioritizing support for our most vulnerable populations. Embrace sustainable practices in all aspects of town life, from ~~energy use~~purchasing to waste management.

3. ~~Preservation~~ Enhancement of Architectural Character and Scenic Beauty: Maintain and enhance the ~~unique~~ charming and historic character of the built environment~~, historic charm,~~ and scenic beauty of ~~San Anselmo~~the natural environment, ensuring that development is consistent with these values.

4. Economic Vitality: Support a thriving local economy that improves town revenues by fostering a variety of ~~small~~ businesses, encouraging sustainable economic practices, and ensuring that economic growth is inclusive, responsive to the changing needs of the community, and in alignment with our environmental and social goals. Encourage businesses in the town's commercial districts and downtown to nurture community life and provide attractive gateways to San

Commented [CO1]: "Eclectic" was suggested, but not all GPAC members supported it.

Commented [CO2]: "welcoming" was suggested, but "fostering" implies actions the Town may take such as permit streamlining, revising development standards, promotion, etc.

Anselmo.~~Retain the Downtown's eclectic character, diverse architecture and central role in community life.~~

5. ~~Affordable and Diverse~~ Housing for All: Promote a wide range of housing options that are affordable at all income levels, accessible, and sustainable while protecting the town's natural resources and respecting its charming architectural character. Provide housing ~~options~~ that meets the needs of existing residents and welcomes a diverse spectrum of future residents~~ while protecting the town's natural resources and charming architectural character~~.

6. ~~Inclusive~~ A Community of Belonging: Foster an inclusive, welcoming, and socially connected community where people of all ages, backgrounds, and abilities have a sense of belonging, equitable access, and opportunities to thrive. Emphasize community engagement, connections, and volunteerism to enhance the social fabric of the town.

7. Social Equity and Diversity: Commit to social equity, respect, and understanding in all community interactions. Actively promote diversity and inclusiveness as fundamental values that strengthen the town.

8. Healthy Community: Offer and improve access to recreation programs, facilities, and events which provide affordable opportunities for active living, personal enrichment, education, and social connection ~~to all members of the community~~for all generations.

9. Sustainable Transportation: Prioritize multi-modal transportation options and improvements that reduce greenhouse gas emissions and reliance on single occupancy vehicles, such as public transit, cycling, ~~and~~ pedestrian-friendly infrastructure, and electric vehicles. ~~while enhancing~~Enhance safety, accessibility, and traffic flow.

10. Safety and Preparedness: Ensure the safety and well-being of all residents through high-quality public services, resilient infrastructure, rigorous safety and noise regulation, and robust emergency preparedness and response plans.

11. Excellence in Governance: Provide high-quality, fiscally responsible, innovative, transparent, and responsive local government services. Maintain and improve Town buildings, infrastructure, roadways, and facilities. Communicate with and c~~E~~ngage ~~with~~ all members of the community to ensure that leadership is aligned with the diverse needs and values of San Anselmo's residents.

Commented [CO3]: "Continue to" was suggested, but that could be added to all of the principles and is not typically used in forward-looking guiding principles.

Summary of Stakeholder Meetings with
Individuals, Organizations, and Agencies

STAKEHOLDER MEETING SUMMARY

Age-Friendly Living

June 5, 2024

Attendees:

Sara Robinson – Age Forward Coordinator, Marin County

Suellen Lamorte – former Marin County Commission on Aging representative; Steering Committee, Ross Valley Village; Board member, Tam House

Danielle Mauk – Director of Community Services, Town of San Anselmo

Vincent Lin – Recreation Coordinator, Town of San Anselmo

Heide Scoble – Planning Director, Town of San Anselmo

Lindsey Klein – Senior Planner, Town of San Anselmo

Christine O'Rourke – Consultant, O'Rourke & Associates

Bob Brown – Consultant, Sustainable Community Planning

Matt Taecker – Consultant, WRT

1. **Do you feel there is a strong sense of support for older adults in San Anselmo?**
   - Older adults are looking for safe, independent living opportunities, with community connections and access to services.
   - San Anselmo has increased Park and Recreation activities for the older population and in park renovations, but many would benefit from additional programming.
   - San Anselmo is not involved in services for older adults. Independent private organizations and regional public agencies provide these services.
2. **What are some of the issues that older adults are concerned about?**
   - Resilience and safety following a disaster.
   - Community health and well-being, particularly individual isolation.

- Transportation options, including paratransit and walking.
- The availability and cost of healthy food.
- Maintenance of sidewalks.
- Challenges of providing transportation or food delivery to residents in the hills.

3. **Are there improvements in services or facilities which would foster independent living for older adults?**
   - Creation of an intergenerational center in the heart of town, providing social interaction, meals, music, education, and connection to services.
   - Disaster preparedness: More education, a database of older residents needing assistance, and health and welfare checks.
   - A coordinated volunteer program by the Town to utilize older adults and provide assistance where needed.
   - Strong network of neighborhood associations that provide assistance to older neighbors (e.g., yardwork, getting sandbags). Corte Madera and Belvedere were mentioned as examples.
   - Better access to congregate meal programs. Fairfax was mentioned as an example.
   - More public benches.
   - Seating for older adults at Town events and better accessibility.
   - Town events geared more towards the tastes of older adults, in addition to the family-friendly events offered by the Parks and Recreation Department.
   - More public restrooms.
   - Free classes for older adults with lower incomes.
   - Creation of more supportive or cooperative housing and smaller units for older adults which are close to services.
   - An inventory of privately owned age-friendly rental units would be helpful.
   - Hosting a Senior Prom for older adults was suggested.
   - Computer use by older adults cannot be assumed in creating communications to this segment of the community. Multiple communication outlets should be considered, including mailings to those that request them.
   - Demand for services and facilities will grow as San Anselmo's older population cohort will grow an estimated 30 percent in the next 10 years.

4. **Is getting around a challenge for older adults in San Anselmo? What specifically could be improved?**

- Better bus service –in terms of needed destinations, greater frequency, and transit stop facilities (i.e., public restrooms).
- Need for safer crosswalks or direct crosswalks along more convenient pedestrian travel paths (pedestrians jay-walk rather than using the crosswalks between Andronico's and the major bus stop; on Sir Francis Drake Boulevard at Archie Williams High School).
- Need for longer crossing times to accommodate those with disabilities.
- Better sidewalk maintenance to encourage walking to downtown.
- Better education on using Marin Access to order Uber/Lyft services would be helpful.

5. **Are there underrepresented groups or members of the community that we should pay special attention to or that should be engaged in this process?**
   - Those who are struggling financially, needing meal programs and free services.

STAKEHOLDER MEETING SUMMARY

Churches and Private Schools

June 5, 2024

Attendees:

John Cowperthwaite – Elder, First Presbyterian Church of San Anselmo

Karen Bischoff – Director of Property and Risk Management, Side by Side

Shaun Thurtell – Property Manager, University of Redlands

Kaycee Pomeroy – Building Campaign Coordinator, Grace Church of Marin

Deirdre Sheerin – Executive Director, Oak Hill School (provided responses via email)

Heide Scoble – Planning Director, Town of San Anselmo

Lindsey Klein – Senior Planner, Town of San Anselmo

Christine O'Rourke – Consultant, O'Rourke & Associates

Bob Brown – Consultant, Sustainable Community Planning

1. **What services or programs do these organizations currently provide?**

First Presbyterian Church has a congregation of about 200 active members. It also hosts a 75-child preschool with 14 staff and space use or rental by numerous non-profit organizations or groups.

Grace Church of Marin has between 250 and 300 participants at services and is a multi-generational congregation.

Side by Side is a K-12 day school for 130 students offering behavioral or mental health programs. Side by Side has partnerships with the Marin County Office of Education.

University of Redlands has between 120 and 200 students and offers master's and doctoral programs in theology, sustainability, and music; has approximately 100 on-campus residents; and hosts gatherings including conferences and weddings.

Oak Hill School is a primary and secondary day school for approximately 32 students with autism and other developmental differences, providing special and vocational education.

2. **What plans do they have for changes in service levels or new development?**

First Presbyterian Church has experienced declining membership and expects no expansions. They would like to create a transitional housing unit in the basement level of their existing church for refugees.

Grace Church of Marin has been planning a major renovation of their facilities and has started a fundraising campaign. They envision creating not only worship space, but recreational, educational, meeting, and event space that can be offered to schools, non-profits, and the broader community for social gatherings and sports.

Side by Side's campus is at capacity.

University of Redlands hopes to expand its graduate program offerings but does not anticipate physical expansion. They are currently investigating a solar installation to reduce campus energy costs. Hybrid and on-line classes have significantly changed their service delivery and use of campus facilities, with some students coming to San Anselmo approximately once per month for weekend intensives.

Oak Hill School expanded their high school program in 2023 and anticipates no further changes.

3. **Are there major issues or gaps in services that affect these organizations?**
   - The desire of staff members for convenient, local day care programs.
   - The ability to provide on-site parking for peak demand and potential for off-site parking agreements.
   - Safe crosswalks to use off-site parking facilities are very important.
   - The lack of diversity in Marin.
   - Lack of adult support services for independent living.

4. **Are there issues or impacts that will affect these organizations in the near future that the Town should be aware of?**
   - The increasing costs of operations, including utilities.
   - Aging and decreasing membership in some churches.
   - The cost of renovations.
   - Requests for facility use from the community.
   - Inability of employees to afford to live in Marin.
   - Aging and decreasing membership in churches.
   - The lack of adult support services for their graduating students.

5. **What are some of the issues that young people are concerned about for their future?**
    - Climate change.
    - The pressure to succeed.
    - Being “overprogrammed”.
    - Recreational use of alcohol and drugs in youth communities in response to social pressure.
    - The cost of higher education.
6. **Are there underrepresented groups or members of the community that we should pay special attention to or that should be engaged in this process?**
    - People with disabilities, and their family members.
    - People of color.

STAKEHOLDER MEETING SUMMARY

Youth and Families

June 7, 2024

Attendees:

Viktoriya Wise – 8-year resident, 16-year-old daughter; member of San Anselmo Financial Oversight Committee

Ben Vincelette – 5-year resident, children 5 and 8 years old; member of Wade Thomas School site committee; softball coach

Christine O'Rourke – Consultant, O'Rourke & Associates

Bob Brown – Consultant, Sustainable Community Planning

Matt Taecker – Consultant, WRT

1. **What do you feel is unique or special about San Anselmo?**
   - Walkable/bikeable town
   - Historic buildings and town history
   - Downtown character and events
   - Ties to George Lucas and Star Wars
   - Bike connections to Fairfax and San Rafael
   - Excellent Town Council and staff – very little strife
   - Downtown events and street closure
   - Park & Recreation activities for kids
   - Lots of recreational opportunities and parks
   - Red Hill Shopping Center and great businesses at the Hub as an important second commercial district serving the community
2. **What do you hope stays the same?**
   - Sense of community

- Quaint town character
- Walkability/bikeability
- Town events and gathering spaces
- New housing not encroaching on parks or open spaces
- Comfortable downtown character
- Nimbleness of the Town to address issues
- Destination for arts and music

3. **Are there things you'd like to see change?**
   - Bridge 2 replacement/completion of Creek Park
   - Road and sidewalk maintenance and improvement
   - Aggressive and strategic economic development strategy to refill empty commercial spaces with a variety of businesses
   - More affordable, well-designed housing for middle-class families and older residents
   - Greater diversity and inclusion
   - Focus on schools, recruitment of teachers, and improvement of school facilities
   - Parks and facilities improvements, including ADA upgrades
   - Recreation programming for older adults and teenagers
   - Businesses and park improvements that attract teenagers

4. **What are key issues facing the Town?**
   - Housing affordability
   - Empty commercial spaces
   - Bridge 2 replacement and flooding
   - The Hub intersection
   - Town funding
   - Activating and expanding foot and bicycle traffic to the entire downtown corridor along San Anselmo Avenue from M. H. Bread and Butter (101 San Anselmo Ave.) to the fire station (777 San Anselmo Ave) and include businesses on the side streets
   - Controlling traffic speed for pedestrian and bicyclist safety, especially on Butterfield Rd.

- Improvements to The Hub intersection that don't divide the community with a huge piece of physical infrastructure (such as a bike fly-over). They create a perceived separation and shade that decreases the visual value of the space.
- Increasing unhoused population and lack of adequate services
- How to increase participation/volunteerism from very busy families

6. **How do you imagine the Town will be different 20 years from now?**
    - More programs will exist for middle schoolers, teens, and seniors
    - There will be a multi-generational recreation center
    - There will be taller buildings, but well-designed and in the right places
    - There will be housing opportunities for middle-income families
7. **What are some of the issues that children, teens, and families are concerned about for their future?**
    - Lack of spaces for teens to gather for in-person connection
    - Lack of affordability and ability to live here
    - Lack of local job opportunities
    - Drug and alcohol use and mental well-being, particularly in the teen community
8. **Do you have any safety concerns, such as traffic issues?**
    - Safety at the Butterfield/SFD intersection and the Yolanda Station intersection
9. **Are there underrepresented or marginalized groups of children and teens that we should pay special attention to or that should be engaged in this process?**
    - Disabled population
    - Anyone who is not white or affluent

STAKEHOLDER MEETING SUMMARY

Special Districts

June 10, 2024

Attendees:

Chief Michael Norton – Central Marin Police Authority

Interim Chief Dan Mahoney – Ross Valley Fire Department

Elysha Irish – Engineering Manager, Marin Municipal Water District

Steve Moore – General Manager, Ross Valley Sanitary District

Paul Bruemmer – Operations and Maintenance Manager, Ross Valley Sanitary District

Tara Taupier – Superintendent, Tamalpais Unified High School District

Chris Carson – Chief Business Official, Ross Valley School District (met on June 14th)

Heide Scoble – Planning Director, Town of San Anselmo

Christine O'Rourke – Consultant, O'Rourke & Associates

Bob Brown – Consultant, Sustainable Community Planning

1. **What are anticipated service changes or physical expansion plans (infrastructure, new buildings, new programs, increased service population)?**
   - There is adequate sewer treatment and transmission capacity for anticipated growth. Water use has been going down, translating into less sewage volumes.
   - Ross Valley Sanitary District continues to replace and upgrade existing infrastructure. No expansion is planned.
   - The water infrastructure is continuously going through rehabilitation and replacement, such as projects on Sir Francis Drake and Center. San Anselmo is a hub for the water distribution system. A water infrastructure rehabilitation project at the Hub area is in the planning stages with the San Anselmo Public Works Department.

- Rehabilitation of the Ross Reservoir tank is currently in MMWD's 5-year capital plan, but the rehabilitation is not related to a capacity issue.
- The current Urban Water Management Plan reflects the residential growth based on the most recent, 6th cycle RHNA allocation.
- There are no expansion plans for Archie Williams High School. A new bond measure is being prepared to allow for upgrading of facilities. School enrollment is declining from a peak in 2021 of 1,300 students to 1,180 expected in 2025. A further 250-student decrease is expected in the next seven years.
- There are no expansion plans for the Ross Valley School District's schools. A Demographic Analysis & Enrollment Projections Report prepare in 2022 projects declining school enrollment from 1,743 in the 2020-2021 school year to 1,581 in the 2028-2029 school year.
- There are no changes anticipated in the use of the off-site Tamalpais High School District fields or the Ross Valley School District fields.
- The Tamalpais Unified High School District just completed a Facilities Master Plan. They recently installed a solar array at Archie Williams and are planning ADA upgrades to the fields.

2. **Are there current or anticipated infrastructure insufficiencies over the next 20 years that need to be addressed beyond what you currently have planned?**
   - The police substation at Town Hall will need more electric vehicle charging capacity, including Level 3 chargers, as they transition to an all-electric fleet.
   - MMWD has a fire flow improvement program for hydrants. In some cases where there is insufficient fire flow to accommodate new development, developer funding may be required.
   - One of the two fire stations in San Anselmo will be remodeled to accommodate a shift in staffing from the Ross station closure. They are planning to break ground on a project at Fire Station 20 next spring.
   - The 1910 sewer main south of the Hub to Bolinas Avenue is due for replacement/upgrade in 5-10 years.
3. **Are there projects or issues that your agency would like to partner with the Town on?**
   - Coordination with Public Works by the utility districts has worked well, in some cases allowing for coordinated sharing of paving costs.
   - Parking around Archie Williams High School is a neighborhood issue that the Tamalpais Unified High School District could partner with the Town on to address.
   - Continued partnership between Ross Valley School District and the Town on Safe Routes to School and school field use.

STAKEHOLDER MEETING SUMMARY

Adjacent Jurisdictions and LAFCo
June 11, 2024

Attendees:

Jsaon Fried – Executive Director, Marin LAFCo

Max Korten – Director, Marin Open Space District

Richard Simonitch – Public Works Director, Town of Ross

Roberta Feliciano – Planning and Building Director, Town of Ross

Jeff Beiswenger – Planning Director, Town of Fairfax

Loren Umbertis – Public Works Director, Town of Fairfax

Scott Schneider, Assistant Public Works Director, Town of San Anselmo

Christine O'Rourke – Consultant, O'Rourke & Associates

Bob Brown – Consultant, Sustainable Community Planning

1. **Do you anticipate any service changes or physical expansion plans (infrastructure, agency boundaries) that may affect San Anselmo?**
   - LAFCo's 2020 Municipal Service Review and Sphere of Influence Update for the Upper Ross Valley called for incorporating the two County islands into the Town's boundaries. LAFCo would like to partner with the Town on hosting discussions with property owners, as they don't feel that they have enough information about how the individual jurisdictions work to complete these annexations.
   - LAFCo would also like to clean up parcels under common ownership that currently are split between jurisdictional boundaries such as between San Anselmo and Ross along Crest Road.
   - The Marin County Open Space District currently does not anticipate further open space acquisitions.
   - The Town of Ross will soon be updating their General Plan.

2. **Are there any land use or service issues between your agency and the Town that should be addressed?**
   - The Marin County Open Space District is currently working with the Town to enter into an agreement for management of a multi-use trail along the Sorich Ranch property, connecting to County open space lands.
   - Fairfax is pursuing acquisition of the adjacent Wall property which may offer access opportunities from San Anselmo.
   - Fire Station 18 in Ross is closing, with relocation of the engine company.
3. **Are there projects or issues that your agency would like to partner with the Town on?**
   - Cooperation between Ross and San Anselmo on Public Wworks projects has been successful, resulting in cost savings on slurry sealing. Ross would like to continue working together and sharing responsibility for Bolinas Avenue (flooding improvements, traffic enforcement, etc.).

STAKEHOLDER MEETING SUMMARY

Transportation Providers and Advocates

June 11, 2024

Attendees:

Derek McGill, Director of Planning, Transportation Authority of Marin

Tarrell Kullaway, ED, Marin County Bicycle Coalition

Warren Wells, Marin County Bicycle Coalition

Nancy Whelan, Gen. Manager, Marin Transit

Cathleen Sullivan, Director of Planning, Marin Transit

Emily DelRoss, Golden Gate Transit

Heidi Scoble, Planning Director, Town of San Anselmo

Lindsey Klein, Senior Planner, Town of San Anselmo

Christine O'Rourke, consultant, O'Rourke & Associates

Bob Brown, consultant, Sustainable Community Planning

Jimmy Jessup, consultant, Parametrix

Sharanya Varma, consultant, Parametrix

1. **What transportation modes are people predominantly using and what travel patterns are predominant in San Anselmo? What post-pandemic travel looks like in San Anselmo and how does it differ from previous travel patterns or transit use?**

   - Most people drive. There are not a lot of transit options in San Anselmo.
   - The Hub is the second most heavily utilized transportation center in Marin.
   - Golden Gate Transit now runs only one long-distance route (Route 132) through San Anselmo. Ridership is stable but well below pre-pandemic levels.
   - Although transit options are somewhat limited in San Anselmo, the Hub is the second-most utilized transit facility in Marin and total bus service (as opposed to

one, specific route) along the Red Hill corridor amounts to approximately 10-minute headways, which is the highest level for a location off Highway 101.

- Marin Transit is running the same number of routes and similar service levels through San Anselmo as pre-pandemic. Marin Transit's Route 23 (from the San Rafael Canal District to Fairfax) is their 4th highest ridership route. The recent San Anselmo Hub Transportation Study has investigated options to improve transit efficiency at the Sir Francis Drake Boulevard, Center Boulevard, Red Hill Avenue, and Greenfield Avenue intersection in San Anselmo.
- A high proportion of San Anselmo residents work in town or in neighboring towns (28%), and 23% have a commute of 15 minutes or less. However, only 1.5% ride bicycles to work, which is down from 3% as documented in the 2016 Bike/Ped Master Plan, suggesting that a higher percentage of commute trips could be shifted to bicycles.
- There is currently no transit service to the Larkspur Ferry Terminal, and no transit service on Sir Francis Drake Boulevard through the Ross Valley. Longer-term regional planning efforts are assessing the future needs and provision of bus service along the Red Hill Avenue and Sir Francis Drake Boulevard corridors.

2. **What do you see as the most significant near-term and long-term transportation needs of San Anselmo's community? What types of transportation facilities and services should be improved or expanded in San Anselmo in the next 20 years?**

- MTC is just completing its Transit Transformation Action Plan, attempting to improve transit ridership by creating a more user-friendly and connected system. The transit agencies are struggling to get back to 2019 service levels.
- Commute bus service to the Larkspur Ferry Terminal has been terminated.
- Improvements to transit movements through the congested Hub intersection to make it more efficient for buses to travel through the Hub and serve the Hub.
- It was suggested that San Anselmo could participate in a MTC-funded study of Marin's potential mobility hubs (currently identified at SMART and ferry stations) which is just getting underway, but San Anselmo would need to fund their own portion of the study.
- Managing vehicle parking such that provision is available for those that need to drive, while encouraging others that can take alternative transport options to do so.
- Implementation of signal improvements including dynamic timing, transit priority signalization, and monitoring.
- Managing traffic in the Downtown for better flow and safety, and prioritizing bicycle and pedestrian modes.

- Continued implementation of the adopted Bicycle and Pedestrian Master Plan projects, particularly implementation of neighborhood traffic calming and bicycle/pedestrian safety at key arterial crossing locations.
- Promoting bicycling through the provision of abundant bike parking, safety improvements, and making vehicle parking more expensive. There is a need for secure bike parking at shopping centers, schools, and the Downtown.
- Attention to wildfire evacuation routes and planning.

3. **What are your service or physical expansion plans (infrastructure, new initiatives and programs) that may affect San Anselmo?**
   - None noted.

4. **Are there mid-term and long-term projects or programs that your agency/organization would like to partner with the Town on?**
   - Shared maintenance of bus stops.
   - Improved signage at the Hub bus facility for posting schedules and notices.
   - Consideration of Vehicle Miles Traveled (VMT) mitigation measures for new development. TAM is preparing a VMT Toolkit for agencies and would like earlier notification of projects that require some form of VMT mitigation.
   - TAM suggested that San Anselmo reconsider a Priority Development Area (PDA) designation by ABAG/MTC to significantly increase funding opportunities for transportation studies, bike/pedestrian improvements, etc., noting that San Rafael received $1.5 million in the recent round of regional funding.
   - TAM noted that an update of the Countywide Transportation Plan will be available in September and will identify primary and secondary bicycle routes and priority routes for transit in Marin.

5. **What impediments are there to implementation of the Bicycle and Pedestrian Master Plan?** (The Plan, adopted in 2016, proposes such improvements as multi-use paths along Sir Francis Drake Boulevard between Creek Park and the border with Ross and along Red Hill Avenue, a primary east-west bikeway connection between San Rafael and Fairfax along Red Hill Avenue and Center Boulevard, various pedestrian crossing improvements, improved connections to the HUB transit stops, traffic calming, and increased bicycle parking, among others.)
   - There is a need to better understand barriers or impediments that currently prevent residents from using non-vehicle modes of transport to make local trips.
   - Limited right-of-way to accommodate new, dedicated bike lanes.
   - Funding for substantial infrastructure projects is a challenge as there are currently no Equity Priority Communities or Priority Development Area designations in Town.

- Need for signalized crossings at Sunny Hills to access Red Hill Shopping Center. across Sir Francis Drake Boulevard and connect the northern and southern parts of town, and at Sequoia Drive/Red Hill Ave./Greenfield Ave.
- Need for traffic calming on neighborhood streets.
- Indoor bike parking is now required for new multifamily developments.

Commission and Committee Meeting Summaries

OPEN SPACE COMMITTEE MEETING NOTES

San Anselmo General Plan Update

May 22, 2024

Consultants present: Christine O'Rourke, Bob Brown, and Matt Taecker

Committee member Braun:

- Helped to draft open space ordinance and 1988 OS and LU Elements and map for acquisitions.
- Approximately 8-10 properties have since been acquired. Others have been subdivided and/or developed.
- Many of the open space goals of the existing General Plan are still relevant. We still want to protect greenbelts, ridgelines, open spaces, and visible hillsides.
- The Town had legal challenges to creation of open space access through private property and those policies should be revisited.
- Biggest challenges are State housing mandates and reduction in local control over land use.

Chair Radtke:

- The OS Committee's Action Plan adopted last October reflects the Committee's important issues.
- OS in community is extremely important, as evidenced by heightened use during the Covid pandemic.
- Community support for OS acquisition has always been strong (examples of Bald Hill and Upper Hawthorne).
- Importance of coordinating/managing contiguous OS in other communities (example of Wall property in Fairfax). Our ultimate goal is to create a huge network of open spaces by connecting our open spaces with those contiguous to San Anselmo in adjacent jurisdictions. We are limited with what we can do as a body of the Town of San Anselmo given the limits of our jurisdictional boundaries.
- Suggested updating the tree ordinance as it affects open space.

Committee member Voss:

- The Town's Ecological emergency declaration puts nature as first priority above recreation.
- Protection of wildlife habitat, biological diversity, and native ecosystems are more important than scenic values and recreation.
- Noted that the former planning director had initiated some edits to the Open Space element previously that should be considered.
- Marin County does a good job at open space management and their management plan may be a good example.
- Update Marin Map with new layers to include the update General Plan maps that show important open space data, such as ecological corridors.

Committee member Crawford:

- Emphasized wildfire prevention as an increasingly critical issue.

Committee member Braun:

- Work to update the tree ordinance was initiated and would be good to continue.
- Most important thing is an OS Management Plan for which Committee is developing.

Committee member Voss:

- Revegetation of Sorich Ranch parking area is on hold due to use of the area by Public Works as a staging area for slurry sealing. The property is zoned both for Open Space and Public Facilities, but the use for public facilities use is in conflict with the open space use and should be considered.

Committee member Palmer:

- Protection of open space from wildfires is important.

Committee member Saunders:

- Sorich Park has been sustained by volunteers who are aging. There is a need for more volunteer support, particularly from the youth for succession planning purposes.
- We need to focus on the next generation – education about the importance of open space and responsibility for maintaining it.

Committee member Hamblet:

- Would like more representation from bicyclists and "more people in the community," interested in open space lands for their recreation value rather than just those on this committee interested in conservation.

Committee member Ludwig:

- Use education to get people, particularly younger people, to be involved and feel more responsible.

Committee member Braun:

- Acquisition of open space has been hampered by liability concerns and costs. There is a lot of responsibility associated with open space land acquisition. What are the legal liabilities of a public agency for its open space? We should address this in the General Plan and identify ways to quantify that liability in policies about future decisions to acquire open space land.

Council member Fogelman:

- Noted the importance of identifying and publicizing evacuation routes due to wildfire risks.
- Suggested mapping stairs, lanes, and trails and signing them for use as emergency access.

ECONOMIC DEVELOPMENT COMMITTEE MEETING SUMMARY

June 11, 2024

Consultants present:

Christine O'Rourke, O'Rourke & Associates

Bob Brown, Sustainable Community Planning

Rosanna Renn, Economic and Planning Systems

- Think beyond the Downtown and include consideration of the business districts on Sir Francis Drake, Red Hill Avenue, and Greenfield Avenue, including urban design in these areas.
- Consider evaluating economic activity by subareas.
- What kind of incentives could be offered to landlords and tenants to spur economic development?
- Evaluate the permitting processes. How easy is it to renovate businesses and change uses? How can the process be improved?
- The General Plan consultant team should interview people who wanted to open a business in San Anselmo but abandoned the idea (the consultants asked the Committee to suggest possible interviewees).
- San Anselmo has changed drastically in the past 10 years. Compare the SWOT analysis from 10 years ago to the most recent one.
- Parking is an issue that needs to be addressed holistically and in a balanced manner. It is important to have parking for people to easily access businesses.
- Are there actionable improvements to the bike network?
- E-bikes need to be addressed in the circulation network.
- San Anselmo is at an inflection point. Demographics are changing with more families moving into town.

PARKS AND RECREATION COMMISSION MEETING SUMMARY

June 18, 2024

Consultants present:

Christine O'Rourke, O'Rourke & Associates

Matt Taecker, WRT

- Sufficient funding is need for maintenance and to keep facilities "useful."
- Parks and recreation programming need to respond to evolving demographics, particularly the aging population, people with disabilities, teens, and young families.
- Build in flexibility and accommodation, such as with multi-use areas and easy access.
- Emphasize inclusivity "to serve the greatest number of residents" by providing a variety of offerings.
- Age- and ability-friendly living should be a principle woven through all General Plan Elements, not just the Parks and Recreation Element.
- Provide a clear path to implementation. The Open Space Committee's efforts are a good example of a Town committee that identifies and achieves their targets each year through active work plans and fundraising efforts.
- Carefully consider whether new facilities are needed. Adapt existing facilities where possible. The Isabel Cook Community Center and the Robson-Harrington House could be improved and possibly repurposed to meet evolving community needs.
- The Isabel Cook Community Center and the Robson-Harrington House are at capacity for programming, and more space is needed in order for Town programming to expand. The preschool programming and summer camps are very popular.
- Some Commissioners want a centrally located community center with various facilities (e.g., pool, gym, climbing wall, community rooms) and a variety of programming for a variety of ages. The Mill Valley Community Center was offered as a great example.
- Celebrate the volunteerism ethos of the community, as it is an important part of the Town's identity.

- Some residents are reluctant to pay for facilities they won't use personally. A parcel tax measure known as Measure M that was for the restoration of Memorial Park was defeated in 2019.[1]
- There are neighborhoods that are under-served in terms of parks facilities because they are separated from parks by arterial roadways. The Winship Park neighborhood was identified as an example.
- The Town recently opened a new pocket park, Hilldale Park, behind the United Market.
- Road and mountain bicycling are popular in San Anselmo and mountain biking is a part of its history. The Town should "lean into" this history as part of the community identity.
- Make parks more event-friendly and gathering-friendly, such as allowing amplified music at community barbecues and providing adequate lighting.[2] Encourage community groups to host their own gatherings in public parks.
- The Commission will be reviewing their action plan next month, setting new priorities and identifying accomplishments.
- The General Plan should be flexible and adaptable to evolve with the times as trends rise and fall. For example, pickleball is a current sporting trend that may become a mainstay in the community, but time will tell.

[1] The measure failed with 60.81% of voters voting No. See San Anselmo, California, Measure M, Parcel Tax for Memorial Park (November 2019) - Ballotpedia.

[2] See amplified sound regulations for all parks in Town Council Resolution No. 4492.

CLIMATE ACTION COMMISSION
MEETING SUMMARY

June 24, 2024

Consultant present:

Christine O'Rourke, O'Rourke & Associates

- The Commission is developing a list of priorities and accomplishments that will be presented to the Town Council in July. The consultant team should review that document for potential items to address in the General Plan Update. The priorities were set later at the Commission meeting as follows:
    - Building Decarbonization Program: Promote reduction in use of natural gas in buildings by electrifying appliances.
    - Compost Distribution System for Soil Health: Implement Senate Bill 1383 by keeping compostable materials out of landfills to reduce emissions and procuring and applying compost to improve soil health, sequestering carbon.
    - Electric Vehicle (EV) Mobility: Promote adoption of EVs to reduce the largest source of greenhouse gas (GHG) emissions by increasing number of public EV chargers (including streetlight chargers), approve a municipal fleet electrification policy and conversion strategy, and promote regional and school bus fleet decarbonization.
    - Active Transportation: Promote alternatives to car transportation by providing safe bicycle and pedestrian routes and charging and bike storage infrastructure to serve the bicycling public.
    - Outreach: Plan and carryout public education/information campaigns using Town newsletters, social media accounts, presentations, webinars, and community climate conversations in public spaces (tabling). Promote awareness of Town climate action programs including single-use foodware rules, the local ban on gas-powered landscape equipment, promotion of heat pump water heaters, and more.

    - Routine Climate Action Commission Functions: Conduct annual Climate Action Commission administrative duties.

- Consider including specific targets, such as GHG reduction targets, in the General Plan.

- The Town is building a resilience hub. This could be highlighted in the plan as a recent accomplishment and potentially a model for additional resilience hubs.

- The General Plan should address water usage and wildfires.

- Consider closing streets such as San Anselmo Avenue to vehicular traffic during school commute hours to encourage bicycle and pedestrian travel to local schools.

- Robust outreach utilizing many communication channels is important.

HISTORICAL COMMISSION MEETING SUMMARY

July 17, 2024

Consultants present:

Christine O'Rourke (O'Rourke & Associates)

Bob Brown (Sustainable Community Planning)

- The Commission's focus is on community education, documentation, and research of historic resources.
- The Commission is not involved in historic building preservation issues, which are addressed by the Planning Commission as part of the CEQA process for reviewing demolition or modification of potentially historic structures.
- The Commission is interested in adding educational signage for historic structures in the Downtown. They acknowledged that a robust historic inventory should be conducted in San Anselmo as a precursor to this effort.
- Commissioners noted the importance of oral histories and walking tours to give residents a sense of the town's culture, charm and history of development.
- One Commissioner expressed a desire to balance tourism demands on the Town with local community needs.
- Commissioners hoped for restoration of the Robson-Harrington House gardens and creating a walking tour of the property.
- The Commission identified the following community-defining characteristics that should be preserved for the future:
  - The main street character and walkability of the Downtown
  - Retention, occupancy, and preservation of the former Seminary (now University of Redlands) campus

  - The Library, which functions as the center for community activities and connects the generations
  - Local arts and the influence of local artists
  - Older, architecturally important housing stock, such as the quintessential Bungalow homes dispersed throughout San Anselmo neighborhoods
  - Residential neighborhoods that retain a cohesive character through compatible architectural design
- The Commission indicated that the train depot previously located at the Hub should be celebrated as part of San Anselmo's legacy.
- The Commission indicated that Isabel Cook Community Center should be restored and improved to provide adequate facilities for the Recreation Department and community members. Existing artist spaces in the community center should be retained in any future renovations/restorations.

BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE MEETING SUMMARY

August 7, 2024

Consultants present:

Christine O'Rourke (O'Rourke & Associates)

Bob Brown (Sustainable Community Planning)

- The Committee has created subcommittees which reflect what it sees as priorities:
  - Master Plan Subcommittee: Updating the 2016 Bicycle and Pedestrian Master Plan.
  - Stairs, Trails and Lanes Subcommittee: Investigating means of maintaining and improving these community connectors for non-motorized commuters.
  - Pedestrian and Cycle Crossings Subcommittee: Considering safety improvements for crossings of Sir Francis Drake Boulevard at locations identified in the five-year Capital Improvement Plan.
  - The Hub Subcommittee: Looking to assure bicycle and pedestrian improvements are incorporated into long-term intersection improvements to support the east-west bicycle route across Marin County.
  - Bicycle Lockers Subcommittee: Examining best practices for providing secure bicycle lockers at common Town destinations.
- The Committee indicated interest in future Communication and Budget subcommittees to address their priorities regarding:
  - Broader communications and information sharing to all residents regarding pedestrian and bike topics across San Anselmo.
  - Fundraising opportunities to support BPAC efforts and pedestrian/bike projects in San Anselmo.
- The Committee offered to provide a current listing of the status of improvements recommended in the existing Bicycle and Pedestrian Master Plan.

- The Committee indicated that parking in Downtown San Anselmo during Live on the Avenue is horrible. They would like to consider a parking garage, similar to San Rafael, in the future to address those issues.
- The Committee cited a desire to enhance access from San Anselmo to nearby employment centers to the north and south without requiring traveling east to Highway 101 through enhanced bike connections.
- The Committee indicated that the five-year Capital Improvement Plan should serve as the project list to reference as their priority projects in the new General Plan.
- The Committee indicated that the future of the Hub should be addressed in the General Plan Update.
- The Committee offered a goal/vision statement for the new General Plan: safety for all those who ride in and through San Anselmo.

RACIAL EQUITY COMMITTEE
MEETING SUMMARY

August 20, 2024

Consultants present:

Christine O'Rourke (O'Rourke & Associates)

Bob Brown (Sustainable Community Planning)

The Committee provided the following comments:

- The town needs to be more welcoming to people of color and provide a sense of belonging. To encourage this, the Town should seek opportunities to invest in the BIPOC community.
- The Town's recruitment and hiring processes need to be updated with policies to prioritize diversity.
- Affordable housing is critical to increasing a diverse population in San Anselmo. However, affordable housing is not the only missing link to a more diverse community. The community needs to feel more welcoming to minority groups in order for those people to want to live here.
- The Town should have a platform for community members to anonymously report hate incidents and other aggressive acts and a process to respond to those complaints. This platform should not be hosted or monitored by the police.
- The police should be required to publicly report the race of the people they stop.
- The term "community values" is not inclusive language and should not be included in the General Plan.

Live on the Avenue Event Responses

July 12 Live on the Avenue Event - Pop Up Table

Response #	Question #	Question	Response
1	1	What do you value most about San Anselmo? What do you want to stay the same?	Friendly town
2	1	What do you value most about San Anselmo? What do you want to stay the same?	I like how close the shops are
3	1	What do you value most about San Anselmo? What do you want to stay the same?	Keep the land free of development
4	1	What do you value most about San Anselmo? What do you want to stay the same?	Free weekend music! Community!
5	1	What do you value most about San Anselmo? What do you want to stay the same?	More farms
6	1	What do you value most about San Anselmo? What do you want to stay the same?	Great business-friendly community. Pretty downtown.
7	1	What do you value most about San Anselmo? What do you want to stay the same?	Sustainable choices
8	1	What do you value most about San Anselmo? What do you want to stay the same?	Hometown feel!!
9	1	What do you value most about San Anselmo? What do you want to stay the same?	Stay the same. Love San Anselmo.
10	2	What would you like to change about San Anselmo?	Permanently close San Anselmo Avenue and put in underground parking to maintain access to merchants.
11	2	What would you like to change about San Anselmo?	To close the streets in the winter for Live on the Avenue too.
12	2	What would you like to change about San Anselmo?	Have a San Anselmo Art + Wine Festival
13	2	What would you like to change about San Anselmo?	More ice cream
14	2	What would you like to change about San Anselmo?	More donuts
15	2	What would you like to change about San Anselmo?	More classical music in the summer at Live on the Avenue and some games for teens
16	2	What would you like to change about San Anselmo?	More ice cream!
17	2	What would you like to change about San Anselmo?	Pedestrian Downtown forever more
18	2	What would you like to change about San Anselmo?	Higher density housing. Change zoning from single-family only.
19	2	What would you like to change about San Anselmo?	Imagine fossil free San Anselmo
20	2	What would you like to change about San Anselmo?	Add more activities for teens and young people
21	2	What would you like to change about San Anselmo?	Better public transport
22	2	What would you like to change about San Anselmo?	Stop throwing trash into the ocean
23	2	What would you like to change about San Anselmo?	Open the plaza forever!
24	2	What would you like to change about San Anselmo?	More flood control for downtown to protect our wonderful businesses
25	2	What would you like to change about San Anselmo?	More ice cream shops
26	2	What would you like to change about San Anselmo?	Nothing
27	2	What would you like to change about San Anselmo?	Come to Live on the Avenue tomorrow
28	2	What would you like to change about San Anselmo?	Robson should be more inviting. It is hidden by tall bushes and prohibitive signage.
29	2	What would you like to change about San Anselmo?	Safe routes to school. Bike safety, slower speeds
30	2	What would you like to change about San Anselmo?	Town Council chambers would be a great hang out location on hot dates -- couches, water, outlets, neighbors = bliss.
31	2	What would you like to change about San Anselmo?	Timed lights on Sir Francis Drake Boulevard
32	2	What would you like to change about San Anselmo?	Slow San Anselmo Avenue (like Slow Streets in SF)
33	2	What would you like to change about San Anselmo?	More affordable housing
34	2	What would you like to change about San Anselmo?	Increase community diversity
35	2	What would you like to change about San Anselmo?	More housing! Multi-Family!
36	2	What would you like to change about San Anselmo?	Main street pedestrian only all the time
37	2	What would you like to change about San Anselmo?	Bigger library
38	2	What would you like to change about San Anselmo?	Increase community diversity
39	2	What would you like to change about San Anselmo?	Main street pedestrian only all the time
40	2	What would you like to change about San Anselmo?	More local art shows!
41	2	What would you like to change about San Anselmo?	More affordable housing!

August 3 Live on the Avenue Event - Pop Up Table

Response #	Question #	Question	Response
1	1	What do you value most about San Anselmo? What do you want to stay the same?	Small town atmosphere is great.
2	1	What do you value most about San Anselmo? What do you want to stay the same?	Maintaining family-owned businesses would be great.
3	1	What do you value most about San Anselmo? What do you want to stay the same?	biking!
4	1	What do you value most about San Anselmo? What do you want to stay the same?	more affordable housing.
5	1	What do you value most about San Anselmo? What do you want to stay the same?	restaurants and community
6	1	What do you value most about San Anselmo? What do you want to stay the same?	Beauty, nature, walkability
7	1	What do you value most about San Anselmo? What do you want to stay the same?	walkable
8	1	What do you value most about San Anselmo? What do you want to stay the same?	Live on the Avenue! (car-free Friday and Saturday night)
9	1	What do you value most about San Anselmo? What do you want to stay the same?	safety!!
10	1	What do you value most about San Anselmo? What do you want to stay the same?	Walkability, restaurants, Live on the Avenue
11	1	What do you value most about San Anselmo? What do you want to stay the same?	Walkability
12	1	What do you value most about San Anselmo? What do you want to stay the same?	Friendly culture
13	1	What do you value most about San Anselmo? What do you want to stay the same?	Weekend car-free street
14	1	What do you value most about San Anselmo? What do you want to stay the same?	Diversity of shops
15	1	What do you value most about San Anselmo? What do you want to stay the same?	Community
16	1	What do you value most about San Anselmo? What do you want to stay the same?	Community
17	1	What do you value most about San Anselmo? What do you want to stay the same?	Friday/Saturday on the Avenue
18	2	What would you like to change about San Anselmo?	Invite Senator Wiener to plan our next housing element
19	2	What would you like to change about San Anselmo?	Ban Scott Wiener from San Anselmo
20	2	What would you like to change about San Anselmo?	Sir Francis Drake Bouelvard needs to be widened
21	2	What would you like to change about San Anselmo?	I want more music
22	2	What would you like to change about San Anselmo?	Better bike infrastructure
23	2	What would you like to change about San Anselmo?	Have a San Anselmo sponsored architectural competition on how to implement/realize the housing element on specific sites.
24	2	What would you like to change about San Anselmo?	No more real estate agencies, nail shops, or investment places!
25	2	What would you like to change about San Anselmo?	Traffic patterns: Roundabout method, no left turn to Recreation Department (going south on SFD Blvd), no left turn on San Francisco Boulevard (going south on SFD Blvd)
26	2	What would you like to change about San Anselmo?	Overt intentional spaces of welcome for queer/people of color and non-traditional families
27	2	What would you like to change about San Anselmo?	Town Center with no cars
28	2	What would you like to change about San Anselmo?	More diverse population
29	2	What would you like to change about San Anselmo?	More encouragement and enticement to be more diverse
30	2	What would you like to change about San Anselmo?	Farmers market
31	2	What would you like to change about San Anselmo?	Allow me to park on street in front of my own home
32	2	What would you like to change about San Anselmo?	Permanent pedestrian mall downtown! Maybe with a parking garage
33	2	What would you like to change about San Anselmo?	More music events
34	2	What would you like to change about San Anselmo?	Creeks: Holistic management and pursue easements for big parcels
35	2	What would you like to change about San Anselmo?	Appendix A and conservation parcels should be kept in the General Plan
36	2	What would you like to change about San Anselmo?	Fewer fast-moving cars to make the city quieter
37	2	What would you like to change about San Anselmo?	weekend farmers market
38	2	What would you like to change about San Anselmo?	lets do our share to provide more affordable housing
39	2	What would you like to change about San Anselmo?	do no make downtown paid parking or meters

September 6 Live on the Avenue Event - Pop Up Table

Response #	Question #	Question	Response
1	1	What do you value most about San Anselmo? What do you want to stay the same?	The community of San Anselmo
2	1	What do you value most about San Anselmo? What do you want to stay the same?	No one knows where San Anselmo is -- keeps it off the beaten path
3	1	What do you value most about San Anselmo? What do you want to stay the same?	Bohemian, cool old shops, 3 coffee shops
4	1	What do you value most about San Anselmo? What do you want to stay the same?	San Anselmo Library & programs
5	1	What do you value most about San Anselmo? What do you want to stay the same?	I like Friday Live on the Avenue
6	1	What do you value most about San Anselmo? What do you want to stay the same?	Thanks for closing the street on summer weekends
7	2	What would you like to change about San Anselmo?	Update Town facilities
8	2	What would you like to change about San Anselmo?	Open up Creek Park area
9	2	What would you like to change about San Anselmo?	"Slow" signs for pedestrians at San Anselmo Ave & Magnolia Ave intersection
10	2	What would you like to change about San Anselmo?	Funds for the Arts Commission
11	2	What would you like to change about San Anselmo?	Keep Code Enforcement passive
12	2	What would you like to change about San Anselmo?	Combine planning & building committees
13	2	What would you like to change about San Anselmo?	Don't use 3rd party permit review
14	2	What would you like to change about San Anselmo?	Checks and balances on the building department
15	2	What would you like to change about San Anselmo?	Support left turn from SFD Blvd into Auryn Thai next to Walgreens
16	2	What would you like to change about San Anselmo?	Turn Walgreens into something meaningful

GENERAL PLAN ADVISORY COMMITTEE BRAINSTORMING NOTES

August 8, 2024

Are there attributes (physical or social) of San Anselmo that should be preserved?

- Natural environment
- Community life
- Community spaces and events
- Biological resources and habitat
- Open space, parks, pocket parks, and access to them
- Eclectic community design
- Library
- Robson Harington
- Ridgelines, greenbelts, and wildlife corridors
- Existing small housing stock for affordability

Are there areas or facilities that should be upgraded or improved?

- Memorial Park
- Community Center
- Need to make energy upgrades that plan for the future
- Parking lots
- Facilities that respond to the needs of an aging population
- Housing opportunities
- Connectivity to open space
- Stairs, trails and lanes

- Buildings around the Hub; need to address vacancies and underutilized buildings
- The Hub; need to address traffic and air pollution.
- Isabel Cook housing
- Robson-Harrington
- Working relationship with businesses and schools for public-private partnerships

What are important issues to address in the General Plan update?

- Housing
- Governance
- Provision and maintenance of public services, including addressing financial resources
- Transportation corridors: landscaping, trees, beautification, gateways
- Safety: preparedness, bicycle/pedestrian; racism and violence
- Retain workforce
- Communication with/from residents, including electronic communication
- Resiliency
- Diversity and inclusion
- Getting people out of their cars; consider closing San Anselmo to cars
- School traffic and pedestrian/bike safety
- More transit
- Trees for beautification and carbon sequestration
- Activities and social spaces for young people
- Housing for essential workers
- Belonging (see the Othering and Belong Institute at UC Berkley)
- Wildfire and flooding risks
- Accessibility to downtown: improve sidewalks, bike lanes, address e-bikes
- Aging population and disabilities; ensure accessibility
- Affordable housing to increase diversity
- Reducing car dependence
- Outreach to underrepresented community members, including low-income people Interview people who have left town.
- Need for a subsidized childcare center

- Intergenerational spaces and activities
- Business viability
- GHG emissions and laying out a plan to get to zero emissions
- Modernizing Town facilities (Community Center, Robson Hall, Town Hall) and planning for maintenance

GPAC Member Feedback

	Sausalito	Greensboro	San Rafael	Tiburon	Petaluma	Other Comments
Preference (if indicated)	✓✓✓	✓			✓	
Detail	Like specific detail.	Like specific detail.	Lacking in depth.	Lacking in depth.	Like specific detail.	
	Like the succinct statement of the attributes the city would like to preserve and the challenges that it will face going forward.	Great job of defining the vision attributes. They describe the desired characteristics for each, synonymous with their goals. The assumption is their General Plan will provide the details and their implementation plans would define the tactics.	Lacking in depth.	Lacking in depth.	Contains too much detail about the process to arrive at the vision.	
	Some statements are unclear.				Verbose.	
	Verbose.					
	The vision should be more definite in painting a picture of the town. Sausalito is so iconic that more detail is necessary to emphasize the difference from every other town.					
Structure	Like text version of a vision statement and overall community goals.		Skips straight to Guiding Principles which are their version of goals.	Like the simple principles structure.		Organize by corresponding to GP elements.
	Like the clear hierarchical structure of a vision statement that leads into the following goals.					Vision statement should directly relate to subsequent policies and implementation.
	They have the right hierarchy.					
Graphics		Too lengthy but begins to develop a format for vision and principles that could be appealing, easy to grasp quickly and to remember.	Graphic is better than Tiburon's.	Outer ring in graphic layout needs work.	Lacks visual design.	Prefer a presentation that is visually formatted, succinct, and brief in definitions.
		Visually appealing.	Graphic is hard to read, visually busy, and/or focused on icons.	Graphic is hard to read, visually busy, and/or focused on icons.	Lacks visual design.	Prioritize text and then find a way to visually express it.
			Like the graphic but the bullet points lack complete sentences that are explanatory.	Don't like the graphic format.		
			Graphic needs work.	Graphic needs work.		
			Not skillfully designed.			
			Graphic layout is easy to read.			

	Sausalito	Greensboro	San Rafael	Tiburon	Petaluma	Other Comments
Terminology		Don't like at all. Sounds like an advertisement.		Calls their document Guiding Principles.	Like the "We are.." language.	Prefer "values" to "guiding principles".
						Vision should be expressed as a description of a desired future.
						The word "preserve" should be limited to open space, natural and historic resources.
						Further codify the lexicon as it relates to San Anselmo's process. The PPT/examples introduced Goals, Policies, Actions, and Guiding Principles. My process uses Vision, Goals, Objectives, and Tactics. •Vision - can be best described as the dream for the place will become. The concept is easily applicable to a General Plan. Vision defines the place in terms of the following attributes: Physical qualities, Environmental conditions, Sociological dynamics, Character, Values, Commitment to execution, Quality of life, and Economic Promise. •Goals identify what the community ultimately seeks to accomplish for each of the attributes. •Objectives quantify the goals by assigning quantitative and qualitative metrics, such as resident and merchant satisfaction, quality and excellence of all areas. life. •Tactics are the specific actions that will realize the goals and objectives – they are the communities on going to do list.
Content	Like emphasis on age and generational diversity.	Like DEI statement.	Like "adapting to the future" heading.	Weak equity statement.	Nicely describes a desired future.	
	Like Social Equity, Diversity, and Racial Justice goals.	Like emphasis on creating community spaces, environment and livability, economic vitality.	Like "Economic Vitality" principle.	Like principle to support healthy lifestyles through recreation, parks, etc.	Like emphasis on climate change and adaptation.	
	Like indigenous land acknowledgement.	Feels inspiring and aspirational.		Like "enhance and protect environmental resources"	Compelling.	
	Currently they focus is entirely on social and environmental values.				Like the strong emphasis on belonging, equity, and support of youth and families of all types.	

Principles to Include

Social equity, diversity, and inclusion
Livability
Community and belonging
Sustainability
Healthy lifestyles through recreation, parks, etc.
Enhance and protect environmental resources
Age and generational diversity
Indigenous land acknowledgement
Adapting to the future
Economic vitality
Community gathering spaces

Major Takeaways

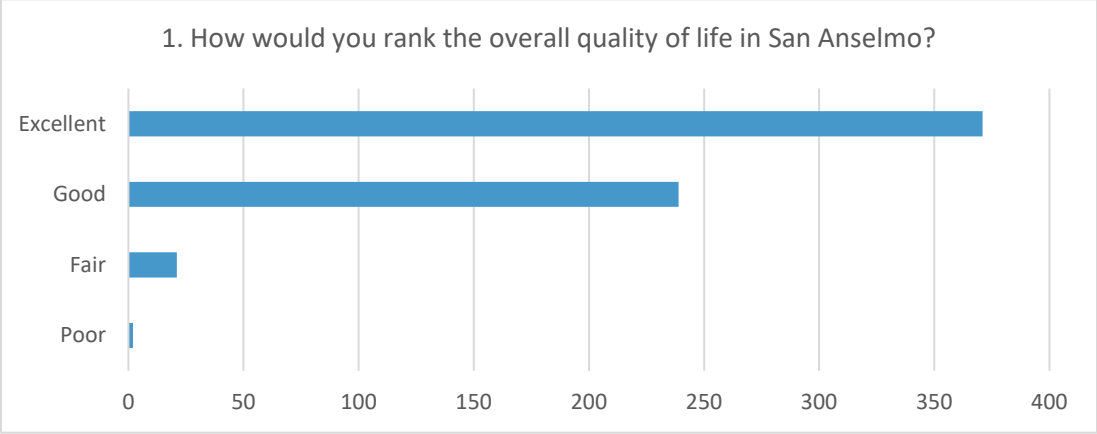
Vision should be expressed as a description of a desired future.

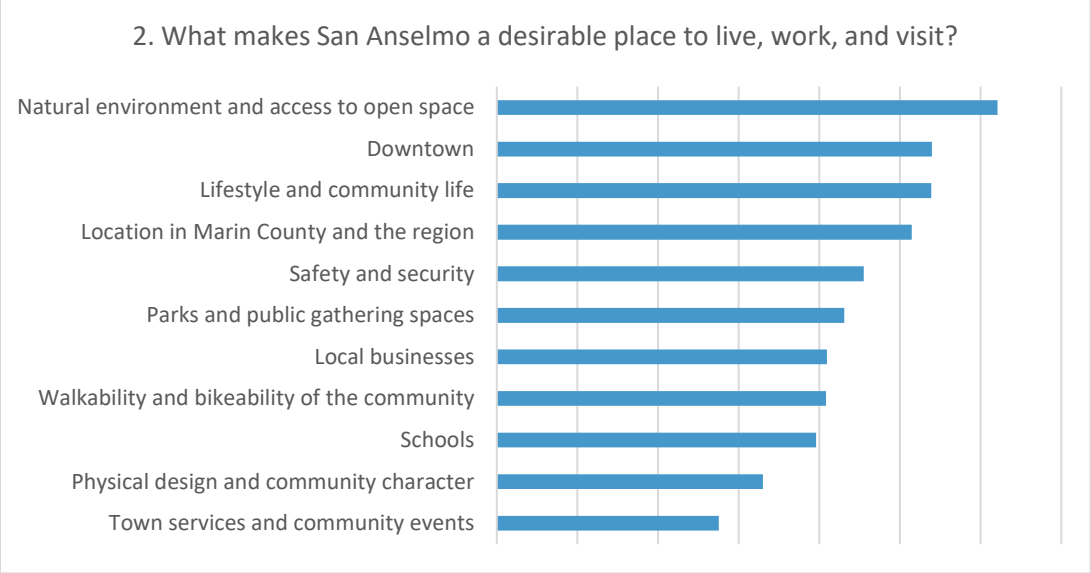
Develop text for vision statement and guiding principles, and then find a way to make it visually appealing.

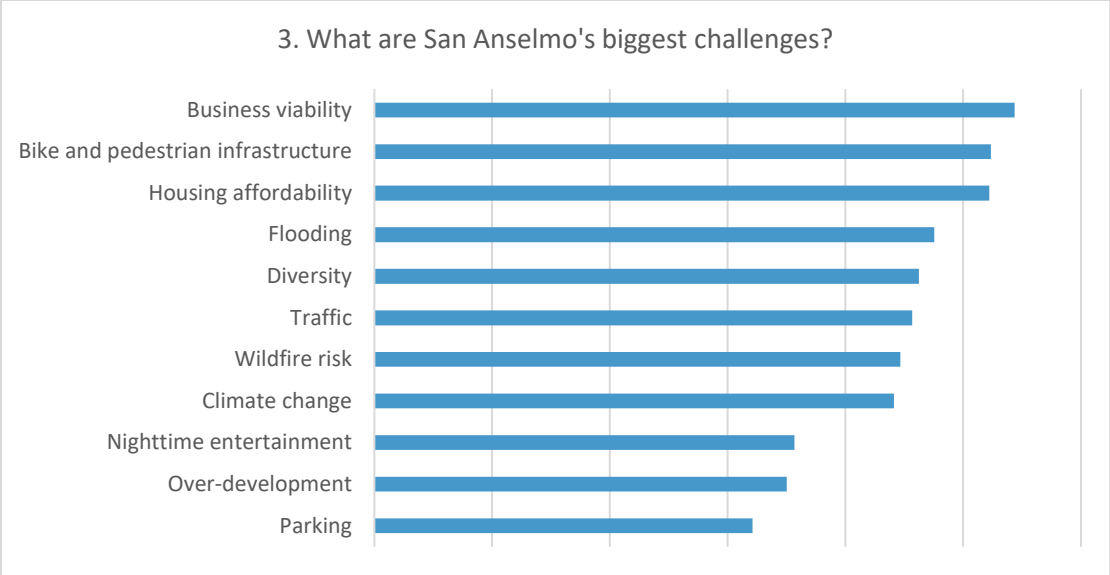
Not too much detail; keep it succinct.

“Setting Priorities” Survey Results

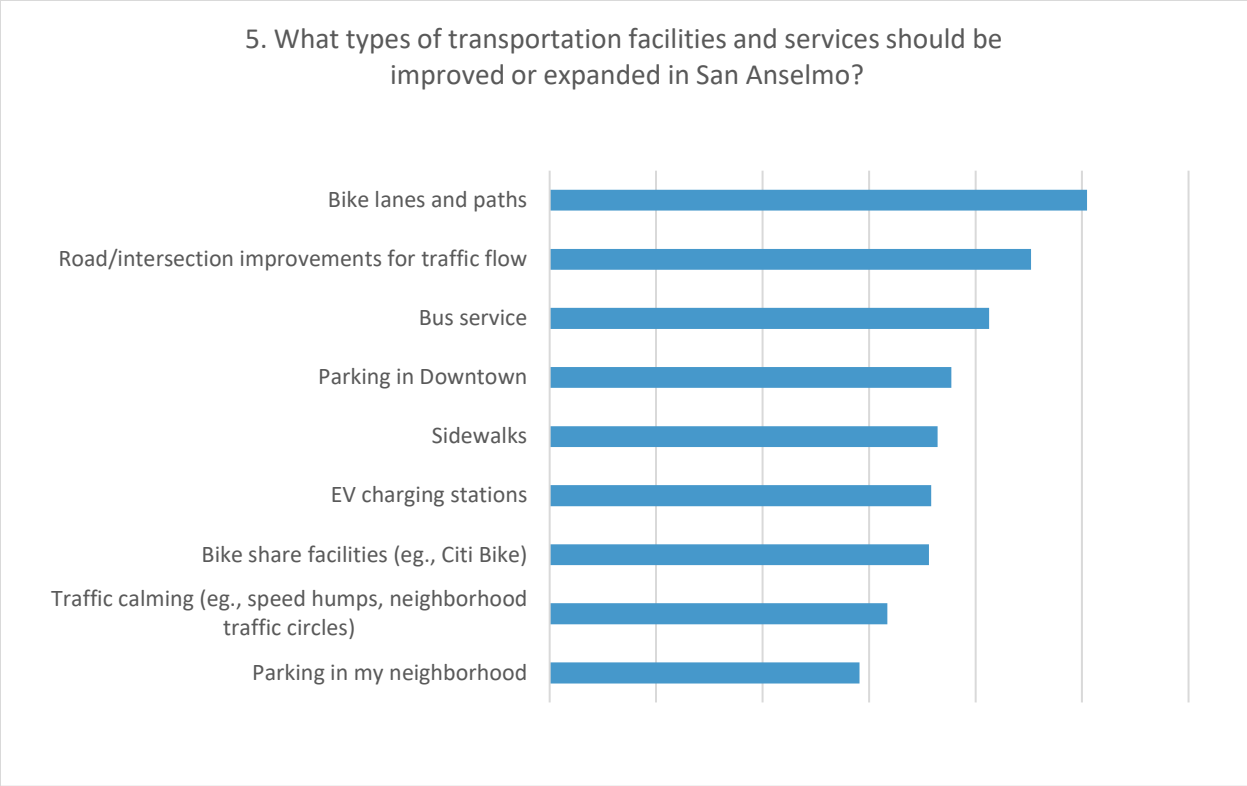
as of survey close on September 9, 2024
642 survey responses

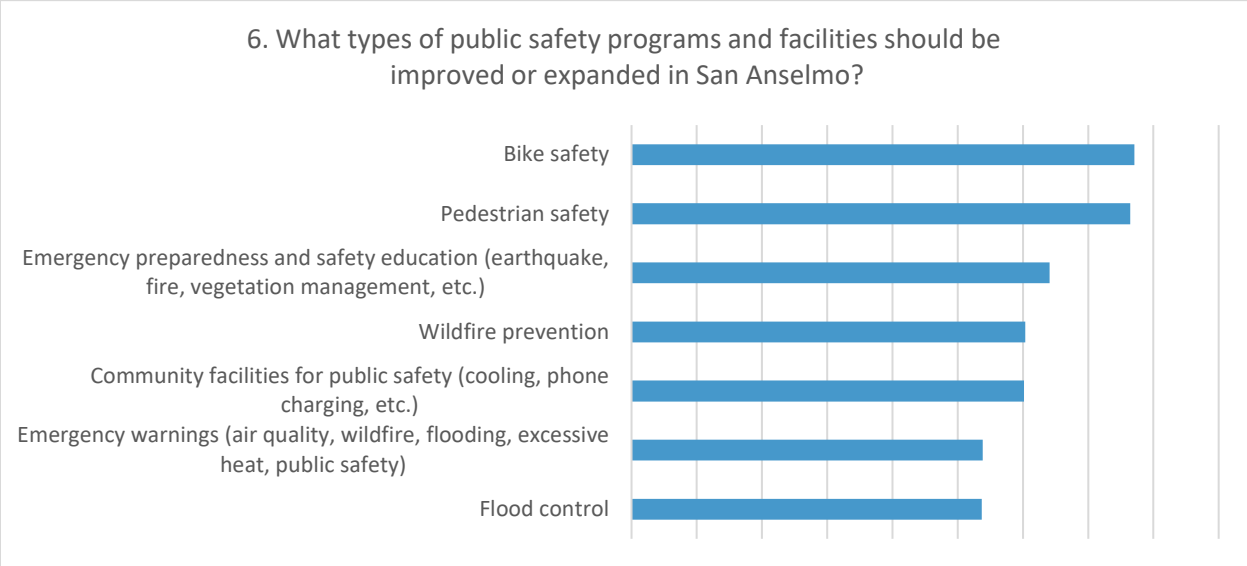


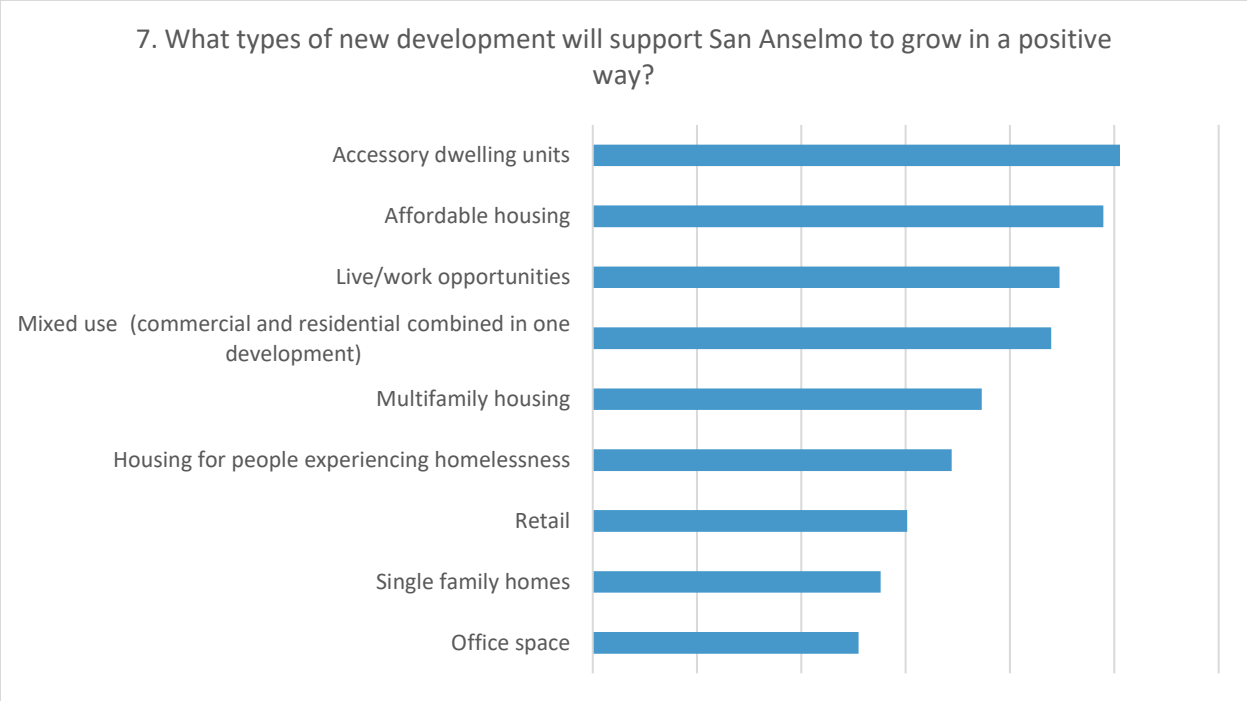


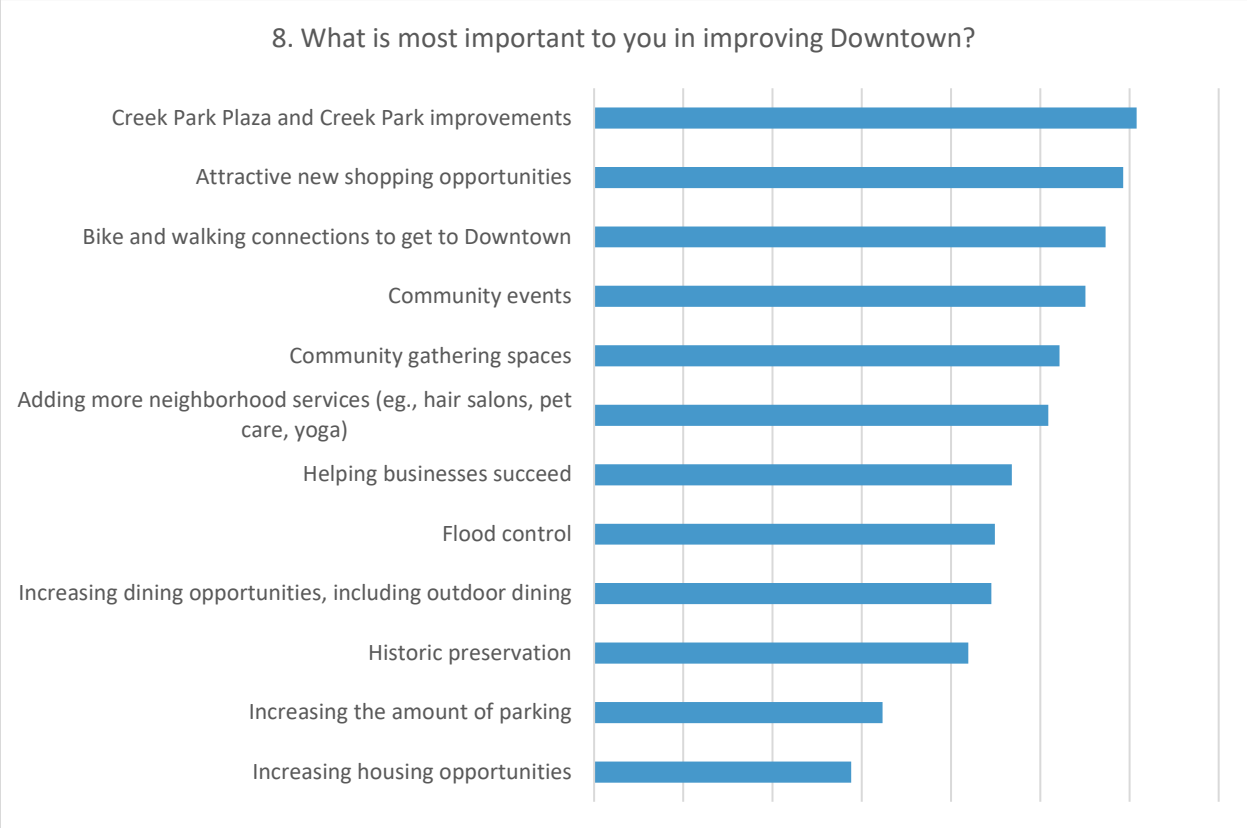

3. What are San Anselmo's biggest challenges?
Business viability
Bike and pedestrian infrastructure
Housing affordability
Flooding
Diversity
Traffic
Wildfire risk
Climate change
Nighttime entertainment
Over-development
Parking

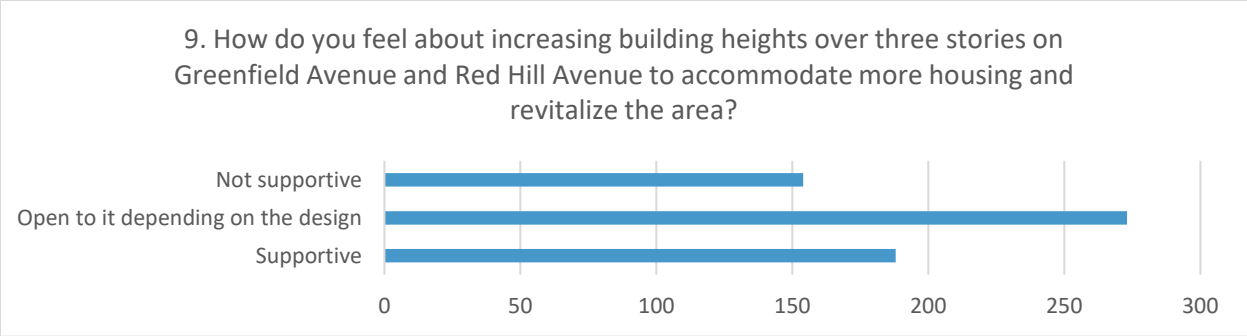

4. What recreation facilities and services should be improved or expanded in San Anselmo?
Parks
Community gathering spaces
Sports fields or courts and play structures
Recreation programs for children
Recreation programs for teenagers
Trails and trail connections
Recreation programs for adults and seniors
Isabel Cook Community Center
Robson-Harrington House

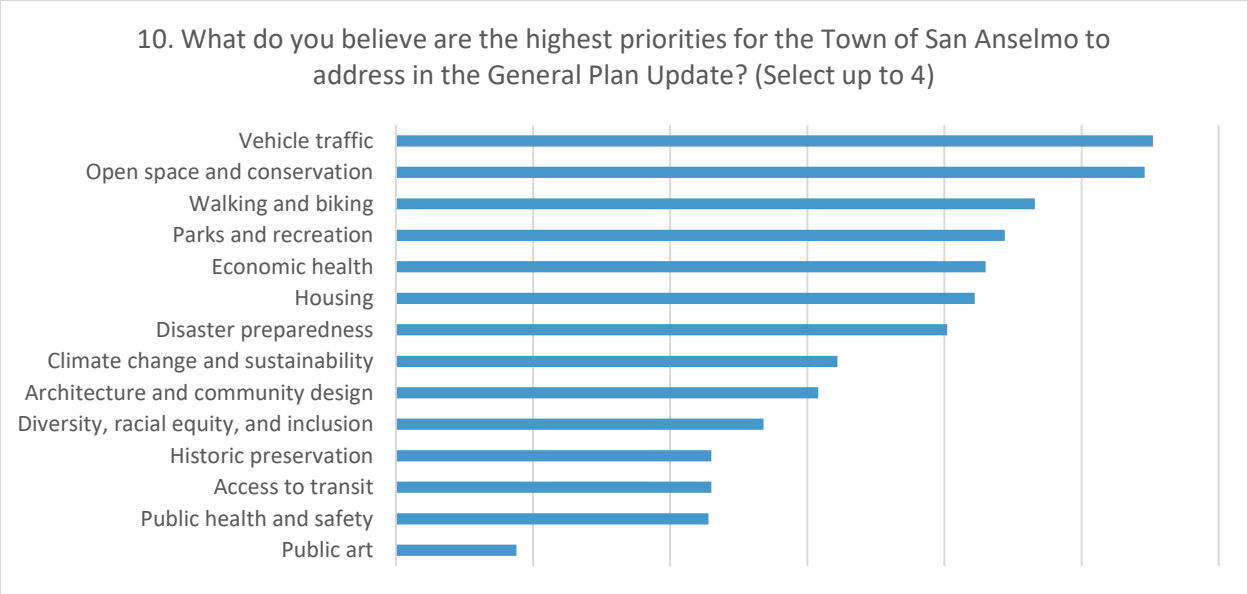

5. What types of transportation facilities and services should be improved or expanded in San Anselmo?
Bike lanes and paths
Road/intersection improvements for traffic flow
Bus service
Parking in Downtown
Sidewalks
EV charging stations
Bike share facilities (eg., Citi Bike)
Traffic calming (eg., speed humps, neighborhood traffic circles)
Parking in my neighborhood

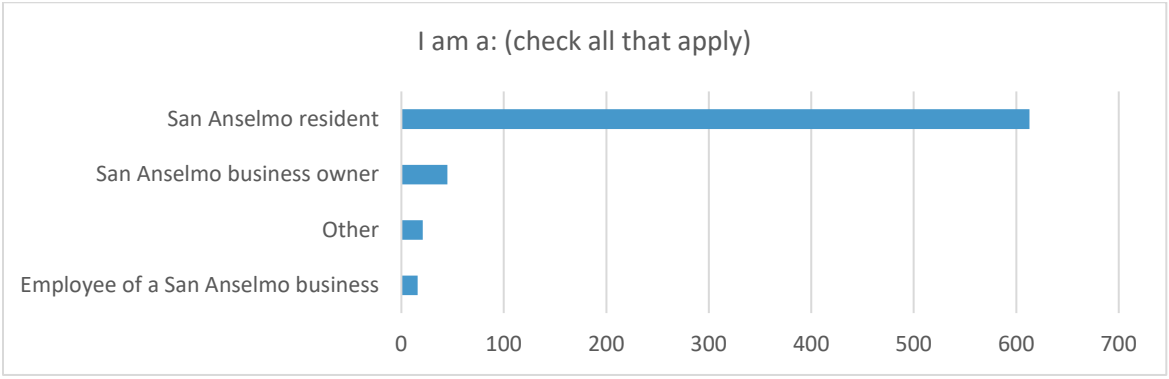

6. What types of public safety programs and facilities should be improved or expanded in San Anselmo?
Bike safety
Pedestrian safety
Emergency preparedness and safety education (earthquake, fire, vegetation management, etc.)
Wildfire prevention
Community facilities for public safety (cooling, phone charging, etc.)
Emergency warnings (air quality, wildfire, flooding, excessive heat, public safety)
Flood control

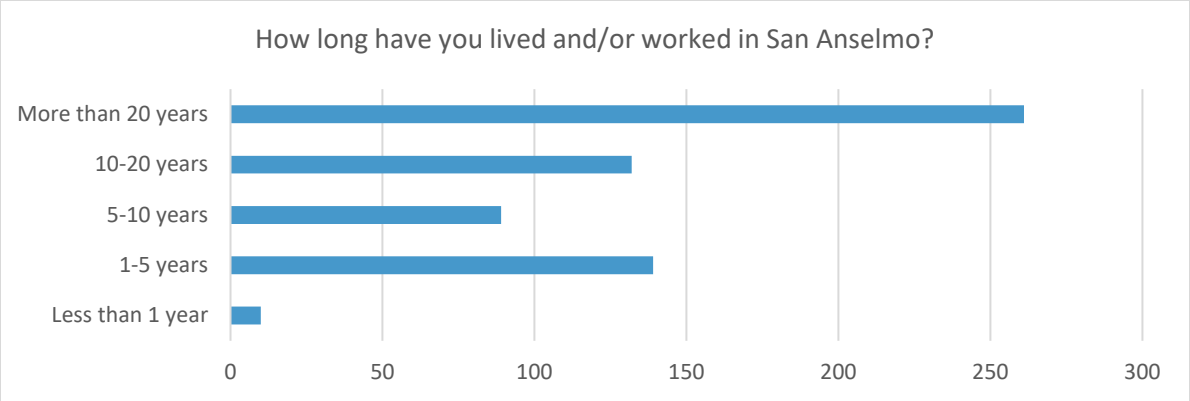

7. What types of new development will support San Anselmo to grow in a positive way?
Accessory dwelling units
Affordable housing
Live/work opportunities
Mixed use (commercial and residential combined in one development)
Multifamily housing
Housing for people experiencing homelessness
Retail
Single family homes
Office space

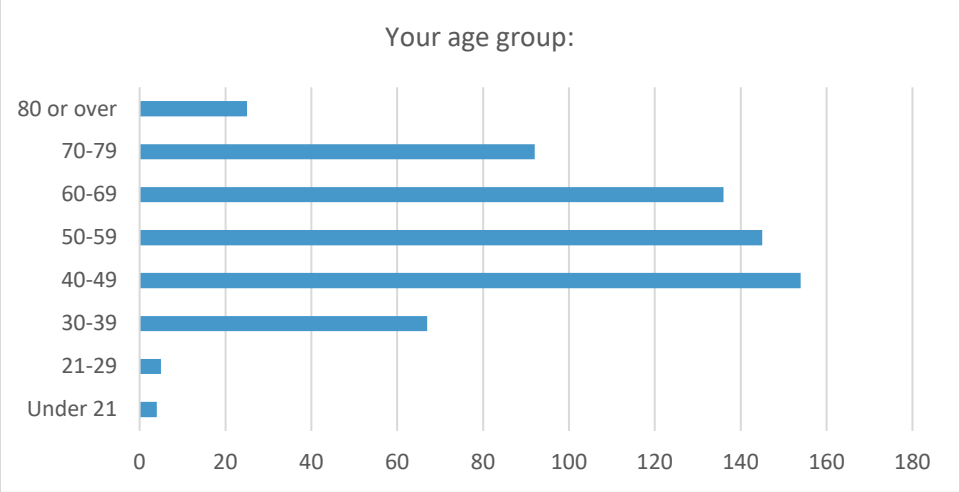

8. What is most important to you in improving Downtown?
Creek Park Plaza and Creek Park improvements
Attractive new shopping opportunities
Bike and walking connections to get to Downtown
Community events
Community gathering spaces
Adding more neighborhood services (eg., hair salons, pet care, yoga)
Helping businesses succeed
Flood control
Increasing dining opportunities, including outdoor dining
Historic preservation
Increasing the amount of parking
Increasing housing opportunities

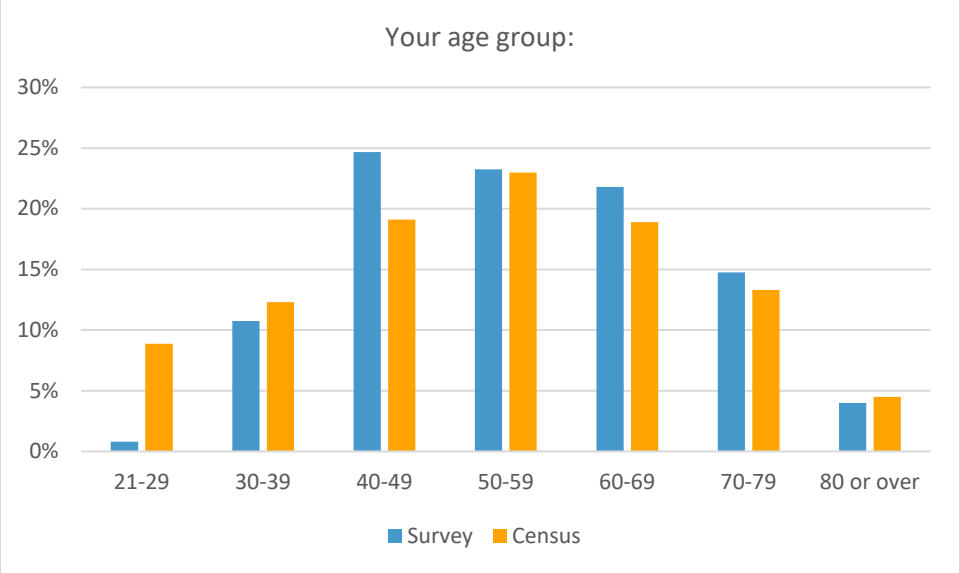

9. How do you feel about increasing building heights over three stories on Greenfield Avenue and Red Hill Avenue to accommodate more housing and revitalize the area?
Not supportive
Open to it depending on the design
Supportive
0
50
100
150
200
250
300


10. What do you believe are the highest priorities for the Town of San Anselmo to address in the General Plan Update? (Select up to 4)
Vehicle traffic
Open space and conservation
Walking and biking
Parks and recreation
Economic health
Housing
Disaster preparedness
Climate change and sustainability
Architecture and community design
Diversity, racial equity, and inclusion
Historic preservation
Access to transit
Public health and safety
Public art

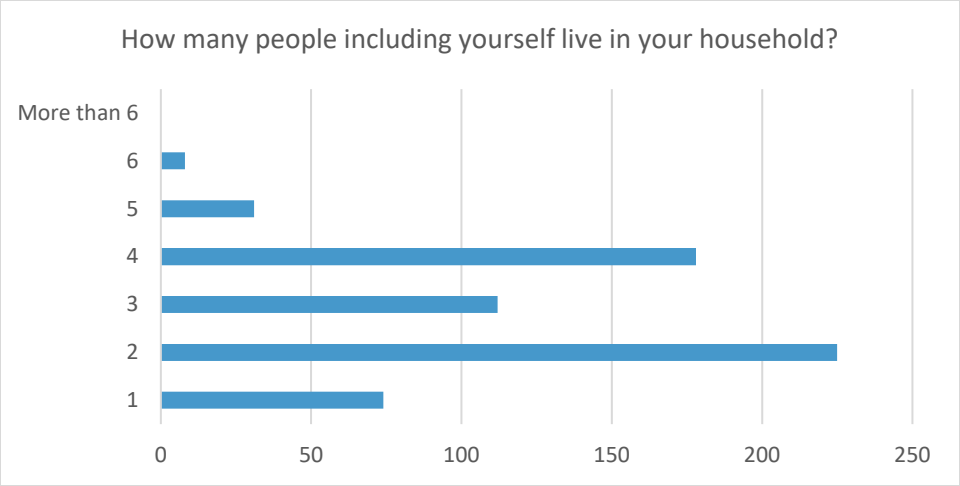

I am a: (check all that apply)
San Anselmo resident
San Anselmo business owner
Other
Employee of a San Anselmo business
0
100
200
300
400
500
600
700

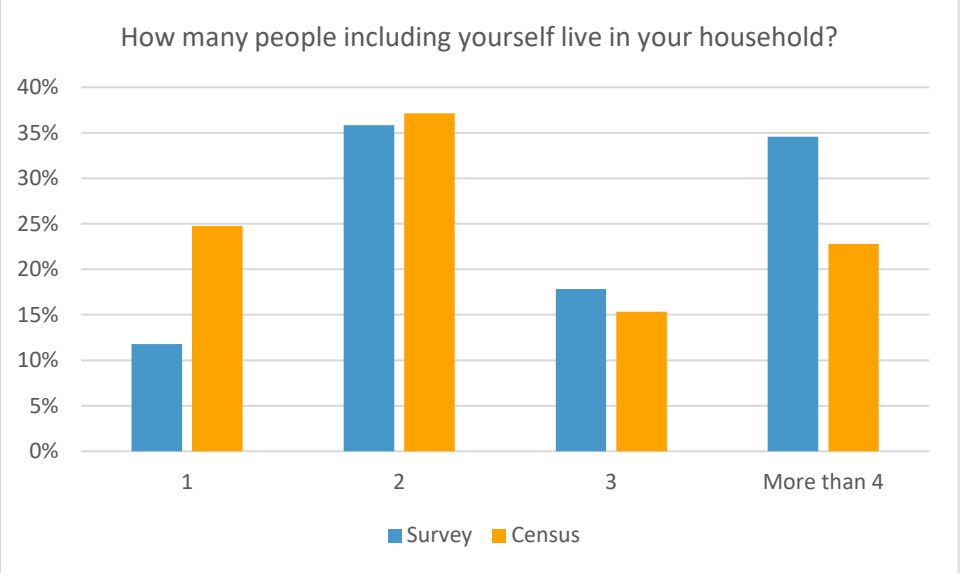






Note: Excludes population under 21.


How many people including yourself live in your household?
More than 6
6
5
4
3
2
1
0
50
100
150
200
250


How many people including yourself live in your household?
40%
35%
30%
25%
20%
15%
10%
5%
0%
1
2
3
More than 4
Survey
Census

1. How would you rank the overall quality of life in San Anselmo? Other comments.

A completely uninteresting town; lots of traffic and congestion; lack of culture; not particularly friendly; noisy thoroughfare; repaved road so it is bumpy every time you turn onto main thoroughfare; terrible zoning, with trashy, unkept businesses and front yards side by side with well-maintained residential spots.
Additional focus on cleaning up neighborhoods and homeowner yards from garbage and debris to rid rat infestation and fire danger.
Almost excellent except for the huge blemish of Creek Park that seems to be in a quagmire of uncertainty. Also, the tennis courts and pickleball courts are the worst in Marin that I have seen.
As always, there needs to be more social gathering places for all ages. I recommend the old Walgreens is turned into a skate rink!
Bad Post office personnel and deliveries, would go to SR but my packages are delivered SA. Tennis/Pickle ball courts need resurfacing, a hazard with all the cracks. Redirect cyclists to sir Francis drake, they don't obey laws and speed.
Beautiful climate. Hard to find a pleasant place to rent when you only make 70K/yr.
Been here for 6 years and love it. Fantastic place to raise a young family!
bikers and electric bikes are a huge problem
Completely wasting tax dollars on reworking roads after they were just done! Unbelievable! Such poor planning on the city officials part!
Congested streets and reckless bike riders are a serious problem. Lack of basic service businesses in Town compared to times past is a detriment.
Cost of living is prohibitively high
Cost of living is too high
Declining schools, poor city management, and increasing crime.
Downtown is getting more vibrant with more options for restaurants and retail! Closed street weekends are just the best! For our high taxes, it is a wonder how shoddy the streets, community services and parks are. A vibrant community center like MV has feels like a no brainer. Pickleball courts, bocce at local Parks would be helpful for families in search of things to do together. Downtown store signage ordinances will keep things looking tidy and professional. So many people left the public schools at Covid! Facilities are so dated.
Excellent town, well maintained, good schools, low crime and especially low homeless.
Excellent would be if it was more affordable for our kids to buy houses. They won't be able to come back here so you will have the same group of old people living here, not wanting to pay for anything like a new Memorial Park, or new apartments in downtown, etc.
except for rent and home prices and lack of affordable housing
Expensive, congested, and an extreme lack of business is all San Anselmo makes up for. Grew up here and I can't wait to leave this place behind. The people running our city don't care.
Good but it is such an affluent white enclave that we miss so much of the richness that racial and cultural diversity brings to a community. And it's not just an economic problem. It's a white supremacy one as well.
Good on environmental issues. Lots of trees.

Good to excellent. I wish it was easier to walk or bike to downtown. And because I need to drive, I wish there was more parking downtown. I wish there was a stronger connection between the downtown businesses and those across the street on Sir Francis Drake Boulevard. I wish all of the storefronts and businesses were 100% full. I wish I didn't have to worry about flooding every winter.
hoping for a community green space around creek park and the area near creekside pizza
Housing prices are WILD, but it is a beautiful community with a lot to offer.
Huge pros: Young family communities, walkable/accessible coffee shops/retail and eateries, parks, aesthetically pleasing gardening/hanging flower planters, AMAZING library programming for kids, and festive/family friendly events.
I feel that the development of town activities are wonderful, the open spaces are amazing and the general feeling is very good.
I like most things about San Anselmo, but am consistently disappointed at the lack of diversity. I think there are structural and financial barriers that make moving here challenging.
I liked it more 20 years ago. The traffic is terrible, particularly In the corridor between SanAnselmo and Fairfax and on The miracle mile. The two rotaries and six speed bumps that you guys paid millions of dollars to install on San Francisco Blvd., a five block long street without much traffic. seems like a huge waste of money to me and stinks of a boondoggle. My Street, Los Ángeles Blvd, has been dug up over and over and over again, and still we have to endure another project this summer. I'm looking to sell my house within the next two years and move to somewhere that's more life where I used to live here in SanAnselmo when it wasn't mill valley.
I love our little town
I love the small-town feel, climate, safe community, schools, and no big box stores, and few retail chains.
I love the summer music in creek park and the Avenue, the improvements of the parks, the restaurant scene and feeling of safety and friendliness
I moved here over 2 years ago and what I notice is lots of weeds, old cracked/broken sidewalks. Cars parked on the lawn. I realize some folks have lived here for 50 years and the younger generation is starting to move in, grave old homes and rebuild bigger homes. Also it seems that every summer streets are torn apart for something (referring to SFD) and traffic is a mess.
I wish streets would get repaved when they need repair desperately.
I worry about local commerce and how to improve the businesses. I like the local offerings including restaurants, coffee houses, and specialty shops, like Ludwigs!
I would have marked Excellent, except for the uptick in crime that never used to be here (have to lock my door now), and the young teens riding however they pls on 'motorcycles' that have been named E-bikes instead.
I would like for San Anselmo unique and not become another Mill Valley.
I would rank this excellent but wish we had not been robbed. Also, wish you would be more concerned with protecting nature and wildlife. And Care about peoples existing homes. It seems like over development with no infrastructure. Busing takes about 2 hours. People have a hard time fitting it into their day. Could there be more green express buses? I love the bike paths-Thank you!
If you are trying to pull permits for building project, current building director is worst in this role in 30 yrs. Sean is not handling the problem! Like most towns/cities, bike riders do not follow rules of road. Children are riding dangerously on electric bikes
It is amazing how little we settle for, we are good.
It is an oasis for people with young children.

It is becoming cumbersome to deal with the city on permits required to update and remodel homes. The department seems corrupt and poorly run with no accountability and excessive fees.
It is excellent for those who can afford it and it costs more every day. We moved here almost 40 years ago and it was much more down-to-earth, and affordable. But it's changed with the expensive restaurants, OTT shops, and highly entitled wealthy people that have moved here. We are able to enjoy the current situation, but don't love how unrealistic it has become for so many.
It would be nice to have more events, music etc. in town. We need more youth attractions.
It’s gotten crowded and hard to get through the streets with all the cars parked.
It’s great. We need to encourage and give incentive to new business owners, especially restaurants.
It’s quiet, I can know my neighbors, and even passersby. There are summer community events. It’s great.
its the best town in marin
I've lived here for 30 years, and my husband is a San Anselmo native. I love so much about this town, but increasingly don't love the traffic, and the crowded downtown blocks of San Anselmo Ave.
I've lived here since Sept. 2020 and LOVE San Anselmo. Would love to see things move along near Creekside and improved light/traffic situation at SFD and Miracle Mile.
Keep the live music and art,s alive so the youth can thrive !! and the trees please
Life in SA offers a blend of great neighbors and access to outdoor recreational spaces.
Life in San Anselmo is great if you're affluent. It's a lot harder if you aren't.
long time Marinite - grew up in Kentfield
Love it although coffee shops are toooo pricey
Love llve on the Avenue.
Love my town. It's the best in all of Marin.
Love the open space and ability to tral safely with no motorized modes of travel
love the summer downtowns when we close off the street, its amazing. Great people.
Mainly because of bikes ability and walkability. Also safety from crime and kind people.
Make it easier for new businesses to open - town has to be more willing to allow change and progress
More common spaces are needed to foster community
Negatives: power outages, expensive grocery stores, poor childcare for kids under 4, playgrounds don’t have canopies so families cannot use them for most of the summer because it is too hot. No central communiy. Lots of traffic.
Nice neighbors, good schools, great weather, age-friendly activities and beautification of downtown.
Our downtown is so beautiful!
Our environment and community are exceptional. Our pace of life and intensity are drawbacks. Our kids and their experience is the opportunity to improve.
Our lack of diversity and high cost of housing are downsides to San Anselmo but in general it is a very wonderful quality of life.
Our town is amazing. We do not need more cars, parking or more traffic or strain on water sources so limit being built to downtown where it makes sense where people will not be using as much water or resources. Out of control kids on e bikes is a major major Health and safety issue for kids and pedestrians. We need more shade trees that do not interfere with powerlines. Maybe a project that encourages residence to plant trees where it is.reasonable

Over priced downtown shops, bring in more things to do for the elder community
Poorly structured question. Meaningless. Ranking question and GUI is bogus.
SA has some real issues, as does Marin. Housing has been ignored for decades. This town has really missed the boat. Diversity - 2019, SA was found to be the Whitest town in the bay area. None of these have been addressed properly, not sure why but these are critical elements which must be looked at now. this council majority pushing rent/just cause crap on landlords is a joke. Mom and Pop are hardly making and now it becomes even more difficult. It's time to build AFFORDABLE housing. Public/Private partnerships - find a balance.
SA is a welcoming lovely small town with a community of people, staff, and businesses that care about the residents.
SA provides many opportunites for residents to engage with others in the community. Also provides many activities for familes and children. These activites in additon to a thriving downtown are the reasonss SA a great place to live.
Safe, quiet, beautiful, good schools.
San Anselmo is a beautiful area with lots of family-friendly activities, which we love.
San Anselmo is an excellent place for adults and families with young children. Unfortunately, there is not enough for middle schoolers and high school students to do. It seems the general attitude to the town is one of dismissiveness towards the teen demographic. Why can't we have a community center akin to Mill Valley's or Tiburon's that sponsors weekend game, pizza and movie nights for teens and tweens?
Schools need to be better supported and funded
Sense of community, access to nature and outdoors, growing focus on conservation and sustainability, excellent schools, walkable and bikeable, holding back large chain businesses in favor of small and local businesses.
Small town charm in a beautiful setting of mountains, bay, local wild animals and many trees. If bicyclists obeyed traffic laws, it would be almost perfect.

Some rules or regulations seem out of touch with the town character. For examle, instituing a blanket rule (such as the noise and location ordinace regarding A/C compressors) does not take into account older lot sizes or the neighborhood configuration. Specifically, after we moved back into town a couple years ago, we discovered that the location of our A/C compressor was now illegal due to its proximity to the property line, even though our neighbor's lot on that side is very large and the portion on the other side of the fence was effectively open space. We were required to install the new compressor on the opposite side of the house, which luckily offered enough distance to the property line. That said, our neighbor on that side could now hear the compressor; whereas had we put the new one in place of the old, the extra noise wouldn't have mattered to the opposite neighbor. In other words, application of ordinances requires a lighter touch, one that is in tune with the actual lots, not a blanket rule. In fact, if the new location had been insuffient, we would have been required to put the new compress on the roof (an eye sore) or in he front yard -- also hard on the eyes. Hard anf ast rules do not account for the actual circumstaces of each instance.
Still has a small time feel. The downtown is healthy, busy, and a fun gathering spot.
Streets are poorly maintained, vegetation surrounding public buildings aren't maintained on a schedule. Police are non existent in San Anselmo since the merger and if police called response time is over 15 minutes.
The bicyclists are aggressive and police is not doing anything about it. Things close early. Not much to do after 9pm. No cheap groceries in San Anselmo. Need to go to San Rafael for reasonable prices.
The core values of civility seem to be intact here And you don't have worry about your personal safety. The mood of the town is one of respect for others and thier humanity. I.like the dedication to public service on the part of the town council.
The gap between the socioeconomic classes in Marin is reflective in the disparities a lot of us experience In our daily lives and is also illuminated by the self-driven concerns of our collective consensus. To be part of the last of my family's generational roots here in Marin County shows how greatly this county has uprooted and failed their native community members. Individual greed without regard for the betterment of all, no longer has a place here and if the selfishness of some are not curbed soon Marin County will loose the very essence of what has made this place so great, a diverse community. Marin County should be more culturally rich than scenically famous, and strive towards economical diversity.
The limited roadways through town make it very challenging to get around the region; too much traffic funnels to SF Drake Blvd.

The physical space here is beautiful, the schools are good and the the outdoors opportunities are amazing. However, We lack enough community get together and people on the whole here feel lonely and disconnected. Restaurants are limited and there are almost no gathering spaces for people. Milennium psrk has become run down and people go in public largely only to walk their dogs. We need to build resources for people to congregate especially across age groups and to promote young people setting aside social media. The only town sponsored events that help overcome this are the Evenings on the avenue but there merchants do most of the work rather than the town. Much more investment in making the town vibrant including closing space to car traffic, centering physical space around social engagement and family life, making things easier for merchants and promoting meaningful engagement across cultures would be beneficial. We need to increase inclusion for Black, Hispanic, and Jewish citizens who actively discriminated against by centering cultural backgrounds other than their own at every level of civic life. Creating welcoming environments for minority populations not very performative DEI nonsense but via real social policy where culture is celebrated would also be helpful to communities where people have lost their cultural heritage. This town has massive potential and it just needs imaginative leadership and willingness to challenge convention to realize it.
The quality of life here for the most part is excellent. There are a range of things that could be better. We have so many incredible resources so close by and yet bike and car infrastructure is pretty good but public transit to get to the Larkspur ferry is almost laughable and, the safety isn't what it used to be in Town.
The rents are too high, especially for young blue-collar people.
The roads have many potholes instead focus on other issues it would be nice to see the hundreds of potholes repaired!
The summer weekend events on San Anselmo Ave, including the regular road closures, have made great progress to promote community identity and townspeople interaction. It's been brilliant, thank you! We need more local shops, restaurants, and meeting places.
The town has done a fantastic job prioritizing the needs of the community and the infrastructure of the town. Just looking back on the last 20 years I would have to say this is the best the town has been running and looking. I believe we almost have a balanced budget, some beautification projects have been completed (with a lot of help from a anonymous donator!) and I really like the feeling of the town. The shops and restaurants seem to be doing well. The town does great things for young children and we all know teenagers are difficult to please/provide for but the town seems to understand that that and just lets them be (much happier with CMPD vs Fairfax PD). Memorial looks great and hopefully we can get some liquor licenses for the restaurants downtown (rather than just beer and wine) which will really help.
The town makes it very difficult for new families to put down roots here. Many people WANT to live in San Anselmo but because permitting and the planning department are so hard to work with, most are choosing to go elsewhere. San Anselmo has a very poor reputation among young families looking to move to Marin because so many of them have heard horror stories about working with the town to make updates necessary for their homes. As someone who has young kids that I want to grow up here with their peers, this is disappointing. And as a citizen who has had to work with the town, it's not surprising.
There's not much to do here besides eat, bike, or hike...more activity based businesses would be great or even just activity days at the local libraryfor adults, flea markets, a larger farmers, places to get quick bites(not full blown restaurants,) etc...would certainly be nice. Also having creek park open....it feels like it'll be closed for the next 20 yrs, it was one of the outings we had locally and now we can't utilize it nearly as much.
This has been a great place to raise a family. Love the small town feel, knowing our neighbors and the charm the town has managed to maintain. Though not a town service, the hanging flowers baskets are just the icing on the cake and add so much to our little downtown.

Too boring and dead at night. More live music and events aimed towards adults and not just families would be nice
too many kids on e bikes at night. Kids congregate at Wade Thomas School at night making tons of noise and setting off firecrackers. Police are called. Never show up. We have given up on the police response.
Traffic and food could be better. Few corporate jobs available
Traffic around the Hub is a low grade irritant that degrades quality of life
Traffic can be challenging, and bike infrastructure has major gaps. Also, permitting for home renovation is atrocious
Traffic congestion and cost of living are the 2 big issues for me
Traffic Congestion, poor condition of roads, streets, and infrastructure, and a general run down aesthetic (weeds in medians, sidewalks, yards) along with streets crowded and blocked by hundreds of parked cars (don't we have an overnight parking ban??) makes for a negative feeling despite the inherent beauty of the area. Why have ordinances banning overnight parking, requiring trash receptacles to be out of sight, cleanliness of sidewalks and streets, etc. if you're not going to bother enforcing them? Driving down our main thoroughfares and most of our streets is a jarring experience. Better than S.F. where I just damaged my rim in a massive pothole on 19th Avenue, but not much better. Not sure what to do about traffic.
Traffic is a problem
Traffic is the biggest problem.
Traffic on bike routes need to be safer for all! Electric bikes and packs of bike riders not obeying traffic stops, etc is VERY concerning! Another major concern is fire risk reduction and readiness.
TRAFFIC, failing inadequate infrastructure that is underground - like sewage and water pipes, no underground electricity, limited internet services like Sonic, uneven roads due to repeatedly paving over old roads, loss of historical value due to the over-paving of roads, Construction projects being finished too slowly, lack of a community center. Good that we have access to open space and we have healthy food resources and beautiful scenery.
Very fortunate to have lived here for the last 45 years. The one major downside is traffic. Traffic on both SFD Blvd. and Center are often backed up, so it can take an inordinate amount of time to reach, and get through the Hub.
We are fortunate to have so much here- safety, greenery, great schools, access to grocery stores and other shops, banks, etc. We do need more diversity though as this is a place that lacks both economic and racial diversity.
We are so privileged to call this place home.
We could be even better if we set up designated walk ways- not traditional sidewalks which are uneven and sometimes blocked by cars parking on them.
We feel safe and able to raise our children here who went to good schools.

We moved here 26 years ago and it has been an amazing place to raise two children and become a part of the community.
We moved here 3 years ago and I can't imagine a better place to live. Full stop. This is the most wonderful, family-friendly, safe, and pleasant community I could imagine.
We moved here 35 years ago from SF at first because of the public schools for our two young boys, and have since grown to love the neighborhood, cozy downtown area, weather, life stye etc.
We need a community pool and community center - like Mill Valley
We only recently moved to town. The Friday/Saturday Live on the Ave is excellent, big kudos to the committee who puts that on. I also just looked through the catalog of fall events for children and adults and really appreciated the work that was put into organizing the catalog and, of course, all of the actual events highlighted. For a town of our size, my sense is we're punching above our weight in community engagement. Let's keep it up!
what i appreciate...the small town nature, the closing of the streets on summer weekends, the parklet acceptance. i'd really like the town to have a more flexible approach to the creekside park...what is the real risk that exists here??...opening that back up, for some for of use/limited use would be amazing and make the downtown experience that much more...
Wish San Anselmo avenue was permanently closed to cars
Would have put excellent if not for increasing homeless and begging; love the community activities and local businesses along with parks and hiking
Would like to see more diversity in age and ethnicity. Affordable housing should be a priority. Love the renewed energy downtown.

2. What makes San Anselmo a desirable place to live, work, and visit? Other comments.

A great sense of community pride seems to have taken place. We try to keep it secret but are also happy To share and grow our community.
A lot of these are good, but need to be better.
A view ordinance is needed. Too many non-native trees pose a safety risk and block views
Access to healthy food stores (tho prices are expensive)
Al of the items listed here are excellent. It is difficult to rank them because it is the collective whole that makes San Anselmo special. The one thing I would comment on with regard to parks and public gathering spaces is that it is surprising to me that that there really are not many good children's playgrounds. Memorial park is very nice but far for those who live closer to downtown or in the seminary area. I have heard rumors of adding a playground to Robson-Harington, which would be excellent!
All of the above
All of the above
All of the above. Awsome place to live .
All of the above. It's just awsome being able to liv here .
All of these are actually #1
All of these are important!
All of these attributes contribute and some are repetitive. Safety and Security are highly important, but that is a downstream effect of building a nature-centric and inclusive community with supportive infrastructure and businesses that serve an increasingly diverse population. What I don't want to see is an increased policed presence or extra patrol cars when its not warranted!
All of these listed are an important part of our community.
All of these ranking questions - reordering things is impossible. I gave up after trying several times on several of the questions. Pretty frustrating.
All of these things I rank pretty high. I love San Anselmo!
Aside from middle and high schools- which are significantly weaker and lower rated than in East Bay or South Bay, San Anselmo is an oasis and the perfect town.
awareness of environmental concerns; Town's Climate Action Commission and other groups working to slow global warming; lots of oak trees in town and surrounding area
Beautifularea. Limited downtown parking has continued to be a problem. Haven’t seen any resolution in years. Sometimes not worth the hassle to visit downtown...very frustrating.
Being completely cutoff from community without a car because SFD has become a dangerous freeway. Pedestrians and cyclists fear for their lives. Outside the county visitors/commuters driving recklessly makes without a care for our kids elders. It’s disgraceful and a scary place to live.
Bikeability, walkability, crime safety and kind people.
Discourages overnight parking so streets are clearer and safer.
Downtown could use a safe place for toddlers to play. And physical design of community could be updated.
Enough demolishing downtown.
Everything on that list is important to me! There is a fraction of a difference in their ranking.

Everything. Hard to rank!
Families move to San Anselmo because of small town feel, good schools and neighborhoods, low crime, abundant recreation and proximity to nature and a major city (SF). They generally move from a larger city such as SF because they do not want to live in or raise kids in an urban environment with traffic and density of housing. The town has mostly remained the same for at least 50 years and that is a good thing. It has not been overbuilt, so traffic, though a concern, has not become unmanageable. Also, San Anselmo has recognized that as a suburb cars are a part of life and has not tried to make it difficult to drive or own a car. It is easy to walk and bike around town. Kids regularly bike or walk to schools. I hope SA doesn't jump on the bandwagon of build, build, build -- that would ruin the town.
Free parking downtown, maintained sidewalks, and safe community events make it possible for my family to enjoy San Anselmo and support local businesses and community events. More public bathrooms (not portable toilets; all gender) would be very helpful.
Friday and Saturday evening closures of sun and summer Avenue for community gatherings is a great plus.
Friendly, happy people who are casual and non-judgemental Small-town character. Quiet
Good on Schools, community life.
Good restaurants
Great location
Hard to put these in order
Honestly all those reasons are all my #1 reasons why I love San Anselmo so much, I cannot have any of those at the “bottom” of any list!!!! ♡♡♡
Housing is too expensive !!😒
How out of touch are you with San Anselmo? None of these things apply here. Absolutely none. There’s safety which is slowly decreasing and there’s open space. That’s it. Nothing is walkable here. Our schools suck and are completely underfunded, with some of the public schools just getting remodels before getting actual supplies or anything else for the schools.
I am concerned about the quality of the RVSD. We know several families that have gone private in the last few years which takes away from the school funding, teacher pay, etc. My daughter was in a class last year where the teacher was new - and I believe hired last minute because the last teacher left - and it was a very rough year causing 2 classmates to not return this year. It is imperative we keep our quality teachers and pay them a competitive wage. There was also no permanent Resource Specialist for the majority of the year causing several families to seek private schools as well. The salary for this position, given the amount of work required, was not competitive enough. This lead to under-staffing and left many children struggling.
I am unable to fill in or check the boxes above. Downtown is really lovely. Marc's family has been here for four generations, and while San Anselmo has changed greatly (!!), it has retained its small town feel. We do like the parks, and some of the local businesses (those we can afford).

I appreciate no parking meters, which makes one feel wanted and comfortable! [I stay away from San Rafael because of them!} I also appreciate the calmness and cleanliness of our parks, plus the fact that certain restrictions, such as no alcohol or bicycles, keep them safe.
I do wish the Town were more bikeable. The Hub is a major challenge, and it is something I do my best to avoid as a cyclist. I also wish that it was easier to ride on Sir Francis Drake, but the traffic is too dense and crowded for my comfort.
I don't actually think it's a desirable place to live in terms of things my family values. There is little diversity, a lack of public transportation, no law enforcement of the most basic things like people driving or riding bikes recklessly. Just sit down Butterfield daily and see how many people are distracted, actively texting while driving, all around streets near schools, etc. No sense of public safety - very little visibility of police. A police department that closes at 4:30pm? Why do we have hundreds of cars driving around the neighborhood every day, one parent, one kid each individually doing school drop off - makes no sense. It makes getting in and out of San Anselmo a nightmare. This is not the way of the future! Not enough basic stores. Fine if you want to spend $300 on one item of clothing.
I don't feel safe or secure here as much as I used to. Also we have the roads of a 3rd World country despite the HUGE taxes we pay.
I feel like people take the nature of San Anselmo for granted. I think if it was gone people would really miss it
I hate to rank schools toward the bottom, but I've been surprised to see the lack of good pay for teachers, the lack of Spanish language lessons, the lack of immersion programs for other languages, sometimes it seems like we're keeping to our bubble and we're not preparing kids for the real world. Without the labor of unpaid mothers, our schools would be in shambles.
I like downtown but it has become to expensive and not very diverse. Realtors, designers, hairdressers and nail salons are too many. I love having a bookstore and just saw a sign that owner is raising rent and they may not survive. Can't the town do something about the rents. I don't want to see us become downtown Mill Valley catering to the wealthy.
I like the library
I live way down Butterfield - not too walkable from here. But I appreciate other areas are more walkable.
i love the coffee roasters and imagination park
I think schools and safety are tops. I also love the outdoor lifestyle. If I could improve anything, it would be a) traffic on SFD and more stores/ services/ restaurants. I still mostly go into Fairfax and San Rafael to eat.
I use the the aging tennis courts and the library every week.
I wish the town wasn't so White. We could use more diversity!
I wish walkability and bikeability was #1 on this list. Improving that will improve every single other thing on this list.
I would like to see more attention paid to the road conditions beyond downtown as we all pay taxes and ought to have equivalent services
I would love better biking infrastructure to help our kids get to school safely.

In general, I appreciate the laid back lifestyle of San Anselmo, which is likely related to its location in Marin and the close proximity to nature. It gives the perception it is a sleepy and safe town; however, I'm unsure if it's headed in the right direction for safety. I would characterize San Anselmo as approaching a mid life crisis or a town with. The schools seem to be rated well, it's relatively affordable, and my children enjoy the town recreation leagues. However, the infrastructure leaves much to be desired, and is really showing its age. The band aid approach that seems to have been implemented over the last 30-40 years isn't going to cut it moving forward. This applies to the schools, parks and other town recreation centers/areas -- excluding the Red Hill turf fields. I'm not sure I would say that there is any unique physical design or community character. Many improvements along the main transportation routes don't paint the best picture of the town and would be better served with a bulldozer. I would say the town
It is impossible to bike on SFD
It was hard to rank them because I love so much about San Anselmo. The changes since the pandemic, outdoor eating, Fri & Sat night street closure and party and many others things have made the downtown 100% better than before. Good job San Anselmo.
It's peaceful character.
It's a lovely, charming town, but I wouldn't tie the physical design to the community character. Many thanks for the lovely flowers. Shops are mostly out of my interest area and price range. Three cheers for the great library and its programs! And also for the live music and closed Avenue during the summer. They bring us down to town when we wouldn't normally come. Those events add to the charming character and neighborliness of the town.
It's hard to rank them. They are all important.
It's SO difficult to stack rank these as all of these, combined, are why we love San Anselmo!
I've have lived inSA for 35 years. I would say that the medians on SFD need to be cleaned up and re-landscaped. Also, the creek would be amazing if there was a simple cleanup of all the overgrown plants. It would also reduce the spread of fire. Seeing there are businesses right on or near the creek never mind the firehouse across the street it only makes sense when homeowners are making hardscaping their properties a priority.
Law enforcement has not been the same since the hostile takeover of our local police by the Twin Cities PD. Officers do not know the community or interact in a positive way. Honestly, we hardly see anyone! There is no consistent or meaningful enforcement of laws. All of the police focus on the malls in Corte Madera and Larkspur. So safety and security? Its an illusion. The Town has outsourced its duties, separating itself from businesses, for example by contracting with some company in the Central Valley to handle business license renewals. The business license process used to be an opportunity for a business and the town to interact - and develop community. Now there is some data entry person who cannot pronounce the name of the town, and its all about the MONEY.
Live on the Ave
Live on the Ave is amazing. I take my family there almost every Friday and Saturday to enjoy the live music and the charm of downtown San Anselmo.
Live on the avenue

Live on the Avenue is awesome. Please make sure no Junkies put up their tents in SA The HS is in embarrassing shape. And should be renamed again.
Live on the Avenue is great!
Love - On The Avenue
many depend heavily on the neighborhood. My mail address is San Anselmo but I'm in unincorporated neighborhood adjacent to San Anselmo
More community engagement as noted above.
More shade trees. Please do not butcher the existing trees. Less kids on ebikes.
Natural environment and access to open space Safety and security Physical design and community character Location in Marin County and the region Lifestyle and community life Walkability and bikeability of the community Parks and public gathering spaces Schools Downtown Local businesses Town services and community events
Need more practical shops - office supplies, hardware store, etc.
Need more local businesses, like restaurants. I hear from restaurant owners that San Anselmo is one of the worst places to try to open a business.
Neighbors
Originally I moved to SA for my son’s school, he’s almost 40.
other - warm weather most of the year
Other= the people
Our schools are not as good as they used to be. If they continue to decline, our property values will tank regardless of what other great things this community has going for it.
Outside of downtown local business and area can use upgrade/facelift

Police are never seen on the streets downtown just to walk the community and get to know local people and shopkeepers. They are right there by the library - for god's sake, get to know our people! Same with fire department. They are good at collecting money and having events with fellow fighters, but not any personal community interaction. We pay a lot for these guys. Get out in the community and meet people!
Proximity to both urban area (San Francisco and rural/Wild lands Inverness/Point Reyes)
Proximity to Fairfax
Proximity to Fairfax. Love the Live on the Avenue events
quaint original fifties look in downtown but would also like these empty storefronts to be viable businesses for all so we don't have to go far or drive far. fewer salons. more shops
Relocated here 2 years ago, and I really don't have much positive to say except it feels safe. I can't order the others because it has been a very unwelcoming experience.
SA should do everything it can for it citizens. Make things easy, instead of burdensome. Both public works and Planning need help. Way too many residents and business owners suffer at the cost of these two departments. It would be great to see an actual merit-based survey of departments and department heads. Dave Donery is a saint, it will be a sad day when he retires.
safety and security lifestyle and community life walk ability of the community accessibility of businesses and events community events
San Anselmo downtown is outstanding. We enjoy dining and shopping and the age-friendly events.
Schools and open space is nice. That's about it
Schools would have rated near the top of the list when my kids were younger!
So much to say here! Schools, access to nature, great people, general sense of safety, local businesses...the list goes on
Summer Fridays and Saturdays evenings on the Avenue should be extended to May, Sept. and Oct.
Thank you, George Lucas for all you have done for San Anselmo.
That order is pretty accurate. The Downtown is very important and it sucks when landlords force small businesses out. And there should be an effort led by a small business commissioner to attract more retail and restaurants.
The central location of the town is the main reason San Anselmo is so attractive. Half-an-hour to the city, half-an-hour to the ocean, half-an-hour to Berkeley, a quick bike ride to the ferry, a short drive to Larkspur or Mill Valley.
The community events are great. The town services are not.
The downtown is charming but needs more access and more family friendly businesses - especially restaurants. Not much useful retail there.

the downtown is so amazing. local businesses add to this charm. keep being biz and restaurant friendly, keep staying family friendly
The only thing i wish for in San Anselmo is a true community center with a public pool that could be rented for family community events.
The permit office could be more polite/expedient
The residents are a pretty good group
The weather is good here.
There should be more off-leash options for dogs. At the very least, Memorial Park be off leash every day until 10 am.
These are difficult to rank. Having lived here for years priorities change. For example, when kids were in school I would have ranked that at the top. With them grown, it is not a factor for me but still important to the quality of life. Preservation and enhancement of all of these factor is critical to the General Plan.
This town is not safer than other places. Most people think it is safe but a man in a white van tried to kidnap my daughter going to the bus across from Archie Williams at 6:40am. There have been many attempts by people in white van's trying to kidnap children and no one has been arrested.
This was hard bc all of it is what makes San Anselmo so special. I will say the small town (but not hick!) feel and safety is a tremendous asset.
Unfortunately, greedy landlords have ruined downtown. There used to be stores that catered to people of all ages. My kids used to walk downtown to spend allowance money at stores like Miscellaneous, Shop For All Seasons, and the bakery. None of that exists anymore. Even our bookstore is being kicked out due to greed! I would love to see San Anselmo return to its funky roots. I spend more money in downtown Fairfax than in San Anselmo because the stores are more affordable, and down to earth.
very hard - many of these would be "tied"
Vibrant, varied restaurant scene and culture
We moved here for the schools and have not been happy. The public school system is not great, specifically White Hill Middle School. Had I known this earlier - we may have considered Larkspur / Greenbrae instead.
We've lived here 2 months and are so impressed with the events like live on the avenue. We have a 1.5 year old so I think the parks could use some upgrades but they're nice overall.
Would like a better sound ordinance policy whereby one day a week (maybe Sunday) there is a ban on outside work with any loud tools. We rarely get a chance to enjoy a peaceful afternoon in our own backyard. I would also like to see a ban on leaving garbage cans out on our streets 24/7. It attracts rats, coyotes etc and ruins the aesthetic of our streets. Obviously they need to be out on the night before collection but NOT all week.
Would love our whole town to be more walkable and bike-able ACROSS Sir Francis Drake, not just within the segregated spaces on either side.

3. What are San Anselmo's biggest challenges? Other comments.
1. Over development. 2. Flooding. 3. The kids on e-bikes, and bikes on San Anselmo Ave. 4. Other - rude people!
Above ground power lines PGE
Acknowledging the State's ADU requirements...ADUs up to 16' tall on small substandard lots when in the setbacks. Folks built an ADU in my neighborhood because their lot coverage and FAR were already exceeded with their existing house so the ADU is used for office space and/or extra bedrooms. They wanted to add a bedroom to their house but couldn't. An ADU does not necessarily translate to affordable housing. Reduce the maximum height to 12' and provide a non- discretionary noticing/comment period. It might result in a more reasonable design. I am now staring at a solid light color 16' tall wall 4' from my fence. I doubt these folks thought about that impact and I could have invited them to my yard to view the potential. The extra height is providing storage of their stuff in the attic. Second, overnight parking permits - please stop saturating our streets with cars because folks are using their garage for hoarding and conversion to family rooms and their driveways for a basketball court and storage shed. If they couldn't park overnight, then would be forced to use their garages and not make it impossible to drive by in the day time. Overnight permits should be for those who legitimately don't have parking on their property. Third, safe routes to school: more sidewalks when space available.
Add Senior center
ADU's must require additional parking. Parking on the hillsides has become a public safety issue. Overdevelopment will increase our parking issues. Evacuation on hillsides during a fire is already worrisome. Overdevelopment and inadequate parking will only worsen this.
Affordable housing brings in Diversity! SA has missed this opportunity for decades.
Again, hard to rank but obviously the threats of fire and flooding (worsened by climate change?) are concerning. I would love to retain the small town feeling and safety.
Again, these difficult to rank. They are all potential challenges but depending on the moment, can change quickly. Bottom line is preserving the character and culture of the Town.
All of the above
Almost impossible to get a home renovation permit. Extremely expensive as well.
As per my first comment, we don't do much as a town to support our young people. Ask any parent of a middle schooler or high schooler and they will all tell you there is not much for tween and teens to do on the weekends.
Awful traffic, over development by ABAG, Parking awful. Public go to coffee house on S.A. avenue and stay for long periods of time so no parking.

Bad decisions by Town Council particularly when it comes to flood control. Do not flood others downstream properties FEMA guidelines MUST be adhered to - period. Do believe the County hydrological models. Open the Plaza.
Bike and pedestrian infrastructure improvements are a solution to traffic. Do not solve traffic for the sake of more cars, solve it for the sake of less of them.
Bike and pedestrian infrastructure! The hub traffic is bad.
Biodiversity Loss - The Town's current actions, policies, and priorities are divergent from nurturing the natural environment in public and private spaces.
Building higher density housing that invites diversity in our community.; Changing the zoning from single family to multi unit, so there could be duplexes/triplexes in parts of town that are only single family. Getting businesses downtown that serve the community, not only bougie boutiques that are high priced and unaffordable. Add multifamily housing to downtown
Business VARIETY - we have way too many overpriced boutique clothing shops. We need more shops and services for middle / lower income residents (less expensive quick service restaurants, basic services like postal / shipping, an independent pharmacy, etc.)
business viability. I feel the small businesses ate at risk here. housing affordability is a major challenge
climate change and global warming
Climate change is a concern for the world, not just San anselmo. So I do think it's a concern, but I don't think it is relevant for this question. When I say "diversity," I am not only thinking about ethnic diversity, but also the (lack of) diverse dining options. I miss all the good ethnic food from the city.
Climate is the top priority, by an order of magnitude. Globally, it remains an existential threat. Locally, flooding and fire are both the top threats to our area in all categories - economics, safety, health, property values, protecting our physical infrastructure. San Anselmo has the wealth to make the infrastructure changes to becoming a zero carbon town. As an affluent community, I'd say we have an opportunity to do more than "our share." We can afford to be a fully green town where other communities will have a harder time. I would like to see pushes/encouragement/campaigns to get almost all of our residential homes on the MCE Deep Green plan. Why not? We can lead in installing EV charging stations. All of our schools should have electric buses. All municipal buildings should be 100% renewable powered. How can our building codes move towards 100% electrification and other aspects? I have an idea that this could become a huge point of civic pride - San Anselmo leading as a fully green, renewably powered leader in CA cities.
Connected to diversity and nighttime entertainment — there is very little to do for single adults or relationships without children. The community events, infrastructure and general community focus is solely upon families. Which, lovely. But many (including myself) struggle to find a place here. I have to go elsewhere to find community and I'd rather find it here. The town is very respectful and inclusive of the LGBTQ community but there are no resources, events or spaces which support my community. It's been delightful to start seeing a shift in diversity as regards PsOC, but I hope to see even more diversity in age, ethnicity, SES, and marginalized communities.
Cost of construction created by avarice alone town council
Crappy roads...can't believe you didn't put them on a list yet!

Diversity in age and ethnicity is essential for keeping our town vibrant. If our workers have to commute here, that's not good for our environment or for them feeling like they are a part of our community. If seniors move away because their children and grandchildren cannot afford to live here, that's not good for our community.
Downtown district needs more diverstity in its offerings - currently, there are too many nail salons and hair salons. These are fine to have, but not on the same block.
Even parking is expensive and a hassle. Given what a sleepy, boring place this is, I'd expect to be able to park without having to put money in a meter.
Fire, Flood, Traffic. Not a ranking. All important. Already too many people in the Ross Valley for what the infrastructure and environment can support.
flooding preps. and traffic on S.F.D. Blvd.
Folks need to be more aware of flood risk and vote in support of water detention basins! Flooding affects our downtown businesses as well as homeowners.
For us I would put middle and high schools as no. 1. South Bay and East Bay (from our exposure) have much more driven kids, who have higher emotional maturity and exposure to the real world. The schools also rank much better in South Bay and East Bay. I think this is the result of the lack of diversity in Marin - including lack of immigrants.
Funding schools/public education & teachers
Homeless people going into neighborhoods or creepy people going into children's parks (not too often but it has happened).
Hostility towards development of new housing Overzealous enforcement of planning regulations Downtown needs rezoning
Housing affordability is #1 by far. I'm shocked and saddened that we don't have more affordable housing for lower income and middle-income people. Something needs to be done and fast.
Housing affordability is one of the many ways that diversity is shut out of San Anselmo
Housing affordability is the number one issue in San Anselmo and is closely tied to lack of diversity. There are so many underutilized spaces on Drake with strip malls with low vacancies that could be turned into attractive apartments. The Town Council and business owners have done a wonderful job of creating more community with the Live on the Avenue events in the summer. However, I still personally struggle to make it into the downtown area myself, I will admit, unless I make a concerted effort. I believe a vibrant, local downtown is an important part of a thriving San Anselmo and I know that it's difficult when people like me avoid it during regular business days.
I like the idea of going downtown and parking without meters cuz this feels Like a small town and I like that vibe.. I use the library and bank and if I can get parking I visit the other shops. I think 2 hour parking is just right and allows others to use downtown. I mostly walk because you can't get parking.
I list traffic first, but believe the solution lies in providing alternate (and much more efficient) means of transport- walking, biking and public transit. The last thing we need to do is offer more parking or wider roads- which would only promote MORE driving.
I only consider wildfire risk, housing affordability and downtown parking to be issues.

I would add schools to this list. Archie Williams has declined precipitously over the past several years Nd is. mow one of the worst performing schools in Marin
I would not emphasize improved parking or nighttime entertainment. I would rather see a great focus on improved bike and pedestrian infrastructure. Nighttime entertainment would attract behavior that would take away from the sense of community.
IMO, the biggest challenge is the aging population and their strain on the town's limited resources. I'm concerned that as the community continues to age in place and live longer, it is not providing the necessary opportunities for new persons or families to move to the community and pay taxes to support the necessary services and facilities to ensure the town thrives. Sadly, my experience tells me that the older population will have too large of an influence on this process. While there voice is important, the have very little at stake, are proportionally very low contributors to taxes thanks to Prop13, and tend to be very resistant to change -- and IMO changes that are necessary.
It is better to gain control over the monopolistic incentives of certain individuals and organizations who have been Manipulating the markets and the people who rely on them for decades, then it is to develop and build more housing. If you were to see and hear the realities of the tenants living conditions and were able to actively listen to the atrocities of their personal experiences as renters in Marin County you would be convinced that the solution does not start with developing more first but rather to gain control and enforce accountability for those individuals and organizations who break the law, violate rights, and endanger the people of Marin County,, who have been forced to rely on them for such a basic need like affordable and clean housing. Sustainably and affordability will enrich our lives, not over development that will continue to reinforce the disparities a lot of us are still facing and for the next generation to be greatly impacted by.
It seems like closing San Anselmo Ave where business other than food takes a hit isn't taken into consideration.
It seems ridiculous to list climate change because that is a global concern and should be a given. Climate change will hit San Anselmo in many ways but it will definitely hit in fires and flooding. Also I am not sure if diversity should be listed as a challenge but maybe racism or inclusivity should be the way it is addressed. Diversity is increased by offering more opportunities for people to be here. Does this mean more housing? Inclusivity could be in having more diverse representation in the down, translation of local documents, or cultural events included the yearly town programming. Racism is to see where the problems exist.
It would be great to see the town approve more housing projects in the closed shopping centers, especially along SF Drake Blvd -- these would not add to traffic as much as retail facilities in any case. It's ridiculous how few projects are approved, and not right that the town relies on single-family home owners to add more units (with accompanying parking issues).
it's impossible to push a stroller on some sidewalks on high traffic streets like Lansdale Ave and San Anselmo ave. There should either be stricter policy to maintain your landscaping and keep the sidewalks clear and/or wider sidewalks. The telephone poles also get in the way. Can those be taken down and the lines moved underground? This would help with fire prevention as well.
I've lived in San Anselmo for six years and love it. But concerned that a lack of racial diversity will require us to move so that my child can feel like they have a community like them.
Keeping San Anselmo accessible by not eliminating parking spaces for special interests and private business is essential.

Lack of healthcare facilities and healthcare providers should be on this list. Not thrilled about driving to Mill Valley just to see a practitioner for care I need. Lack of foot traffic must make it very hard for small businesses to survive. Cars are a major problem in San Anselmo and that culture needs to change for any small city to be successful.
Lack of independent competent political leadership
Lack of parking enforcement for overnight parking restriction. It does not get followed and then our streets are cluttered, dangerous and ugly.
Lack of town's prioritization to infrastructure basics: fixing potholes & sidewalks, monitoring poor paving jobs, repairing street problems, enforcing parking regulations on narrow strees to prevent accidents and emerg. vehicle passage, eliminating weeds in street medians and curbs to prevent fires (as residents must do), synchronizing traffic lights to improve traffic flow, developing online town ride-sharing to reduce traffic, coordinating projects to prevent money wastage (e.g. costs of Sir Francis Drake paving followed by sewer line replacement followed by repaving again), and providing more dropoff locations for expired prescription drugs.
Making the permit process easier when selling a house, this has gotten ridiculous!
many depend heavily on the neighborhood. My mail address is San Anselmo but I'm in unincorporated neighborhood adjacent to San Anselmo
MMWD needs to do more preventative burns to reduce fuel load on Mt Tam and Mt Baldy - Fall when it is cooler is likely the best time. Pesticide/Rodenticide/herbicide use is also a problem. I've lived in San Anselmo many decades and have noticed our raptors in decline, along with other wildlife -- and crickets too. Folks move in from urban areas and want to sanitize the city, have everything under their control, so they just kill stuff. without thinking about the ecosystem that they possibly moved here to be closer to (some just dont care - they live here, because it is cheaper than where they used to live.)
More shade needed everywhere
More shade trees are needed along the streets that don't interfere with powerlines. Underground in powerlines and a project to help residence plant trees to increase the shading and reduce the overall temperatures of our town.
My top 3 are interrelated in cause and effect: improving bike/pedestrian infrastructure should help alleviate traffic, which also mitigates fire danger (in emergency evacuation options). These three are top priority above all else in my view.
My top 3: Housing, Traffic, Businesses.
Need more traffic control. Too many speeding cars and bikes driving un safely putting pedestrians at risk.
Need to find a balance between residents needs and accomodating tourists. Also better economic diversity. Ideally town services and businesses could be staffed by locals not from Vallejo etc. Locals have more incentive/loyalty/engagement with beneficial outcome for all.
Nimbyism
Nimbyism. Mainly older residents who are resentful of newer community members and resistant to change. Reflected by certain council members
No development at any meaningful scale has occurred in the city for over 50 years. As real estate prices have surged, this has left a dire shortfall of affordable housing, with corresponding impacts to the local workforce, lack of staffing, etc. The city functions as a wealthy enclave and the people who work in it are forced to commute long distances.
No parking. Town shuts down by 8pm.

Noise
Obsession with diversity
OTHER* Being the overpayment of the entire city, erasing the historical path of the railroad and making people's houses along the road less safe and susceptible to being run into by a vehicle. Drunk drivers are commonly on Center Blvd instead of SFD because of the bar locations. To clarify: HUGE houses keep being approved. It's disgusting to see the results of a cramped and characterless formidable building. There is not nearly enough yard space, you can't even own a dog with the amount of yard space that is approved. There is more square footage than any single family would ever need being approved. Absolutely a F'ing eyesore that is changing the look of this SMALL town. All in the sake of profit and falsely inflating potential living numbers? Not worth it for the real, year-round, residents. I only believe Over-Development, Traffic, and Flooding are the biggest challenges.
Overdevelopment equals more people equals more traffic equals less parking available. But State rules force us to have all of above to make housing affordable which does not acutally happen either. If you are serious about wildfire risk I can see a whole (Redhill) full of eucalyptus trees ready to torch along with the french broom. If winds are right whole town will be embered. Flooding only affects those who built cheap on the flood plane. And expect everyone else to bail them out. Notice many houses in downtown area spent the extra money to raise their houses when they were built. Believe Russian River folks were forced to raise their houses or no insurance.
Over-development is not currently a problem, but it's what I most worry about. I am concerned that we develop too quickly and without enough controls and San Anselmo loses it's magical qualities. I am not anti-development. I just want to ensure that we do it thoughtfully such that we maintain the town's special character.
Over-development Parking Traffic
Overnight neighborhood parking rules ARE NOT ENFORCED. Longview Ave for example.
Overnight parking ban not at all enforced. Bicycle and e-bike traffic laws not at all enforced.
Overnight parking permits should be available for residents.
People drive too fast down our street (Valley Rd in San Anselmo). There needs to be speed bumps, as I walk my daughter around and I'm anxious about cars hitting her. We should transition out wooden fire places, as that is bad for the environment and our air quality (I'm sensitive to smoke).

People/NIMBY's have already forgotten the lessons of the last flood (and all those prior). Why would anyone want to open a business downtown where it's prone to flooding? Traffic, Bike and Pedestrian Infrastructure, and Parking are interrelated to me. Traffic is always worse when school is in session. Parents drive their kids to school because there are not enough bike/public transportation options. If it were easier to get around by bike and/or foot then parking would not be the challenge that it is downtown.
Pg&e power outages
Pinch points where unsafe to bike like going left off of Butterfield onto sir Francis Drake before turning on the next right turn. Also the very narrow and unevenly paved bike section from bottom of Butterfield until in sleepy hollow where bike lane widens. Both are very dangerous for getting our small kids to and from school daily. Also would love an overhaul of the rec center facilities. Mill Valley's rec center is incredible. Does our town financial situation allow for that kind of structural improvement of the rec center?
Please get rid of the no overnight parking rule.
Please improve traffic at the hub. The traffic lights at and just before the hub (Bank St) heading westbound on SFD should be timed to allow better flow through the hub. Consider replacing all traffic lights with a traffic circle.
Poor Leadership is the #1 challenge
public transportation. There should be a shuttle service to SR and Fairfax. Like non-stop. Every 15min. Medium sized electric Bus. Build a tunnel at the hub. Build a pedestrian/bike path over the hub. Make the streets better Less working from home. I couldn't get a hold of anyone at the town on Tuesday Aug 27th. at 2.15pm. Unacceptable that no one answers the phone. I called about 5 different numbers. Build 4 -5 story apartment building near downtown. No money from the state. Otherwise they will decide who lives in it (see Truckee). Affordable flats for town employees / local business employees The demise of SF makes Marin less attractive. Yes, we are profiting first. But eventually it will be very negative.
rebuilding a sufficient number of tennis courts in a pleasant environment. The current situation is not good.
Reliable water supply
Restaurants close too early for the community. One extra hour would be so helpful for families after events and parents hoping yo go out once kids are asleep.
Roads in terrible shape. After they dig up a street, they should pave it.
San Anselmo Avenue should be closed to cars or a one-way street to promote safety and vitality of the downtown. A few loud and usually mid-informed voices have too much sway in town decisions

San Anselmo has so many incredible things going for it. The number of vacant buildings with past uses and the current interpretation of building codes in the town create a dynamic where these buildings will likely sit there for many many years if not decades to come without an active intervention that likely includes city involvement, these buildings go from being the biggest asset of the downtown and surrounding areas to a huge liability for the town. Having change of use trigger, so many things seems to be at the root of this issue. Some of the new building codes for adaptive reuse are attempting to address this, but the town needs to take much more ownership in this issue, which they are able to do, they have done so in projects like the Creekside Park bypassing other bodies, who determine what can and cannot be done here and it would be nice to see the town enable some sort of public private partnership to bring much-needed housing and creativity to some beautiful buildings that will never be able to be occupied by functional uses under the current rules. It's simply impossibly expensive and far too painful and arduous of a process, and I put that on the town look at other cities in California Los Angeles from urban context, and there are many rural examples who are able to do so much with their aging Historical built environment San Anselmo should not say their hands are tied.
San Anselmo needs to be part of fighting ADU laws. Those laws are designed for cities with flat, wide streets and larger lots. ADUs on small lots cause over crowded feeling and parking rules related to new adu rules make no sense in this town.
Sir Frances Drake traffic
some close choices there. all of these are important
Some of the above issues carry equal weight for me. For example, climate change/flooding/wildfire are closely related.
Speeding all on local streets, cars, motor bikes & bicycles running stop signs & traffic signals regularly. Not stopping in crosswalk for pedestrians.
State mandates to build more housing.
stay small biz friendly (policies, events, activities), open up the park (find reasonableness)
Street paving and general infrastructure is the constant challenge.
Stuff below this is not a challenge as far as I can tell
The average condition of sidewalks is abysmal. Many dead-end, often in places that are very dangerous to cross the street - for example, on San Anselmo Ave just west of Madrone, at a bend in the street (which is too narrow to have parking on both sides anyway. Many other sidewalks disappear into private property (West side of San Francisco, just south of Sacramento). The vast majority are too narrow for two people to comfortably walk side-by-side, let alone with a stroller (most of San Anselmo Ave). Other busy intersections lack crosswalks (Karl Ave at Saunders, just two blocks from Archie Williams and a major pedestrian route via Patterson Bridge). On Saunders at Center, the sidewalk isn't big enough to stand on or get around the PG&E pole.

The biggest challenge and threat to San Anselmo is the top-down State housing mandates that remove subjective design review standards, and utilize form-based design standards that produce "cookie-cutter" like monotonous-styled building forms. When combined with Density Bonuses, where the developer can avoid all Zoning Standards simply by asking, the result will be the construction of large structures that will be out of scale for their setting, harm the charming small-scale character of the town, and reduce the value of nearby properties. The State's RNNA housing numbers are bogus. San Anselmo should stand up against these misguided State mandates and pursue a mix of housing types, sizes, and values in a manner that is spread throughout the town is a locally-guided manner which preserves San Anselmo's small-town character. Don't let the idiots in Sacramento and the hapless consultants who overcharge for their services producing useless rhetoric, destroy our town.
The biggest risk to San Anselmo is the town making it too hard for families to live here and make updates to their homes.
The downtown needs a wider range of businesses or a core set of businesses that make SA a destination. In the 80s, people came to SA because of all the antique stores and quaint shops. Now, there are some over-priced boutiques and way too many salons. Creating a community vibe (similar too The Barlow in Sebastopol, for example) would draw people to our town. Night life — open businesses, restaurants, and music venues — would make our community more vibrant!
The flood risks store owners have to endure during storm and flooding risks .
The inability of the town to work with homeowners on permitting and needed housing.
The town must maintain local control over land use. It should have a clear plan for balancing outdoor dining with parking needs of residents and local businesses. And the Town government should do a better job with providing a central forum for discussing Town priorities, if only to keep voters focused on electing practical representatives instead of those who distract with postures of the day.
The Town would be well served by better biking infrastructure. Many families spend plenty of time on bikes, but our perspective (shared by many other local cyclists) is that riding bikes to school can feel unnecessarily dangerous: too much traffic congestion during key commute hours around schools, and folks in cars with tight timelines driving faster than usual. Protected bike lanes to schools would ensure more kids and parents on bikes alike, relieving traffic and providing more safety.
The town, building department, and fire department make it extremely difficult to improve our homes. They are not cooperative including citing codes incorrectly and having extended review and rė review times.
The traffic on SFD is too much.
The two main entrances to the town, from San Rafael and from Ross, should be discussed. What is the first impression of San Anselmo do we want to give? Not a tattoo and massage parlor, surely? Start a discussion to envision a better use of the gateways to the town. More sidewalks, more road signs, more safe wide sidewalks are needed to direct the public around the town. Keep attracting talented business owners. A chocolate shop, a silent movie museum, an upscale wine bar, a dim sum restaurant, empanada shop, crepes window—more reasons for the public to use downtown! Create more volunteer and employment opportunities for the young people (middle & high school).

There are A LOT of drivers that think cars have the right of way over bikes, even on bike routes and roads with a speed limit below 20 mph...think drivers honking at children on bikes to get out of their way, passing with minimal space, etc. Even if we can't fix our infrastructure, education on what sharing the roads looks like would go a long way. Even better if we could have traffic enforcement at some of the risky intersections like Yolanda station between 8:10 and 8:30 am. Speed humps (with space for bikes to miss the humps) would make a huge difference on bike route 20 and Bolinas. And the "school route" signage helps, I think — or at least I hope drivers notice the signage and understand that it means they need to be mindful of kids commuting to school.
There is incredibly limited diversity not only demographically but socio economically, making for a homogeneous monoculture. I do not find people to be empathetic beyond their own ideological beliefs, which mainly come from an upper class, white perspective. The diversity I do witness is an extreme disparity to lower class, blue collar and typically Hispanic origin immigrants who have access to low income housing. I believe this in turn leads to a sheltered perspective while raising children here.
There's not a lot to do here, I live here because it's extremely safe and close to my job but I'm increasingly becoming bored and will probably move within the next couple of years.
Those are all important and ranked pretty much as I would put them.
Three times in the last three years, I have been able to thank a bicyclist for stopping at a stop sign or traffic light.
Time to re-examine the "no over night parking" pohibition on streets. Almost everyone in the downtown area does is and why is it prohibited?
Too many cars. Not enough care for natural world. With over development-we could lose even more nature.. We could use a better native tree ordinance to save what remains of our history and natural world.How about protecting night skies for the birds in areas where there are forests or creeks?
Too many restrictions on homeowner permits
Too many seniors not paying their fair share of taxes. Lack of investment in schools and other public spaces.
Top three: parking, traffic and Diversity
Town seems not to have enough funds to maintain its current properties much less plan for the future which IMO would include purchasing long term empty properties in downtown. But let's say for kicks that you somehow found the money to make improvements AND maintain what you currently have...in order to take this from a good town to a great town you'd have to flood money into economic development- allow another hotel to come in- and some rattlers with deeper pockets. You'd need to take the extra funds and start purchasing properties in downtown. This could further be done by insisting that landowners keep up the buildings and fund economic development. Properties owned could be rented out according to what the town needed to flourish.
Town services such as the building and planning departments are difficult to work with.
Traffic around the hub is awful. The stoplights aren't synced so you end up stopped at Bank St. and miss the light at the hub. And the idea to put meters downtown is just going to make me even less likely to go there.
Traffic at the hub is a problem. The stop lights aren't synchronized and you can be stopped at a light while the next one in line is green and no one is going through it.

Traffic concern is concentrated on Butterfield with three schools all on the same road and only one lane each way. Consider expanding road to two lanes each way or alternate routed roads to the elementary schools NEED more charging stations downtown and in shopping centers/schools for cars to curb gas consumption/climate change
Traffic issues cannot be overstated. They affect the character, visual beauty, time wasted, and tempers. I like the carousel! That would put a smile on every face. :-)
Under-development. We need way more housing, let's densify downtown and stop putting up barriers to housing. We should be trying to exceed the RHNA. Density supports affordability, diversity, business viability, viability of public transportation (-> climate change), increases demand for pedestrian infrastructure & nighttime entertainment. It'd boost property tax revenue, and support improvements for all residents
We live on Butterfield and a 2 minute walk to Brookside but we don't have a sidewalk on our side of the street and it's very dangerous walking our 3 kids to school. We would like a sidewalk.
We made more affordable housing like at Tam house.
We need more low cost senior housing
We need to build housing above all of the buildings downtown and at red hill. This will help with so much. But we also need to find ways to somehow create more activities for the youth. I see diversity on this list and it would also be great to have a more diverse age group in our community.
We need to re-purpose all the empty useless retail on Drake
We need to repurpose some of the legacy retail spaces (like the old US Bank building). We have too many vacant storefronts. Need to consolidate. We don't need another coffee shop or hair salon. We should attract some new restaurant and bar concepts to town. Something like a Perry's would be excellent as an all around concept.
why are our roads so bad?
Why can't some of the big empty businesses be re-zoned into residential? I think building owners will be happy as their property value will increase and a developer would come in and do the remodel inside existing buildings. For example, banks that have left town, some of the existing commercial buildings could be housing on the second floor. Has this been studied at all?
Wish San Anselmo avenue was permanently closed to cars
Woke politics
Would love more dining options and a safer way to get from Sleepy Hollow to downtown and Red Hill especially with kids. Would be so great to ride into town for dinner and on the weekends!
Would love to see more downtown businesses which are services we need... not enough are ancillary businesses. Keeping our store fronts filled has been a big challenge. Landlords need to make rents more affordable to attract and maintain businesses. Way too many empty spaces.

4. What recreation facilities and services should be improved or expanded in San Anselmo? Other comments.

1. The parks are lovely. 2. Open the bridge area by Creekside Pizza! 3. Teenagers have nothing to do here - no bowling centers, roller rinks, ice skating rinks. Helicopter parents make this worse!
A playground for toddlers and young kids with maintained bathrooms downtown would be a huge improvement.
A safe (sidewalks or car-free path) pedestrian/bike route from downtown to open space under bald hill would be my highest priority.
A swimming pool(s), including a seniors program plus kid and adult swimming.
A venue for concerts and events, with adequate parking.
Add a large community swimming pool somewhere -- having the HS pool for lap swim isn't enough.
affordable Daycare. Public waste bins.
all could be improved, plus having some cultural offerings. there's nothing to do here but hike and spend money on overpriced, unnecessaries.
All of the above can be improved in my opinion. Not sure of what I would prioritize so am keeping the list in the same order except for “Community gathering spaces”, which I moved to 1st position.
All of the above should be improved and there is substantial overlap so I did not rank. For example community gathering spaces is a broad term that includes sports fields, court and play structures, Robson and Isabel Cook Community Center. San Anselmo needs more parks and gathering spaces and needs to properly maintain the spaces it does have. This should be the very top priority in town.
All of the above!
Always found the kids programs were wonderful. Teenage programs were a bit lacking as our kids were growing up but it’s a tough crowd to attract.
Anything below “Other” in the list above is a low priority for me
As a homeowner who lives adjacent to Memorial Park, it’s really difficult living here. Supposedly the park is open sunrise to Sunset, but routinely people are there until much later and they’re very loud. It would be nice to enforce the sunrise to Sunset rules with signage. Also, the swings are extremely noisy and they squeak nonstop. I know Employees from the town have tried to grease them, but it just doesn’t work. We need to replace them completely. Also, more trees along that fence line would provide some privacy. We have reached out to Dannielle Mauk numerous times with no response from her. We would even be happy to donate.
bicycles should not be allowed on single track trails. and that is not to say that single traks should be widened to allow access.
Bike routes
Bridge down town
Build a pool/community center
can we get a community pool at the community center please! can we support programs other than sports? show some affiliation with The Playhouse maybe

Cleaning up parks and public bathrooms! Chipping paint on facilities
Close the Main Street downtown and make it a pedestrian walkway and bikeway
Community garden should have more space at Robson park. LGBTQ events and community support Downtown Farmer's Market!
Community gym and lap pool
Creek Park (Finish the project)
Creek Park is a disaster. The inaction on that is inexcusable. Understand the Feds slow things down but how many years? Memorial Park is in sad shape compared to all other Marin towns
Creek Park was so much more inviting when the space across the creek was available. If it can be brought back it would improve the sense of community immensely
Didn't we already have a master plan? Huge disconnect between trail and trail access with downtown or even neighborhoods. Trails should be welcoming not an afterthought. Through this neighborhood up and I think a left or is it a right and over that hill! Should be easy to find and encouraged. Along same lines with purchasing lots. Need to lean into boomers donating their land and then if near trails. Turning it into parking and maps and trail heads that are well marked. Some of our most attractive features as a town are our trails and we hide them away. We even do that with parks ie. Robson park with its overgrown terraces that we should maintain and an abandoned house or not sure what that is . And fenced off gardens. Tsk, tsk, tsk, such a shame. Make donating property front and center for old folks like me and for god's sake take better care of what we have or no one will want to donate their property to be forgotten like the Robson Harrington's.
Don't have an opinion
Enforcement of existing regulations, like overnight parking
Expand access to summer camp and extend hours to accommodate working parents (8am-6pm or at least 8:30am-5:30pm)
find a reasonable plan to reopen the creekside park (find balance)...keep the great focus on community, centering on the downtown
Fix Creek Park!
Fix the bridge!!!!!! Also please consider opening more trails to Mountain Bikes, they are less destructive to local trails than all the horses which are allowed. I would also encourage those who ride horses on the trails to clean up after themselves. Finally, I think that more enforcement of leash laws, especially on single track trails, is needed to keep walkers/runners/hikers safe.
Having a sports field that is not connected to a high school would be a tremendous asset to the town understanding this requires a large amount of space, but there are places where this could happen in cities like Portland, Oregon Home of Nike there is a track that was funded by them originally, which is now been taken over by the community, which is incredible because it's available at all hours of the day not only outside of school hours. This would contribute to the health of the community.
How about senior activities and programs to promote well being?
I believe the town is doing fine. We should maintain what we have

I did NOT rank this list. You did not include expanded dog parks. I truly resent how people think it is their right to walk/bike (includes electric bikes!) through my driveway. I live in a small condominium association, we clearly have 'no tresspassing' signs at our four points of entry. People are rude, hostile, threatening to me, an old lady, when I point out as nicely as I can that they just walked by our 'no trespassing signs' and we truly do mean 'no trespassing'. Law breaking. Seems acceptable these days maybe .... blasting through intersections on bicycles with pre-schoolers as passengers i.e. teaching the kids that it is acceptable to disregard stop signs ... some do not even look. And that is besides the e-bike riders who never stop, never look while blasting through intersections ... crazy. And of course, the vehicle drivers do it too. e-scooter owners ride fast on sidewalks, blast around blind corners on sidewalks - it's crazy. Then there are the Archie Williams runners who as a class think it is fine to run as a herd through our property - our driveway, past the no trespassing signs. Disgraceful group mentality. Again, hostile to me when I point out that it is private property and it is posted ... I do think stuff for teenagers to do, is a good idea. It has always been a problem here -- I remember when skate boarding was actually illegal in SA ... times change, ehh? Over the years, I know SA prioritizes group recreational activities, but I think this is an over prioritization by a specific group of politically powerful residents -- at the expense of taxpayers who really do not, never have cared about participating in group sports, but who enjoy walking, biking, hiking around SA. Our beautiful creek needs more preservation efforts too on top of the flood control.
I don't consider this to be an area of great need.
I don't see any of them really lacking - but all should be maintained.
I honestly don't have an opinion about these things.
I think this is an area where S.A. excels
I think you guys do a great job with programming!
I wish there was a place where you could come on your own schedule and be able to work on art projects.
I would like more slow streets where kids can play in their neighborhoods
I'm not a parent of teenagers but it is clear that they have no place to safely hang out. They are bored and I feel like most people in the community treat them as a nuisance. They often gather in athletic fields in the evenings simply because there is no where else to go. No places stay open late at night to allow them to congregate. There aren't bowling alleys or even late night fast food where they can hang out. I feel like this contributes a lot to the teenage delinquency that we see. I know people would hate this and it would never happen but making the old Walgreens into a Chickfila or an In-An-Out would be a game changer.
In the winter months when it’s raining there is absolutely nothing to do in San Anselmo. There are hardly any in door gathering places that are affordable, clean, and entertaining. The park and rec facilities are run down. It’s very disappointing to live in such a high cost of living area but have so little community programs. It should be a law that kids get free swim lessons. Every year I look for swim lessons and there is nothing outside of a few programs with limited hours. I am a working parent and there needs to be more awareness and empathy for working parents and the logistics of getting kids to important programs like swim program.
Isabel Cook Community Center could use a little updating, fresh coat of exterior paint, etc.

Isabel Cook needs an overhaul! The rec center space is terrible and the rooms should be upgraded to support artists. Additionally, Robson-Harrington is a possible jewel, but it too needs a visionary team to transform it into a space that would attract gatherings of folks from around the community. Both spaces are tired and sad.
Isabel Cook should be recommissioned as an intergenerational community center with more multipurpose rooms for programs, education and activities for all ages. The artist studios should be reduced to just a small portion of the building. We need a daily community enter for all residents- not such a small minority of residents. (children and artists). We need a few accessible parks and trails and an accessible playground (See Pioneer Park -Novato). We need adaptive recreational activities for our children who have special needs.
Isabella Cook is an embarrassment and San Anselmo rec is terribly run. We have sky high house prices with tax revenue. We should enhance business revenue and build a world class community center with attractive things like water slides and community events that bring merchants and food trucks with a wide diversity of food and farmers markets. Move from Safeway to community markets. Sprouts is much better than other options and is affordable.
It would be amazing to have a comprehensive community center with a pool, fitness center, classroom spaces, etc. Adult programs are not designed around middle aged working person schedules.
It would be amazing to have a diner for teens to hang with their friends and see other kids without making plans.
It would be great to improve the Isabel cook community center. Maybe teenager programs available (teen night)
I've a ton of gratitude for the Rec department's offerings and its a big part of what makes this community so enviable. It provides a "village" for those who don't have family or a close network, which is so attractive to both Marin natives and transplants.
Keep Sorich Park trail for hikers, not bikers!!! That trail is mostly used by people who live in the neighborhood who enjoy walking their dogs up on the ridge. We don't our trail to become a bicycle highway to Terra Linda!! Please make your own bike highway elsewhere.
Live on the Avenue should be expanded. It could have been occurring during our beautiful spring weather, but instead kicks off during an epic heat wave.
Lots of programming and outdoor options for young kids. Zero for teens in the way of community infrastructure. Juan's Gym is sweet but in huge need of upgrade. Indoor basketball gym? Hang out spaces for teens? Teens live pickleball! Ping pong! Get rid of memorial park courts and make into pickle. Proper skate park too.
Make Cook a rec center like Mill Valley, smaller
Many roads and parking lots are terrible and need to be repaired/paved asap!
Memorial Park is an excellent shape and focus should now be on other smaller parks. I think the focus should be on maintaining what we already have and less major tear down and rebuild projects.
Memorial park is an excellent shape and focus should now be on other smaller parks. I think the focus should be on maintaining what we already have and less major tear down and rebuild projects.
More off leash voice controlled dog walking areas

More recreational programs for ADULTS and SENIORS More Community Gathering Spaces Sports Fields - OUTDOOR BASKETBALL COURT LIKE WE USED TO HAVE AT DRAKE That's all. I think we have enough of everything else on the entire list.
More shade needed at parks
More turf (synthetic grass) fields, please. More affordable (subsidized) summer camps, please. More trails connectivity for all (bikes & peds), please. Our kids lack a “town center” meeting place (currently Red Hill shopping center is defacto), which feeds into more social activity online / sedentary / impersonal. Let’s improve the red hill hub into a whizz-bang super town center where everyone can congregate, etc. good ingredients already with shops/eatery, memorial park, skate park, etc.
Never felt inspired to join adult activities at community center, but would like to see them expanded. Never saw anything that interested me.
Never heard the reason we are now shut out from the park downtown and given picnic tables in front instead. WHY.
No comment since we no longer are involved in many of these topics
Other = walkable and bike-able paths that connect our *entire* town. People who aren’t sports road cyclists need safe barricaded paths.
Our beautiful downtown is marred by the closure of the bridge as community space and we desperately need it opened up again.
Our parks and facilities seem far below what I would expect from a community with our tax basis. Our buildings are falling apart. Our courts need resurfacing. The grounds around the buildings should be beautiful gardens and are unkept. We should have a public pool or at least splash pad for the community. We should have lit courts and fields. We should have fixed creek side park.
Our rec / community programs are amazing - the team does a great job. If we could make an incremental investment, there is limited pool and field (soccer / multi-use) space in the county. It would be a huge asset to have another pool (ideally something similar in size to Archie’s). 2-3 more soccer fields would put San Anselmo in a position to host soccer tournaments which would be a benefit to the local businesses.
Playgrounds for children are needed NOT sports fields
Please don’t tamper too much with Robson. Its wild quality is such a magical place of exploration for our kids and for us too. I would love it to remain the incredible community asset it is, as is.
Programs for children and teenagers
Public pool would be great
Recapture Creek Park Plaza
Redesign/updgrade the library and town hall space to allow for more community programs and a Media/Maker space.

Redevelopment of Isabel Cook to include public pool facility similar to Hamilton Pool
Redhill and Memorial look great. The new trails on Red Hill/Sorich are also really nice. Would love to see some flow trails for mountain bikes and or for the adolescents and their e-bikes. The kids use a lot of the fields for soccer and baseball and should be encouraged. I think we should not allow dogs at Memorial. As a coach for over a decade of both baseball and soccer I have seen kids shaded, bitten , and deal with dog poo way too much. They have plenty of options to take their dogs but the kids only have so many fields. I am and have always been a dog owner but we do not take our dog to Memorial.
Restrict dog owners to the dog park, not the other parks where children and adults gather. Too many dog owners don't pick up and a pack of dogs in a park scares people away from using it. People are more important than dogs
Robson grounds are so bad. Half is inaccessible because gardeners have it fenced off (not sure how this is legal- one person gets that space and no one else can use it) The dogs run wild in the bottom and drainage has not been addressed so the bottom is a muddy mess several times a year. There is a condemned building at the top. How many years must there be a condemned building in one of our biggest parks. Also the grounds are unwelcoming. The grills are rusting out and there really isn't an actual entrance and the sign for the park is on the inside behind 20 foot bushes. Many people are unaware it's even there.
Robson Harrington is a real asset. It should have some me public restrooms to make it more useful to visitors.
Robson house has been hijacked
Robson is perfect just the way it is!
Sadly, Memorial park has become a swamp. It seems whatever "improvements" were made, have actually reversed any improvements and there is more muck and water on most sides of the field, which frankly makes it impossible for most people/families/sports teams/pet owners to enjoy. Then there is the Isabel cook center which is pretty run down along with the sports fields. When will we be able to truly enjoy this beautiful park without all the mud?
San Anselmo should have a town pool like Terra Linda where we can go to cool off in the summer. The Sleepy Hollow pool is $650 per season! The pool at Archie Williams only allows open lab swim for a couple or hours in the morning and evening.
See above remarks under 4.
Senior center
sidewalks need to be maintained
sports fields and courts, Pickle ball courts for learning and playing . Swimming should be included, (somehow) during the day. A good revenue. I realize kids are there but it's a thought . I would use it .
Structure at Isabel Cook Rec center is really old and lacking. Would LOVE to see a major overhaul, raising the standards up to the financial strength of our residents. Also an overhauled memorial park playground to improve sightlines for watching 2 children at once, and add sensory seeking equipment, like a slide with rolling pipes like Mia's Dream Come True Playground in Hayward. Also, add a bathroom to Robson Park! Hard for community and gardeners to have no bathroom at all. Especially for children and elderly. Really limits enjoyment of park.
Tear down the buildings and bridges the Town has purchased to implement the flood mitigation measures, the planning for which the property owners have paid dearly. Build that beautiful park expansion downtown that was planned in place of the building and bridge that was supposed to be removed. Opening the creek up as originally envisioned is wise and the call to keep the structurally deficient bridge is not just shortsighted, but wrong.

tennis courts at memorial park need resurfacing. 40$ a year for the key should go towards that directly I'd assume
Tennis courts!!!
TENNIS COURTS!!!! I'm not sure how many times we can state that the tennis courts are EMBARRASSING and need to be redone completely.....
The building in downtown that has been fenced off needs to be reopened asap
the isabel cook artists studios should be more equitably assigned to local working artists. there should be a review of the artists who are in the space to evaluate how they are using the space.
The Isabell cook center needs a serious remodel! The Robson House is so imperative to the children and wonderfully run— resources need to be in place to maintain the building and its grounds.
The plans for the creek area need to be decided upon. The amount of time it has taken to make a decision and begin work is excessive at this point and is ruining the charm and appeal of the downtown.
The Plaza bridge over the creek should be saved. It is too good a community space to destroy.
The recreation facilities are terrible- tennis courts are unusable, no indoor or public gymnasium, no public pool. These types of facilities would lend themselves to community building
The soccer fields at the RV public schools are in terrible condition and can cause serious injury to kids. Can these be improved? Even basic watering and mowing would make a difference.
The Town does a good job with most of this. More pocket parks would be enefical. We are an aging population, so we need to use a lens of senior needs in many aspects of planning. What adults think teens want and what they really want are often different. Please involve them in the conversation.
The town rec center is a disgrace: a dilapidated building with a perpetual unsafe and unsanitary situation should be the main focus in the future.
The town seems to cater to families so I don't feel like I belong here. I was pleasantly surprised that the rec department offered more classes for adults. However, the outrageous price for pickleball classes was shocking. Not all of the community is wealthy and it makes me sad to see how much San Anselmo is changing.
The turf Red Hill sports field is a nice facility. The recent improvements to the Memorial Park sports fields have been an improvement too, when it's not overrun with dogs and their waste. My children participate in the recreation programs and they enjoy the offerings. IMO the Community Center facilities in combination with the tennis courts, skate park, and snack shack are rather embarrassing. It's hard to want to sign up to use these facilities with how rundown the facilities appear. When I hear from community members that they haven't changed in 30 years, it doesn't give me much hope. It also tells me the band aid approach of a new layer of paint isn't adequate either. I don't expect the community to support a center like Mill Valley, but why can't we have something people want to use versus accepting that it is good enough. The good enough approach is fine for those who don't really have to pay a fair share of taxes, but not so much for the residents who've moved here in the last 10 years and carrying the tax burden. Similarly, something needs to be done at the creek park downtown. It has a lot potential. I'm not encouraged that anything will come from it though.
These are in no particular order as I don't have an opinion.

They all seem welll-covered. Leave things as they are - San Anselmo is beautiful!
Town aquatics facility and programs - access to a public pool especially during summer months. Many residents can't afford a membership to local pools and the only "public" pool is at Archie with limited hours and uses.
Upgrades and modernization to a community center that serves all ages - the town feels stuck in the 70s
We are satisfied with the recreational activities and therefore have not ranked the above.
We have no activities for teens, so they hang out a redhill and parks after dark
We have no basketball courts or literally any other courts besides tennis courts. Parks are lacking. This town was built for retiring and people in retirement homes.
We loved gymnastics at Isabel Cook but the traffic getting in and out is awful!
We need a NICE community center and a community pool. There is no central place in san anselmo to provide space and activitees for kids and adults. Like mill valley. move safe bike lanes to travel around town - we need to be bike friendly for kids and adults Deal with the traffic issues at the hub - I know this is being looked at. Traffic is a real problem there and on SF blvd heading to fairfax.
We need an indoor basketball court that kids/teens can play at. With how popular basketball is it seems crazy that we have have to go all the way to the YMCA in northern San Rafael and there's no public place my son can just ride his bike to to play indoor basketball.
We need tennis courts to be improved now.
We should have a modern community center and parks.
Wish San Anselmo avenue was permanently closed to cars
With our growing elder population of retirees, schools should be able to open up during week days for elder spoets, i.e. swimming , tennis/pickle ball .
Would love to see a natural wood play structure (similar to but smaller than the outpost/tunnel tops in the Presidio) at Robson-Harrington. More designated bike trails for kids and families.

5. What types of transportation facilities and services should be improved or expanded in San Anselmo? Other comments

A bike lane along SFD would be life-changing. I take my daughter to daycare on SFD via bike and will soon do the same for preschool.
A lot of the roads are in desperate need of repair, and to reevaluate parking rules and if they should be 2 way. Many dangerous situations I've seen with roads that are technically two lanes, with cars parked on either side, no visibility, no sidewalk, etc.
A roundabout at the HUB.
-Adding bus shelters along with seating options (doesn't havw to be large). Although, I drive I have lived in many different cities where I have had to use public transportation and I cannot stress enough how important a bus shelter is to protect from inclement weather (high winds/rains, etc) or to just simply to rest while waiting for the bus. Too often I see the people that work the hardest in this town wait for a bus while sitting on either the sidewalk or propping themselves up against a tree. It is unacceptable. -Redirecting bicyclists away from downtown on weekends would help to alleviate traffic - they are rude, dangerous and never stop for pedestrians -Offering more parking options downtown, especially on busier days/nights and/or during events. -Speed humps are needed in most neighborhoods; especially where cars are heading downhill around blind spots -Improve pedestrian walkways by creating a stop line for traffic feet away from the actual crosswalks - ALSO installing flashing lights around heavily trafficked areas like downtown for example
Additional paving to create bike lanes and paths is not required (nor feasible given space constraints). Infrastructure that encourages walking and cycling through-routes while discouraging motor vehicle through-routes is a quick, easy to build, and inexpensive way to move more people in our existing space.
Additional stop signs need to be added in heavily walked areas. For example, if I wasn't incredibly vigilant crossing San Francisco Blvd at Alderney Rd to Memorial Park I would've been hit on several occasions. Nobody knows how to use traffic circles correctly and nobody stops for pedestrians due to the lack of stop signs on San Francisco.
Additional street trees
All of these things are things no one how lives here cares about. majority of those who live here either has their own car, and can choose to charge their EV at their house if they want to. The bike routes here are excellent, no need to integrate bikes on main streets like san rafael has. Everyone here is a bike snob we do not need Shiti Bike here. The bus is a joke here and a traffic jam on Drake, you can get everywhere safely on bike or foot. Put the money on these efforts into the schools instead. PS Downtown merchant here. AMPLE PARKING DOWNTOWN. My clients never complain.

Allow more streets to cut through, to reduce traffic burden on a few streets. Look at opening Los Angeles Blvd to Drake, look at opening Fawn Drive over to Terra Linda to send north-bound traffic that way. Reintroduce a train/tram along Center Ave to move people between Fairfax and San Anselmo. In other words, think out of the box!
Anything to reduce the number of cars in Marin; Butterfield Rd needs increased speed limit enforcement
As we have more cars parking on our street on both sides I am concerned about emergency vehicle access. Overnight parking has become too lenient since the decline of the pandemic.
Bike lanes for sure. Use to have them .
Bike lanes, paths, trail connections, and traffic calming/speed reduction
Bike paths that take bikes off of heavily trafficked car routes would be very helpful, like Sir Francis Drake Rd.
Bus service down Butterfield/Sleepy Hollow. Intersection improvement at Butterfield/Sir Francis Drake. One of the worst intersections in Marin.
Buses / Bike shares won't make the priority list for many, because we're conditioned to rely on our cars and think of it is not relevant to our suburban lifestyles. If thinking about long-term viability and reduce our need to expand to open spaces or paved parking lots, we have to think about community-driven infrastructure to support the need. So much of traffic is caused by families shuttling their kids around to and from sports and afterschool activities. The expansion of Rec programs across San Anselmo can be diversified to facilities listed in the previous question– the missing piece is providing safe, affordable, and reliable transportation for families to take advantage of this benefit. I can't tell you how many times I didn't sign up for a Rec program because reliable transportation was a key issue, even from Brookside to Isabelle Cook. Why not pilot buses and other transportation, for example, that takes kids to and from the Rec the programs? This happens over summer for Rec programs, so let's expand it year round and see what happens.
Car share facilities (e.g. ZipCar)
DO NOT CHANGE the Hub traffic patterns
Don’t like the speed bumps. Is there another way to slow traffic? Bikes are a problem cuz they tend to not obey stop signs. I love to ride my bike but it’s to crowded so I quit riding and just walk. Cars don’t like the bike so I often don’t feel safe.
Downtown needs less parking and less car traffic
Elementary school crossing guards...specifically across Sir Francis Drake going to Wade Thomas Elementary
Emphasizing that people drive too fast in the backstreets of San anselmo. That’s my top concern and priority. Being able to walk around and not feel like I’ll get hit by a car.
Enforce traffic laws for bikes and e-bikes!
Figure out a way to get the Bank street stop light better aligned with the stop light at the hub!
Fix the HUB
Fix the roads!
For the most part, transportation facilities seem to work. I would like to see more parking downtown and speed humps where there is speeding. The roundabouts on San Francisco Blvd. are too small and should not be replicated. It would be nice if there was EV charging in areas where there are apartment buildings. Maybe get bikes off San Anselmo Avenue and direct them somewhere else, like the bike to school routes. It seems like bus ridership is decreasing, so that is not a priority.

Free timed parking in downtown Traffic Circle at Hub Reasonable EV charging- think I read SA has greediest rates in County
Get rid of preferential and free parking for EV. Unfair- not everyone can afford a new car. It is elitist. And, it limits parking for others.
Get rid of the resident parking permit requirement.
Get Tesla charges approved. Get electrify America in town. We need high speed charges. ChargePoint is not fast enough!!!!!! Round about on center.
Get the cars off San Anselmo Ave. Most EVs are purchased by wealthy people who have a place to charge them. Encourage more bikes and walking
Getting into the City, OAK, and BART conveniently. I feel like I am trapped here. Traffic is insane because there are narrow lanes and no place to avoid the endless traffic along the two main roads. Signage about lanes is horrible - if there are cars ahead, you can't even tell which lane to be in.
Ghilotti Brothers Construction should be thanked for their work on Sir Francis Drake and side streets.
Highest priority is connecting transit services so that it works for real-world trips. Travel to and from SFO for example- bike share stations, and properly timed bus routes connecting San Anselmo to Larkspur would make it possible to get to and from SFO on public transit in a reasonable amount of time. I would love to see a focus on transportation for our local schools- it is insane that our kids are transported in individual cars to schools. Traffic during the school year, at school open/close times is crazy (and often dangerous). Addressing this one issue would be a major boon for public safety, quality of life as well as reducing the wear and tear on our infrastructure.
Hope the hub improvements are coming soon!
i am retired and hang out, dine out, spend money in all san rafael towns except downtown san rafael because of meters and garages. with marin property taxes it is just such an insult. PLEASE DO NOT ADD PARKING METERS TO DOWNTOWN SAN ANSELMO !!!!! OR cover the downtown residential area with red curbs. i saw no logic in red curb in front of a cottage with no driveway on either side. went ahead and parked. so much for logic: $60 ticket! (owner of cottage didn't understand either.) i enjoy downtown restaurants, the few good shops that are left, the library, coffee shops. library book/with coffee/sitting in imagination park! and please NO ONE WAY STREET on san anselmo avenue. years ago experts said the san rafael plan was a bust.
I dont see any of these as priorities
I feel that motor vehicles are the scourge of our community. I'm in favor of anything that makes it less practical to drive a motor vehicle and easier/safer to walk or bike. I also support improved public transit for disabled or elderly people.
I feel that the traffic patterns could use an overhaul. Close down the street to traffic in town to encourage more people and business connection, use one way traffic patterns in places close the the open spaces to give bikers and walkers more room.

I have no major complaints about transportation. However, the bus stop does attract transients which can be a nuisance.....I'm a woman who lives alone and I've stopped 90% of my daily walks do to a few encounters I've had with homeless...granted those encounters weren't very often and San Anselmo is still safer than most places but it's unfortunate to experience those scenarios. I hope that there doesn't become too large of a transient culture in San Anselmo...as that would emulate what's going on in San Rafael and ruin the appeal of living here.
I know a lot of thought has probably gone into this but there has to be a way to make the Hub intersection better
I know they are plans for the junction but if we could make it so that the light at Bank St is tied to the light on SFD Westbound that would be great. It's awful to sit at a red light at Bank for nothing while the light at SFD is green. All buildings should continue to require parking as under our current town code. I know we have to fight Sacramento but people need cars.
I live on a narrow road that's not publicly maintained: Redwood Road. The road is in poor condition, but I don't know how to get organization or funding to make improvements. What are my options?
I live on Woodland Ave and it's a speedway. Cars rip through the neighborhood. People have complained for years...
I put sidewalks at the top but not traditional sidewalks- please put in walkable paths and take out the sidewalks that are narrow and uneven and people park their cars on them so everyone just walks in the street.
I really dislike speed bumps but we really, really need them on San Anselmo Avenue between Lansdale and Yolanda Stations. Any time Center and/or SFD are backed up our neighborhood becomes a major thoroughfare and people race through here. It's very dangerous. It's been a challenging summer with all the work on SFD. We also have serious street parking problems with so many cars parked on the street it can be hard to get in and out of driveways not to mention very difficult for trucks and firetrucks to move through... and dangerous to pull out of a driveway because you can't see traffic coming for all the vehicles on the street. Would love to see more red curbs!!! If there are cars parked on either side of our driveway and across the street, we are unable to get in or out of our driveway!!! God help us if there's an emergency and people have to evacuate. DO NOT get rid of the overnight parking passes. It just about the only time our street clears out. And while the outside dining, which popped up with Covid is nice, losing those parking spots really stinks.
I think SA's walkability and bike ability is very high. Normally, I would rank it as a priority, but SA is already really strong in this area. I say that as someone who mostly walks and bikes around town. FYI, I live near the seminary. I would not want to see traffic circles and speed bumps, at least in my area. Feels unnecessary. Drivers in my part of town keep to reasonable speed, traffic is light and I feel safe. Having lived in Oakland, Berkeley, and SF, I Love that I can say that about living in SA. That may feel like a contradiction to what I wrote about in the above question about climate change. I'm writing it as a choice about where to put resources and attention. I may be missing something or not seeing an opportunity, but I don't think improving its walk/bike infrastructure is a high priority for funding, at least in my neighborhood. Other areas would have a greater impact on climate solutions and liveability. We definitely need more EV charging stations. The ones downtown are often in use, and the demand is only going to grow.
I would LOVE to see an EV bus that does a continuous loop between Fairfax, San Anselmo and San Rafael. I think people would make use of that if it were frequent and easy and ridiculously inexpensive to us. I experienced something like this when I was in Kansas City, also in Park City, and one other town whose location currently escapes me. It really encouraged getting out and about.

I've always thought sidewalks are so important for neighborhood cohesion, people need to talk to each other. I'm suggesting that we need sidewalks for at least all the flatland, maybe a code that every property below a certain elevation (300' above sea level ?) should have sidewalks. And on both sides of the street.
If the horizon is 20 years, then some visionary action like community ridesharing, community EV's, community delivery services, school carpooling for Butterfield, etc. needs to be considered to address the growing gridlock. Inviting Waymo or similar to run perpetual routes for errands on an app where people can rideshare to Good Earth or United, etc.
Implement the roundabouts at Sir Francis Drake and Bolinas Avenue, the Hub, and where Center Blvd. and San Anselmo Avenue join at the creek just west of Bridge Avenue. W-Trans in Santa Rosa has already designed the roundabout at SFD and Bolinas, converting a level of service for F to B. David Parisi has designed the roundabouts at the Hub and at the creek west of Bridge Avenue. How many more years do we have to wait for these roadway changes that would vastly improve traffic flow? It seems that government is dysfunctional that it can't seems to accomplish necessary community improvements in any sort of reasonable time frame, which is discouraging. Asking people to contribute to a visioning process that results in great ideas getting stuck on the proverbial "shelf" and never happening is an utter waist of time for all those involved. Seeing this happen repeatedly results in people who have a lot to offer not want to get involved. Also, build, not just study, but implement, the East/West, and North/South bicycle Greenways. Build a streetcar line on Red Hill Avenue, between San Anselmo and San Rafael. Link the streetcar stops to homes and businesses with small on-demand jitneys that is managed by a home-owner's association in each neighborhood and funded by an assessment district in that neighborhood. Such a system would take cars off the road like none other, because it would provide a viable, enjoyable, and safe means of travel for the short distances which make up the majority of our traffic. While expensive, it would be worth the cost, promoting social interaction and a reduction in greenhouse gases.
Improve bus shelters. Especially at The Hub.
Improve parking
Improve visibility at intersecting streets, particularly with parked cars making it difficult to see bikes. eg Raymond and Tamalpais where parked cars hide the bikes coming until the car has pulled onto Tamalpais. Also, there are streets where parking that makes it difficult to navigate the street safely, eg woodland ave where there is often not enough room for two cars to pass and one needs to back up a long way to create passage, similar on Tamalpais and other roads. Curving roads also where parking turns the road into one lane and you cannot see the oncoming traffic in time to stop and wait.
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Improved street parking but like to one side of each street. Really make back streets car impassable so that people can meaningfully access and use outdoor space without risking their lives.

It would be great if San Anselmo. Made the Alameda a city maintained road. It is a secondary major thoroughfare, especially when Butterfield has issues. To ignore thst it needs roadwork and sidewalks is not good. It is vital for the schools and children getting to school as well
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It would be great to fret more rotaries - one at the hub, a few all down center on the way to Fairfax at all the intersections
It would be nice to have fast EV chargers available somewhere in town.
jitney short hops to alleviate need for cars
Lights. More lights at night
Local bus service, bike lanes, and sidewalks connecting to downtown would resolve a lot of the parking challenges. That is if the buses can avoid getting stuck in traffic on SFD. The pedestrian crossing at the Hub is nearly impossible to do in a timely and "safe" manner. It's clearly only designed to accomodate heavy traffic flow. I don't think the community has any obligation to provide extra parking in neighborhoods. I also don't think the community has any obligation to provide EV charging stations. Bike share facilities are interesting in concept, but I'm not sure it solves a local problem but rather a connectivity issue with neighboring communities. I wouldn't be supportive of the dockless variety. What 2 or 3 major destinations would be served? It seems sort of improbable to have them in the neighborhoods for residents to access and ride to downtown or Red Hill or Fairfax or the west end of SR? Or is the idea they would be for recreational trips where you get a bike from a location, use it for a pleasure ride, and then return the bike where you borrowed it from?
Longer crosswalk signals at major intersections for slower less mobile walkers. Bike calming improvements and more surveillance and accountability for bikers coming through town. Sidewalks in neighborhoods are barriers for many residents trying to get into town.
Make biking and street crossing safe. Some car drivers do not stop for pedestrians at crosswalks and that is worrisome with children walking or biking.
Make residential neighborhoods speed limit 20mph
Make San Anselmo avenue a one way, more ped friendly street, add connection to grocery store
Make the hub a circle- just used south Tahoe circle with double lanes (89/50 interchange) that allowed for continuous flow with similar volume of cars to weekday afternoons that back up for 20 minutes on SFD Bike lanes from Butterfield ave thru downtown to Ross bike path need to be continuous and dedicated. Perhaps restructure parking area across from post office to accommodate a multiuse path thru creek park to center blvd (widen to accommodate bikes and cars)
More bike lanes and sidewalks to encourage more walking and riding. Freiburg, Germany has many cars but has such a great bike and sidewalk infrastructure that most people only use their cars for going long distances.
More EV charging downtown, free parking, and sidewalks with functional curb cuts are critical.

My experience with San Francisco Blvd round abouts is poor. Seems hazardous for pedestrians and speed bumps and stop signs could have done the samething without all the expense.
Narrowing of some streets to provide room for sectioned-off bike lane or transit-exclusive lane
No more speed humps or roundabouts please. Americans driving SUVs do not understand how to use a traffic circle.
No traffic circle at The Hub! My friends and I mostly walk everywhere. Keep the streets safe for pedestrians. Control kids on speeding e-bikes who are a danger to all, including themselves.
One issue I have is that the Tesla EV charging stations at the Red Hill Shopping Center have been installed for quite some time now, but they have not been electrically hooked up yet so the public can start using them. It's way past time to accomplish this task! It seems that if "Tesla", or whomever the powers may be that are in charge of getting this done does not finish it soon, then the Town of San Anselmo or the County of Marin should somehow legally take over this process.
Other - better coordination of road construction to avoid repeated traffic disruption: Coordinate water, sewer, electrical undergrounding, and other improvements
Our neighborhood (Morningside) has narrow curved streets and people who own multiple cars park them on both sides of the street not allowing for cars to get through properly and the blind curves terrifying (especially with kids walking to brookside school). It would be much more helpful to force parking on one side of the street making it safer for pedestrians and cars driving.
Our public transportation needs a desperate overhaul. I don’t know how you’d improve the roads when there are stoplights everywhere you go which just create more havoc with the increasing number of people moving here.
Parking downtown is a problem not only because there isn't much of it but because the streets are so narrow. Parking meters are going to make things worse, not better, and I'm planning on no longer coming into town once you install them.
parking in downtown to help merchants bring in customers sidewalks smooth and clear of changes of level
Parking is horrible. EV charging stations should be available ONLY to those who ARE charging. Oftentimes the spots are filled with cars that ARE NOT charging.
Parking on the streets is a nuisance. Nobody buys a nighttime parking license. Why would they. Gets hardly enforced.
Please build a European style roundabout at the hub for improved traffic flow in the area. This could include safe passageways for pedestrians (overpass style similar to the one near Bacich school) perhaps? They work everywhere else in the world, why not here?
Please do something about the aggressive bicyclists not stopping for stop signs or anything. Too many close calls. Cops not doing anything despite multiple calls. They told us to contact ths town.
Please don't put parking meters or charging for parking in town. I live here and enjoy the town. I don't want to have to pay to park there - like we are in the city. It ruins the charm of the town.
Please turn the hub into a roundabout!

Please, no more traffic circles. One free annual street parking permit per residence (that can be shared with guests).
Public transportation is a necessity and will be needed more as the SA grows older.
Remove the overnight parking ban. It is annoying both as a resident and when visiting other SA residents and occasionally leaving a car. Ban camping/sleeping in vehicles if necessary, but parking is not the problem.
Residents should not have to pay to park their vehicles in front of their own homes!
Review on-street parking rules and limits - in my neighborhood (Jordan Avenue) on-street parking frequently limits the long dead end road to narrow passage for one car, blocking large service vehicles (e.g. fire trucks) and creating an evacuation hazard.
Rotaries work elsewhere, but nobody in Marin county seems to understand how to use traffic circles. Marinites don't yield, evidently. Also they have been placed in neighborhoods where there isn't much traffic, while the hub and other large intersections are left to traditional management.
SA should not expand bike share as we have seen the results in other communities of blocking access to sidewalks and parking. Bike share programs in other communities have not delivered the benefits promised.
Safe and secure bicycle parking facilities so that more people feel comfortable riding into town for shopping / eating. Search “underground bike parking system” for examples.
San Anselmo can do its part to make walking and biking preferred to driving, including managing traffic speed/flow and regional bike routes that make biking to Fairfax, Terra Linda and Corte Madera more appealing than driving.
San Anselmo is not located close to San Francisco. We've lost bus service since the pandemic. To make the town viable for the future, it is the single most important item on the list above. Add bus routes.
See bike lane issues above. Very unsafe for biking our kids to school.
SIDEWALKS: Please see comment above regarding generally poor conditions of sidewalks and the need to extend, widen, and improve them. EV CHARGING: The only place that EV charging makes any difference in terms of adoption is at workplaces and multi-family housing. The city should absolutely not invest one dime in DC fast charging. If the city wants to support residents in purchasing EVs, here are the best ways to help: 1) Create a streamlined, low-cost permitting process. 2) Offer incentives to multi-family property owners who install chargers. 3) Install Level 2 (240v AC) at public lots near pockets of multi-family housing.
Sir Francis Drake Blvd -- by the Tam Theatre -- such a problem at lunch time and definitely in the afternoon ... so hard to turn right! get rid of the parking there, sorry businesses ...
Sleepy Hollow bus service is LACKING. Traffic signals/signs at intersection from SFD and Butterfield
Slow down the traffic on Butterfield (more of a Marin County problem) and safe way to ride from Sleepy Hollow to Red Hill and downtown
Software to promote both ride-sharing; & grocery list pick-ups for seniors or sick community members to eliminate cars on the road.
Solve the hub. It remains a money, time, environmental. Take out businesses if you have too. But, the traffic is bogus.

Something has to be done about the HUB
Something needs to be done to deal with kids/teens on e-bikes riding irresponsibly, harassing walkers and drivers.
Speed bumps !
Speed bumps are a good idea, however, on San Anselmo Ave and SFD Blvd, 4 speed bumps (incl a natural dip acting like a speed bump) in a very short distance is overkill. I avoid this area as it is very annoying, it literally makes me cringe... I also suggest that people parking in that area to be a bit more considerate and pay attention when they open their car doors and how long they keep them open. Afterall, it is a road being used a lot and mutual respect and consideration would be nice.
Speed limits are not observed in residential areas. It's unsafe for little kids. People drive around the speed bumps and over the round about.
Stacked parking in Magnolia Lot Roundabout at Hub
Stairs, Lanes & Trails: improve pedestrian access throughout town, and do it in a way that doesn't compete with cars. Across from our house is a defunct path that would provide better access to groceries and a bus stop
Still nothing about our crappy roads that are constantly under construction, but rarely with that road's improvement.
Stop taking lanes away. HELP traffic. Traffic is the same patterns every day based on season and schedule... ADJUST ACCORDINGLY Place the over-paid police to tell traffic to KEEP GOING. Give policemen a job actually helping the community that supports them.
Stopping young children from speeding and recklessly on the bikes.
The crosswalks in front of the fire station is super dangerous, would be great to get flashing lights or something in either one of those crosswalks.
The hub is a huge choke point for traffic in the city and has major impacts on the surrounding businesses and residents. The City should make an effort to improve waiting times at the intersection.
The Hub light is way too congested.
The hub needs to be a traffic circle! I filled out this survey mainly just to say this..:-)
The hub traffic lights
The intersection of center and pastori is so so dangerous. 5-6 roads merging and no pedestrian walkway.
The only need the Town has is better parking in downtown. Remove the decking and tables along the east side of San Anselmo Ave. at about 34 San Anselmo Ave. Several parking spaces can be recreated in this area.

The public transportation system is absurd for a county that prides itself on clean air, climate change impact and also encourages people almost to the point of shame to bus, walk, and bike, there are not enough Marin transit routes for adults to go to and from home, school and work. No one should have to take two separate buses to go from the San Anselmo area to Greenbrae or to other parts of Marin because the county has cut back on the contracting with public transportation services like Marin Transit. As a resident I shouldn't have to allow an additional four hours into my work or school day to just get to school or work, in addition the busses no longer run every 30 minute and instead on the hour, and having to be dropped off at the freeway for most stops plus walking to the destination is a lot for someone with a long work and or school day.. Traffic from schools with rider congestion from their students, who take the same bus routes as working adults is not feasible. While adding daytime construction projects impacts all of us while trying to commute The transit center is also a frightening place to be stuck and waiting as there should be more community policing in that area. Public transportation, as well as, the safety of its riders needs to come first before having to hear another almost shameful encouragement about a clean air day.
The side walks in this town are awful and I have no idea how it has been allowed to get this way. I have an elderly friend with a walker who cannot walk on the sidewalk, they have to walk in the street. This is unacceptable. It should be accessible for all as a safe way of passage. Also, the town's over night parking policy is a joke through town. Many places folks park year round and then at least once to twice a year get a ticket. There is only ONE sign about the parking policy for the town. It is terrible for any visitors to the town because God forbid they miss that one sign on SFD. Parking in the neighborhoods should be not be ticketed for overnight. In town parking should not be ticketed for one night of parking. If housing increases it is only fair to make more options for community.
the traffic circle installed on San Francisco Blvd is a joke! It's way more dangerous now!!!! People speed over the circle at the corner of Alderney and SF Blvd. Why on earth you got rid of the stop sign is beyond me. Where you put the cross walk is extremely dangerous as those that come down from Alderney and turn onto SF Blvd cannot see the pedestrians until it's almost too late. This intersection should never have been changed!
The traffic circles on SF BLVD are ridiculous and annoying and confusing. Not sure why those were prioritized when a stop sign would be SO MUCH SAFER for all the kids crossing SF BLVD. Cars FLY over the "roundabouts" and rarely stop for kids/pedestrians.
There are many areas that could benefit from bike lanes and sidewalks for Sure Center, Boulevard is a great example where it starts by having a sidewalk and very quickly that sidewalk ends luck San Anselmo Ave. that supports that lack of non-vehicular paths on center. The hub project for traffic flow is an interesting one having listen to all of the presentations in the Town meetings. It seems like there are solutions yet certain solutions that seem most promising come with a large price and it seems pretty simple to implement temporary tests to determine whether these systems such as a large Circle woodwork using some temporary solutions paint cones with minimal demolition required, and if these solutions truly work for both San Anselmo and the surrounding areas that may be affected, then the money could be found quite easily. What is painful to hear is when we have a solution, but can't even try it because it's "too expensive."
There are several intersections that are HORRENDOUS -- the Hub needs to be turned into a traffic circle (or something better) yesterday and there needs to be a bike/pedestrian overpass at SFD and Butterfield. There are three (3) schools down Butterfield and getting across SFD is a nightmare. It's a parent's worst fear realized thinking about kids crossing there. I'm not a fan of any bikes on sidewalks and would even support bringing SFD down to one lane so that there was a dedicated/protected bike lane on either side so that bikes/ebikes had to drive on the road.

There are some places where sidewalks don't even exist. I was always under the assumption that it was the homeowner's responsibility to have and maintain that walkway. It's impossible to walk a stroller or wheelchair around this town.
There is speeding all on local streets - cars, motor bikes & bicycles running stop signs & traffic signals regularly. Not stopping in crosswalk for pedestrians. Town needs to get back our Local Police, they should be walking in the downtown area & sitting on busy traffic corners like they used to before dept. police moved. Need traffic cameras, speed bumps, post speed limits etc. People don't abide by the right of way in traffic circles in Novato and on San Francisco Ave. in San Anselmo so don't see much benefit.
There must be a reason why everyone walks in the middle of our residential streets. If we could resolve that we could be walkable. Cars, bikers, and pedestrians all share the road. Dangerous.
There really needs to be more consequences for road bikes and e-bikes not stopping at intersections
These are in no order. No opinion on this.
Traffic calming is inadequate and badly needed
Traffic circles and speed bumps are a nightmare and don't slow cars down.. Redhill already has more than enough EV charging stations.. Parking on narrow Street should be on one side or the other, but not alternate.
Traffic circles and speed bumps are a nightmare and don't slow cars down..redhill has already has more then enough EV charging stations.. parking on narrow streets should be on one side or the other but not the alternative.
Traffic flow on SFD northbound through the hub does not flow correctly. Many times light is green at hub but red at Bank Street which impacts the flow of traffic. Light at Bank Street should be eliminated and only right turns from Bank onto SFD going towards Hub. Median divider should be closed off between north and southbound on SFD at Bank street. Also interestion at Ross Avenue, San Anselmo Avenue and SFD is problematic. Lots of traffic violations at intersection and near collisions every single hour of every day.
Traffic flow solutions for the Hub should be a priority. Speeding and safety on Sir Francis Drake near Archie Williams and Redhill should also be priorities.
Traffic is the biggest negative to living in San Anselmo. People choose to move and live elsewhere because of our awful traffic. There's nothing worse than sitting in traffic! Getting anywhere during weekday mornings and afternoons is a nightmare! The town needs to become far more bike-friendly in time. For now, traffic flow must be addressed, starting with the hub! Shuttles should be brought back to be re-visited, promoted, and easy. Marin Transit busses are underutilized because it takes too long to get anywhere, and fewer people work in SF.
Trafic light at the hub
Walking to downtown can sometimes be difficult due to narrow sidewalks - often due to overgrowth of vegetation. It seems that a border hedge that has impeded half the sidewalk should be cut back.
We do not have an opinion on transportation facilities and therefore have not ranked the above.
We do not need bike sharing services nor scooters
We live in an incredibly friendly climate, and eMobility is revolutionizing individual transportation options (ebikes etc). Let's embrace these to help our community flourish within constraints (eg SFD corridor). Imagine our future as a bike-centric place, with automobiles calmed and less necessary for daily activities (eg kids to/from school, errands around town).

We live on San Francisco Boulevard. The so-called roundabouts have done very little to slow traffic. They're pretty much useless. Proper speed humps would work. With the proposed low income housing unit at the end of the street in our future this will just get worse. We have had to pay thousands of dollars in vet bills for pets that were hit from cars.
We need a couple of speed humps on Cedar St., people drive too fast. We also need a mirror, corner of Magnolia & Cedar; so people coming out of Magnolia can have better visibility.
We need a sidewalk on Butterfield between Brookside Elementary and Sir Frances Drake.
What's the delay with EV charging stations at the Redhill center ? Fix it or remove it for regular parking areas. Marin is famous for bike riders yet we have no bike lanes on S.F.D. Blvd. ... Why not ? Butterfield Rd. is another site which use to be and now is gone for bike lanes. Hal Browns' proposed double lane , "leaving Butterfield Road to enter S.F.D. Blvd" . is crazy, always has been=it allows 8 cars to push ahead to make that double lane onto S.F.D.and to exit first right turn. This corner is dangerous. Unless one knows the corner, it is amazing it is not a red accident area . Area from S.A. Avenue/S.F.D. Blvd. walking up to entrance to Butterfield Road is very scary for a walker. Traffic from cars and huge trucks are suppose to geer down and stop for rediness to people/ bikers, animals, yes animals to cross to Butterfield Road. Most motorist do, but most don't .
While not fully the purview of the Town, our transit systems must be seamless to get people out of cars. Whatever the Town has the ability to do to connect residents with public transit should be a priority. Incentives to get people out of cars. Can we have solutions to getting people off their hills without getting in a car? Walkability is essential for seniors and families with children.
Wider more walkable sidewalks, protected bike paths, and the ability to SAFELY CROSS Sir Francis Drake.
Wish San Anselmo avenue was permanently closed to cars
With the pocket park and United Markets closing that route, residents have to drive to San Rafael to get back to San Anselmo homes via Greenfield or making a U turn at the light. There is parking at that light- Can fire trucks make that U turn with parked cars? There have been two fires in 3 months in the area. No real direct route for those trucks. Please create a road if housing is built at United. Also, the resident on that side the pocket park were not included in the survey prior to it's creation. Both fires in the area lacked prompt emergency texts despite being signed up. If you are not home to get the knock on the door or hear the siren, you don't know and animals may be in the home.
Would love to see super robust bike improvement - really safe lanes on every bigger street, bike parking, so that SR/SA/Fairfax could be biked easily as one community. Especially on SFD
Would love to see the hub and Butterfield SFD intersections improved!

6. What types of public safety programs and facilities should be improved or expanded in San Anselmo? Other comments.

9 year olds should not be riding bikes. Ebikers should have to have a license like everyone else.
A wildfire in the hills is the biggest concern I have about living here. Is there a fire management plan for the hills in the area? Most of it must be on private property - is there a community plan to manage wild fire risk? What is the community culture on fire management? Friends work in regenerative forest management, and I know there are ways to tend/steward CA forests to reduce the risk of catastrophic fire and manage fires if they do happen. Has there been an initiative to bring home owners with trees into a common vision and plan for fire risk management?
All of these things are very important to me! Especially bike/pedestrian safety.
All the above have value. Some already exist and it would be good to continue these
Anything below “Other” is low priority
Better enforcement of traffic laws, including for cyclists, especially for young e-bike riders.
Bike and pedestrian safety
Bike instructions for kids. What about having them license their bikes for more town revenue .
Bike safety means making all bike riders follow rules of road.
Bike safety, pedestrian safety improvement
Biodiversity Restoration on Public and Private Lands Note: Biodiversity loss is harming our health and threatening the basic ecological cycles that keep us alive.
Children riding electric bikes of any sort needs to be addressed. The simplest.solution would be to require riders to have a drivers license.
Children riding electric bikes of any sort needs to be addressed. The simplest solution would be to require riders to have a drivers license.
Commute traffic, mostly large, very large tucks going very fast on S.F.D. Blvd. Many drivers are from outer areas and don't realize we live here and love living here and to us it's more than just "them" a commuters paradise coming the back roads to sneak into the traffic issues on 101 . I have no clue how to correct thjs. However, I will comment that we pay for parking permits and law enforcement that is not enforced . For me it is OK, because it has never changed . I'm just happy to still be alive and able to gripe without having my head shot off. Right=it's safe here .
Crossing SF drake is terrible. How can we improve this? So unsafe and now we have all of these kids on electric bikes creating chaos and following no safety rules. Everyone runs stop signs in the town. I would love to see all these people stopped and getting tickets. Safety is my main concern
Definitely need to address e-bikes on the roads and the sidewalks. Speeders and reckless driving.
E bike regulations for especially youth.
E-bike education and permitting requirements for minors.
E-bike regulations.
E-bike safety for users and law enforcement

E-bike safety is an issue, especially the lack of regard exhibited by young people obviously too young to qualify for a learners permit riding what are essentially electric motorcycles. It is a tragedy waiting to happen.
E-bike safety. Mandatory classes for riders under 16. Citations for unsafe riders.
Electric bikes and scooters safety
Elementary school crossing guards...specifically across Sir Francis Drake going to Wade Thomas Elementary
Enforce traffic laws for bikes and e-bikes!
Enforce traffic laws on bicycles and e-bikes (electric motorcycles)
Enhanced police monitoring of : 1) epidemic of San Anselmo drivers lazily/rushingly cutting corners when making left turns...causing endangerment to oncoming traffic; 2) bicycle speeding on pedestrian paths; 3) use of e-bikes by individuals without drivers licenses. Also institute teaching ALL bicyclists to courteously warn pedestrians of their approach from behind (i.e. saying "coming up on your left").
Everything above is all important.
Fire, Flood, Traffic.
Flood and wildfire are major risks and more should be done to prepare the public for such disasters.
Flood control should be a greater focus. Also, where are the neighborhood CentralMarin police patrols? Bamboo, eucalyptus, juniper, etc. should be REQUIRED to be removed due to fire risk. Ex: home on Meadowcroft with huge bamboo grove bordering other homes on Morningside.
From what I hear from neighbors who have requested police support, San Anselmo does not have adequate police protection or responsiveness to both quality of life issues and crime (housebreaking). I have not verified this myself, but I hope that the Town Council is watching this.
Getting across roads such as Sir Frances Drake and Miracle Mile by walking is scary. If you want to revitalize areas maybe just good accessable paths would help
Growth on Red Hill major wildfire issue The CERT program never took off in San Anselmo, Fire Department is not interested in any competition that would diminish their importance. I would expect few citizens are prepared for three days let alone a full week as is now recommended.
Have not lived here long enough to know
Having a dedicated police department with an incentive for the police staff to live in the town with some sort of opportunities to provide housing grants or other incentives for them to be here would drive the best sense of safety and security for the for the residents of the town. A wild idea is utilizing ocean/Baywater to provide ample water supply to parts of Marin that are susceptible to wildfire. This would be an expensive undertaking, but given the continued and increasing realities of wildfire in the area, having access to water, even if salt water Sims like something to investigate in addition to some sort of a notification system, likely not a auditory loudspeaker system like San Francisco has for earthquakes as it doesn't serve its function, but a better system of community messaging that supported by the town that isn't distributed to Nextdoor or other apps could be interesting.

Healthy non-screen options for kids and teens are a huge part of safety. The lack of is a massive problem. We need better basketball courts, a team center, tennis courts that aren't full of holes, Teen in middle school programming, safer bike lanes so kids can get around, Teen programs, And better Bibi regulations that make it easier to put recreational business is downtown that affects the greater good. The over concern about noise and gathering let win over the many. Please plan for the greater good, and help give our kids safe autonomy as they age out of grade school and into middle in high school.
I basically think we are doing a good job in this area to the extent we can. Though not mentioned, I would like to see a regular police presence in San Anselmo. I don't believe hardly any residents know the names of the officers at CMPA. Also, cameras at Red Hill and SFD would go a long way toward catching property theft criminals coming and going from SA.
I do not receive text warnings regarding safety hazards as I do from Fairfax. Not enough police enforcement of speeding/phone while driving. E-bike use on roads has become dangerous- regulation and enforcement is necessary
I don't think we should have to wait 20 years for these important items! With summers being hotter, cooling stations now. San Anselmo does not do enough to support lower income, lack of affordable services. Not everyone has AC and I haven't heard of a single cooling station anywhere in the city despite weeks of heat advisory. Maybe I missed the announcement. Drivers speed up and down SFD daily and through the back streets of town. Not enough ticketing or emphasis on driving safely messaging.
I don't worry about this
I feel unprepared for earthquake emergency. Earthquake education and preparedness has dropped off as wildfire risk and flooding has moved to the forefront of our minds.
I honestly think the town is doing pretty great at all of these.
I think bikes have been prioritized over pedestrians to an excessive extent in this town.
I think this is all good and I have no preference
I would like to see more emphasis on vegetation management in open space areas so that houses on the periphery are not put at undue risk from wildfire.
I'd like to hear more about evacuation plans and practice.
In terms of bike safety, e-bikes are a concern.
It seems that we've installed a lot of red light cameras, but none are used for enforcement. Every single day I watch car after car run the red light at Butterfield and SFD and Broadmoor and SFD. I fully support improving bike and pedestrian safety. Let's start with the biggest safety threat (and statistically the most dangerous mode of transport in our community)- cars.
Kids are riding electric bikes (often without helmets) at high speeds and it is unsafe for them and pedestrians. I do worry about fires and emergency preparedness, but appreciate the Marin warnings.
Kids riding their e-bikes too fast on our small streets is a real problem!

Kind of tired of cyclists running everything, other than that thousands of people will die if there's a wildfire in SanAnselmo or Fairfax, because there's no way to get out. I strongly suggest that that be a top priority.
Many people do not have air-conditioning so I think a public cooling center is a needed investment. There need to be public spaces where people can go for free to cool down especially as summers continue to get hotter
More bicycle lanes to get people out of their cars.
Most of these are fine as is - need maintaining, but improving or expanding. I really don't need more wildfire prevention people coming around, there are plenty of ways to get emergency preparedness and warnings, flood control will be better when the creek park project is done. Only bike safety requires substantial improvement.
Need crossing guard for school children am and pm across Sir Francis Drake at Ross Ave
No opinion
Other: policing of property theft to keep our community feeling safe.
particularly e bikes where young people do not know the rules of the road. also there is no way to identify them if there is an incident
particularly e bikes where young people do not know the rules of the road. also there is no way to identify them if there is an incident. Bikes have become hazardous as the younger users consider them as entertainment rather than logistical transportation
Please keep the first responders well funded because we all need them.
Police services need improvement. Central Marin needs training on how to catch home robbers, have more interaction with the public, ride alongs, citizens academy similar to San Rafael and Pleasanton programs.
Preventing young children from speeding recklessly on the bikes. Preventing more development that takes up water resources, makes parking worse and makes the traffic worse. We should have a project that helps residence plant trees in their front yards to increase the shade and cool our environment. Prioritize under Powerlines to minimize the butchering of trees
PROHIBIT TYPE-2 E-BIKES, which are motorcycles!!!!!!!!!! Especially prohibit for people under age 18
Really appreciate the police force and safety but homeless and transient folks are making more appearances and this needs promptly addressed (especially for safety of families, belongings and homes, fire safety and prevention and traffic safety as they run into the roads at night!).
reasonable/effective flood control (this last chapter was ridiculous and was incredibly wasteful with taxpayer and town funds)...need much more effective leadership here (not politics gone amuck). continued wildfire prevention (a constant risk here in CA and our area)
Reducing traffic to benefit our health and well being.
Ross valley is at severe risk of a catastrophic wildfire. It is heavily forested. There are (still!) big stands of eucalyptus and no real defensible space. Worse, there are only 3 roads out. I perceive 0 effect from the fire bond passed 3 years ago. We need to pull our heads out of the sand before its too late
Senior Housing, both independent and assisted care facilities. Programs to get those who are homeless, into housing.
So odd that on the 4th of July there wasn't a cooling location available. Library was closed. Downtown should have facilities with power, water and ac available to residents.
Speed/Regulations on e-bikes, especially with teen drivers. Fines for all bikes running stop signs.

The biggest treat to pedestrians are bikes! Many don't follow traffic signs and rules on the streets and often dart across sidewalks and bridges at full speed. Placing barriers at the bridges that require bikes to stop would be very helpful!!
The e-bike problem is difficult -- too many young teenagers on too-fast bikes are going to result in serious accidents. They race down our sidewalks, streets, hiking trails, and the HS track -- with zero enforcement of any existing laws.
The face that the downtown area still faces flooding fears after all these years is unbelievable!
The kids on the e-bikes
The pedestrian safety at Bank and Sir Francis Drake crosswalk. This is a VERY dangerous crosswalk with lots of pedestrians, including small children and elderly who cross every day to get to the restaurants on Sir Francis Drake and the Lincoln Park neighborhood. The drivers turning left from Bank Street to SFD drive through the crosswalk often speeding with pedestrians crossing from downtown to the other side of SFD. I have seen near misses of cars almost hitting pedestrians more times than I can count. This intersection is very dangerous for pedestrians. The lights should be changed so that when pedestrians cross SFD, cars cannot drive through the intersection making left hand turns through the crosswalk.
The Resilience Hub becomes more and more needed as heat domes are more frequent!
The town should hold homeowners more accountable for excessive tree growth, especially when they encroach on multiple properties. This is not only a fire hazard, but it can also cause damage to property (homes, fences, cars, humans). We love nature, but, we should all advocate SAFETY first! The town should allow the Fire department to start warning those homes when they do their yearly visits with heavy fines if hazardous bushes and/or trees to be trimmed back and allow a time limit to complete such work. For those unable to afford should work with the town to complete such work.
Theft reduction
There are 12-year-olds riding around on what are basically motorcycles, and it's terrifying. Their brains have not developed enough to know what's safe and what could happen. They need to be educated about the responsibility that comes with freedom.
There should be a bike lane and side walk all the way up butterfield to the dead end.
These are all important. Bikers need to learn to stop at intersections and share the road. Rules re single file and following traffic stop rules should be enforced and signage should be highly visible -- even on bike paths. And these new motorized bikes are a danger to these children who don't have driver's licenses as well as to pedestrians.
These are all very important but wildfires and evacuation routes seem like a big issue.
Think you should reimagine council chambers to be a lounge when not in use. Cooling station and hang out. Vacant space inaccessible except to our tc and they only use 2X per month. Split and put historical society there too and give the Politicians the tank underground space where the historical society is. Why would we rope off our best most prominent place in the city?
Traffic ENFORCEMENT - speed, traffic circles, reckless driving, etc.
Two things are most important in my mind: (1) Having e-bikes for adults only, and (2) getting bicyclists to obey traffic signs and signals. By example, adults are teaching their children to ignore all traffic laws and signals.
We have too many young E-Bike riders darting through traffic, and too many bike riders with zero reflective gear. The bike lanes and streets we have are perfectly safe for bike riders, if they follow safety protocols.
We have very few ways to get out off San Anselmo in an emergency such as wildfires. Prevention should be our #1 priority.
we should be doing more emergency preparedness and adaptation organizing by neighborhoods

We should be more aware of the skunks and squirrels that routinely get killed on our streets, and do something to impact their deaths. We should care about invasive creatures that upset the natural environment, and do more public outreach to educate the public of our wildlife and the history of our town. We should come together to help prevent erosion along our creek lines and eliminate flooding.
We took advantage of the Marin Wildfire Mitigation Plan funds to harden our home, but we would do more if there was additional funding.
We would be absolutely destroyed in a large wildfire and I don't think enough people are aware. Flooding is also an issue for many of us but not all. A fire would impact us all. Not sure that the town could do a thing but it's still scary Also can we stop demonizing the kids on e-bikes. Drivers, the speedsters in their pelotons, and just about anything else is worst it's just that young kids (mostly boys) are very visual and are having road rage constantly thrown at them for just existing.
Wish San Anselmo avenue was permanently closed to cars
With the PGE grid becoming less reliable, community facilities for public safety - even pop-ups that are generator powered - may become very important.
would be nice to have an exit plan if large wildfire comes to our area

7. What types of new development will support San Anselmo to grow in a positive way? Other comments.

Add retail that is more affordable in town, perhaps a store for teenage resale of clothing and other items
ADUs are popping up constantly and crowding our neighborhoods without thought as to the increased need for public services, parking and privacy of surrounding neighbors. Slow down with the ADUs!
ADUs seem to be used for guest units rather than increasing number of rental units
Affordable housing for seniors especially!
All except buildings over 3 stories tall.
All is possible and perhaps okay but it's in the details. Preserve the character and charm of downtown. Being considerate of traffic flow. Location and design important
Allow for easier permitting and development
Allow people to actually build the ADU's and get those that have illegal units to permit them.
Anecdotally, nobody I've met is actually renting their ADUs. They're using them for offices, guests, and other uses. If the city gives preferential treatment for ADUs, there should be clawback provisions that are based on a 2-year re-inspection.
Anything below "Other" is a low priority for me
Anything to reduce the number of cars in Marin
As mentioned in other areas of this questionnaire, the ability to leverage the existing built environment and put those existing buildings to use for the community in a broad of applications, including mixed use, live work, multi family, and other uses in my opinion, the future of this town to become something greater than it is today without heavily impacting how it looks or feels. Yet these projects require change in the systems of building and planning, and without those changes things will not change. There are certain Current interpretations of code that limit the ability to even consider live work. For instance, in the Town Of San Anselmo and these matters could easily be remedied with the stroke of a pen other things require other solutions, but some are simple.
Biodiversity Restoration on Public and Private Lands
Boycott the rediculous state housing mandates
Convert empty commercial space to residential or allow live/work so people can live upstairs with commercial or retail below.
Convert vacant office and retail spaces into low-cost housing.
Don't mean to sound cold about putting people experiencing homelessness at the bottom. I work 3 doors down in San Francisco from a place that just added a housing development for people experiencing homelessness. The changes I have. seen since the building have gone up are quite sad. We've been there for over 25 years. We had to get an alarm system as someone broke into our building (never happened before), there are now constant loads of dog poop that people do not pick up from unleashed pit bulls, there are a constant flow of drugged out people, there have been reports of many murders in the building, neighbors say the fire alarms go off constantly all night long. Neighbors do not feel safe walking anymore.I feel for people with homelessness. And certainly it is not every resident there giving it a bad name. Maybe requirements like rehab and some sort of next steps first. PS this is not reported in the news.

Downtown has seen nice improvements- there are other opportunities to enhance other parts of mixed use space and create a more charming areas by updates and face lifts - maybe a program open to locals interested in starting business That can get a break if they update similar to the way European cities offer but available first to locals and not outsiders. Greenfield ave San anselmo ave Sir Francis Drake - edo grill to tire center at redhill
Embrace SB9 allowing for ADU and JADU. Do NOT adopt rent control policy - it will not work as intended - but rather create diversity in housing types / costs and supply through development (eg ADU/JADU, Multi-Family). Preserve our community and outdoor open spaces through zoning and housing density. Enable population growth without infrastructure overwhelm (eg traffic) with anticipatory improvements (eg bike-centric in previous comments).
Forcing new development in San Anselmo is unappealing to most residents because it means either problems with overcrowding, traffic, water, infrastructure, or destruction of public open space that has been preserved for generations.
Good list...Good order.
Growth in such a small space is not sustainable. Why isn't anyone happy with what they've already got? Greed is not always good. If you fill in all the space, all you will have done is create a rat's warren that no one wants to live in anymore. Just stop!
Growth is not the goal. Sustain what we have. US Bank and BofA buildings are an eyesore if not obsolete.
Housing for people experiencing homelessness should be a priority for people who live or has previously lived in San Anselmo. Most of the people working in downtown restaurants cannot afford to live in San Anselmo.
Housing is out of reach for most people.
Housing should be placed in the main quarters near transportation and using up the empty retail spaces first. And use should not be pushed because they put a strain on parking in traffic and water resources. We do not need to house homeless people here. them on the bus back to where they came from results in much more permanent housing than building housing here. No housing for homeless people here.
I am not a city planner so I don’t have the right answers here
I didn’t rank these
I don’t think we need to spend too much money on new developments, but I would like to see improvements made to existing systems and buildings. I wonder if something could be done with that old bank building on the corner of Ross Ave. and San Anselmo Ave. There must be a huge amount of space in there. What about really opening up that ground floor, turning it into a mixed use community in there . Or, maybe some artists studios. We have so many visual artists here.... with a gallery for showing some art? And, with a mildly quirky paint job and a bit of landscaping that eyesore could become a positive segue between those two areas of downtown. And there is a lot of parking in back. Just an idea.

I don’t understand how we can do any more new development. Traffic is horrible and getting through many of the streets is difficult because of all the parked cars. There is only one way out of her through SFD and of there was a fire and we needed to evacuate it would be a disaster. Also, has anyone considered the problem we had when there was a drought. How are we going to supply extra water for all these people moving in?
I don't know
I think additional affordable housing should be in small units, not large obvious developments.
I think San Anselmo should resist a NIMBY attitude while remaining mindful to expand affordable housing thoughtfully. Ballard in Seattle, WA expanded greatly their multifamily and affordable housing options but unfortunately they did it in a very laissez-faire manner with developers placing large buildings in areas that greatly changed the character of the community. I think the town needs to maintain oversight, and give the community opportunity to weigh in on, the options to expand affordable housing.
i worry that there is NO FOLLOW UP ON ADUs. providing affordable housing or simply an office, guest house, etc. ? it just doesn't make sense that money is going to facilitate that with NO FOLLOW UP.
I would like to see fewer retail shops vacant. There needs to be consequences for landlords who opt for vacancy over leasing space at more affordable rates. There are too many situations like what is happening at Sugarfoot Books.
I’m curious how SanAnselmo intends to create affordable housing, with the ridiculous permitting structure and lack of amnesty for grandfathered ADUs. You say you want to solve the housing problem, But your actions are directly contradictory to that goal
If by affordable housing you mean affordable to low income people then this should be rightly noted as subsidized housing as one cannot build truly affordable housing in California unfortunately. A 2bed/2bath condo built today in town is still going to cost someone near a million dollars once all costs are factored in.
If we can build more mixed-use and multi-family, "affordable housing" should ideally happen naturally. The problem is a massive lack of supply creating high housing costs.
It seems that many ADU are built by those who don't need extra income, but instead use it for their own personal use and to get extra square footage.
It seems that too many ADUs are not being rented out but rather are being used for other purposes.
It would be great to see the town approve more housing projects in the closed shopping centers, especially along SF Drake Blvd -- these would not add to traffic as much as retail facilities in any case. It's ridiculous how few projects are approved, and not right that the town relies on single-family home owners to add more units (with accompanying parking issues) to meet housing stock requirements.
Keep development of housing to a MINIMUM
Let's build UP.
Let's put housing above downtown, Red Hill and along SFD with offices and commercial underneath. Let's make it easier to remodel a house. But our infrastructure is such that we cannot add 10k people but we for sure could add 2k more people. We don't need tiny house but some more apartments would be great.
Live/work opportunities Accessory dwelling units Mixed use (commercial and residential combined in one development)

Make it easier to get permits to renovate existing housing. Over 99% of the hosues here are old and do not support modern families, we want to move here and put down roots, but to do so we have to buy houses that need renovation. Nobody is going to do that if they are required to wait months/years to get a permit. (We waited. 9 months to get a permit to replace windows)
MAKE it simple to add an ADU. I am hearing stories about the town not playing nice. The ADU concept works and it will work great in all Marin. All these towns talk the talk but they all fight new housing of any type. ADU's are the future of affordable housing.
Make permitting process easier for improvements to existing dwellings Make ADU permit process easier allow current retail / commercial to be turned into housing encourage small businesses to open with tax credits, permitting, etc.
Make San Anselmo ave a pedestrian walkway
Making it easier for restaurants and business to open- seems so ridiculously expensive and complicated only those with deep pockets can even try
Making the permit process easy to understand, move through, and afford is essential for the community. Working with homeowners to mitigate existing-at-purchase non-permitted work is worth revisiting. Overall making the permitting process easier to navigate would be super helpful.
Mixed-zoning and mixed-income housing
More restaurants and entertainment.
More retail. More bars. More restaurants.
More single family housing and AUDs that are affordable
Most of us don't want San Anselmo to grow at all. Where's the water coming from? San Anselmo is a small town full of summer cottages that are now lived in full time. I raised my family in one of them. We want to maintain our small town character!!
My observation is that most ADUs are not provided to people in need of housing. Instread, it is a way for property owners to add more space for their own use.
Need regulations on set backs for ADUs.
Need work force housing
No more Accessory Dwelling Units. I am against new development. ARE WE GOING TO BUILD MORE ROADS TO ACCOMMODATE THE INCREASE OF POPULATION? Why is price increasing as space and quality of living decreases?
No more development.
No more growth . Our wild life is dwindling, our parks and space too. Come-on see thjis beautiful area as it is., eveyone wants to live here. and it's nice = NOW .
No more. It's getting crowded and the small town is being lost .
No new development needed. Enhance existing. Too many people here already.
NO NEW DEVLOPMENT1111 ALL READY TOO CROWDED
No opinion

No retail or multi family in single family neighborhoods
No. Keep those bums, and the “services” that enable them away at any cost. Do you not see how much San Rafael has changed for the worse? 4th/Heatherton was never lovely, even back in the 80’s when I lived in San Anselmo the fist time. Now I avoid 4th street like the plague, which is really a shame because there were businesses and restaurants I used to really enjoy. I don’t want to see that happen to San Anselmo.
None. The last thing San Anselmo needs is more development. It is overcrowded now as it is.
Not sure why there's an assumption that San Anselmo has to grow. Space is limited. Also, I'm an immigrant who arrived here with nothing and would never expect to live in a town like San Anselmo until I earned enough to afford it. This is an aspirational place to live, not an affordable housing environment.
Not sure yet
Not sure....
Office, Retail and Single Family homes are all off the bottom of the list for me - don't need.
Other: Senior Housing
Our infrastructure to our town is limited. Having only two roads in and out if there’s an emergency is serious. The safety of our whole community wise with having a reasonable amount of people for the infrastructure of the area.
Parks and communal spaces
Priority should be sustainable and affordable housing and making increased population and traffic sustainable in San Anselmo. Focus on what city can to, not on issues largely beyond our influence. Maintaining town character, environment and open space should not be a reason to not do our part for increasing diversity and affordable housing in Marin
reasonable building permits. adu's are very helpful (and can solve multiple needs)
Rent control is the worst idea ever!
Retail and live/work sounds interesting, as well as a very modest increase in single family homes (<5/yr). No multi-family, ADU's, affordable housing, or shelters. All of these will increase traffic, stress, quality-of-life, crime, and general malcontentedness. Mill Valley should be a cautionary tale of what happens when you allow too much development/improvement to happen all at once.
San Anselmo does not need to grow. The geographic limitations support the population currently present. We are essentially at optimal caring capacity. Adding more people will only lead to a decline in the quality of life. However, I expect there to be some replacement and infill as buildings age and developers look to make money. The priority should be on 'workforce housing' (not listed above) and ADUs. We ABSOLUTELY do not want to start housing homeless people -- leave that to San Rafael and Novato. Further, we do not need any more single family homes.
seems like there is plenty of office space -- as some of our buildings even down town do not have tenants.
Senior Housing, Assisted & Independent Living
SENIOR HOUSING. We have an aging population. Group homes for Seniors, congregate living facilities, residential care facilities, memory care etc., tied to infrastructure to serve an aging population, is a serious need! It would be a wonderful thing if our aging seniors did not have to leave their community when they need to move so get housing that allows for decreased mobility and needs for assistance.
Some homes so that some people other than the very rich can live here.

Some houses in visible neighborhoods need to be fixed up or cleaned up. Rundown rental properties homes should be upgraded. Yards should be kept up. There should be some standards to follow. Examples: along SFD across from Archie Williams between Mt. View and Broadmoor, along Butterfield Rd before Sleepy Hollow, San Anselmo Avenue parallel to Center. There are many homes that are dilapidated. More retail in town is fine, but tasteful stores, e.g., art, home decor, bakeries, local artisans.
some of these overlap
Sustainability and affordability.
The city should maximize housing opportunities on developable land for a variety of incomes. The public services are available to support a much greater density of residential development.
The community needs tax resources and single family homes and ADUs aren't going to do that. There are plenty of great examples of mixed use and multifamily housing that aren't large towers that people tend to think of resist. Multi-family housing would be a great option for seniors that want to age in place, assuming they are willing to give up their single family homes.
The definition of what "low income" needs to be re-defined. Low income housing should be given to resident currently living in San Anselmo before people from the outside can get low income housing.. tThe rent charge for ADU units should be low not at market value. I think there should be a meeting called for people who are truly low income so you can understand what it means and what kind of money we're talking about.
The definition of what low income is needs to be re-defined. low income housing should be given to residents currently living in San Anselmo before people from the outside can get low income housing.. the rent charge for ADU units should be low not at market value. I think that there should be a meeting called for people who are truly low income so you can understand what it means and what kind of money were talking about.
This is a core issue facing our town and others across California.. It needs to be the top priority.
This is the order I'd put them in.
To make it more attractive for people to rent out their ADU's for example, it must be easier to evict people or have them removed if they breach contracts. People are too afraid to rent out space
Under ground power line PGE
Unless existing water,& electrical shortages are resolved along with traffic problems (including the ability to escape from clogged narrow San Anselmo streets in a fire or emergency), growth is not sustainable or positive ...given space constrictions.
We can't have more people living here without fixing traffic (but that's bigger than just San Anselmo). If we have a mass evacuation due to wildfires, people will die sitting in traffic...so wildfire prevention and safety is first (widening roads might fit in that category? Or having the ability to change traffic patterns, ie, making Sir Francis Drake eastbound only/center westbound in disasters?)
We don't need any more single family homes. We need options for affordable and workforce housing.
We don't have a lot of mixed use. We need more opportunities for all kinds of housing- plus is there anything we can do about the downtown business buildings- it seems the rents are so high because so many retailers go out of business and the ones that don't really struggle. For instance I went in Voyage wine bar. That building is a hot box. No air. I noticed that it has transom windows- which was the way old buildings used to cool down by letting the hot air out but they are old and painted shut- in other words, the building was not maintained properly. Is there anyone to hold the landlords to making improvements to their buildings to assist with global warming? It's almost like everyone is going to need to work together to make this town better and some people are not pulling their weight.

We really wish Creekside Park (woodchips across the bridge area) would come back. That was our true town square, and kids, adults and elderly all loved it! Also with 2 autistic children they were safer with a large square-ish area with no cars.
When I grew up here the people who could not afford SA moved to Novato. That is how economics works. Of course no one ever suggests council housing like in England or high rises like in Marin City.
Widen the strip of vacant land between Sir Francis Drake and San Anselmo Avenue, south of Barber Avenue and north of Bolinas Avenue, to construct mixed use development of commercial condominiums with residential condominiums above. This is wasted land for which the town could earn extra income through long-term leases to developers and increased property taxes. This plan has already been developed by a group of volunteers. It is sitting on a shelf at City Hall.
Wish San Anselmo avenue was permanently closed to cars
Yes to having housing for homeless people if there are also well designed and staffed services to support them. I worked in poverty abatement and social services in New Mexico for a decade. Housing someone is usually not enough. If they can't get transportation to a job, it doesn't work. If we are catching/assisting people in housing precarity, but who have job skills, health, and social stability, I can see it working here in SA. If this is about housing people with mental health or addiction issues, that requires a full set of social services. I'm hesitant about SA rescuing people if we are not seeing the full picture of what they need for jobs, transportation, affordability of food, etc.
You cannot grow San Anselmo. We have reached our limits with people and buildings. I cannot believe I am thinking of leaving my family and everything I've known my entire life because of the amount of people that are here. I pay 2400 a month in rent, with most one bedroom apartments going for 2500+. There isn't a lack of housing, there's a lack of affordable housing because people keep raising their prices and despite rent control. You can't stick more homes here. There are empty businesses everywhere, with landlords still rewarded with having empty buildings. Beloved business have disappeared that have existed here for 40+ years.

8. What is most important to you in improving Downtown? Other comments.

"Helping businesses succeed" is a bit non-specific. I'd like San Anselmo to be more business-friendly - government helping businesses navigate red tape and streamlining the process so they can open faster. In addition, I'd like to see San Anselmo adopt an ordinance designed to punish landlords in the downtown area whose storefronts remain vacant for longer than a certain period of time. It leads to decay and a lower quality of life downtown.
accessory dwelling units
Add business where middle class can actual afford to buy things. Practical clothing stores, a store for cooking or houseware, everyday products
After moving here and expecting the "cute" town to also be interesting, I discovered that there is literally not one store I ever need to go back to. There are so many realtors and nail and hair places, but most everything is overpriced in all the stores. Having come from a large city, but also having been to many very interesting small towns, I am surprised by the lack of variety in the shops. Even the clothing stores are so expensive and have so little to offer for regular people to shop.
All businesses on San Anselmo Ave should be retail and generate sales tax. We have too many professional service companies on the street who don't contribute to the Town's general fund. We need more varied retail and shopping for young families and teens. We don't need any hair salons. There is plenty of parking in town. People are lazy and don't want to walk one block.
An art gallery would be great. People visiting our little town love to walk up and down the Avenue and I think some would welcome the opportunity to buy something to take home with them . This is an artsy town, not huge like Sausalito, but I think an art gallery would be a big draw. God knows we don't need another coffee place.
Anything below "Other" is a low priority for me
Anything on the roads coming yet??
Ask merchants to allow returns if necessary so residents can buy gifts. Would increase business.
Bike / walk infrastructure including around the traffic hub. Get rid of cars more often the businesses will thrive. No cars, outside dining.
Build housing and residents will come!
Close SA avenue between Town Hall and Tamalpais permanently and create a pedestrian mall like many European Cities!
Close san Anselmo ave to autos and make it a pedestrian walkway
Creek park needs attention. Could we put effort into special landscaping (natives, special gardens for contemplation, etc) to make the park more than just adjacent to SFD/Miracle Mile/SA Ave? A playground would be so wonderful. Please clean up the area around the creek itself - safe walkways, etc.
Decrease Parking in Downtown
Decreasing traffic.
Denser housing near Downtown would lead to more walkability and less need for more downtown parking.
Do not need any more hair salons! Diversify retail and community neighborhood services. We are saturated with hair salons, coffee shops, and nail salons.
Double down on downtown by closing streets and adding more events and restaurants that go later into evening so downtown is vibrant from dusk to dawn.
Downtown district needs more diverstity in its offerings - currently, there are too many nail salons and hair salons. These are fine to have, but not on the same block. More parking options

Downtown Farmer's Market!
Downtown needs restaurants and bars. It needs fewer dress shops and hair salons. Fairfax is booming because of the concentration of restaurants opened past 4pm.
Evidently the rent is too high here and many small businesses have had to leave. We need fewer nail salons and hair salons, and random businesses just to keep wealthy people occupied. We could use more middle less expensive easy food like Tom's peasant pies.
Expedite the approval process for proposed improvements that have merit. Revisit, update, and implement past plans that have merit, rather than "reinventing the wheel", more studies, and never implementing what is proposed.
Filling empty storefronts
Finding a way for less-profitable businesses that enhance the downtown to be able to stay in their main-street locations. For example, San Anselmo is more desireable because of the presence of downtown storefronts like Sugarfoot Books, the little art studio by the bridge, ice cream place, and places like that where you can wander in and browse while being within the heart of the downtown community. I don't want to see those places replaced by more Botox clinics, because they are pushed out by increasing rent.
Finding a way to get older residents who don't drive down from their homes in the hills and long streets (Sleepy Hollow, Yolansdale) into Downtown/ Red Hill and back. Volunteer drivers? A shuttle?
Fire, flood, traffic. Good businesses - that are not afraid to move in there because of flood risks. i.e. no more salons, or real estate offices. Enough already.
Flood control is super important. But we can't invest to make it fool-proof. Street cleaner could be more active. Daycare should be public and affordable
Get rid of Parklets...some sit as dead space ie Hildas etc
hair salons pet care yoga high end realtors !!!! no highly curated items by/for women of ross? no keep our poor bookstore with rising rent more stores like lazy susan, cedars, rock flower paper, antique legacy, town books.....funky. i know. impossible with ridiculous rents. still crying for The Pavilion..... which leaves food and drink.....outdoor all the better!
HELPING BUSINESS SUCCEED. Friday/Saturday events are an terrific addition . Love it .
Historic preservation Attractive new shopping opportunities
Historic preservation! Creek Park Plaza could be expanded.
I believe the high rent has been the reason that shops are moving out or closing

I don't think it's possible, but I wish the town could incentivize landlords to rent their spaces/buildings. Either by carrot or stick. Landlords should fear having spaces sit empty. Sir Francis Drake and Miracle Mile carve up San Anselmo. The town should focus on making these non-factors in negotiating the town on bike or on foot. Are there out-of-the-box ways to address flooding issues? What if there were a citizen task force for this?
I don't think that downtown SA can support another eating establishment. I have seen several SA food businesses recently have "go fund me" type of pages to keep their business afloat. During Live on the avenue I spoke with some of the business owners and heard that compared to last year Live on the avenue business is down 10%. I think we need to support what we have now or we won't have them in business for long.
I have never once had to walk more than one block to patronize any business downtown. The last thing that we need is additional parking, unless it's part of new housing/office development.
I hear businesses are being gouged on rent and many that we love have been forced to shutter or change hands. Who are the landlords and what is their relationship to this community? Do they even live here? How are they incentivized to keep rents affordable, especially to in-demand businesses? I worry about the proliferation of real estate store fronts, high-design studios, and other non-service businesses that render parts of downtown's commercial spaces useless for the majority population. Live on the Ave is great. Speaking to many about it lately, it appeals mostly to young families vs. teens. The introduction of new features that are marketed and appeal to multi-generations and switching up vendors to support other SA creators, institutions and businesses that don't happen to have a brick-and-mortar location might be a great way to cultivate its longevity as an event. Some businesses will fail because they aren't working or really serve the community's core needs. But the businesses that are here because they can afford whatever price tag to serve a vanity project is a failure to this community. Keep these in check, please.
I love, love, love music on the avenue. It is the best part of living here. Why every town in Marin doesn't have something like it is beyond me. 1000 thank yous to the leaders who make this happen. I would also love to see even more events on weekends - theater, community talks, pop up food fairs and food trucks, ways to mix and mingle with others. Dining - we have a lot of Italian themed restaurants. I would like more variety. (What do we have to do to get an Ethiopian restaurant in town? I'm there for whatever it takes). No more parking downtown. That is an area to encourage people to bike and walk. Music on the Avenues shows that closed streets work.
I never go downtown because it’s hectic to find parking. I’ll head over to larkspur or Corte madera. Downtown San anselmo is not quaint, old buildings, maybe paint some of these businesses so it looks nice.
I prefer to stay away from downtown. The only draws for me are Trader Joe's and Kaiser 3rd Avenue. Otherwise, it's usually a slowdown on my way somewhere else. Some more upscale dining might be attractive along with free parking, but parking is discouraging most visits to downtown restaurants not in a mall with free, nearby, safe parking

I rarely go downtown because the restaurants are really expensive, there are always zillions of people down there, and there's nothing really of interest besides junkie gift stores and restaurants and coffee houses. I would love to see businesses that were actually functional, but I really don't see that happening. I think you ruined Creek Park, and The park near the log cabin, with your "upgrades"
I suppose Amazon and other e commerce businesses have damaged the local retail business. If people have automobiles, they may travel to San Rafael or Fairfax for merchandise they need. I wonder what the commercial and even residential rent is in the downtown area. Is the building where US Bank has been located fully occupied? Perhaps that could be refitted for residences. And not especially low income.
I think allowing restaurants full liquor licenses would be helpful. Adding more housing would be great. I don't think we need to rely on the past to preserve our character. But mostly building support for the business we have and would like to grow. How about a cannibas club. Let's get ahead of the next trends rather than playing catchup.
I would like to see LESS motor vehicle parking and more bike infrastructure.
I would love for there to be more affordable options downtown for eating and hanging out. I don't want San Anselmo Ave just to turn into a bunch of over priced hair salons. Let's attract places that give youth a place to hang out like a Boba place. I would love if there were more ethic food places as well
I would love to see shops downtown that are other than hair salons and high-end clothing. And in the other corridors, I would love to see things other than fitness businesses. I'm going to date myself but I remember when we had a 5-10 store (like a Woolworths) and a grocery store. That really served the community. Love getting more restaurants too.
I'm in favor of the roundabout idea for the Hub.
Implement proposed traffic reroutes to allow easier strolling through town, shopping, and restaurants -- like Pearl Street in Boulder, CO.
Improving Creek Park Plaza and Creek Park is a step backwards that only benefits a few businesses. There are not many people who actually gain from keeping these spaces active. But, the risk of flooding the down town area is greatly enhanced by those buildings that are interfering with the flow of the creek. The buildings that are artificially changing the course of the creek should be removed.
Improving Creek Park Plaza and Creek Park is a step backwards that only benefits a few businesses. There are not many people who actually gain from keeping these spaces active. But, the risk of flooding the down town area is greatly enhanced by those buildings that are interfering with the flow of the creek. The buildings that are artificially changing the course of the creek should be removed.
In the last 4 years the downtown blocks of San Anselmo Ave have become crowded and messy. The parklets take too many parking spaces and often sit empty for several hours of the day. They also crowd the street, making it harder to have clear visibility and harder to share the road with bikes. I know the council has said that most residents want the parklets, but only a true survey of all citizens will give you real information. It's not right to rent out city property without considering the majority of the residents, and ALL of the merchants. There are too many signs, everywhere, on the sidewalk and the street, it's silly, and actually more distracting than helpful.
Increased family friendly dining
It would be nice to be able to eat after 8:30pm.
It's having the stores open at the same time. 11:00 is pretty dismal, what about 10:00am?
keep the downtown business friendly (maybe less businesses that do not bring foot traffic (realtors, etc.), as foot traffic keeps everything alive...
Late night options. Everything closes too early

Less hair, yoga, real estate and curated lifestyle and more practical shops: Five and Dime Hardware Mini grocery etc
LESS HAIR/NAIL SALONS , MORE RESTAURANTS, ART GALLERIES. We once were a destination for antiques why not become a town with great food, galleries, great shops. I see that Larkspur has a vibrant downtown as does Mill Valley and Fairfax, why not San Anselmo?
Let's look to the future. How do we get people out of cars. Shuttles perhaps. Let's not make everything about downtown. A vibrant downtown is essential to a strong community but having shopping and gathering places throughout the town also lends vibrancy.
LIke I said before, not traditional sidewalks we need pedestrian paths that are smooth, accessible, wide and safe from cars, we need a plan for creek park and the funds to back it up and we need for building owners along the avenue to make upgrades to their space for air conditioning. We DON"T need more parking. people would walk if we had safe paths.
Live in the Avenue has proven people want a vibrant downtown with lots of food options for families to gather. Finishing the park and improving flood control are important. Having wider pedestrian and bike lanes on the avenue would help. Let’s de-emphasize cars and promote healthy lifestyles that are good for the environment.
lol we absolutely do not need more hair salons downtown. More ethnic food would be awesome. I am so excited for the empanada place.
Making landlords financially incentivized to fill spaces vs. collecting tax exemption by leaving vacant storefronts empty.
many landlords downtown have owned their properties for generations and they are loathe to make flood improvements (flood gates, for example) and also consistently raise rents. I chose to move my business out of the downtown area - my landlord was completely uncooperative, which was difficult in 2017 when the flood siren sounded 6 times that winter. Looking for other spaces downtown: no flood control and no ADA accommodations and NO offers of help from greedy landlords. I am still in San Anselmo, just not downtown and glad of it.
Many of the items listed above are in very good shape for a town our size, particularly downtown. The Creek Park Plaza should be repaired and restored so that it continues to be an asset to the Town. The Creek Park "improvements" should be made with the utmost of care to maintain the existing redwood trees. I know that businesses need to be heard when it comes to parking accommodations - reducing parking downtown is unhelpful for small businesses. Flood Control is a triggering word in San Anselmo after the waste of money over the last decade. Supporting resiliency for our downtown continues to be important so that we can recover from the flood events that do happen.

Many wider streets could be narrowed to allow for increased pedestrian safety and more outdoor dining space
More diversity in cost for dining opportunities. Downtown there isn't much if you don't want to spend $$$. Outside of downtown there are a few places - but it would be nice to have more choice when just walking around downtown.
More entertainment experiences... reopen the theater for movies and live events!
More secure bike parking!
More shaded seating areas please!!!! So so hot in summer and not enough protection from the hot sun.
New bridge
no chain businesses!
No more hair salons please!!!!!!!!
No more salons. We have plenty. We could use a good diner that was open all day. Creek Park needs more space on SA avenue
No opinion
open up / take down fence at Creek Park Plaza. It was told to the taxpayers this would be completed by now...a fence still stands there and no improvement. Wonder what our flood control tax dollars are actually going to? Town supervisors need to wake up and take control. This was the town square during and after COVID and made San Anselmo a destination and an amazing reason for outsiders to come to San Anselmo, shop and dine.
Please develop signage and architectural standards for retail and commercial space. There are landlords who haven't upgraded signage or buildings for decades. Eyesores at the hub, in town, along SFD.
practical businesses, not just fancy boutiques and expensive restaurants, but a variety store that carries a little bit of all practical things, like basic hardware, houseware, stationary, fabric, gifts, cards, etc.
Public Safety
Re: Creek Park - priority is not to retain the slab of concrete creating a flood risk in San Anselmo Creek; the priority is to solve the flooding problem and build an attractive park space in the area of Creek Park to serve the community.
Renovate the rec center on SFD.Its horrendous. Could be used so much better!
Services that are for the community to use would be helpful. However if you add parking meters and charge for parking it takes away the feeling of a small town. I avoid downtown San Rafael even though I like stores and restaurants cuz of parking meters. Please no more realities and designers taking up store fron. Restaurants or place to get a reasonable bite to eat.
Stop letting children climb all over the bronze deer statue. It's already ruined, just stop it from being ruined MORE.
The beauty of San Anselmo is that most people can walk downtown from their homes! We need more people walking and biking. We don't need more parking. Where would more parking happen anyway? We definitely don't need a parking garage! No more hair and nail salons!! We have enough! We need funky, affordable stores, and good restaurants.

The businesses make the downtown a downtown and having gotten to know many of the business owners the unified perspective is they need everything that they can get from the town to help running a business in this town possible. The reality is that you are up against impossible, odds trying to operate any small business in California today and fees to support with other agencies to create infrastructure to enable access to the businesses of this town is critical and not only the core San Anselmo Ave. downtown businesses but the downtown businesses that exist on Sir Francis Drake who are Acutely impacted by the change, post Covid and the traffic and the flow to access their businesses.
The closing of the avenue on Fri/Sat is great for the community. I like al fresco or outdoor dining, but I'm not so keen on the parklets. The Creek Park is a great gathering place. Why not embrace the creek and make it an asset versus a place for homeless people to live. Cut down a bunch of the trees, open up the space, clean up the junk, make it feel more like a riverwalk vibe so the street side has activity and the creek side can also have activity. In the broader sense, I'm not sure any building downtown has any historic significance. It may have sentimental value to many, but I don't see any that aren't off the table for a tear down to rebuild smarter. IMO one of the best ways to kill the vibe of downtown is to add more large parking facilities. It can be frustrating if you have to search for a spot, but if more people can live near it or bike/walk there that helps solve the problem. It seems to work just fine on Fri/Sat when the avenue is closed for parking too, and I suspect there's more people downtown than any peak shopping day.
The downtown vibe is great, especially the downtown streets nights in summer. The improvements being made in the park are good, but not enough. Let's get Creek Park built! The new shops (like Still, Paisley Curated and the San Anselmo Flower shop) are wonderful. We don't need more hair salons. Hoping there will be more age-friendly events in fall and the holiday season. RyanScott2go is AWESOME! We love Red Hill, too. It's clean, beautiful and offers great food choices. Bella, Jolt, and Lark Shoes are terrific shops.
The last priority should increasing the amount of parking. Doing that will just encourage more people to drive. I do understand the perception that parking is critical to local business. But study after study after study shows that improving pedestrian and bike access to a walkable downtown has a MUCH bigger positive impact on local business. That said there likely needs to be a transition period until we can improve ped/bike access + transit access. Has anyone suggested the idea of turning the vacant US Bank building into a parking garage and then closing San Anselmo Ave downtown? Could be a good win-win.
The last thing we need in Town are more hair & nail salons
The Weekend music on the Avenue has been a great addition to San Anselmo.
There are not enough restaurants. I would also like to see the prices at shops and restaurants to not be equivalent to Hawaii's prices. There are not inexpensive places to eat downtown. Fairfax is more reasonable. I am sure it has to do with how high the rents are for the buildings knowing they are owned by the wealthy. They are not incentivized to help make S.A. More community oriented.
Too many of these overlap and ultimately none of these matters if the town is going to let the downtown flood!

TRANSIT Yes to neighborhood services but really, San Anselmo does not have a shortage of those things you mentioned. More yoga, is that what we all need? More affordable restaurants, entertainment and shopping - not just high end retail for the wealthy of Marin. There are few options to buy basics. I would shop at Sprouts if it came to San Anselmo or something similar. More regular farmer's market. More opportunities for pop up stores
Upscale boutiques and galleries are pushing out variety stores (Great Acorn, Various & Sundries were two favorites) Hardware store would be really nice to have instead of traveling to Fairfax or San Rafael
Voyage is such a gorgeous venue - they likely need a liquor license to survive. Why is this such a challenge? Creekside park! Why is this taking so long to finish/stsrt?! So frustrating. The creek and that space I could be the center of our town! The redwood grove, connecting the back lawn to the town. What is actually going on?!
We already have plenty of community events, Should let the market decide re. the retail mix.
We can dream about downtown and parks and all the other things that would bring our community together, but what I believe is holding us back is the building/ planning dept who takes 6+ weeks to answer an email and would rather red tag to “stop work” around their neighborhoods than to START WORK. It’s frustrating to see new businesses try to start and take 2 years to pass through the hoops. What’s up with Woods? Bubbula’s? So many households in my neighborhood who plant a tree or build a fence or try to use a jumpy castle fir a park bday and get slapped on the wrist. What’s the aim here? I wonder if we are too focused on the procedures and less on the results. Too set on the “way it’s always been” that we drive out creativity and opportunity.
We LOVE Live on the Avenue and go every single week. We are so grateful to live within walking distance - activities like that really make me love living in San Anselmo!
We love love love the Live on the Avenue events and look forward to them all summer long! Keep up the AMAZING work!!!
WE need more hair salon, pet care and yoga like we need a hole in the head. Practical shopping opportunities would be nice like a tailor, men's clothing, specialty groceries, household goods, toy store and affordable kids' clothing. It would be nice if there was some sort of shuttle for people who can no longer walk all the way to town. I don't mean specifically for the disabled, but for those who can't manage the distance or the hills anymore.
When is the creek park plaza going to be fixed!!!!!!
Where to Park?? No room left. What happens when hundreds of more homes will be added by ABAG? It will be like Xmas every day trying to get from point A to point B.
Wish San Anselmo avenue was permanently closed to cars
would be nice to see some native trees.
Would love new neighborhood services like pet care, other exercise studios besides yoga, and no more salons!! Would like a gastropub, place to watch sports. Would be great to have more of a happening downtown on evenings. I would rather stay in town than go to Fairfax for a date night that ends later than 9pm.
X how about adding a couple of dispensaries in San Anselmo and removing some alcohol establishments?

You are kidding about neighbourhood services aren't you? I am someone who remembers when San Anselmo had a real downtown. When I returned, it was all boutiques, hair salons, boutiques, hair salons, etc. Where are the general clothing store, the toy store, hobby shop, ice cream shop, camera store, drug store, banks, and grocery stores, And the bad overpriced gelato shop is not ice cream, you have to go to Fairfax for that. As a real San Anselman, I wonder how many town citizens are actually from San Anselmo or even Marin. I do not think I am your normal clientele

9. How do you feel about increasing building heights over three stories on Greenfield Avenue and Red Hill Avenue to accommodate more housing and revitalize the area? Other comments.

100% in favor. We need to provide more housing so that our teachers, police and other critical members of our community can afford to live here.
4-5 totally fine
Absolutely. Do it downtown too
AFFORDABLE HOUSING!!!
Also depends on heights. Need to fit into the surrounding area, and not overpower neighboring structures.
As a contractor I understand the need for change and improvement, but distracting from our beautiful little downtown is the blight of the US Bank building, out of scale and out of touch architecturally. Bringing taller buildings into downtown doesn't bother me as long they are sensitively done, not rammed into the site and totally out of touch with the rest of our town (USBank).
As long as building don't cut into the existing hillside and create engineering problems, or block views of Mt. Tam I would have no problem with it. I would prefer taller buildings on the east side of SFD near Winship Park; the south side of Greenfield (near Matteucci's) and along the base of Red Hill (but not into it).
As long as it is combined with traffic mitigation planning.
because there is a hill behind that area, the increased height would not be so jarring. I do think the units should not appear to be a large development and should include a lot of variety. Having some tall buildings could be okay there.
Berkeley/Shattuck Ave has done a pretty good job of this. Good to check that out for ideas. Traffic management becomes crucial, obviously, give;the dysfunction of the Hub already for traffic
Building affordable housing for human beings should be prioritized over building heights or any other silly consideration.
But I would also like to see it take more of a Boulevard style with wider sidewalks and landscaping that compliments the median. A small park (with a Carousel!)
Depending on design and affordability
George won't be happy about that!
Getting more people into the area is not the answer to traffic and natural resources (water)
Great idea.
Greenfield and Red Hill are congested and noisy, and super-ugly. It is astounding that such a rich community has so many unsightly stores right in the middle of the main streets. And so many falling apart parking areas and storefronts. It is embarrasing to show visitors. I can't imagine how adding density will revitalize, except to make it even more of a nightmare to try and do an errand after noon any day of the week, because there is so much traffic stuffed into such a tiny space, with no way to avoid it.
Having nuance between height and setbacks and experiential and spatial effect of new buildings is critical. This is why we have a planning commission if we want to enable additional housing in the area. It's gonna require additional height what we don't want is for that height to create massive large buildings that don't serve the community, but only serve the pockets of out of town, developers, that said we should incentivize utilizing areas that are under utilized specifically on red hill, Sir Francis Drake, and around the hub .
Hell yeah! Mixed use with business and housing together.
Housing housing housing for a more diverse community.

Housing needs to be near a freeway or where the jobs are, or the traffic will reduce quality of life. We also need to address our lack of usable public transit and ways to get around without a car before building away from a freeway. Urban transit needs to be seamless from town to town, county to county. This is problematic throughout the entire Bay Area. San Anselmo needs to put a foot down and say no until this is addressed.
I agree with the premise but don't believe that there's the fortitude among our leaders to stand true when the community freaks out about it. Let's be less concerned about re-election and be more bold in overcoming the fear and inertia that paralyzes us.
I am both supportive and agree that design matters.
I am fine with it, but I would like to understand how residents along those roads will be affected before I support it.
I am in favor but just want to be mindful of traffic. SFD is already jammed.
I am not sure what Red Hill Avenue is.
I am reluctant but if it provides strictly affordable housing I would be open to looking at designs
I am very supportive of this idea as long as the housing includes multifamily homes, affordable housing for workforce, and safe street barrier-sided sidewalks. In addition, I would want to see new town policies for tree protection and replacements and drought-tolerant landscaping for builders and owners. Finally, I would like to see our town pass a visitablity ordinance like Petaluma so that our housing will meet the needs of our present and future older population. https://www.petaluma360.com/article/news/editorial-visitability-ordinance-makes-petaluma-more-welcoming/
I feel like your question is leading when you say revitalize the area. Is the only way to revitalize an area by adding over 3 story buildings?
I really don’t think we need any more people here. I reject the idea that SanAnselmo has to “grow.”
I want to be able to see nature and I do not think that this will help with that
I would NOT support increasing building heights in our downtown! NO! NO! NO! Most of the buildings on Greenfield and Red Hill Avenue are unattractive—as are the buildings at the HUB.
If done tastefully it’s a great idea. It’s currently a bit of a wasteland. With the addition of a park or some other rec space (pool?) set a little off greenfield, that could end up being one of the most desirable places to live. I have heard from families that live there that the Whitehill bus is a real problem - takes too long to get the kids home.
If you have to ruin the look and feel of the Town Red Hill and Greenfield are the best choices. They have always been on the other side of the tracks so to speak, actually on both sides of the tracks historically.
If you want L.A. traffic right here in our little burg, go ahead and build. (NOT).
I'm open to this assuming you as the city put in place the appropriate infrastructure to support more people here. This means transportation, sidewalks, bike lanes, and other things needed to support an influx of more people walking around San Anselmo. Also we don't need more multi million dollar homes.

In addition to increasing building heights to accommodate more housing, make it easier to navigate by bike and foot. Make it a pleasant experience to walk or bike from United Markets, say, to downtown.
In the area already commercial, I'm assuming, not the residential section of Greenfield?
Increasing building heights in San Anselmo would take away from the character of the town, block the sun, create shadows, and urbanize the area. San Rafael's tall buildings have the effect of creating a corridor. We do not want San Anselmo to look like Emeryville.
Increasing the height of the buildings would take away the beauty of our town. San Anselmo Avenue is so sweet like it is. And attractive.
it all comes down to design...i fully support it, but be thoughtful/tasteful and there are great techniques that can mask the feeling of 'height'
It will ruin the beautiful and valuable town charm and character. We need to preserve the character of this town and all the beautiful views we enjoy. Why pollute it with high rises. It will lesson the value of our properties.
It's concerning considering state mandated growth required her and Goethe in West Marin that our roads can acclimate the development, and there are areas better suited to such density. The roads are are energy exit and sewer pipe project on Sir Francis Drake this summer demonstrates the impact on surrounding streets, such as San Anselmo Ave and Center.
Keep San Anselmo a small town...there is San Rafael and Novato adjacent to San Anselmo, please don't ruin our town
Many existing buildings are empty or underutilized. Many could be converted to affordable housing. Higher buildings would detract from the charming small town feel
Marin county needs more housing. So many people are against multi unit buildings that developers are forced to build large complexes that are highly dense. A better solution is to have more small to medium sized units spread out.
Max 4 to 5 stories and not a „box" design.
More housing here would lead to more congestion on already clogged sir Francis drake blvd
More housing will bring more traffic. There is an increasing difficult amount of traffic as is, and parking in already scarce. More people living in town is not the answer to revitalization, especially is you haven't addressed the exsisting traffic and parking issues. Attracting more people to visit the town, shops and restaurants would be a better goal. Support the local businesses in a fair and thoughtful manner, so they're able to thrive.
Must do traffic, water and electri al study impact first!
need density close to transit
No! This would devastate the character of our town.
NO!!!
Only if it blends into the hills and does not impact sight lines. Otherwise opposed to all building heights over 3 stories, and generally over 2 stories.
only if they are affordable housing units!!!! and no more than five stories.
Only to the extent it backs up to the hills. I am not supportive of increasing the population in San Anselmo. I also do not generally support building heights over three stories except in very limited locations where they blend into the hills. I do not believe that simply adding more people equals revitalization.
Parking sucks on Greenfield now.
Quality control first with what is already built, accountability for high priced rentals with sub-par living conditions and also sustainablity for renters, home owners and small business owners.

Quality of architecture is very important & setback to adjacent buildings & preserving grocery stores and neighborhood serving businesses.
really depends on where the water is coming from. MMWD already is stretched thin; additional housing will make the problem worse. Also, traffic is already bad on SFD so additional population would worsen it and the air pollution from ICE vehicles.
Revitalize? Are you stupid enough to fall for that type of manipulation? You think revitalizing is making a 3+ story building? You're lucky most people left in this world are stupid. That's the most capitalist driven sentence in this survey yet.
Such makes sense for mixed use development with commercial below and housing above. Such projects would be fine if they are properly designed. Stepping the upper floors back could reduce the apparent bulk and avoid the structures from looming over the street and sidewalks. Possible view and sunlight blockage to neighboring homes would need to be considered and avoided within reason. Public notice would be essential in the early stages of the design process, not just the approval process. Encourage pre-app meetings with the Town's Planning Staff, DPW, and the Fire Department. Encourage Study Sessions with the Planning Commission, which must be publicly noticed. Story poles should be required for all development applications that increase mass. Consider implementing a peer review process of design professionals who are pre-selected and vetted, who review and critique development applications early in the design phase, whose services would be paid for as part of the application fees, similar to the process in Belvedere. The current problem is economics. The cost to build such projects results in too little return to justify the risk and investment. Expediting the approval process, reducing permit fees, and providing subsidies to help fund the affordable units must all be considered for such develop to occur in the foreseeable future. Consider partnerships or joint ventures between private, public, for profit, and non-profit parties/agencies. Be proactive to promote such development with reputable partners. Encourage condominiums over rentals for both commercial and residential spaces, so businesses and residents can have stability and build wealth through acquiring equity.
Taller buildings along Red Hill could create a sense of structure when walking on the sidewalk, and provide much needed lower to middle income housing opportunities to help revitalize the town and allow more generationally diverse people to afford to move here
That makes more sense than downtown or the residential areas. Please build those with parking and aesthetics in mind.
The are should be revitalized but no need to overcrowd. Traffic is already a mess.
The Greenfield Ave side is particularly situated well for this, but both could work. I see no reason not to add SFD from Bolinas Ave to Red Hill shopping too.
The infrastructure of the area needs help to accommodate this successfully. Living in this part of town feels like we are a town afterthought unless it can serve a housing goal. We are getting more and more closed off from the town having to go to San Rafael to get home or have a structure fire put out.
There are enough people that live here. More people means more traffic
There are more bioliphic design firms that may be interested in responding to an RFP and build their portfolios.
There is a mixed use project next to the DMV in Corte Madera. It is an eyesore. If done right it could blend in with the surroundings. It should be approved by the people first.
This place is turning into the city. So sad to see all the building and traffic it brings with it.

This seems like a reasonable area to do this, but I have to admit that is perhaps in part because I don't live in this area. I think it would is very important to get the feedback of those who live or own businesses in this area and would be most impacted by it. This is also an area that is an entrance to the community and I would hope that if this area becomes more dense with housing and revitalized commercial space, that it retains a welcoming small town feel. The design would be very important. It would also be important for sight lines to Mt Tam to largely be retained.
Those are good locations. Bummer to need it, but if it creates housing, I'm 100% for it. Design will matter to keep our aesthetic.
three stories is the limit
Three stories is too high for our town, we dont need to be a city
Town should join a lawsuit against state of California to stop top down control over planning and building decisions
Traffic concerns.
Traffic has been getting worse and worse on SFD and through the Hub and on Center. Increasing housing in our town, Fairfax and out west of us has to be a consideration for these roadways as the state pushes their mandate to increase housing. I don't know how they expect us to reduce water use, electricity use and deal with traffic while increasing the amount of people using all these resources. At some point it is not sustainable... we currently have trouble and they want to add more???!!!
Traffic? Water?
Unsupportive - without better traffic management.
Very open to it!! Let's use these spaces more efficiently. Look how well San Rafael has utilized their in-fill development on old parking lots and closed shopping centers.
Very supportive of SFD can handle more people...
Very very supportive. This is critical. Need this to increase density, reduce car use and encourage walking. Those who oppose are short sighted
WE ARE A SMALL TOWN! KEEP US THAT WAY! We aren't built for more housing, we aren't built for more people. This is ficking ridiculous that half of these points you've put on your survey are not any ones concern that actually live here nor would improve the quality of life here. We still deal with PG&E shutoffs, with droughts every year, with traffic that is rivaling Los Angeles now. It takes me almost two hours to get home from Sausalito after 3:00pm. I loathe it here, and I loathe what the people running this city have turned it into.
We are so far out from the freeway with roadways that cannot be expanded and very limited access to public transportation. It doesn't make sense to increase the population in our neighborhood without the infrastructure to support it. Traffic is already terrible due to Sir Francis Drake being the only option to get from west Marin to the freeway. Large housing complexes should be reserved for areas where there is public transportation to support the influx of people without an influx of cars.
We do not have that much room to build out. We will need to build up. With the right placement and appropriate landscaping and screening, this will not detract from the ambiance of our town.
We have to do something to clean up those streets. I'm open to anything that achieves that. They don't reflect the charm of San Anselmo and would a great space for housing or mixed use housing.
We need better walking and bike infrastructure first, wider safer sidewalks, better crossings, protected bike lanes, etc.
We need housing desperately
We need more housing, but we have to maintain the charter of the town. Many larger single fam homes could become duplexes or triplexes, or people could be allowed to add units in the back.

Whatever it takes to modernize
Why not use existing empty retail/office buildings and convert them into housing rather than building new overly tall buildings that don’t fit in the area aesthetically.
Why. One big reason to live in Marin is the quaintness and small town feel. Why incourage big city living.
Yes please!
YES PLEASE! All over Marin there are decades old single story retail spaces that are crumbling but we are holding onto because we have conflated nostalgia with something being 'historic'. Red Hill is one of those prime examples of this in Marin County. Very very supportive of mixed use and new development in that area.
Yes!! As long as there's a garage underneath for the cars. The idea that people Will take a bus is ridiculous. But yes, let's build up with plenty of parking. Also, don't let the planning commission make everything boring.
Yes, but also the town should deregulate within existing zoning framework. It is far too difficult to build housing with lengthy design reviews, excessive regulations, etc.

10. What do you believe are the highest priorities for the Town of San Anselmo to address in the General Plan Update? Other comments.

1) Isabel Cook Rec Building: begin the process to create a state-of-the-art community rec facility 2) Two entrances to San Anselmo: from San Rafael & from Ross. Begin to imagine how they could look different/ more inviting/ more impressive/ increase the value of the town
ADU's and more housing.
Affordable housing will bring diversity. In turn this will bring money to town.
All of the above
All of this is important
All these are good!!!
Architecture and community design, Open space and conservation, Parks and recreation, Public art are kind of all one in my mind and should never be overlooked. The carousel would qualify....
Arts and entertainment
As you can tell, I am in the minority, and am not a fan of San Anselmo. When asked what I like about it, all I can offer is the weather. It is a supreme disappointment to have moved here, not realizing how ugly it is close up.
assuring a good water supply and better waste disposal that increases recyclables and reduces landfill. The current waste disposal is confusing and creates excess landfill. Businesses, especially food providers, need to reduce the amount non-recyclable waste and find a disposal company that can do a more efficient job.
Being able to walk and bike, and most notably NOT drive around San Anselmo is number one. Conserving our open space is number two. Reducing traffic by providing more ways for people to walk and bike places is number three. Architecture and community design is number four - because you cannot make people live in dilapidated houses while you wait for permits forever. If we want this town to continue to grow, our houses need to continue to grow with us.
Better experience and faster building permitting. San Anselmo permitting is about the worst in Marin County.
Biodiversity Restoration on Public and Private Lands (Forests, Creeks, & Ridge lines)
By housing, I mean affordable housing. The four issues I have chosen all go hand in hand. We need to address them as an integrated system.
DEI is an important issue, and other measures such as access to transit and economic health/affordability can contribute to normalizing inequities in a systemic manner
Diversity (racial, economic, age, etc.) is important as long as it is not at the expense of the safety, beauty and intimacy of San Anselmo.
Diversity/ racial equity and inclusion is integral to all of those - not a category to be treated separately.
Downtown vibrancy
Economic health is important too - I see unoccupied commercial space downtown and realize our local economy isn't as good as it could be.
Eliminating barriers to housing development should be the top priority.
Flood control
Flood control

Flood mitigation downstream
Flooding
flooding i presume would be included under disaster preparedness.
Given that the Hub is a focal point for those entering or passing through the Town, the tire shop with their tacky and signs, in addition to the lack of landscaping is a total eyesore.
Help the school district provide bus services for free to all students to reduce traffic congestion.
Housing is included in this but creativity and flexibility and collaboration between the building department Ross Valley Fire and the planning department is what this town needs. Acknowledge that not only the ultra rich live here and that we should enable projects to exist that are affordable and creative not expensive Marin status quo.
I am a big proponent of more housing but I do think we do need to be mindful of disaster preparedness as we look towards building more
I am a life long artist, have advanced degrees from very good institutions. I strongly oppose permanent public art. If we are going to place public art, it should not be longer than a couple of years. With an exception for George Lucas. Art commissions come and go, but can be a lifelong problem if we have one bad decision. Falkirk's lawn being one example.
I believe the number one theme should be resisting the current California fad of adding more people in small towns like San Anselmo. We are at carrying capacity in terms of water, fire danger, traffic and our schools. It does not make sense to add to the population.
I think the town is doing really well and needs to continue to focus on what is succeeding. Supporting the business that are here. Providing activities and spaces for the members of our community. This will also help with diversity. Keeping things looking great really cannot be underestimated for how it impacts our community.
If we focus on a few priorities, we can address many others. If we improve access to transit, build better pedestrian and bike infrastructure and build more housing that will address climate change/sustainability, diversity, public health and safety, traffic as well as economic health.
Im concerned about how everyone would evacuate in an emergency given the bottle necks on Butterfield and SFD.
Infrastructure maintenance...streets, sidewalks, weed eradication in medians & public sidewalks. Also require adequate landscaping for ugly new modern boxy hillside homes which the whole valley has to view.
Just love it. It's perfect right now . Help your store front renters to succeed . Help them with flood preps. MAKE building owners keep rents low for them. We need these stores . We use to be the Antique capital of Northern California = REMEMBER that. Venders can't participate in our street fairs because permits are too costly for them to be here, set up, sell and give you guys more money - STOP THIS .
Keeping and planting more trees to increase the shade. Under grounding powerlines so we do not have to destroy our trees.
let's find a real (practical) plan for the creekside park. make that area magical and community oriented...it is such a unique space and should be cherished (not a politically motivated plan, a plan that is near-term, can be modest...just open up to the community)

Many of these are laudable is properly approached such as business environment and diversity. However a lot of the diversity speak is complete nonsense that actually makes minorities feel tokenized and othered. There is no benefit to performative BS or diversity consultants or those who separate based on culture. The library is chief culprit in this regard and has had events that fracture the community rather than draw it together. We are community out of our commonality and we benefit from creating an environment that invites people from minority groups to share their culture including food, holidays and traditions. Still many minorities that are here are not given meaningful opportunity to enhance the town- we have large populations of Mexican, Central American, Jewish and smaller groups of Indian, Chinese and other Asian communities nearby. We also have a robust catholic community and a seminary in our midst that attracts Korean people. None of these are given meaningful opportunity to lead or even take major role in community events with food and sharing of traditions. No diversity consultant wants that - they are grifters profiting off of focus groups and pointless sensitivity training.
Many of these issues are important, but they're regional, national, or global. The town is not going to move the needle on climate change. The town made a grievous error to wade into rent control - especially acting hastily by passing the ordinance without a vote. It's interesting that there's not an option for reducing local government red tape and helping the local businesses and population navigate the cost and complexity of acquiring permits and complying with state and local regulations.
More and improved sidewalks please!
More economic opportunity for small business owners. Co-working spaces.
More indoor venues for live music and other evening events.
More sidewalks, not more bike lanes on streets with busy traffic.
Nature, biodiversity, protect the night skies, save the ridge lines, restore the oaks, bays, madrones, & buck eyes. Wildlife pass throughs on ridge line fences. A public announcement from the city regarding the importance of biodiversity. Faster public transit, hip stores, movie theater, artistic activities, safer cross walks. Improve Archie Williams school aesthetics and safety crossing and entering/exiting for traffic.
New tennis courts
Not just housing but AFFORDABLE housing including ADUs and live work spaces/multiple zoning areas
Parking - Neighborhood, overnight and 2/4 hour zones.
Parking solutions are needed!!!
Preserve the quaint nature of our town, with affordable services locally so we shop “local”.
Proper bike parking with less focus on car parking. Make downtown a one way street at the least. Close it to traffic on weekends.
Protection from the State Housing Mandates and Density Bonuses that can destroy the Towns charm and small-town charter by massive development that is completely out of scale with their surroundings. Current Objective Design and Development Standards (ODDS) and form-based design as currently drafted enables such disasters, leaving the Town terribly exposed to inappropriate and harmful development. Let's not wait until some awful structures are erected we all hate to get smart and take action. For a viable Downtown, we MUST address flooding. We know how but lack the leadership to implement the solutions.
Public health and safety - I can go days without seeing law enforcement yet my neighbor will get a ticket for parking the wrong way. Meanwhile a woman was robbed at gunpoint in nearby Ross and e-bikes still run rampant. I think there needs to be more patrolling

Recapture Creek Park Plaza
Regarding both disaster preparedness and vehicle traffic, please look at alternative road openings (at least during emergencies/evacuations) since you can't send everyone along SF Drake Blvd.
Revitalization of schools- wade thomas needs new paving, grass etc
San Anselmo needs to invest in more public transit so it is accessible, reliable and affordable. We should move away from a car first mentality.
Scary to think these are the priorities. Put efforts into schools.
schools
Seeking input from all residents...not just the families. We need a bar downtown. We need parking for transit to work for most residents.
Stop the growth-backfill if forced to add additional housing units. Have the same standards that apply to Ross- also apply to San Anselmo. Do not allow growth that impacts traffic- find ways to reduce traffic- and streamline ways to navigate the HUB
Support small businesses downtown by focusing on getting Creek Park done.
Sustainable, climate resilient infrastructure and community design should be the no. 1 priority. If we consider designing our community around the core demographics and address this population's core pain points the other downstream benefits will come – economic viability, reduced need for expansive construction and paving paradise to put up a parking lot. According to our demographics, the average age is 46, median HH income ~$165k. That is a working parent of young children in the RVSD. This is roughly me and my community. What makes this. community unique is how dense we are in the number of schools within a small radius and resource sharing with our sister town of Fairfax – so much integration between us. That impacts the traffic patterns greatly and perception of overcrowding when people are just moving from point A to B to get to work, school and afterschool activities. Safer bike paths, public e-bike access, better in-town public transit loops a that enable seniors, middle-schoolers, teens to access core community places & rec programs can reduce dependency on vehicles and elevate the burden of working parents/sandwich generations.
Thank you for doing this. I really appreciate the opportunity to help. This survey is a little repetitive so I am not going to do any more of these types of questions. No offense intended, I just can't spend anymore time doing this.
The biggest challenge is adding housing in a manner that does not compromise the small town character of San Anselmo. The priorities for improvement are to our parks, recreational opportunities and maintenance of open space.
The biggest issue as I see it is that if there was a fire burning in San Anselmo, there would be no way for citizens to get out quickly. Drake is always congested and there simply aren't enough routes out. This is a disaster waiting to happen. I feel the traffic is an enormous problem for this reason.
the pedestrian paths in downtown can be very dangerous, especially on weekends. people drive to fast and don't pay enough attention.

The question is not phrased in a way to generate meaningful responses. "Vehicle traffic" - are you asking if it is a high priority to reduce the number of vehicle miles traveled? The time spent waiting in traffic? Making it easier to drive cars into downtown? Without context, respondents could check the exact same choices but have exactly the opposite intentions.
The shi**y roads....anyone?
The sidewalk issue is the most important to our family so our kids can safely walk to school.
The Town is frequently indifferent to its architectural past. The Towns Planners tend to be attorneys, lacking significant visual education, and monitor only prosecutable code violations. Most residents are not even aware of the town's architectural past. During my 30+ years in town, I have seen many very good or even excellent pieces destroyed or seriously compromised. The town council attitude may be characterized as "let the residents build whatever they want to build, even if it means destroying something far better.
the town needs an overhaul. Deferred maintenance in building and parks (I see you Robson) has come due all at once. I wish that weren't true but it is. San Anselmo seems tired. Please breathe some life back into the town and please be thoughtful so we don't have a hodge podge.
There is a lot of subtle racism and "othering" that characterizes San Anselmo culture and keeps it one of the least diverse towns in Marin County. The biggest barrier is the unwelcoming climate that keeps diverse families from wanting to put down roots here - they would rather spend their housing dollars in towns where the will not be "onlies" and this perpetuates the lack of diversity. My husband, an African American senior citizen, frequently comments on the suspicious "hellos" he receives on his daily walks and the insinuation from neighbor's questions - "do you live around here?" that he does not belong.
This is San Anslemo. We don't need to aspire to become San Francisco. We're a small town: let's keep it that way. Let's keep the population the same and focus on improving quality-of-life. We already are one of the most affordable towns in Marin.
Too many cars, too many people in their cars and by far there is no solutions for flooding (waste) and all the PGE lines strung literally through a forest. Sue them.
Too many parking spaces taken up with dining tables on San Anselmo Ave.
Traffic calming measures for pedestrian and vehicle safety in our immediately neighborhoods (e.g. backstreets running parallel to sir Francis Drake) I would add that removing wood fireplaces should be a high priority for environmental and health reasons.
Traffic design. Smart traffic lights.
Under ground power line
vehicle traffic especially important - roundabouts or smarter signals. something at the hub to improve flow and up Drake to Fairfax. At the same time allowing for easier pedestrian and cycling access
We are just fine. And awfully good. Don't get worked up about how to improve, boy, we have it good.
We have a bad traffic situation in San Anselmo, adding multi unit apartments will only add to the congestion, it will also tax our water rationing and add to pollution..
Wish San Anselmo avenue was permanently closed to cars

11. What do you want to see stay the same in San Anselmo?



All responses:
(1) Library (2) continue to keep dispensaries out (3) local businesses (4) police and fire do a good job (5) building architecture
2 way traffic on San Anselmo Ave.
A beautiful Creek park George Lucas brought to our attention , to attract people and tourists . Lets be so thankful to him . Don't change what is so unique and lovely . OLD TOWN CHARM .
A sense of positive momentum and a welcoming atmosphere for all where there is room for new community members and long-standing community members to help San Anselmo continue to thrive.
A thriving downtown with restaurants
A variety of activities and businesses downtown.
About half the town enjoys above average walkability. That should not be compromised.
Access to hiking trails
Access to lots of open space and limitations on development along the ridges.
access to nature, the quite/minimal noise pollution, the small town feel, live on the avenue summer concert series.
access to open space and trails

Access to open space. Preservation of the historic buildings and downtown area
Accessibility to walking downtown. Keeping old town prosperous, and having fun vibes.
Again, I don't want San Anselmo to become another Mill Valley. It should keep its own character. For example, assigning neighbor designations such as Sorich Park. It's what the "new" affluent seem to need to do to feel comfortable.
Almost everything
Attractive downtown with shops, coffee, restaurants, parks, outdoor eating and entertainment. Easy bike and walking access. Community events downtown. Good parks for all ages like Memorial Park.
Avoid rapid growth
BARTON'S BAGELS, COMFORTS (SERIOUSLY)
Beautiful scenery
Bubbas, The Doughnut Shop, Paradign Cycles, Lotus, La Parte, the Pink Flamingo
bus depot, creekside businesses, the beauty,
Character - love the style of the town. Beautiful homes, and beautiful nature.
Character of downtown and more support of pedestrian nights/days and community gathering.
Character of downtown, S.A. Ave. closure Friday and Saturday nights
Character of the buildings, tree lights
Character to stay the same, sense of community the same. I wish we had more wine bars, restaurants, and a gym in the abandoned bank building in downtown SA
Character, unlike Mill Valley
charm
Charm of historic downtown.
Charm, community, schools, walk ability and access to nature
Charm, walkability, music in the park and movie nights.
Charm, warm small town feeling
Charm. Live on the Avenue. Liked the median beautification on 4th.
City Library Juan's Gym Town Books
city vibe and street closure downtown
Clean air, safe places to walk during the day, affordable gourmet take out food ;-) Our raptors, I dont want them to continue to be poisoned by rodenticides. Crickets - I'd like our crickets back singing on summer evenings, vs being eradicated by whatever folks are spraying in their yards all over town. People recognizing what a treasure it is to live next to the backside of our national recreation area and seashore ... they should be happy for our little visitors like foxes, raccoons, coyotes ... Our historic buildings and beautiful creek ... what can we do.

Community character and family friendly vibe
Community character, small local businesses, outdoor dining, music in the park, town fair
Community cohesiveness, small town feeling. Friendly, safe, welcoming, not all about money. Neighborly. Range of income levels not just wealthy able to live and work here. Nice mix of shops and restaurants that support locals as well as visitors. Kind people.
Community events
Community events and support for non-motorized travel
Community events are great, could even be more focused on art and music. Continued great support of local businesses
Community events downtown all year round
Community events like live on the avenue and the library's story time
Community events such as Live on the Avenue - would love more community events during the winter when it's harder to socialize.
Community events, cool, relevant businesses to keep my dollars local instead of needing to go to Target or other chain store.
community events. many opportunities to gather with neighbors
Community feel with amazing downtown
Community feel.
Community vide. Events to bring community together
Contuation of the revitalization of downtown. It has come alive since we moved here in 2018. The events downtown and new business that bring people to the town in the evenings have been great.
Creek Park.....do not modify; it will lose it's charm
Defensible space it's the only time people clean their weeds
Dense downtown core with something for everyone— no development on true open space areas
Diverse community. Family mix.
Don't disrupt the town by replacing the hub with a roundabout. A.I enabled traffic management can solve the congestion problem without resorting to a years long construction boondoggle. Not to mention the new problem that will be coming once 40,000 cars a day try to navigate the new traffic configuration. San Anselmo isn't Paris!
Downtown
Downtown
Downtown (San Anselmo Ave) community space and outdoor eating options.
Downtown and all the quaint neighborhoods.
Downtown and the preservation of the old homes, and not replace them with houses that look more fire stations.
Downtown and walkability
Downtown character and charm
Downtown character.
Downtown character. Helpfulness of Town Hall staff. Quality of schools. Outdoor space and hiking trails.
Downtown events
Downtown family friendly feel.
Downtown is nice
Downtown music on weekends and kids events streets closed off to cars. Keep improving parks.

Downtown needs a mix of both old Hilda's that adapts and changes its menu but also Kientz Hall that reimagines a building to have a great rooftop and does a quality job restoring an old building into a modern masterpiece. The best thing happening downtown is being driven by new restaurants and shops like Longway that are bringing new people to San Anselmo and old time residents who like re exploring
Downtown shopping area
Downtown should be a pedestrian-friendly, dining & shopping destination.
Downtown street closures for entertainment.
Downtown, with shops being able to sustain themselves against rising rents. Robson-Harrington Park maintained, but minimal changes.
Downtown's walkability , trails and charm.
Ease of walking and biking to downtown
Easy access to scenic public land.
Encouraging local business! (And discouraging corporate/chain business). Live on the Avenue and other amazing community events. Continue to improve and maintain our local parks. Continue the support to build of more housing, including multifamily.
Events, small town feel, library programs for kids, retail
Everything
Everything except traffic at the Hub
Everything.
Everything. Continue efforts for more retail downtown.
Everything. Small, cute, quiet town.
Excellent schools Existing trails Historic downtown buildings
family friendly vibe vibrant downtown dining
Family friendly, walkable core, we must have a bookstore. Been really impressed with the energy in town since the pandemic. Very pleased with the lack of homelessness in town compared to San Rafael. Whatever George Lucas wants, George Lucas gets.
FAR height limits
Feeling safe from violence
Feeling safe, community vibe, family friendly.
Focus on biking. Love the summer music series. Love the community activities esp downtown
Focus on families, community events, neighborhood gatherings, and the quaint, historic feel of the town.
Free parking downtown, no skyscrapers (not turning San Anselmo into downtown Berkeley)
Friday and Saturday closure of downtown

Friendly and safe
Friendly people.
George Lucas funding public works projects.
Good people who work together on small improvement projects.
Great - but I've noticed ratings declines - schools
Great community events. But already feeling them lose steam.
Great public schools. Fun programming downtown on Friday and Saturday nights.
Great public schools. Great old-town character. Beautiful neighborhoods and downtown. Bike friendly.
Great restaurants
Great schools with kind and smart teachers.
Great schools, great place to raise kids
Great schools, great trails, great peopl
Great town staff. Amazing outdoors, and very walkable.
Height limits for new developments, affordable housing, community diversity and community engagement live music and arts ....
High-quality schools, residents who care about the environment, access to hiking bike, trails, friendly, neighbors, workability. The entertainment downtown during the summer months is fantastic and has revitalized our town.
Historic charter, community involvement. It's current character is moving too exclusive.
Historical buildings, quaint downtown
Historical preservation
Historical preservation, preserving open spaces and native wildlife, more resources for the housing insecure that closes the gaps within disparities most experience, more resources and community enrichment for our aging adults and senior population-bridging the gaps between the generations to support each other. Bringing down the cost of housing and holding people accountable who exploit the system and the needs of Marin County residents, more options for public transportation and a safer environment for its riders. Cultural and economic diversity and opportunities.
Home town feel.
Housing density.
Housing heights.
I am attracted to how it is however improvements that help with the future changes(ie - traffic - less cars more mass transit - ebikes) should be always a part of the plan.
I am open to change that reflects our current situations
I do not want to see San Anselmo Avenue add buildings of more than two stories. I do not want San Anselmo to look like San Rafael -- this would ruin the downtown character.
I don't want local businesses like Sugarfoot books to disappear. I want the charm of downtown to remain. I want the natural beauty to be respected. I want the emphasis on community to remain.

I don't know that it is staying the same, given the changes I have seen in over 60 years here , but I would like to see a way for San Anselmo to continue to have economic diversity in its residents. NO rent control.
I don't want to see SA have much more Single Family housing or too much housing generally. The strain on water, infrastructure along with risks due to wildfire seem to be de-emphasized by Sacramento in favor or desperately seeking some kind of solution to the housing and homeless problem. It seems to me that if the solution to both traffic and housing is to build more roads and homes shouldn't California be a paradise right now? We been adding both for decades.
I enjoy the small town feel and community engagement. Live on the Avenue is my favorite program.
I like the vibe of San Anselmo, it's laid back, doesn't feel like a rat race.
I love our downtown. Keep the steet closed Fridays and Saturdays.
I love our parklets and outdoor dining options.
I love our small town community feeling and its historic center.
I love the character of the town and don't want that to change.
I love the community feel. I would not like to see this lost due to overdevelopment.
I love the feel of a small town, downtown area.
I love the historic buildings in downtown— I would love to see more and more restaurants and bars— a quicker and easier process for new businesses to get permits and up and running. It would be wonderful to have a cross guard for the children on sir Francis drake and Ross Ave— people always turn into the crosswalk . Please prioritize the two children community centers— they are in need of major remodels. We love, love, LOVE the downtown summer/fall entertainment— it's magical and so special for our family.
I love the small-town character of SA and the people are kind. I also like that there is socio-economic diversity. Not everyone is wealthy. I don't want us to become Mill Valley. I would like to see more retail shops selling food such as butcher, cheese, or flower shop.
I really like the nature in San Anselmo and the Red Hill Mall.
I want the intimacy and safety of the town. I want the community events that you've been doing downtown. Continue with the good schools. I love that we have composting. Keep us safe, friendly, neighborly.
I want to see the continuation of community events and our amazing downtown keep thriving.
I want us to stay the small semi affordable town that we were. I miss the businesses that thrived here for years before landlords were allowed to raise rents and screw people. I miss the old friendly hard working people that used to live here instead of the 200k+ income people that are turning our tiny town into a hell hole.
I would like to keep the character of downtown. Healthy mix of businesses, perhaps with more housing on top.
I would like to see much of San Anselmo stay the same, I like it just as it is.
I'd like San Anselmo to keep it's small town feel. To me that means: -No large apartment buildings (no more than 4 or 6 units per building and no more than 2 stories) -create and enforce building standards that maintain the historic character of downtown and extend that character wherever possible
Imagination Park, downtown flower baskets
It would be nice for people who want to shop or get services done on san Anselmo Ave be able to park. The parklets have taken over and it's impossible to park.

It would take a lot to change San Anselmo. I feel like the things that want to stay the same or unchangeable fuse of Mount Tam, views of red hill views of the theological seminary access to nature. These things are unchangeable the place makes it.
It’s pretty perfect the way it is
It’s small town character, it’s diversity of housing (no cookie cutter houses), access to open space, safety and great schools!
It’s too late for that.
It's charming, small-town character. It's friendly, open-minded and happy people. The nature that surrounds us. The peace and quiet, and feeling of safety.
It's perfect for now .
Keep as much greenery and trees as possible.
Keep improving the downtown to build community
Keep in quaint please don’t over build.
Keep it a small town atmosphere
Keep open space open, keep the town safe and friendly
Keep small town character; no multi story buildings.
Keep the charm as it was in the 70's & 80's.
Keep the green and the trees. Add more! As we need to add housing, keep the aesthetics - no blocky apartment monstrosities. It's less about size than aesthetics. I live in an apartment complex that feels like homes. Keep everything walkable, encourage bike use.
Keep the local small businesses and the community activities such as the outdoor concerts and movie nights and the great, affordable San Anselmo rec programs.
Keep the small town feel and not cater to the wealthy.
Library events and programs
Library. Sugarfoot. Open space access
Like many other communities in Marin, San Anselmo wants to keep the image of a traditional small town center and outlying neighborhoods. This is good; however, it constricts growth and changes in the central district. This may have been known for ten-twenty years, maybe much longer. The question is: do we dictate who should be encouraged to move here or do we let the real estate market continue to be the channel for who can afford to live here?
Limits on heights of buildings. Historic preservation. Character of downtown.
Live on the Ave
Live on the Ave is a really cool event that creates buzz and is a great place to hang out. It's fun and free and great for young families. I think it's awesome. I love that San Anselmo has community events that that and the lighting of the Christmas tree
Live on The Ave., no/few big box stores, beautiful open spaces

Live on the Avenue
Live on the avenue
Live on the Avenue
Live on the avenue and other downtown events
Live on the Avenue is a fantastic community gathering for all
Live on the Avenue is nice to have.
Live on the Avenue Music Series in the summer. Rec Center programs including youth sports, youth and adult education. Number of excellent dining options in San Anselmo is quite special for a small community. Beautiful park space, such as Memorial Park, Robson Harrington community gardens, Sorich Rent control should not have a place in San Anselmo as it will decrease the housing stock available.
Live on the avenue nights, spaces where commmnity can gather
Live on the Avenue, and biking walking on San Anselmo Ave through to Lansdale Ave into Fairfax.
Live on the Avenue, San Anselmo Ave shutdown for holiday events, outdoor dining parklets
Local character and local businesses - no Starbucks please!
locally owned business, quality of schools.
lots of oak trees
Love down town events and street closures. Love the local businesses.
Love the downtown street closures and live music in the summer. More music diversity.
Love the Live on the Avenue, the opportunities for young kids like SoccerKids and Tot Gymnastics are great. Good parks. Great schools.
Love the new live on the avenue series, and love the tight-knit community feel
Love the renewed vitality downtown with the parklets and street closures. Our community events such as movies and Beatles in the park are great. Being able to get most of what I need without leaving my town. I like the small town feel, but do not take that to mean I do not want to prioritize affordable housing and and all forms of diversity.
Love the small town and family friendly feel but not opposed to growth
love the small town feel and community.
Low crime
Maintain small town community feeling even as we scale to accommodate a larger and more diverse population
Maintain the character of the town. We have lived in San Anselmo for 37 years due to it's small size, walkability, friendly neighborhoods, and old homes. If we wanted to live in a place with more density, we'd move to the East Bay! We like Marin as it is!!! Once our town is destroyed by overbuilding, we'll never get it back. Keep San Anselmo small, walkable, and friendly!!!!

Maintain the organic natural character and do not over design i.e. Reimagine Creek Park which feels more like Orange Co. than Marin Co.
Maintain the small town feel,
Maintaining historic charm
Maybe we need to be less nostalgic and more visionary?
Me
Middle class
Most everything
Most everything
Most everything. If it ain't broke don't fix it!
Most people would like the plaza at 634 San Anselmo Ave. to remain.
Most stuff is just fine as is. Small town feel, lots of events, walkable if you live nearby, good mix of services.
Most things
Music downtown during the summer, great school system, trails for biking and hiking, options for dining
N/A
name
Natural beauty and quite friendly neighborhoods.
Natural vegetation and trees
Neighborhood character
Neighborhood feel, great restaurants, plenty of activities for families.
Neighborhood preservation
Neighborhoods that are walkable and have a friendly feel.
Never lose the small village appeal
No big chain stores or fast food places! I love its local and small store feeling. Just wish more choices and less expensive stores.
No new building. Keep the charm and don't wreck it with taller buildings and don't be too woke.
No pay for parking in town friday/saturday night music/movies size of the town preserve open space
NOT THE ROADS. They suck.
Open space
Open space
Open Space and Parks, Keeping our tress, preserving what we already have rather than rebuilding and tearing down
Open space and access to it. Or improved. Charm of downtown
Open space and parks
Open space and parks , keeping our trees, preserving what we already have rather than rebuilding and tearing down.

Open space Library Bike lanes Older homes Schools Nice neighbors Bakery
Open space.
Open spaces, conservation. The nature is a major part of why we love San Anselmo.
Our downtown is wonderful - let's continue to support small businesses and keep franchise businesses out of our town.
Our family loves the sense of safety and community. We appreciate the local businesses and community events, and enjoy walking and biking to both San Anselmo and Fairfax. We appreciate the multitude of opportunities for hiking and biking in the nearby open space, and the schools and recreation opportunities.
Outdoor dining and blocking traffic downtown. Perhaps block traffic all weekend. Outdoor music.
Outdoor dining Music in the park Decorating for Xmas and Hanukkah Flower pots hanging
Overall sense of safety and security Friendly community atmosphere Preservation of open space and access to natural beauty
Population count
Population size stay close to the same
Population.
Preservation of the natural beauty of the area
Preserve current charm and don’t go woke like Agenda 2030
Preserve open space
preserve the character of older buildings. continue to close main street in the evening in summer. concerts are good.
Preserve the small town character and green open spaces around us
Preserve the Small town feel…i.e. Bookstore, library, artist within store, small personal businesses.
Pretty much everything. Just improve and maintain the spaces we already have.

Protected open spaces and access to trails. Downtown closed to cars on the weekend evenings. Supporting small businesses, no chain/large businesses.
quality of life
R-1 where it always existed. From the demand for more housing from the governor, it appears that R-1 restrictions will be lost, which would totally change the beautiful feel of San Anselmo into a big city environment.
Really appreciate the colorful and beautiful flower baskets on the main streets and would like to see more of those! Like the evenings in San Anselmo programs
Recently added community events, e.g., “Live on the Avenue”, have been a boon to business and the community at large. Also, the beauty of the Ross Valley environment. We must do all we can to maintain that.
Residential housing stock - i.e., single family homes. Also preserve and enhance open spaces and public parks.
Retain vibrant, walkable downtown with healthy businesses that serve the community and county.
SA should remain a family oriented community primarily composed of single family housing with good schools and outdoor recreation opportunities.
Safe for children and families. Small town feel. Love the Live on the Avenue weekends!
Safe, small town community focused vibe
Safety
Safety
Safety
Safety and security. Good schools. Community sense and events.
Safety, cleanliness, great schools. Love the outdoor dining parklets!
Safety, Controlling intrusion of homeless encampments like neighboring towns, Community gatherings (I.e. “Under the Lights”, Tree Lighting Ceremony and Halloween). Continuing to fund and make upgrades to our recreational facilities and sports leagues. Beautifying and wildfire risk mitigation projects like tree trimming.
Safety, walkability, local eateries, families, community events
Safety. Most things
San Anselmo avenue shopping and restaurantscreek
San Anselmo has such an amazing small town feel. While growth is inevitable, how you grow is in our control. There are notable large towns and small cities that have retained their historical character, access to open/green spaces, and where walking/biking are better/preferred modes of transportation than cars. I also hope that the town continues to emphasize local businesses and does not allow big box stores and other national chains to turn our community into a copy of every other town. San Anselmo and Fairfax both do this very well and it is a HUGE part of the reason I love living here. I think you can have a vibrant and thriving local economy without selling out to McDonalds, Burger King, Staples, Starbucks, Target, etc. Although Mill Valley has some of the same demographic and economic disparity issues we have in San Anselmo but more pronounced and therefore is not a perfect model for how San Anselmo should grow, it has retained a small town feel while having a slightly larger population than San Anselmo. Finally, I am an avid trail runner, naturalist, photographer and general lover of the outdoors. I would hate for any growth to negatively impact existing or potential green/open space.
San Anselmo Live on the Avenue. Our family loves it so much. The public spaces be kept clean and beautiful.

San Anselmo's attraction is its closeness to the open spaces. Business encouragement only brings in people who are profit minded and who care little about the preservation of San Anselmo's relaxed and easy going atmosphere. If people want to pursue economic development they should look elsewhere.
San Anselmo's attraction is its closeness to the open spaces. Business encouragement only brings in people who are profit minded and who care little about the preservation of San Anselmo's relaxed and easy going atmosphere. If people want to pursue economic development they should look elsewhere.
Scale and feel of the down town & neighborhoods. Walkability & Biking to SA and Fairfax. Access to and preservation of open space. Preservation of heritage trees.
See what I love about the town in sections 1 and 2. Those things really matter to me.
Sense of community, further vibrance of downtown, growth of downtown and local business.
Sense of community, local businesses only (no chains), community events
sense of community. beauty and friendliness of downtown. keep the summer blocked streets...consider one night a 'dining el fresco night' and the other 'live on the ave'...change it up a little bit...keep it fresh. keep the music and keep it fresh
Sense of small town and community.
Setbacks on small residential lots, building code enforcement.
Single Family Housing except near transit hub.
Size and community.
Size, character of downtown, access to parks/open space.
Size, population
Small businesses able to stay in downtown. Great accesss to community spaces and parks.
Small businesses in the downtown area. Lots of open space access and trails
Small classroom sizes and live on the Avenue
Small community vibe
Small community. No chain stores.
Small size, visual character, trees, personable feel, neighbors.
Small town ambiance.
Small town ambience and neighborhood communities
Small town architecture and feel.
Small town atmosphere, Live on the Avenue, parks and open spaces
Small town atmosphere. Walkable. Keep historically attractive buildings. Renovate ugly outdated architecture from the 70's such as US Bank = cringe-worthy facade.
Small town character
Small town character
Small town character
Small town character and sense of community
Small town character, library activities,
Small town character, local shops and restaurants, open space, quality schools, low crime, lack of homeless problems.
small town character, walkable downtown, strong and engaged local government, maintenance of surrounding open space and undeveloped ridgetops, community events, core of successful local businesses.
Small town character.
Small town character. Not like San Rafael.

Small Town character. Undeveloped ridge tops.
small town charm, kindness, everyone matters, well kept parks
Small town community feeling
small town feel
Small town feel
Small town feel and sense of community
small town feel in the downtown, no high rises.
Small town feel, music nights in summer on San Anselmo Ave, small businesses, parks, outdoor restaurants, good restaurants, library, Imagination Park, flowers
Small town feel, the library.
Small town feel. Flower baskets and beautification. Maybe requiring Avenue businesses to have attractive plants in front of their stores. Retail store success! More dining opportunities. A lot more (non structured) interaction with police and fire. They need to be seen in the community. And I don't mean just driving. They just are not that busy where they can't incorporate a walk around the Avenue a few times a day.
Small town feel. The library.
Small town feel. community.
Small town feel. Do not decrease the lane size of SFD to add bike lanes. Open space is great, and should be preserved, but we should not be spending money on MORE open space when we have other pressing needs for town funds.
Small town feeling and easy walking and biking Downtown really needs a safe place for bike riders in downtown So neither riders or drivers have to compete for a safe space.
Small town feeling, great views and access to open space
Small town safety for children
Small town vibe. Open space and access to hiking etc. Independent retailers. Library services.
Small town wonder
Small-town character
So much of San Anselmo is uniquely special but the most important aspect is the connection to the natural environment and access to beauty and natural resources. To sustain this we cannot remain stagnant, we will have to work harder to be both inclusive, safe and in harmony with the natural world.
some version of Live on the Avenue
sorich park area
Still have our small town charm and family friendly atmosphere
Street closures in the summer with music and activities that all go along with that
Strong community connections.
Strong schools, great parks.
Sugarfoot, live in the Avenue, a vibrant downtown!
Summer concerts and downtown events.
Summer weekend music and street closings. Outdoor dining opportunities. Public library as civic hub. Love having independent businesses, not chain stores.

the absolute natural beauty and coziness low buildings as opposed to what's happening in S.R.
the access to open space and the community use spaces.
The architecture, the focus on bringing the community together, good schools, preserving wildlife and lands instead of opening them up to bike trails, etc when we already have plenty of bike access. San Anselmo has been a leader in single-use plastic reduction, preserving open spaces, climate action plans, revitalizing the downtown to bring the community together, concern for the communities safety and wellbeing and make efforts for the community to weight in on important town business or policy. The staff is great.
The architecture. Please no more new style housing. It's disgusting and cheap.
The character and mom and pop nature of downtown. The small-town feel and vibe.
The charm and character of this beautiful town; maintaining a small town feel; safety; preserving open space and limiting development
The charm of the town, historic buildings, open spaces, community events
The community events and community spirit!
The community feeling. Neighbors and visitors loving to be in San Anselmo. The history of the buildings and people that built San Anselmo from the start. Maintaining the history is imprtant.
The community feeling. the charm. the characters. The downtown gathering ideas
The downtown along with the community gathering areas like Creek Park.
the downtown character
The downtown charm and the community the town offers :)
The downtown streets events with concerts. Age-friendly events. Biking and walking accessible. Beautification efforts.
The downtown vibe! Love the Ave of the Streets. Keep it going and keep building it! Truly unique to San Anselmo. New businesses too.
The downtown weekend events I the summer, holloween, Star Wars night and others throughout the year. The recreation department, specifically Robson aftercare and Camp Kid Marin Mini and Mighty are amazing!!!
The downtown with many restaurants with outdoor seating and interesting shops.
The existing bio diversity we have left. Hawks, owls, & deer. The small town vibe to escape the hecticness of the city. Small single family homes that are good starter homes.
The focus on community
The Fri/Sat Live on the Ave is really great. I'd like to see the town keep a small town, SFH-oriented feel. I was surprised in moving to the area and seeing how much of the downtown area is already apartment buildings. The Greenfield/Red Hill area makes sense for additional apartment/multi-unit development but I would prioritize retaining the character of the downtown area.
The Friday and Saturday nights community gatherings in downtown that include music and the movies at Creekside Park.
The friendly community
The friendly community that has encouraged public involvement over the many years that I've been here.
The friendly community.
the general feel of community events and San Anselmo Avenue
The general feel of San Anselmo Ave. The activities on that street off hours, the local based businesses on the avenue.

The general flavor of the downtown.
The general look and appeal of a small town.
The great schools, clean streets, less chain stores, preserving current open space land/parks
The greenery
The idea that we have roots in our past but a path to our future.
The independent artisan style shops downtown and the yearly flower bundles that hang from the lamp posts.
The kind community energy.
The landscape
The Library is fantastic and its programs are very popular. Local shops and restaurants (not real estate or wealth offices in commercial space).
the library, the parks and youth sports facilities, the small town character of downtown, the feeling of neighborhoods. i'm a little worried about what would be lost with over building, housing density
The Library, which I think is wonderful, and Imagination Park
The magical character of the town including: safety, family-friendliness, open spaces and access to nature, it's not over-run or over-developed, diversity (relative to other neighborhoods in Marin), relatively low traffic / parking density (again compared to other areas), sense of community - it feels like everyone knows each other, quaint downtown with fun shops and dining options, historic architecture, views of Bald Hill and other spectacular bits of nature, walkability, etc. etc. We adore this town.
The nights on the avenue
The ordinance banning overnight parking. Preservation of historic buildings downtown. Current parks.
the parts that are beautiful
The quaintness of our little town is very appealing. I would like to see more businesses actually stay in business. I love the events that you do in the park and on the streets in the summer.
the quaintness/charm of downtown.
The quality of the schools, the general character of the downtown - free of chain stores.
The quiet nature of the town with varied and historic housing, gardens and green space and community.
The real charme of the town
The resident's passion for the Town. People who live here love it. Don't do anything to upset that equilibrium.
The scale of downtown The neighborhoods and appropriate "period" architecture The summer downtown street closures Maintaining the density of greenery throughout the neighborhoods
The sense of community.
The size of the community
the small town character of the downtown. no chain stores. lots of independent merchants
the small town character, if possible
The small town character. I'm worried about the new types of businesses downtown. Rents are being raised, so that only a certain type of business can afford the rent. The clothing consignment store is gone, the bookshop will have to move, and does a town this small need several real estate offices in the best locations downtown ?
The small town charm is very appealing, along with the easy access to open space and parks.

The small town feel and locally held businesses. I really hope that our town can help new local businesses get started rather than finding ways to pile up fees and permits and delays. I am sure that it is a fine line but SA should help young businesses along. I am watching a business trying to get off the ground at Yolanda station and can't imagine the slow pace is helping the bottom line and must be so frustrating.
The small town feel and the family friendly calm peaceful neighborhoods
The small town feel. And let's preserve rather than destroy the town
The small town feel. What makes San Anselmo great and different from other local communities in Marin is that it has a core downtown that brings the community together.
The small town feel. Safe place for families and children. Being able to walk to town, not worry about homeless, drug use and congestion.
The small town feel. They quaintness of our town.
The small town feeling
The small town feeling
The small town feeling.
The small town vibe!
The small, community vibe. Want it always to be a safe.
The small-town character of the downtown area.
The street closure on summer weekends. Community events.
The summer music events are tops. It gets people outside, have a great time, and spend money at local restaurants/businesses.
The Town Hall, the Library.
The town's charm, robust (and excellent) community programming, welcoming culture, and outstanding fire and police responsiveness.
The town's friendliness and character.
The vibrancy and aesthetic character. Dedicated town staff and volunteers. Awesome community events like Live On the Avenue, spooktacular, Easter egg hunt, etc
The vibrant community sprit and culture.
The walkability and community made in downtown. Live music, shutting down the avenue to cars, etc.
The walkable, quaint downtown, Live on the Avenue, the library and library programming, the great schools and recreation programs for kids, the open space and trails, the parks and trees, the playground, the Public Works crew does a great job keeping the town looking clean and beautiful.
The weather.
The welcomed community feeling.
Town character
Town decision-making transparency and encouragement of civic and volunteer participation in town functions.
Trees, flowers, fresh air and the weather are what our guests admire. Retain and add more parks, trees, nature pathways, gardens. Walkability / bike-friendly roads. San Anselmo has a rare gift for its residents—preserve the ability to get to places without a car. The San Anselmo library is a gem.

Upscale, small town feel Extremely safe, family and senior friendly environment Dog friendly environment Access to nature and well maintained hiking trails
viability of businesses in a beautiful location
Vibrant downtown and sense of community.
Vibrant downtown Memorial Park and Millenium park Red Hill Open Space (Sorich/Faude/Mt Tam)
Volunteer advisory commissions/committees; open space and nature protection; opportunities to help solve the climate crisis
Walk ability and bike ability of the area. Easy access to nature. Community
Walkability and bikeability. Healthy schools, small businesses, the library. Community events like SA Live, kids events at the library, movie nights, outside dining and gathering, bike to school days.
walkability, no growth, preservation of the town character
Want to keep the integrity of our small town feel downtown and with it's neighborhoods.
We love Live on the Ave! Also the Christmas and Halloween events that you guys put on are great. Because of these events we have been able to get to know local business owners like Jeff at Harvest Wealth Management, Matteo at Taco Jane's, and Frank at Wink Optics. Now we are ever more incentivized to support local businesses.
We love San Anselmo!
We moved here from SF about three years ago and have absolutely loved living here. The access to nature and trails is fabulous and we really appreciate all the community services and events (eg live on the Ave, board game rental at the library, Bay Area discovery museum pass at the library, CA State park pass). It's not cheap to live here, but we really do love it.
We would like the town to maintain its charm. However, the safety of our town and its residents should be of the utmost importance. Our town should be a place that continues to attract a balance of different types of people like artists, professionals, long time residents and young families.
We, like many others, lived and worked in SF and moved to bought a house and moved to San Anselmo to start a family. We specifically moved to Marin and San Anselmo for the good public schools, that was our #1 priority by a long shot. After that, it was the general community charm of Marin and the natural beauty with access to nature, parks, and open space. San Anselmo's downtown, the tree-lined neighborhoods and the general public safety and security of Marin were also key in our decision to buy and move here.
Weather
Would not like to see the small town charm destroyed by overbuilding on multi unit housing. We do not want to look like an urban center.

12. What would you like to change about San Anselmo?



All responses:
- Increased mixed-use zoning - Decreased emphasis on car culture - Increased emphasis on affordable housing development - Lowered speed limits, increased enforcement of reckless driving.
- Reopen the platform at creek park - Reduce the amount of real estate and design offices - they add nothing to downtown - Penalize landlords for excess vacancies (e.g. more than 6 months). - Get access to unused parking spaces by taco janes and by the storage units. we do need more parking downtown
#1 we'd love to preserve the magical qualities it already has. That said, if we were to make improvements, it would be great to see: more traffic calming measures, improved walkability and bike-ability, disaster preparedness and education around flooding and wildfires, more shopping and dining options downtown, if this can be done without bringing in a bunch of chains and without losing the historic character, more community events - Live on the Avenue is incredible!
(1) remove the parklets. It would help with traffic flow (2) neighborhood parking for narrow streets. (3) running businesses out of garage (4) no kids on e-bikes

(5) Better response from town staff (6) the traffic light on bank street to be timed with the hub.
1) encourage diversity, including diverse restaurants, 2)prioritizing bikes and walking over cars, 3) encouraging better architecture of buildings (California Wheel and Tire is an eyesore)
1. Invest in more bike lanes and sidewalks. Make it safe, efficient, and enjoyable for adults and child to walk around the neighborhoods and towns without being dependent on cars, and without being at risk of being hit by one. 2. Make it easier to update your house. Gut your permit process and make it faster.
A better designed hub that includes a useful revitalized Creek Park. A better Memorial park.
A building permitting process that encourages maintenance of the existing housing stock. The permit fee to replace a window is over $200. For seniors and other of limited income it impacts the affordability of staying in their homes.
A less bureaucratic building permit process.
A Town Council more focused on practical matters affecting residents' quality of life. Removal of parklets downtown. Opening to public use of Creek Plaza.
Ability to feel safe using a bike as main transportation option.
Access to public transport, and safer biking opportunities. I would love to bike my kids to school, but I worry about sharing the roads with cars
Adapting to the idea that our population has consistently been increasing and housing supply has not. It's simple. Putting artificial market restrictions on prices, rents and costs does nothing to fix the actual reality and actually pushes up prices of goods in shops and stores because the employees cannot afford to live here
Add a community center
Add more enclosed and shaded playground - only Millenium
Adding affordable mixed-use work force housing so teachers, etc can live in our community. Fix the hub traffic congestion. Implement traffic enforcement, especially regarding parent drop offs at schools- congestion occurs regularly on The Alameda behind Brookside school as they wait for their kids. Create safer bike routes so cyclists , pedestrians and cars have smoother access to and thru downtown
Address the plan for flooding. Merchants should not hold the burden.
Address the State Housing mandates with a Zoning Code and development standards that provides housing having a mix of types, sizes, and costs in a way that avoids form-based design which produces monotony and large, out-of-scale structures that look out of place and destroy the Town's charming, small-scale character.
Address traffic congestion and make it easier to walk/bike to downtown (specifically from Sorich Park)

Address traffic in/out of the hub. Be more friendly to new businesses coming downtown, especially dining and entertainment options and other local small businesses Figure out plan for downtown center Revitialize parks, especially memorial park More affordable housing to attract a more diverse community. Better bikelanes (for example, Sorich to Hidden Valley school)
Address vacant buildings that appear to have no future such as the wood buiding on the N side of SFD just before Red Hill. The buildings around the hub are pretty dismal and an unappealing passage through a nice town.
Affordability and rent control and more multi family housing
Affordability and variation in types of new housing so that we see more diversity in our residential population. I would like to see our workforce have the opportunity to live here if they wish do to so. I would like to see incentives established for larger, higher revenue-producing businesses to build our town economy.
Affordability, improvements to public transit (such as transit only lanes and lower costs), housing first approach to homelessness, mixed use zoning, more walkable streets
AFFORDABLE, DIVERSE HOUSING.
Again, every other town is limiting dog access to off-leash areas and San Anselmo should not. My wife and I do not have children, but support our schools. As tax payers, it is important to us to have space for our dogs to be apart of the community.
again, what changes that can make life easier, safer, cleaner, less car dependency, better traffic flow are all valuable
An increase in housing density around Downtown. A faster permitting process for home electrification and for multi-family housing development.
ARE YOU LISTENING? GO OUTSIDE AND TAKE A UNIQUE BREATH.
As a renter, I would love to be able to actually save money instead of going in the red every month. I would love to see rental prices come down and more rentals available in general. More pet friendly and kid friendly rental options.
As above
As I commented above we need a community center with a pool. We need more affordable housing without changing the overall character or our town: ADUs, live/work spaces, multi-family housing.
ban nasty entitiled people. Employ more local people.
Be more inclusive for single people of all ages. We aren't all families with children.
be rid of the cement ugly empty building that was that bank. tear it down!
Beautify the entrance via the Hub - the tires displayed in the funky old glass building is horrific, as is the body shop with cars strewn in a mess all over the property.
Being able to bike safely

Better bike infrastructure Close downtown to cars
Better opportunities for young families to plant themselves in the area- they are our future. Better planning and housing development.
Better parks and rec facilities. Better fields, gyms and buildings. More activities. Better traffic flow. Fix the hub. Make sure Butterfield doesn't become a highway.
better public transit
Better rec facilities. Night time entertainment in the down town. Better parking and access to public trails. Better parking in and around the business district.
Better recreation facilities, basketball gym, upkeep of parks and green spaces!
Better roads and parking lots. Better traffic control. Fix the downtown creek park asap!
Better schools, with standards, with teachers who can grade school work, and work to fix spelling errors and other things that should be taught in school.
better sidewalks, more food options, ferry bus, resolution of the area behind creekside
Better support for local businesses. People on the planning committee who care about helping homeowners and small businesses make improvements to their properties. Erica Freeman was incredibly unhelpful and rude. She found ways to create multiple delays and issues with even the most basic projects. As a homeowner, I feel like the town and planning committee would be better served without her, and I hope we can find someone who creates opportunities instead of roadblocks for the future of San Anselmo.
Better traffic flow esp around the Hub
Better traffic flow through the hub. Better buses - electric, smaller, more frequent and going to more neighborhoods More restaurants downtown More welcoming, concerted effort to attract diverse residents / families More and more affordable housing
Better traffic flow. And SPT is going to be an ongoing problem because it's too narrow and people drive too fast. More affordable senior housing. I notice that nothing in this survey directly addressed the topic of seniors.
Better traffic management through the hub, improve condition of the roads, more longevity with businesses downtown, liquor licenses at all restaurants
better usage of the community center spaces
Better walking and biking connections to downtown. The hub and Sir Francis Drake are currently are barriers
Bike access to hiking only trails, traffic speed enforcement, slowing traffic in residential areas.

Biodiversity Restoration on Public and Private lands The Town agenda seems divergent from nurturing natural environment that has drawn residents here in the first place. Positions taken on wide ranging topics have accelerated habitat fragmentation and has reduced biodiversity. Almost 50 years ago, an area near Bald Hill was recognized as important and protections were put in place by the Town...sadly this was the apex of the San Anselmo environmental movement while other cities have greatly surpassed us with more impactful codes and regulations while we have relied on MMWD to manage the land. There are simple steps, like planting only native trees and shrubs in our street medians instead of exotics or requiring fences that have wildlife pass-thru space, or updating our recommended replacement tree list from the 90% non-native guidance. Other topics include: Update Tree Removal Policy and implement Native Tree Mitigation Regulation Invasive Tree Removal Incentives - with native tree or shrub replacements. Increase Preservation Zones - RH1, etc. Tree Canopy Goals and Policy Exotic Plant / Lawn Removal Incentives Green Roofing Guidance Setbacks protecting sensitive wildlife areas. Shared Driveway incentives to help reduce fragmentation Purchase Development Rights - to protect wilderness areas on large or undeveloped lots. Stop Tree Topping on Ridgelines. Wildlife-Friendly Fencing
Build back the restaurants and shopping scene
Building Planning department needs to be more open and reasonable. They are either corrupt or too detached from reality. Normal people can't get anything done.
Businesses closing because of high rents. Restaurants, closing way too early every single night and no entertainment opportunities in the evening.. Programs for pre-K kids and their parents to be able to get together and socialize
Can't think of anything
cars drive way too fast on the narrow roads in the hills and traffic-calming plus bike or walking lanes are necessary
Center Blvd gets REALLY backed up with rush hour traffic. Would stoplights at Yolanda station and towards downtown from there be appropriate?

Change Hub to roundabout, increase bike lane network, more community facilities for sports and recreation and for adult activities, continually improving schools, increased disaster preparation support for residents, more EV charging, better land use in the area near the border with Ross ore compact, mixed use development that remains architecturally interesting and not above 2 stories).
Change is good change is necessary and without it things decay what San Anselmo needs to change is the way it thinks about the future it's proximity to San Francisco and how that is what enables new people to move and live here and also the cost of doing business and the pain of doing business with Building remodeling or making change for the future of this town . The current process is simply to arduous to expensive and too painful and many people share in this perspective, both residents and business owners, and it is up to those who lead these departments to make these changes. Oversight also needs to exist across-the-board checks and balances are critical for this to work long-term while enabling change.
Clean up and reopen the existing hillside walking pathways. These are historical access ways to hillside residences. Their use should be encouraged.
Clean up how shabby it looks, especially along Red Hill and Greenfield. Make downtown interesting - get theater, interesting craft stores,, community events besides things for little kids.
Clean up the downtown blocks of San Anselmo Ave. Redirect some money to long overdue street repairs.
community/rec facility deal with kids on ebikes traffic issues more organized activites for adults thru park and rec
Cost of living, rents , food and services are hard to keep up with, also affordable energy !!
Creek park
Creek park improvements, recreational areas improved. Attract more businesses.
Crossing guard for children going to and from Wade Thomas. The intersection at Sir Francis Drake at Barber / Ross Ave is dangerous and needs crossing guard
Crosswalks that benefit pedestrians and bikers. The button should prompt the change in traffic pattern. Currently it does nothing but add a walk signal to the current traffic light cycle. It's useless. Also provide shade at crosswalks. Especially if you make people wait for complete traffic light cycles.
deserted strip malls could be coverted to truly affordable housing even a couple of stories would be fine.
Destroy the old U.S. Bank.
Develop underutilized developed buildings rather than new construction on undeveloped land (e.g. us bank building, empty spaces on miracle/greenfield mile)
Diversity
diversity of residents, not so fancy stores and restaurants, higher density housing,
Diversity, affordable housing, safer biking and walking
Diversity, helping support diverse groups to be able to live in our communities

Do something about the amount of cars parked on the streets within San Anselmo, primarily in the areas where the streets are narrow. Combined with the threat of wildfires and flooding it is amazing to me that the town allows so many cars to park on the streets of San Anselmo. Often times cars will park on both sides of the street making it almost impossible to get through (when there is no emergency). I could not imagine the damage and potential loss of life if there was an emergency and everyone was trying to get out. I would advise (1) implementing parking on one side of street only and (2) not allowing parking within 20-30 ft of an intersection (allows visibility and space for vehicles to turn without being impeded by a parked vehicle and oncoming traffic). Even if that is not done, there needs to be a refresh of paint on red curbs and not parking signage that had been removed/stolen/lost - a lot of areas are missing signs.
Downtown needs to be rezoned to encourage condos and higher housing density. The city planning department needs to encourage building ADUs.
Downtown pedestrian only for most of the week and most of the day. Lights for Redhill playing fields Artificial turf soccer field at Memorial Park
Ease traffic, especially during school and commute hours.
Easier to work with building department.
E-bike policy
economic viability
Emergency preparedness, improved traffic flow for cars and bikes
Enforce traffic laws for bicycles and e-bikes (electric motorcycles). Enforce overnight ban on street parking (this is now completely ignored)
Enforce traffic laws for bikes and e-bikes! Enforce overnight parking ban.
Enforcement of existing laws, especially overnight parking. Laws regarding electric motorcycles (e-bikes).
Everyone obeying traffic lights and signs.
Evolutionary , not revolutionary change. If it ain't broke, don't fix it.
Expand density and development along main thoroughfares (Sir Francis Drake and Greenfield/Red Hill). Expand "downtown" south along San Anselmo Avenue to Bolinas Avenue.
Figure out creek park as a vibrant attractive gathering place. Fix the memorial park tennis courts. Accommodating pickleball is fine, and brought interest in them, but their extremely poor condition has just about turned away those interested in tennis. Figure out traffic thru hub and sfd. Its only going to get worse and we are lucky so many people don’t have to commute anymore.
Finish creek park
Fire preparedness, improve Greenfield ave, clean up Creek and restore the plaza.
Fix the Creek Park Bridge and Reopen the whole park, put a play structure over the currently blocked off area. More police presence at the police station. Raised crosswalks or speed bumps, solar panel flashing STOP signs in known problem spots.
fix the traffic situation at The HUB
Fix up Robson Harrington grounds, if possible. Good walk/bike paths between downtown and Robson Harrington, and to Red Hill/Mem park area.
flow of traffic around the hub, encouraging more use of public transportation, cycling, and walking.

For the civil servants of Marin County to make their professional choices from the collective group conscious that represents all the people of Marin County and to not make choices for their own self interests or for individual groups who are the most economically persuasive and powerful. When making important decisions for the betterment of Marin County it has to be for all of are wellbeing including the housing insecure and not limited to the furthering advancement of some.
Get creek park project going
Get rid of the small group of old-timers that think they run the town ("In my day.....). It's time to move on and listen more to the families that are moving in and the long time residents that want to see progress.
Get rid of vacant retail space. We have way too many storefronts. Repurpose these for something else. Have fewer but better options. One idea - replace the US Bank with a farmers market coop.
Get the bikes to follow traffic rules.
Hard and expensive to get permits. New builds should be easier. Sir Francis's drake safety and traffic. Sidewalks are narrow and not maintained.
Hard for businesses to stay in business because of high rent. High rent equals high cost foods/goods which means hard for customers to go and spend money
Have a noise ordinance. We move here from SF for the peace and quiet of a small town in nature. But the leaf blowers are such a disturbance. Limit their use to curtain days of the week.
have mixed residential/business areas
Have some pride with how the Town looks by maintaining the median strips and Isabel Cook landscaping. Hire gardeners similar to those beautifully maintaining the Lucas landscaping on Red hill's median. Our rec center frontage is terrible.
Help local retailers thrive
hot dog stand in front of Cuccina on weekend, (not heated properly over coals, buns not toasted).....have a stand with excellent something.....even hot dogs but much higher quality and presentation. More booths on weekends with interesting high quality choices.....
Hours shops open in town .
Housing
Housing accessibility
Housing options, traffic.
Housing prices are prohibitive and ridiculous! Only the rich can afford to live here. Teachers, nurses and day workers can't. Homelessness is a huge problem in Marin. We need to tone down the white and add some color and diversity. Also, we need to be leaders in the fight against climate change and increase mitigation, action and awareness.
I comprehensive new design at The Hub of Sir Francis Drake and Miracle Mile to ease people's commute and make for better traffic flow.
I don't want the population to increase because we don't have the space. I want it to be easier to get around through better transit options (bus, bike share, etc) and less vehicle traffic.
I know you can't go backwards, but really wish it was less congested and traffic was controlled in a more thoughtful way. Maybe public transit that actually worked, not the stupid train, could make a difference here. As far as I can tell none of the transit options are workable. I really miss the sleepy town that I moved to many years ago.
I love it here and am proud to be a resident.

i miss the availability of hardware store, pharmacy and barbershop in downtown area. four lane sir francis drake blvd from fairfax to hub seems crowded, too fast and dangerous. hub traffic flow needs improvement. traffic signs are routinely ignored (thinking particularly of ross ave and san anselmo/sir francis drake (more enforcement would help(
I think it desperately needs more development. There are a lot of levers for NIMBYs to use, and I don't want the town to stagnate.
I think that construction during the summer should be coordinated with the other towns. Hard to get to the freeway without hitting 3 different road constructions. Live on the Avenue should start early in the summer - perhaps the last week of school? I think it's a great way to kick-off summer. I thought that starting it during the 4th of July week was a miss.
I think we could use way more diversity and more affordable housing.
I wish there was more affordable housing and dedicated bike lanes.
I would like less traffic, safe walking and biking more activities or things to do Downtown more children and teenager activities/events
I would like Creek Park plaza to reopen and see more businesses open downtown.
I would like San Anselmo to maintain it's middle-class appeal with stores that are affordable offering items we need rather than just the luxury items only some can afford. I would like San Anselmo to attract ethnic diversity and welcome parents who may choose private or charter schools instead of "supporting local public schools." Until my children went outside of the district schools I didn't realize how monochromatic San Anselmo was and how ugly people here could be about things like a charter school. Beautiful place to live, warm and friendly people externally but underneath there is a current of conformity. It would be great if walking downtown reflected a multiplicity of options for most budgets.
I would like San Anselmo to sustain a vision of a fossil fuel-free community and to closely monitor progress in implementation of the Climate Action Plan to achieve that vision. Collaborate with other municipalities and the County in crafting a Ross Valley flood control plan, and then supporting implementation of the plan (rather than blocking progress at every turn). Accommodate more affordable housing so that a greater diversity of people can afford to live in Town. Improved bike route connectivity to neighboring communities. Foster closer relations between Town government/staff and the local business community to help ensure small business success (rather than an endless revolving door of businesses).
I would like the building permitting process to actually support homeowners and businesses trying to improve their property AND following the rules by applying for permits. By outsourcing planning reviews (Willdan), our building department has made it impossible to submit plans unless you know CAD or have an architect on board (more time, more money). It would be great if our building department actually helped and supported the citizens who live and build here instead of being obstructionist and on more than one occasion, rude.
I would like things to stay open later.
I would like to improve Creekside park the fence limits community connection and is an eyesore.

I would like to see a roundabout at the Hub to improve the traffic flow that passes through our region.
I would like to see an aggressive fire prevention roll out through our community,.
I would like to see an emphasis on allowing longterm residents to remain as they age, instead of being forced to move by providing housing alternatives - group living, residential care facilities, congregate living options and memory care. I would like to see affordable housing options for lower income workers - NO rent control, allow conversion of underutilized commercial or office uses to multifamily residential.
I would like to see flood control implemented once and for all—improvements to crosswalks and bike paths for pedestrians and cyclists. SFD Blvd., especially, needs improvement for pedestrians, cyclists and cars.
I would like to see investment in a new community center for all ages. I support bikes, but do not believe they will replace cars. Electric cars are the answer to impacting climate change locally and I support EV infrastructure. I do not want bikes to be a priority over other recreational opportunities in our open spaces such as hiking because they dominate the spaces and drive more passive users out. As our population ages, more passive uses are the future. Further I do not support bike improvements that make it more difficult to drive and park.
I would like to see kids be able to play sports after dark Help for businesses to open and succeed Easier permitting process for improvements (should be encouraged, esp with older homes) Fast track ADU process More options for older kids -- jobs placement, sports activities, etc.
I would like to see more affordable housing, more diversity, more public messaging about climate change, and more money going to remodel schools.
I would like to see our public schools improve and move away from the woke agenda they are pursuing; mitigating state mandates for building more housing
I would like to see us develop more housing that serves a diversity of residents.
I would love for San Anselmo to be more racially/ethnically diverse. I would also love for it to be a place where I do not worry for a second about sending my kids downtown or over to their friends house on a bike or by walking. This is perhaps outside the scope of the town's purview but I do dread the idea of sending my kids to White Hill Middle School. Not necessarily because of the reputation that the kids are out of control (its middle school :)). But because it is soooo far away from where we live next to Wade Thomas. I would LOVE to see either a new middle school or one of our existing elementary schools expanded to a K-8.
I would love for us to have a state-of-the-art community center like in Mill Valley. We need more affordable housing for families. We need workforce housing for town employees, San Anselmo schoolteachers, and first responders; and we need rent control.
I'd like to see Sir Francis Drake Blvd traffic be slower. It's frightening how fast people go and there are always teenagers from Archie and people with young kids walking to parks and to town.
I'd like to see us progress.

I'd gladly see my home lose value to be able to go back to the idyllic old days when two people didn't have to work to be able to afford to buy a home here. Summers in San Anselmo were about open doors and kids running back and forth between houses all day long. I realize those days are gone, but we also shouldn't abandon the small town character of San Anselmo in order to cram more people in here. We don't need more traffic and we don't have the water. How do we escape in a fire? We are blessed to live here. Don't ruin it.
I'd like San Anselmo to: --hold landlords accountable for storefronts that remain vacant for longer than 6 months --not waste time on global, national, or regional issues like climate control that our town can not impact --let the voters decide on rent control and other issues when you're considering taking money out of their pockets --be bold on building new housing and avoid paralysis. Who is going to stand up for it and not wimp out by simply soliciting feedback and never acting? It's okay to not get re-elected if you did the right thing. --Don't waste your time and the community's money by giving in to the most vocal, narrow-minded constituents. A lot of people have jobs, mortgages, and families and don't have time to run to city hall every few weeks to deliver a message of basic common sense. We need to trust that the folks we elected can practice common sense on our behalf. --Allow a single recreational marijuana dispensary to open. It's shocking to think that Marin County of all places doesn't have a single recreational marijuana dispensary, and the tax benefit could be enormous. We've kowtowed to the paranoid, NIMBY, "what about the children" crowd for too long just because their freakout is louder than the voice of reason. Criminals are not going to legal dispensaries to buy marijuana. You know who is? Senior citizens who want to get off of pharmaceuticals with horrendous side effects; people who suffer from migraines; oh - and anybody who is seeking to speak to a professional who understands marijuana and can help navigate a world that is filled with misinformation and paranoia. Trust me - the children will be just as safe as they are now. Recreational dispensaries have security guards and don't allow loitering. And children don't want to pay 33 percent taxes either. If they want it, they'll get it from their friends - who are probably stealing it from their parents. I can't believe that, in a place where 80+ percent voted for legalization, we can't get this done.
I'd like there to be more mountain bike trails. I'd also like San Anselmo to have it's own middle school.
I'd like to have our police dept back and possibly combine it with Fairfax instead of central marin Proximity is important. Police Dept at town hall should be staffed 24/7 The phone outside is disgusting to use!
I'd like to see fewer house demolished for entirely new. large, single family houses
I'd like to see safer bike and pedestrian pathways.
If the Hollister HWY 25/156 turbo turnabout can work for a bunch of farming equipment and daily residential commuters, I think serious consideration should be given to our own Hub. Old joke: how many years of our life have we wasted waiting for the light to change?
If the town leaders need a $50M legacy project, instead of tearing up the hub for years to build an unsafe traffic circle, how about we replace the Cook center with 100 units of permanently affordable housing?

Improve community activities to promote a unique identity that residents can be proud of. San Anselmo pride isn't a thing - let's make it one. Beautify the Town and surrounding areas with flowers, artwork, etc. Make it obvious when someone has just entered San Anselmo, not just with a sign but with a change in the beauty and uniqueness of architecture and upkeep.
Improve roads, increase parking, complete creek park renovation
Improve the hub intersection for cars, pedestrians, and cyclists. Reduce bureaucracy & red tape around housing development.
Improve the landscaping of Robson Harrington park
Improve traffic at the hub. Encourage folks to bike more. Add bike parking.
Improve traffic flow! (Also, many of the trails are getting very rocky...possibly just add some loads of dirt to smooth out as Hhking is cru ial to good health.)
Improved public transit, traffic remediation measures for sf Drake, improved schools
Improved safety re kids on ebikes
Improved traffic flow on Sir Francis Drake, more racial diversity
Improved traffic flow. Install smarter traffic signals. Invest in street flow redesign. Improve recreation facilities. Install public swimming pool, pickleball courts, skate park, etc on old Marin Town and Country property.
improvement to the hub (Redhill + sfd) prioritizing people over cars. The intersection is anti-human. I avoid walking / biking across that intersection at all costs. It segregates the town into two "sides" physically impeding people from getting into or out of downtown.
In spite of the huge traffic obstacles of SFD Blvd., Red Hill and the hub, figure out a way to integrate the areas north and east of SFD into the "essence' of San Anselmo. It all feels very separate and peripheral now. Perhaps a couple of pedestrian/bike bridges, pocket parks here and there, reasons to walk beyond downtown...
In the Ross Valley I feel we need to make sure we maintain great schools by paying our teachers appropriately. Secondly, there are many seniors living in this community who are a great asset in many ways. There should be more out reach to get them involved with the community. Also feel we could help our housing shortage with an out reach program to seniors that are living in homes. Many seniors either need help with maintaining their homes, paying for home expenses or just social contact. With so many homes being underutilized, there should be effort put towards matching seniors with available housing to other persons in the community who need housing. It could be a win win if done appropriately.
Inclusion, addressing racism, addressing the FLOODING problem, opportunities for making rentals affordable for commercial and housing renters- also considering landlords perspectives who want to help increase affordability options.
Increase in police patrols.
Increase in safety for pedestrians and cyclists, reduce the number of vehicle miles traveled, make the town safe for children to move about on our streets and sidewalks.
Increase safety on streets so people and kids can play- maybe slow streets? Increase teacher pay
Increased density in developed areas, better infrastructure for non car users.

Increased financial support for schools, funded art and music for schools Better funded school bus program with enough space for any White Hill school attendee, and more bus stops for elementary school kids so they can more easily get to them. Better traffic management of the hub area Revitalize Red Hill Ave Decrease barriers to entry for new landlords so housing stock can increase.
Increased safety efforts, not focusing on petty things like electric yard equipment over gas, not having mismanagement of funds with a pavement project one year then ripping up all that new pavement the following year to do water line replacement - poor planning!!!
Isabel cook center update (more teen hang out opportunities), more community classes available at Isabel cook (ceramics, music, dance)
It would be great if it was easier to get things built, especially Downtown. That Woods building has been closed/under construction for four years! And it looks like the old pharmacy is on the same path. Just approve these things in a more timely manor - get these businesses in there. Revitalize the town and hand out some more liquor licenses (not sure if that's up to the town though).
It would be great if there were more quality fields for kids and adults to play soccer. The tennis courts at Memorial park are never utilized, it would be great to put in futsal courts there for kids to play.
It'd be nice to have more variety with dining - we have a lot of mexican and italian food, other options would be good. More retail - clothing stores, kids clothing and toys/accessories. There aren't a lot of options - Bella at Red Hill is great for women's clothes, but it's only one. The other option downtown is Kismet which is very expensive. Some other kids/adult clothing options would be nice. I don't think we need any more salons, consignment or rug stores.
It's a small town, I would say get rid of negative people but it is Marin.
It's aging -- the people and the facilities. It reminds me of the 2024 presidential election, too many old people trying to lead the future of the community. Time for the old people to step aside and embrace change. Specifically, money needs to be spent on community assets. And the community needs to allow change to occur.
It's natural beauty
It's pretty homogenous. Diverse ages races and more older single low income folk.
It's so hard to be a young adult in Marin County! Feels like there is little to do here unless you have a family or are older or wealthy. More opportunities for community and for San Anselmo to have some of the Bay Area vibes we're starting to see in Mill Valley and beyond. It's not hip - but it could be?!
Lack of diversity
Lack of diversity, high cost of living
Lacks diversity and mixed used space.
Less bike traffic San Anselmo avenue
Less bureaucracy, less government, faster turn time for public works inquiries, building permits etc. Public workers need to act like the private sector.
Less congestion, more stop signs, more focus on keeping sidewalks safe and attractive, less mixed residential zoning (e.g., single family homes and apartments on same streets), burying PG&E wires!

Less multifamily housing, less street parking
Less multi-unit housing, more darkness and less light pollution. More regulation around residential lighting in town. Traffic is an issue. I'd love to feel more confident in flood mitigation.
Less of the same repeated type of businesses - say “no” to the same type of shops - we have way too many yoga & fitness places, pizza, nail salons and now vitalize skin care/spa places- ridiculous!
less traffic
Less traffic, more parking, fewer floods.
Less vehicle traffic overall, especially in downtown area and the Hub. More bike friendly.
Less weird and backwards. Faster progress. More of the currently missing demographic (20-40yo). More educational, employment, and volunteer opportunities for young people. More dining options. Updated rec center. Safer roads.
Lessen traffic. Promoting bike riding is great, but it needs to not be at the expense of people who need cars, and don’t want to sit in more traffic. Coordination of construction projects with various agencies to not screw over entire neighborhoods when lots of streets get shut down.
Light at hub improvement Under ground power line
-limit chain stores and restaurants -put in place building/planning codes to beautify commercial areas especially Redhill Shopping Center -redevelop existing buildings that are not consistent with the small town character so that they are not a blight (commercial section of Greenfield from Equator Coffee to the hub, San Ansemo Ave near the Post Office, Sir Francis Drake from the San Rafael line to the hub). These areas are the perfect opportunity for moderately priced housing. -stop spending resources on playgrounds, sports fields and other child-focused projects. We have enough unused playgrounds and fields already.
Limit nail and hair salons, real estate offices., as well. Seriously HELP bring high quality shopping and restaurants that are open for dinner. Put out ads -- like help wanted ads to get businesses to SA.
Limit the amount of housing built that will put a strain on our water resources. Control the type of housing that is built so that our streets do not get clogged with too many cars parking and too much traffic. If housing is to be built and developed it should be downtownand in connection with businesses which are empty. Prioritizing keeping big trees and under grounding lines rather than cutting down all the trees. When we cut down trees, we increase the heat of our environment and cause more global warming. I would like a project that helps residence plant trees that are appropriate for the setting and do not interfere with powerlines so that we have more shade on our streets
Live on the Avenue on Friday nights only The closing of SA Ave is detrimental to retail sales
Local businesses need support in order to survive. Rents are too high. People need to care more about others.
Lower rents.
Lower the speed limits in residential areas. Improve the Ross Valley School District

Lower traffic and gas-powered vehicles
Major construction on major roads such as SFD should be done overnight. Bicycle lobby has become too powerful. Many seniors and disabled people cannot use bikes to get around town.
Make biking safer and make it easier for new establishments to open
Make it easier for restaurants to open/thrive
Make it easier to contact Town Staff and Council Members. With the exception of the mayor, no one returns calls or email.
Make it feel more like one town rather than several disparate neighborhoods. Make it feel like a separate experience and destination rather than part of a general San Rafael-San Anselmo-Fairfax blend.
Make it safer for pedestrians (safer, flat sidewalks that accommodate wheelchairs;, enforcement of bikers walking bikes on bridges and sidewalks and following road signs (stopping at stop signs in town, etc.). I'd like people to stop putting their junk on sidewalks with "free" signs on them to get rid of their garbage. I wish it were more diverse.
Make neighborhoods safer for pedestrians. For example, few cars stop at the stop sign near our house. Also, to accommodate more people, use smart design. Build multi-story units near transportation and quasi commercial areas.
Make the downtown more lively year around the way it is in the summer, have more festivals and events for the community to engage in, promote music and art especially for and by youth
Make the town more attractive to diverse residents and immigrants.
Modern public parks and gathering spaces.
Modern traffic control -round abouts Improved safety for pedestrians and bikes Inclusion of all neighborhoods in planning
More accessible for those who work in San Anselmo to live in San Anselmo at a reasonable rate Low income housing More diverse demographics
More activities and better facilities (indoor and outdoor) for children and teens. We need a better community center that serves all demographics but particularly kids. Redhill has become de facto community center for kids after school. There is no place to easily gather indoors (big issue during rainy season and hottest summer days) and play basic team games like basketball or soccer. We have town members joining Bay Club or YMCA in Terra Linda so kids can play basketball, for example. Adult groups should have easy access to common spaces and meeting rooms for groups and clubs. It seems Cook center spaces serve a small fraction of the community with free space and the overall facility is used by a small percentage of residents for artist space and a single sport with small capacity per class. Many residents are confused by reference to the Cook Center as they have no idea we have a Community Center. We could make far better use of that space. We're fortunate to have a very friendly, compassionate community so wondering if we can do more to help residents in need,

More activities like live on the avenue throughout the year. More community events for children
More activities/things to do. The biking is excessive. Maybe there can be designated bicycle paths so that bicyclists aren't so intermingled with cars. It gets quite stressful having bicyclists dominate my entire residential area.
More affordable housing
More affordable housing and tenants rights.
more affordable housing and transit
More affordable housing for long term residents struggling to stay in the area.
More affordable housing!!! US Bank building should be apartment building! Make it happen!
More affordable housing, better access to transit, more diversity, protect our aging population and a more walkable. Help the outlying business community to bring the type of services people need so they don't always have to go downtown. More pocket parks for people who don't have outdoor space in their home environment..
More affordable housing, more opportunities for small businesses that aren't just "precious " shops for rich people
More affordable housing. Open the plaza back up! More sidewalks and pedestrian friendly. More restaurants.
More affordable housing. The resistance to it is making it unattainable for our kids and is short sighted
More affordable places to eat and shop. Less traffic. Less light pollution! Everyone is putting in so many lights I miss the stars!
more awareness of global warming and more willingness to address ways to combat it
More basic usable businesses, enforcement of traffic laws for both autos and bikes.
More bus/jitney service to reduce car use & support folks who can't/don't drive. Low cost bike program for purchase & repair for folks w $ challenges
More businesses at the Hub, more night life downtown with restaurants/bars open past 9pm, better community center layout, widen downtown streets, updated memorial park play structure and picnic tables, bathrooms, pubic pool that families to gather at, stop the constant construction on SFD, small business grocery store, more parking downtown, faster and cheaper permit process, more hours of operations in city hall, bigger library, Thank you for taking the time to ask!
More community functions.
More community gathering places for all seasons. In the winter there is NOTHING to do in San Anselmo for kids. Why don't we have community centers with affordable health and wellness classes? In the summer, it's too hot to take my three year old to the park because the parks aren't covered and the jungle gyms are too hot. It's terrible. We need free swim lessons for every kid over 4.
More connections between neighborhoods, more public notifications of events utilizing town owed propoerties. Get the creek park open and usable.
More defined bike lanes, fix the Hub intersection traffic issues, easier access to cross SFD and the Hub.

More development of RedHill/Greenfield to solve for affordable housing/mixed use with a focus on senior housing options (. NOT assisted living, just thinking of people aging out of homes and moving to small apartment living on fixed incomes . More affordable housing, mixed age access ideal. Nightlife options - open later than 9:00. Rooftops/outdoor dining.
More dining and more playground options.
More dining choices and later open times. Businesses downtown that have expanded (regular hours). Less "hobby" businesses.
More diverse food options please. And in general more diversity would be great.
More diverse population
More diversity
More diversity (including more events focused on expanding diversity or cultural awareness), more interesting shops that don't feel overly curated and overpriced (e.g. music shop, record store, something with a little more character), more affordability for housing and for local businesses.
More diversity, more awareness to keep cyclists and pedestrians safe, as well as ensure new cyclists know how to keep pedestrians safe (ie the e-bike death on the Sausalito-Mill Valley path), better coordination of road work---why did they dig up Sir Francis Drake Avenue this year after they repaved it last year? That could have been much better coordinated. We really, really need to be better about people picking up dog poop on trails and their neighbors' front yards as well as keeping dogs on leashes. We live near a trailhead and I am so tired of dogs pooping in our yard.
More diversity.
More effective and abundant emergency services
More emphasis on biking and walking. More access to public spaces. Make it easier for people to put down roots here.
More EV chargers, build a teen center in the vacant building on Ross Ave and San Anselmo Ave
More family friendly spaces!
More flexibility on approving new housing developments, particularly where it replaces a defunct business/retail site. Less important, but since you asked -- more attention to making street medians look well-kept, instead of the weed-infested messes that many are now.
More focus on neighborhoods outside the downtown area.
More funding for teacher pay to keep quality teachers. If the school decline, so will all of our property values.

More housing options and affordability that would create greater diversity and lower the stress level of current residents. Improve Isabel Cook Community Center--It's a great resource that is underutilized. It could be a really vibrant community center with more events and classes. (Build a pool!!) Make the pickle ball courts have a shade/rain structure and make them permanent. If possible, although expensive RESURFACE the tennis and pickle ball courts and create local tournaments that bring in money for the community. Pickleball could be a great revenue source for the community as it is growing so fast and so many people over 50 are playing and wanting more local tournaments. Increase sports and games for adults in general. Improve and make better use of Veteran's building. It's a gem that is becoming dilapidated and can be used for revenue generating concerts if you bring a concert series there. Put together a fundraising group to improve San Anselmo. There is a big resident base that would be willing to support community projects. Thank you for asking!!
More interesting businesses
More interesting stores
More late night options, affordable housing, less car dependency. More multiuse properties
More multi family housing, please
More neighborhood sensibilities
More night life. More community gathering spaces. Better public transit.
More openness to change, less keeping the town and open space unchanged. Not just posting black lives matter signs in our yards, but also doing our part to increase affordable and multi-family housing and accommodating the population and traffic, not being afraid that it will ruin the town. Making some small but positive progress on flood control, wildfire prevention and community resiliency centers. And making Creekside Park happen despite the damn county engineer!
More opportunities for single adults 50-60+ to meet one another. There are a lot of us here, but no way to really meet one another.....there is so much geared towards families and kids and really not that much (if anything?) for single adults or empty nesters.....thank you!
More pathways for bikes. Something needs to be done about the younger kids with E bikes on sidewalks. Extremely dangerous to all.
More pedestrian friendly down town, possibly eliminating one lane of traffic (one way only). Prepare the area for global warming with trees eta.
More racial and ethnic diversity. Re-open Creekside park. Rent control applied to single family homes and duplexes.
More roundabouts
More safety around homeless and wandering people.
More safety training for bicycle riders, esp with the increase of electrical bike riders. It would be very helpful to have a safety class in middle- and highschool. Also very important to require all bicycles are equipped with lights and reflectors for evening driving.
More senior activities
More sidewalks, less parking, expanded downtown, denser housing instead of sprawl/infill
More single family home rentals with the opportunity to have subsidies for public services workers.
More spaces where children can play/participate. Expanding places that engage children in a positive way.
More street sweeping. Cleaner street gutters. Fix the terrible sidewalks. Keep businesses in the downtown. Remove the outdoor eating that are blocking parking.

More useful shops downtown - office supplies, UPS, hardware store, etc.
More/better restaurant and bars.
Mostly what I wrote about climate above. I would like to see us be a town that identifies as a community creating solutions together. There are so many fun, beautiful, cool ways to become truly regenerative.
Move it easier to get to the freeway?? :-)
Multi-use buildings in commercial districts and traffic improvements
Multiuse trails for hikers, horses and bikes. A rotary at Hub
My #1 priority would be to make our community more walkable and bike-able. The majority of our infrastructure is optimized for cars, not people. From our house, it's less than a 30 minute walk to town- but to get there we have to navigate narrow sidewalks, or in many cases, no sidewalks and just have to share the street with cars. I believe we have an opportunity to create dedicated walkways/greenways that encourage our community to walk and bike. This would not only be a boon to our local business (which is so critical to our town!), it would reduce the costly wear on our infrastructure, improve safety and air quality. Perhaps most importantly, this creates REAL community- getting all of us together in person, face-to-face. We see the best of our community during the the summer Live on the Avenue, and during events like the parade. It would not only be amazing to see that kind of community every single day. Imagine San Anselmo making this kind of commitment- we could be an example of what is possible.
Need traffic circle on Hub. Bike lanes on Drake Blvd from hub to Fairfax
New and more modern businesses and tax revenue stream downtown. Different thinking about the creeks and streams -- why do we try to culvert and cover them all up? The thinking is so old and wrong. Let's create widen their footprint and provide access to them. Traffic circle at the Hub. Tons more pedestrian and bike crossing over SFD -- big, four way crossings. Bike lanes for bikers (I don't want them on sidewalks). Completely new community recreation center right on SFD. Revamp all the parks, maybe add a couple more. Add another community garden. Map out all the open space areas. Trails and maps that create interesting loops all around San Anselmo and Marin. Out to the coast. In to the Bay Create a foundation to support all our parks and have fundraisers throughout the year.
New tennis courts in town
new very nice tennis courts with an adjacent viewing, resting shaded area.
Nimbyism
NO additional housing. Convert existing housing to affordable housing. Our streets, water and some other infrastructure are not able to deal with an increase the population. The number of cars already are dangerous in that cars idle in slow traffic creating more smog. And, a wildfire or other disaster would be worse than necessary given traffic. A hop on hop off trolley might be helpful in reducing congestion and reduce the need for additional parking downtown. A loop that includes downtown Fairfax would be perfect.
No artificial fields
No more e-bikes on San Anselmo Avenue!
Not sure
Nothing
nothing
Nothing!

Obviously, more housing is important. To be honest, I wish there were fewer people here, but I recognize that's an elitist attitude. I moved here because it was small town and low-key, but these days san anselmo feels kind of frenzied in its upscale pretensions. It's not relaxed any more. Not sure it's possible to make the town less a bastion of the old and wealthy. For me personally, I can't afford to live in my house because of the cost of prop tax, maintenance and services. Instead I rent out my house and live in a 350 sq ft adu. I wish there were more accommodations for people like me, who are either young or old, and can't afford to spend all their income on housing. And the traffic thing I mentioned above is frankly terrifying.
Open up Creek Park Plaza....hire crossing guards for school year to keep our children and their future safe
open up creekside park to the community, more and more support to local businesses, encourage more restaurants (brings foot traffic and a great compliment to the other businesses).
Opportunities for more middle class families to move into the area. The monied families seem to be becoming the only kind of new neighbors. Not always for the better because many of even these families stretch to get in here and consequently aren't as present with their kids as they would like. The kids suffer as a result. This has, at least partially, lead parents expecting our schools to raise their kids for them since they can't or don't want to. Sometimes I think parents view their kids more like pets, projects or vanity plays.
overnight parking restriction
Overnight parking rules in neighborhoods need to be enforsed .. Parking should be allocated to only one side of the street...when cars are opposite of each other it adds to safety issues. Example - fire trucks or emergency vehicles may not be able to pass properly. Longview Ave is of concern- I have been a resident for nine years and it’s always been a problem. Overnight parking laws are NOT ENFORSED!
parking and traffic
parking and traffic.
parking, traffic, lack of diversity
Parks and playing fields are laughable, and it is very sad to see little kids and children playing sports on them. Memorial Park is an aged park that could be the jewel of our town and a great compliment to downtown for family space.
Pave the roads
People need to reign in their kids. Have the adults left town because it’s beginning to feel as if we have a bunch of little gangs running around on these electric “motorcycles”. It’s a little out of control not to mention the high school thieves who descend on the stores at lunch time, after school and rob them blind. You can’t hardly shop at CVS anymore as there’s nothing on the shelves. Half the time I have to go to the Bon Air CVS to find what I need.
Permitting process, better bike infrastructure, better infrastructure along SFD
Please fix the hub. A real round-about makes so much sense there.

Please make the building permitting process much more efficient. I understand why people need permits but then please prioritize coming through on those. Maybe making biking safer throughout San Anselmo, not just the downtown school areas.
Please open back up the Creek Park plaza. Create more parks and maintain the ones we have.
Please place more emphasis on the safety and continued cleanliness of our streets and communities. Keep people Off the streets and cops on the streets patrolling.
Police department presence, safety bumps, encourage and help small businesses, improve red hill shopping center, combine cvs and Safeway and use a building for a roller rink or indoor pickle ball. Restore the Tamalpais theatre. Diverse shops to keep us shopping local.
Poorly conceived Flood Control that will not work and will likely exacerbate problems including increased liability for the Town. An inability to understand FEMA guidelines of
Promote the town to other racial communities—not only lower income, affordable housing candidates, but be more inclusive to other demographics as a whole. Many see Marin in general as very “white” and it would be good for our town to start breaking out of that. Invest in our schools! It’s unbelievable that so many of us move to Marin for “great schools” yet the remain underfunded, outdated and under maintained. Schools should be a TOP priority to attract even more great citizens and an asset to our children and future children. INVEST! Stop budget cutting on education. Squabbling over the wrong issues. We are so fortunate to live here and our priorities seem out of touch at times and irrelevant to our current residents (rent control). Prioritize safety, schools and traffic flow.
Promoting drivers not sitting in cars with their engines on while parked. Encouraging drivers to be more considerate and pedestrian friendly.
Put more money into parks and community centers and also to attract new business that caters to the needs of its community - for example update retail commercial spaces.
quality of parks and sports/music areas for kids and teenagers
Realize the vision/design for Creek Park
Really enhance bicycle commuting, town business and reduce car dependence. Give us a world class outdoor market and concessions next to millennium park, encourage food trucks and encourage bold beautiful pursuit of meaningful diversity.
Reduce downtown traffic and increase public walkways
Reduce traffic, enforce traffic laws more diligently, more bike infrastructure.
Regain control over Creek Park Plaza
Remove all government officials that voted for redoing the roads and have them pay for it out of pocket. All sewer and water lines should have been done BEFORE road work. Not paying for redoing roads twice in 24 months. Unbelievable!
Remove excessive barriers to housing development and development in general. REDUCE REGULATIONS!

Require parking on hillsides for any additional property improvements/building Maintain ALL roads in town Work with Fairfax and county to make better use of Town & Country Club property Better water conservation programs in case of drought E bike regulations
Retail corridors along greenfield, red hill, and sir Francis drake (west of the hub) are undesirable, challenging to access and should be considered for removal for other uses. The town recreation facilities, public buildings, parks and schools are aging much like the community residents. The community needs investment, the band aide approach is not a long term fix nor is what seems to be "it was good enough for my kids and grandkids" mentality.
Return the name of high school to Sir Francis Drake. He was a far far more historical person than Archie. Oh I forgot Drake was not an African person so not eligible to even be on the ballot as rigged as it turned out to be.
Revitalize Isabel cook community center
Road changes to support flow of traffic. The bug intersection is a mess. Drake can't support the number of cars.
Roundabout at hub
Safer - Marin is way sketchier than it was when I was growing up here
Safer cycling (I don't cycle but too often feel there's a blind corner with an accident waiting to happen - more bike lanes would help). Finally get the creek park done - the demo of the buildings happened years ago, and we could have had l'Appart all those years :-(.
Safer ways for pedestrians and bicyclists to cross Sir Francis Drake and other busy streets and intersections.
Safer wider sidewalks, protected and safe family friendly bike paths to connect the whole town without adding car traffic!
Safety rules for electric bikes
Safety, emergency prepared, and traffic issues i.e., ebikes.
See above comments on areas of focus for improvement.
see number 2 above
Seeing businesses be able to succeed. An example is our long time book store's rent being doubled and that means our town may no longer have a book store. Very sad.
Senior center downtown. Keep the outdoor dining
Shopping services that would encompass senior services
Small business thriving and not being crushed out by rent hikes. Local businesses that aren't ridiculously expensive, exclusive.. And no we don't need more nail salons. Support bike to wherever days. Home ownership within reach of our kids - impossible at current inflated prices.
Some of these private roads should be converted to public streets. I pay property taxes for street maintenance except my street doesn't get cleaned or resurfaced. Give me a discount on my taxes or start treating my street like the other public streets.

Stop building houses than take over 90%+ of the property. Stop paving the roads over and over on top of each other, The sky is NOT the limit.
Streamline permitting processes by (a) fewer required and (b) more over the counter. Level discrepancies in property taxes (legacy SB13) in order to LOWER tax mill rate (ie respite from costs of living perpetual upward climb). Reduce scope and costs of town and county government services (rather than perpetual increase, seeking government solutions to all annoyances).
The amount of cars parked on narrow streets, especially overnight.
The amount of traffic lights in town!
The Ave needs to be shorter and more community driven.
The building across from the fire dept. I believe it was purchased by the town for flood control matters. Now the fire department has taken over. Do they pay the town rent?? That building should be used for something else - or back to retail since flood measures are still on hold. This is ridiculous. Let someone use the structure that will pay taxes in our town and open up more shopping opportunities - even if it's temporary.
The building and planning departments are miserable to work with. I hope that changes.
The city needs more workforce housing and greater economic and ethnic diversity amongst its residents.
The constant disruptions caused by too much construction in small neighborhoods.
The flood zones have not been addressed. I fear flooding every winter we have heavy rains. The creeks and flooding need to be addressed. Not only downtown but where the creeks run through our neighborhoods. Climate change is upon us, we are having more extreme heat waves and increased fear of flooding. The traffic situation is becoming unbearable. Adding additional housing will only make it worse!
The focus seems to be less on business trying to do business and more on shutting down the avenue every time you turn around accommodate a certain few.
The high price of living. Even though we own a home, we can't afford to shop and eat out as much as we used to before 2020.
The housing is unaffordable for our teachers and firefighters, and restaurant servers to live anywhere near here. And the entrance on red hill/SF Drake is just embarrassing compared to center avenue. Finally the traffic at the hub, could be vastly improved with a roundabout
The Hub
The hub intersection traffic issue. The memorial park playground/fields/courts/bathrooms. Faster permit process and approval especially for business and for residence.

The Hub is a traffic nightmare. Europe does a good job with roundabouts (also using traffic lights on the roundabout) for this kind of non-orthogonal multi-road junction. Might be an interesting model. E-bikes on narrow sidewalks ridden by tweens with no road experience are a real hazard to everyone's safety. I know our assembly member is working on a bill related to this but I think the town should do more to get a handle on this. San Anselmo is not alone in struggling to have a thriving downtown area, but I would love to see ours become more dynamic and with a larger number of more interesting stores and restaurants. Marin Country Mart is a mob scene at weekends and a lot of that has to do with the diversity and quality of the shopping and dining. Can we encourage something along those lines in our downtown? I don't know if we could create a pedestrian zone in the heart of downtown near city hall, but that would be so nice. I think an underground or even above ground parking garage would be nice. (Again, look at what large European cities do in the heart of their historic districts, getting parking underground). Many of us can't easily walk or bike to town and there isn't enough parking. Redhill is really unsightly. I thought it was a joke when that stretch was called the Miracle Mile. I've never seen a less miraculous street! I like the idea of some mixed use development and just higher end offerings.
The hub is basically a bunch of misplaced buildings and traffic lanes piled on top of the extinct railroad infrastructure. I would love to see a complete forward looking redesign of the traffic lanes and surrounding commercial and utilities.
the Hub should be changed to a traffic circle more trail connections between open space. Fix the roads such that they don't need to be re-done every 3 years.
The increased building with no occupancy.
The intersection of SFD & red hill.
The Isabel Cook Community Center is aging and need to be upgraded. The slow permitting process for housing and retail developments.
The lawless attitude of bikers, e-scooter riders, e-bikers ... and even pedestrians who violate private property. Traffic back ups on Sir Francis Drake
The nimby attitudes towards ANY new housing. They'd rather sit in the bad traffic that is due to workers who can't afford to live here having to commute.
The only thing I can think of is to be aware that every decision that comes before the council or staff needs to be looked at through a climate impact lens. The planet is continuing to heat. Whether its is affordable housing, fire prevention (tree thinning and fuel reduction outside of the 100" defensible space zone), we need to make sure we are not removing carbon sequestration opportunities by removing mature trees, etc. The current data shows we need to focus and increase funding to home hardening inside the 100' zone. We need to push MWPA to allocate more funds to home hardening and tree maintenance inside the 100' zone, it is only 20% of the funds now.
The overall unkempt look of so many areas, but I realize SA is not Ross, where residents have the desire (and more money) to maintain their properties.
The overnight parking ordinance. Since the police department is not staffed, it is very difficult for guests to get a temporary parking pass. You can enter the information on the website, but there is not an option to pay.
the park next to Creekside should be put back in. New businesses that suck a little less should move back in.
The parks and recreation offers so many amazing programs the general facilities should be improved/built out.
The permit department needs to change their attitude. It is getting ridiculous to sell a house because of them and this would free up more housing, too.

The permit office (specifically the planning department) has quite a reputation for being very hard to deal with. Literally every single person I've talked to about construction has at least one horror story about projects being delayed, red-tagged, etc., and a number of builders I've spoken with have vowed to never work in this town again. This is my day job - I deal with AHJs all over the country, and I've never heard such universally negative feedback about a permitting process (outside maybe Phoenix or San Francisco). With a great deal of understanding and respect for those who ensure the safety of buildings and general aesthetics of our fine town, this perceived obstinance must be addressed as part of the solution to the challenge of housing and commercial development. With interest rates around 7%, delays carry massive costs for homeowners and developers. If we want responsible development, we should encourage that with a process that upholds the code in a fair and efficient manner.
The permitting so more new businesses can come in. People improving their homes also raises the collective value of San Anselmo. Permitting seems to be a huge hassle and blocker for most new residents and business owners. One of the hardest towns to build anything in which is very disappointing!
The planning commission and their inability to be flexible; the San Anselmo Rec's (dis) organization of their programs. (Send a Google Calendar, for example.)
The process for building permit approval needs to be fixed holistically. The fire departments review adds an insane amount of time for approval. It's insane!
The roads. First and foremost.
The roundabout that leads into Alderney Rd is really bad and public transport is atrocious as the schedules are inaccurate.
The San Anselmo Creek should be allowed to flow in its natural course without the interference of man made abutments Business related buildings are the cause of the down town flooding. People come to San Anselmo because of its beautiful setting. A few money making institutions are trying to change its basic charm.
The San Anselmo Creek should be allowed to flow in its natural course without the interference of man made abutments Business related buildings are the cause of the down town flooding. People come to San Anselmo because of its beautiful setting. A few money making institutions are trying to change its basic charm.
The school district is in serious decline. Most of the administration are not good at their jobs and kids with the biggest needs are the ones that suffer the most.
The sense of entitlement to stasis and the idea among some community members that San Anselmo must not change along with the rest of the world and county.
The sidewalk width to accommodate a couple walking together and support stroller access for Mother's or people with small children. Less parking, limit parking on narrow streets to only be one side of the street not both unless you want to start implementing a permit system for the residents using single car street parking outside their homes to pay extra via permits. It's not fair to take public space and let it continually be used for one person's home due to many of these people just not cleaning out their garages to park properly on their own space. We need safe bike connections. Red hill and Forbes by United market is terribly unsafe yet it's labeled as a bike route.
the speed of traffic it is to fast for the roads and creates liability for the city
The streets in downtown are pretty dirty. I wish they would clean them sometimes-maybe power wash. This is minor and most likely a budget thing.

The town continues to emphasize 'keeping things the same' and often times prioritizing its older longtime residents over the newer residents, specifically young families. For example, with the General Plan, the members of the community selected to join the committee were primarily 50+ and I don't believe any of them have young children currently attending Pre-School or Public school in the area. This General Plan is to set the vision for the town over the coming decades so it was disappointing to not see more emphasis put on listening to young families raising their kids here who are the ones who will have to live with the decisions made by this committee and our older residents, who often have different priorities. I would love to see San Anselmo be more pro-development in terms of net new building but also better, faster, and easier permitting process so residents can expand and upgrade their house given interest rates making it harder to buy net new. There is a big dichotomy in Marin and San Anselmo. We have a cohort of the population who bought decades ago, pay very little in property taxes, and have seen huge property value gains. Then you have the cohort of younger people and families who moved here in the last 10 years and had to pay a premium to afford a house in this area and pay extremely high property taxes. It would be great if we could see more emphasis put on listening to the latter group above more often. I don't see them representing in many of the committees, boards, and groups representing San Anselmo.
The traffic at the Hub, and for blocks in all directions, is just awful.
The traffic hub. How expensive would pedestrian walkways be over the hub? Bring back the railroad! Connect to SMART?
The traffic lights at Bank St!!/s
The traffic problems need to be addressed. Too much congestion unnecessarily
The traffic. We need our police department again. Police persons that knew our neighbors and children. Community support.
The useless "lifestyle" shops downtown The hub traffic situation
There are some local people here who don't want any change and have a scarcity/deficit mindset. Any progress is considered bad or negative. I hope San Anselmo Avenue retail can be cohesively designed and expanded past the US bank building to the Ross border. It's too bad that part of town feels cut off. Also, there are too many underutilized buildings ripe for development. I'm a community development advocate and want to see buildings being renovated and occupied.
There needs to be modernization and a refresh in public spaces and also many roads need to be redesigned to prevent major traffic choke points, such as the Sir Frances Drake Junction and the Saunders-Center intersection
Ticketing parked cars on neighborhood street at night time more diversity
Ticketing parked cars on neighborhood streets at night time and more diversity
To allow e-bikes for anyone under 16. Also having our police in central Marin decreases response time dramatically.
To allow e-bikes for anyone under 16. Also having our police in central Marin decreases response time dramatically.
To have more diversity, racial and economic, more housing options so people who work here can live here.

too many cars parking on neighborhood streets! Forget about nighttime parking--daytime parking is awful! Some streets, even fairly wide streets, you can't drive down without somebody having to pull over and allow someone else to come through.
Too many hair saloons
Town council and planning commission - the structure of these are incredibly inefficient and some/most of the members are ill-prepared. Many members seem wed to special interest groups. Traffic, crowding downtown and lack of available parking discourages us from using the downtown businesses. It doesn't seem as though there is interest in improving these conditions particularly with increases in affordable housing being mandated by the state. The prospects for this town are one of the reasons why we anticipate leaving the area in the next couple of years.
Town Council Members that actually contribute to the ongoing management and direction of the Town rather than sit at meetings and don't contribute or speak just to orate in public.
Town dances. Cheaper places to eat. Places for singles can meet
Town hall should be more responsible to residents. They have used COVID as reason to become more distant.
Town needs to get back our Local Police, they should be walking in the downtown area & sitting on busy traffic corners like they used to before dept. police moved. Need traffic cameras, speed bumps, post speed limits etc.
Town officials need to be more sympathetic to older folk that have to do maintenance on older homes that are the real character Of San Anselmo instead of red tagging and giving out fines for a leaky roofs or broken windows that the handyman Can easily fix with out permits. Not everyone has disposable income to hire architects and engineers. Work with us instead of having code enforcement knocking on the door if a hammer is lifted and not such nice neighbors complain that someone is hammering and therefore they must be up to something... It’s understandable if someone is doing something major , but minor repairs should be excused.
traffic
traffic
Traffic - the Hub continues to be a nightmare
Traffic and accessibility at hub and west side
Traffic and congestion at the Hub and flood risk
Traffic and parking The overnight parking tickets need to go. Adding restrictions to kids on e-bikes
Traffic at the Hub
Traffic at the hub Traffic on Sir Francis Drake Blvd
Traffic circle at the hub, complete creek park, support better local business viability

Traffic congestion and flow
Traffic congestion at the hub. Create more round-abouts and fewer stop signs. More regulations on Air Bnb and short term rentals which are affecting housing stock and affordability.
Traffic continues to get worse. The hub, for example, is a mess, and has become somewhat danderous navigate on a bicycle. Also, Sir Francis Drake, if at all possible, should be widened to two lanes each direction into Fairfax -- or made to be three lanes overall, allowing the second lane to be deployed based on the time of day.
traffic downtown on the weekends. drivers scaring pedestrians downtown.
Traffic flow and traffic calming badly needed
Traffic flow on Sir Francis Drake
Traffic improvements,
Traffic management to cut down noise and air pollution
Traffic on SFD is awful.
Traffic on Sir Francis Drake (especially at the Hub intersection and near Archie Williams)
Traffic through the hub is extremely bad, but I'm not sure what can be done. I am in favor of roundabouts but I'm not sure there is enough room there to do it safely.
Traffic The future of cramming too many houses on one lot with no regard for height, set backs, etc.
Traffic! Flood risk!
Traffic, extremely high cost of living, quality of roads and more sidewalks, downtown businesses being successful and local
Traffic, more mosquito control.
Traffic, no public indoor basketball
traffic, roads, cost of living, better stores in downtown
TRAFFIC. Fix the f*ng traffic before yoire discussing shoving even more people here. We don't have enough water, we don't have enough power, developers keep being allowed to build retirement homes or apartments promised as affordable (guess what, they aren't!). There is nothing for children or teenagers here, with most teenagers turning to drugs and alcohol to entertain themselves. We don't even have a bowling alley anymore let alone an arcade. Downtown is filled with boring shops, hairdressers, and clothing businesses that are practically empty most days. I miss being able to get anywhere within 20min, now it takes me 20min just to get to the freeway. Drake Highschool makes the road a nightmare (Archie Williams), it's a nightmare to whitehill. We aren't built for growth. It's a fact. We are a small unique town. Im sick of people trying to make us into something we aren't.
Try to keep bicycles under control. They are too aggressive and act like they own the road and no one else should be allowed on it. Open Creek Park Plaza to the public.
Update parks (creek park, etc.), bike routes, more activities/events in parks/downtown
Upgrade Pickleball courts.

Vacant commercial spaces are such a bummer and a clear indicator of invisible forces that have the power to shape our community without any skin in the game. In fact, we know they often write off these proprieties as losses for tax gains. What a disaster. Let's not let these properties just flounder and destroy the soul of downtown, or keep pushing up rents to transform us into Carmel or Malibu. How can we lead the way for better reform? What can we do to incentivize landlords / owners and or create programs to enable short-term rentals, pop-ups, or other community spaces? Much like how communities have pushed back on airbnb and short-term rentals, we need the power to restrict this detrimental and abusive practice that undermines the people's needs and wants here at our core.
Vehicle flow/traffic. Pedestrian safety. More entertainment and things for adults to do. Night life. Support development so people can live and work here and not have to commute 90 min to their work everyday.
We are at capacity right now. Stand up to Democratic Socialists Curt Ries. If people can't afford in Marin county move on!!
We are biased toward older senior age issues and less focused on serving younger families and children. We also need to be more forceful about no dogs on the lawns where kids play. Too many pet mom and dad types who think their pets are people with rights to pee and poop downtown or run off lease v driving to a dog park
We have struggled so much to develop outdoor space and continue to unsuccessful! SA is for to show and create such difficulty for obtaining building permits for remodel/upgrade need quicken and more resident
We have to address housing in San Anselmo and in Marin in general. While I appreciate the love of nature here it really feels like it is valued above actual people. I feel like there are many opportunities for mixed housing with business. I see many empty offices along Sir Francis Drake that I feel like could be made into housing. If I have to move from San Anselmo, it will be because of housing. Rent control won't fix this issue - more housing will.
We love living in San Anselmo and want to stay but our current house is too small, and buying bigger is cost prohibitive... We have found that the town makes it extremely difficult to continue to live here by making the process to get permits to renovate/alter your house a lengthy and expensive process. Additionally, we moved here because of the quality of the Ross Valley School District, we are incredibly disheartened that 30% of RVSD parcels choose to exempt from school taxes. Community is built on all members supporting each other, that fact that the older generation are opting not to support our children and our schools is incredibly sad. Our schools are starting to suffer because teachers aren't paid enough and thus are starting to seek employment elsewhere - I believe this is a big risk to the quality of life in our town.
We need a new community center at Memorial (replace current) that could be a true hub and location for town events. There is no good indoor event space in town that can manage community events - the council chamber and library are too small.
We need better, safer biking infrastructure to help our kids get to school safely and directly (the safe school routes are often much longer than the direct routes; I'd rather see one lane of SFD Blvd be dedicated to bikes than have two dedicated lanes for cars).
We need more housing, especially affordable housing. We raised tow kids here and as young adults, not only cannot they not afford to live here, neither can any of their peers, so there are few 20 something year olds in San Anselmo or even in Marin. It's old people and rich young people and everyone is white.

We need the town to take action on traffic flow and protecting our neighborhoods from traffic violations. Where are the police? Car drivers speed and run stop signs all day in our neighborhood. Where are the town planners that allow the traffic of the hub and Sir Francis Drake to endanger our children and elderly in residential neighborhood? Why are some employees of the building department so abusive to residents of this town when they try to improve their homes?
We need to create more magnets to support local businesses - like live music in downtown (which has been tremendously successful), but more consistently planned through the year. The space next to creekside was slowly becoming known as a wonderful evening spot, drawing people out of their houses and even from neighboring communities. The fact that it is fenced off has cost us significantly and we cannot allow that to continue.
why do we have to pay to use the tennis courts? this should be open to the community. The courts have been in disrepair for YEARS so what is the money we have to pay for a key go to. No one should have to pay to use the community courts. More people, including kids, would use the courts if they were open and accessible for ALL
Wide open, paths that we could use so everyone is not walking driving and riding their bikes in the middle of the street.
Wish San Anselmo avenue was permanently closed to cars
Would like it to be easier to get downtown from all parts of town, bike paths like in Larkspur/Corte Madera. More classes/activities downtown for both kids and adults.
Would like to see some sort of police presence on week ends.
Would like to see the town prioritize nature and biodiversity. Restore ridge lines, fence pass throughs regulations for wildlife, Better crosswalks to get across busy roads. Improve Archie Williams aesthetics and safety entering and exiting.
Would love to get Creek Park done and make it nice for family gatherings with that there needs to be more safety. More patrols to prevent theft and keep our community safe.
Would love to see our plaza park at Creekside come back. Energy was always great, and and unexpected surprise and delight. Jacking up rents on small retailers like the bookstore is unconscionable. Makes the town a better place. San Anselmo Avenue from Woodland down to Bolinas seems way underutilized. The US Bank building should be dropped and the space reimagined.
Your working families and parents of young through high school age kids can't participate proportionally in the public process. Retired people can. Please now that many of us here are seeking a more vibrant downtown, more outdoor dining, a better community gathering space at Creek Park, late night, options for ourselves, and our kids, as they grow more autonomous, safe bikeways for kids to get to school from all of our neighborhoods, teen centers, basketball courts, tennis courts, supervised arcades – space or kids can go is key as they get older if we want to keep them safe and off screens. Mountain bike programs, hiking programs get, these kids outside! Sent via Siri, please forgive typos

I am a: (other)

3rd generation Marin County native with 25 years in San Anselmo and 37 years in San Rafael.
A San Anselmo Open Space Committee Member.
A.S.. has a uniqueness. I'm sorry for you if you do not feel it .
An independent contractor who does business for consumers and residents of San Anselmo
Commissioner on the SA Historic Commission.
Fairfax resident who visits San Anselmo
Family lives in San Anselmo
Former resident - hope to be a future resident
Grew up in San Anselmo until 21 years old.
Homeowner
I am in San Anselmo about half the week.
I am own a home and commercial rental space downtown.
I have lived in the same San Anselmo home since 1968. Traffic has become awful, and bicyclists are destroying the peacefulness of our community.
I live in San Anselmo and commute by bike/foot to Fairfax where I work at a small business.
i live part time with my gf in sleepy hollow and part time in china camp. i love both. i am at the roasters many saturdays for Treblemakers music and earl grey tea. i ride emtb all over this area. i love San Anselmo!
I own a business based in San Francisco, but (like most since Covid) work primarily from my home on Morningside Drive in San Anselmo. I love the option of working downtown both in San Anselmo and Fairfax and frequenting local business.
I'm from long time San Anselmo family. My husbands grandparents have lived and worked here for 4 generations. We have seen many changes and have welcomed most. Our grandchildren are now part of the next generation we hope that San Anselmo will continue to thrive while hanging onto its history and open spaces.
I'm an Architect with a 40-year practice in Sausalito.
Kentfield resident who lived in San Anselmo and plan to move back
Lived here for 6 years. School aged kids
Lived here since about 1980.
Mom of 2 young special needs kids, and patron of local schools and businesses, a homeowner on thr creek, and gardener at Robson Park Community Garden.
Move to SA from Ross in 1988. In present 100 year old + residence since 1992.
Native San Anselman
Our family has lived here for four generations.
Retired San Anselmo Resident; Grandparent
San Anselmo address but unincorporated neighborhood
San Anselmo Town volunteer. I currently live almost directly on the San Anselmo/San Rafael boundary but previously lived in Sleepy Hollow for many years.
self employed
Three generations of Family lived there for 40 years in total at different times. My mom was one of the 6 original matriarch in the tow.

TOWN OF SAN ANSELMO
EST. 1907

TOWN OF SAN ANSELMO
PLANNING COMMISSION
STAFF REPORT

For the meeting of December 4, 2023

Agenda Item 6.A

Date: December 4, 2023

To: Chair Tunny and Members of the Planning Commission

From: Lindsey Klein, Senior Planner
Heidi Scoble, Planning Director

Subject: Introduction of General Plan Update and Appointment of Planning Commissioners to the Ad-Hoc Working Group

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RECOMMENDATION

Receive and file an introduction to the General Plan Update (GPU) project and appoint two Planning Commissioners to the Ad-Hoc Working Group to work with staff and two Councilmembers to review GPU proposals and create the General Plan Advisory Committee framework.

BACKGROUND

General Plan Requirements and Implementation

Every city/town and county in California is required by State law to prepare and maintain a planning document called a general plan. A general plan is designed to serve as the jurisdiction's "constitution" or "blueprint" for future decisions concerning land use, infrastructure, public services, and resource conservation. All specific plans, subdivisions, public works projects, and land use and zoning decisions made by the Town must be consistent with the General Plan.

General Plans are governed by California Government Code Section 65302 and are divided into the following mandatory elements: land use, transportation and circulation, housing[1], conservation, open space, safety, and noise. The State also allows and provides guidance to local

[1] The Housing Element is in process of being completed separately and is not part of this review and revision. However, the adopted Housing Element may be reformatted to be consistent with the revised General Plan.

governments to include additional optional elements on topics that reflect the specific needs and circumstances of a community. The Town may consider optional elements on the following topics: environmental justice, sustainability/climate change, economic development, healthy communities, and/or community design, historic and cultural preservation. For information about the contents of the elements, see **Attachment 2**.

The General Plan is intended to be used by the Town Council, Planning Commission, and other Boards, Committees, and Commissions, Town staff, the public, and other public agencies. For more information about the specific uses of the General Plan and how it is implemented, please refer to **Attachment 2**.

General Plan Update

General Plans are typically written for a life of 15-20 years. San Anselmo's General Plan was adopted by Resolution No. 1626 on November 25, 1975 and reflects the data, attitudes, and assumptions of this time. Since the original adoption in 1975, the Land Use, Circulation, and Open Space Elements were revised by Resolution No. 3074 on December 13, 1988, and the Housing Element has been updated more often to comply with State law (revised in 1981, 1984, 1995, 2004, 2012, 2015, 2022-2023 update pending). A new Safety Element was adopted most recently by Resolution No. 2023-4513 on July 25, 2023, in addition to other amendments to the Land Use Element related to the pending Housing Element.

As the Bay Area and San Anselmo have grown over the past four decades, demographic conditions have changed, and it is important for the General Plan to be updated to meet the current conditions and community's interests moving forward. Specifically, the GPU will provide an opportunity to revisit the current objectives, policies, and programs of the General Plan, in addition to providing an opportunity for the residents to share their vision, capturing the most current goals and values of the community while addressing growth and change. Additionally, the General Plan also needs to be updated to address the following new legislation, listed in **Attachment 2**, to ensure the Town meets eligibility requirements to receive Federal and State Funding. Lastly, although not mandated, it is also advisable that the GPU respond to and consider policy related opportunities, such as economic growth in Downtown San Anselmo and the nationwide transition to more sustainable energy sources.

General Plan Request for Proposals

On November 14, 2023, the Town Council authorized staff to release a Request for Proposals (RFP) for the GPU. As shown in **Attachment 1**, the RFP requests proposals from urban planning consulting firms and presents the general scope, project objectives, and desired project timeline for the GPU. The Town has distributed the RFP to qualified planning consultants.

The deadline for proposals will close on Monday, December 18, 2023, at 5:00 p.m. Following the December 18, 2023, deadline, a review of proposals and consultant interviews will occur over the

next month. Proposals received from candidate firms will be reviewed and evaluated based on the set of criteria identified in the RFP (see **Attachment 1**).

Ad-Hoc Working Group

On November 14, 2023, the Town Council authorized staff to appoint a General Plan Ad-Hoc Working Group to help staff review the proposals received in response to the RFP and aid in the selection of a consultant for the GPU. The Ad-Hoc Working Group will consist of two Town Councilmembers and two Planning Commissioners.

Following review and evaluation of all candidate firms, staff anticipates the Ad-Hoc Working Group will provide a recommendation for consultant selection to the Town Council at the end of January or early February.

The Ad-Hoc Working Group will also assist staff in creating the framework to establish a General Plan Advisory Committee (GPAC). The purpose of the GPAC will be to provide input, feedback, and recommendations to the Town staff, the consulting team, the Planning Commission, and the Town Council on key components of the General Plan throughout the GPU. The GPAC will consist of two Town Councilmembers, two Planning Commissioners, and a set number of San Anselmo community members. The Ad-Hoc Working Group will identify important stakeholders to include in the GPAC and determine the number of GPAC members. It is expected that the Town Councilmembers and Commissioners that serve on the Ad-Hoc Working Group would also sit on the GPAC.

DISCUSSION

The purpose of this staff report is to acquaint the Planning Commission with the GPU project and to solicit the appointment of two Commissioners to serve on the Ad-Hoc Working Group. The Ad-Hoc Working Group will be expected to meet two or three times in early January 2024 to conduct the review of the proposals and discuss their feedback with staff before providing a recommended consultant to the Town Council for approval. As part of its action related to this agenda item, staff requests the Planning Commission members indicate their interest in participating as members of the Ad-Hoc Working Group.

RECOMMENDATIONS

Staff is requesting that the Planning Commission appoint two Commissioners to serve on the Ad-Hoc Working Group.

CEQA DETERMINATION

The introduction to the GPU project and establishment of an Ad-Hoc Working Group are exempt from CEQA because neither action is a project that has the potential to result in a direct physical change in the environment nor will it result in a reasonably foreseeable indirect physical change in the environment pursuant to CEQA Guidelines Section 15378.

For information regarding the CEQA requirements for adoption of the updated General Plan, please see **Attachment 2**.

ATTACHMENTS

Attachment 1 – Request for Proposals
Attachment 2 – November 14, 2023 Town Council Agenda Item 2.3 Staff Report