TOWN OF
SAN ANSELMO
EST. 1907

In the Council Chambers at 525 San Anselmo Avenue, San Anselmo, CA 94960

Town Council
Agenda

Tuesday, May 27, 2025 **6:00 PM**

Meeting held In-Person and via Zoom:

https://us02web.zoom.us/j/81631430944

Or Telephone: +1 669 900 6833 | Webinar ID: 816 3143 0944

How to Submit Comments Before the Meeting: Members of the public are encouraged to submit email correspondence to towncouncil@ sananselmo.gov or eComments on the Agendas and Meeting page before the meeting begins.

How to Participate During the Meeting: Members of the public will have the option to speak during the meeting through the Zoom application by using their phone or an electronic device.
For PC, Mac, or smart phone, Use Raise hand function when public comment for an item is requested. It is a button that is located at the top or bottom of your screen, based on your electronic device.

For landline phones, raise hand to be recognized with *9

Please be advised that those participating in the meeting remotely via Zoom do so at their own risk. The Town Council regular meeting will not be cancelled if any technical problems occur during the meeting.

A. 6:00 PM Call to Order in the Council Chambers at Town Hall and via Zoom at 525 San Anselmo Avenue, San Anselmo, California 94960

B. Mayor Kullaway announces that item B.1 will be discussed in Closed Session
B.1 CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code § 3540) Agency designated representatives: Christopher Boucher, David Donery and Jeff Zuba Employee organization: SEIU 1021
C. PUBLIC COMMENT on Closed Session Items
D. Council Adjourns to Closed Session

Written Public Comment

Public Comment- Vaughn (PDF)
Public Comment- Ries (PDF)

7:00 PM The Town Council Reconvenes at Town Hall in the Council Chambers and via Zoom at 525 San Anselmo Avenue, San Anselmo, California 94960.

Optional Pledge of Allegiance: The Mayor or a designated Council member will recite the Pledge of Allegiance for members of the Council and the public who wish to join in the recitation.

Open time for public expression.

The public is welcome to address the Council at this time on matters not on the agenda that are within the jurisdiction of the Council. Please be advised that pursuant to Government Code Section 54954.2, Council is not permitted to discuss or take action on any matter not on the agenda unless it determines that an emergency exists, or that there is a need to take immediate action which arose following posting of the agenda. Comments may be no longer than three minutes and should be respectful to the community.

Council requests for future agenda items.

Council committee liaison reports, questions and comments to staff; staff miscellaneous items.

Special Presentation. There are No Special Presentations.

1.. Consent Agenda:

The opportunity for public comment on consent agenda items will occur prior to Council discussion of the consent agenda. The Council may approve the entire consent agenda with one action. In the alternative, items on the consent agenda may be removed by any Council or staff member, for separate discussion and vote.

1.1 Approve the Draft Minutes of the Regular Meeting of May 13, 2025
Staff Report (DOC)
Attachment 1- Draft Minutes of the Regular Meeting of April 22, 2025 (DOC)

1.2 Adopt a Proclamation Declaring the First Friday in June, June 6, 2025, to be National Gun Violence Awareness Day
Staff Report (DOC)
Attachment 1- Proclamation (DOC)
Attachment 1- Correct Proclamation (DOC)

1.3 Receive and File the Financial Report on Recreation Fund ending April 30, 2025
Staff Report (PDF)
Attachment 1 - April 2025 Budget Report (PDF)
Attachment 2 - April 2025 Capital Outlay (PDF)

1.4 Receive and File Revenue and Expenditure Reports, April 2025
Staff Report (DOCX)
Attachment 1 Budget Comparison Report by Subcategory April 2025 (PDF)
Attachment 2 Budget Comparison Report by Department April 2025 (PDF)

1.5 Approve the Town of San Anselmo 2025-2026 Tax Rates for Municipal Services Tax, Pension Override Tax, Measure G Debt Service Tax, Special Library Services Tax, and Ross Valley Paramedic Tax
Staff (DOCX)
Attachment 1 2025-2026 Municipal Services Tax Resolution (DOC)
Attachment 2 2025-2026 Pension Override Resolution (DOC)
Attachment 3 2025-2026 Measure G Resolution (DOC)
Attachment 4 - 2025-2026 Library tax Resolution w ceqa.doc
Attachment 5 2025-2026 RVPA Resolution (DOCX)

1.6 Receive and Approve the Quarterly Treasurer's Investment Report, March 2025
Staff Report (DOCX)
Attachment 1 Quarterly Investment Report 03.31.2025 (PDF)

1.7 Adopt an Ordinance Amending Title 10 (Planning and Zoning) Chapters 2, 3, and 4, and the Zoning Map to Implement the 2023-2031 Housing Element and Comply with State Law
Staff Report (PDF)
Attachment 1 - Ordinance (PDF)
Attachment 2 - Zoning Map (PDF)

1.8 Approve Special Event Application - Cedars Hands and Earth Farmstand
Staff Report (PDF)
Attachment 1 - Application (PDF)

1.9 Adopt an Ordinance to Repeal Title 9, Chapter 4, Undergrounding Electric and Communication Laterals to Building and Structures. The proposed Ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the "common sense" exemption, CEQA Guidelines section 15061(b)(3)
Staff Report (DOC)
Attachment 1 - Ordinance (DOC)

1.10 Accept and File the Resignation of Zach Koblick De Leon, Thomas Tunny from the Planning Commission and Lilly McKenna from the Climate Action Commission
Staff Report (DOC)
Attachment 1- Zachary Koblick De Leon Resignation (DOC)
Attachment 2- Thomas Tunny Resignation (DOC)
Attachment 3- Lilly McKenna Resignation (DOC)

1.11 Adopt a Resolution Declaring June 2025 LGBTQ Pride Month and Directing Staff to Fly the Rainbow Flag Through the month of June at Town Hall
Staff Report (DOC)
Attachment 1-Draft Resolution (DOC)

2. Council Business Items:

In general, the following procedural order applies to items of business:
•Presentation
•Town Council questions
•PUBLIC COMMENT – limited to 3 minutes/person

•Town Council discussion/action

2.1 Consideration and Possible Introduction of an Ordinance Adding Chapter 2 to Title 19 of the San Anselmo Municipal Code (SAMC) that would prohibit individuals under 16 years of age from operating a Class 2 e-bike as defined in California Vehicle Code Section Section 312.5, and require any person operating a Class 2 e-bike to wear a helmet in the Town of San Anselmo effective July 1, 2025. This action is not a project within the meaning of the California Environmental Quality Act (CEQA) Public Resources Code section 21065 as it will not result in any direct or indirect physical change in the environment.
Staff Report (DOC)
Attachment 1 - Draft Ordinance (PDF)
Attachment 2 - San Anselmo AB 1778 Presentation (PDF)
Public Comment- Mittelstaedt (PDF)

2.2 Approve the 2025-2028 Age and Disability Friendly Action Plan. The proposed project is exempt from the California Environmental Quality Act (CEQA), under the "common sense" exemption, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (Cal. Code Regs. tit. 14, § 15061).
Staff Report (PDF)
Attachment 1 - Action Plan (PDF)
Attachment 2 - Letter of Support (PDF)

3. Public Hearing:

In general, the following procedural order applies to public hearing items:
•Disclosure of Ex Parte communications (Appeals)
•Staff Presentation
•Town Council Questions
•Applicant/Appellant Presentations – 15 minutes per "team" (Appeals)
•PUBLIC COMMENT – limited to 3 minutes/person
•Appellant/Applicant rebuttals – 5 minutes per "team" (Appeals)
•Town Council discussion/action

3.1 Public Hearing to Adopt Amendments to the Land Use Element of the General Plan. These amendments to the Land Use Element are exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that they will have a significant effect on the environment.
Staff Report (PDF)
Attachment 1 - Resolution (PDF)
Attachment 2 - Draft Land Use Element (PDF)
Attachment 3 - Planning Commission Resolution No. 2025-09 (PDF)

3.2

Appeal by Applicant Laura Allen and Michael Day of the Planning Commission Decision to Conditionally Approve an Application (PRO2024-0048) for a Demolition Permit, Grading Permit, Conditional Use Permit, Variances, and Design Review to Demolish the Existing Two-Story Commercial Building, and Construct a New 8,850-Square-Foot, Three-Story, Mixed-Use Building at 401 San Anselmo Avenue. The Project has been previously determined to be

categorically exempt from review under the California Environmental Quality Act under a Class 3 categorical exemption for "New Construction or Conversion of Small Structures," pursuant to 14 CCR Section 15303.

Staff Report (PDF)
Attachment 1 - Draft Resolution (PDF)
Attachment 2 - Planning Commission Resolution 2025-06 (PDF)
Attachment 3 - Appeal Application (PDF)
Attachment 4 - Project Plans (PDF)
Attachment 5 - Supplemental Project Studies and Narrative (PDF)
Attachment 6 - Public Comment (PDF)
Attachment 7 - April 7, 2025, Planning Commission Staff Report (PDF)
Attachment 8 - April 7, 2025, Planning Commission Meeting Minutes (PDF)
Attachment 9 - April 21, 2025, Planning Commission Staff Memorandum (PDF)
Attachment 10 - April 21, 2025, Planning Commission Meeting Minutes (PDF)

Adjourn

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Town Staff at email savila@sananselmo.gov. Notification at least 48 hours prior to the meeting will enable the Town to make reasonable accommodations to help ensure accessibility to this meeting.

Any writings or documents provided to a majority of the Town Council 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.

Notice is hereby given that Council may discuss and/or take action on any or all of the items listed on this agenda. If any of these matters above are challenged in court, you may be limited to raising only those issues you or someone else raised at any public hearing described on this agenda, or in written correspondence delivered at, or prior to, this Council meeting. Judicial review of an administrative decision of the Town Council must be filed with the Court not later than the 90th day following the date of the Council's decision (Code of Civil Procedure Section 1094.6) Any item not under discussion before 10:00 p.m. may be continued to the next regular meeting. Next regular meeting is June 10, 2025.

Administration Department
Town Hall
525 San Anselmo Avenue
San Anselmo, CA 94960
(415) 258-4691

Town Council
Tarrell Kullaway, Mayor
Steve Burdo, Vice Mayor
Eileen Burke, Councilmember
Chantel Walker, Councilmember
Yoav Schlesinger, Councilmember

Staff
David Donery, Town Manager
Linda Kenton, Assistant Town Manager / Town Librarian
Jeff Zuba, Finance and Admin Services Director

Megan Holt Acevedo, Town Attorney
Serge Avila, Town Clerk
Heidi Scoble, Community Development Director
Sean Condry, Public Works Director
Mattie O'Grady, Community Services Director
Mike Norton, Chief of Police
Dan Mahoney, Fire Chief

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.

Outlook

Fair contract for town employees - community statement of support

From Jonas Vaughn <jonasvaughn22@gmail.com>
Date Tue 5/27/2025 3:45 PM
To Town Council <towncouncil@sananselmo.gov>
Cc Serge Avila <savila@sananselmo.gov>; Dave Donery <ddonery@sananselmo.gov>; Jeff Zuba <jzuba@sananselmo.gov>

1 attachment (6 MB)
Town staff petition 1-50 B&W.pdf;

CAUTION: External Sender

Dear Council Members,

I attended the May 13th meeting in support of SEIU employees who are asking you to improve on the town's initial contract proposal. I spoke at the meeting, having only just learned about this issue, because my daughter attends Parkside Preschool, and it's important to me that our early childhood educators are paid fairly.

During and after the meeting, I learned more about the current and proposed contracts. I was so disappointed by what I heard, that I took it upon myself to find out if others felt the same way and would voice their support for the town to step up and invest in our staff. To that end, I prepared and circulated the document attached herein and was pleased to find overwhelming affirmation from over 95% of the people with whom I spoke.

Please find attached a statement of support, signed by fifty (50) members of our community, advocating for our town employees to get a fair employment contract. This is by no means the result of a professional or extensive campaign - this petition is the result of an independent effort undertaken in my spare time over two weeks - but the overwhelming community sentiment that they represent is clear.

Below is the text of the statement that these San Anselmo residents signed in support of. I urge you to give serious consideration to these residents in the course of continued negotiations.

Respectfully,

Jonas Vaughn
22 Karl Avenue

"Regarding the new contract for our Town employees represented by SEIU Local 2021: We, the undersigned residents of San Anselmo, hereby urge the Town Council to meaningfully address the shortcomings in the Town's initial contract proposal by doing the following:

**** Negotiate in good faith.*** *Direct the Town's contract negotiators to address each and every point raised by SEIU's bargaining team.*

**** Provide reasonable health insurance to employees and their families.*** *Restore full family plan coverage for all employees.*

**** Align COLAs with the true cost of living.*** *2-3% annually reflects only macro inflation, not the fast-rising costs of living in Marin.*

**** End the pay raise plateau for long-tenured employees.*** *Add salary steps so loyal employees do not reach a pay plateau. Capping the earning potential of dedicated, knowledgeable employees is a detriment to the delivery of quality services, and ultimately will cost the town more in hiring, training, and lack of experienced employees who are familiar with our town and systems.*

**** Use excess budget reserves to invest in staff.*** *With a budget surplus that exceeds the target 20% of annual revenue, there is no greater priority than to attract and retain the workers who care for our children and keep our parks, streets, and buildings safe and clean."*

Regarding the new contract for our Town employees represented by SEIU Local 2021: We, the undersigned residents of San Anselmo, hereby urge the Town Council to meaningfully address the shortcomings in the Town's initial contract proposal by doing the following:

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- **Provide reasonable health insurance to employees and their families.** Restore full family plan coverage for all employees.
- **Align COLAs with the true cost of living.** 2-3% annually reflects only macro inflation, not the fast-rising costs of living in Marin.
- **End the pay raise plateau for long-tenured employees.** Add salary steps so loyal employees do not reach a pay plateau. Capping the earning potential of dedicated, knowledgeable employees is a detriment to the delivery of quality services, and ultimately will cost the town more in hiring, training, and lack of experienced employees who are familiar with our town and systems.
- **Use excess budget reserves to invest in staff.** With a budget surplus that exceeds the target 20% of annual revenue, there is no greater priority than to attract and retain the workers who care for our children and keep our parks, streets, and buildings safe and clean.

	FULL NAME (print)	ADDRESS	SIGNATURE	DATE
1.	Jonas Vaughn		Jonas Vaughn	5/15/25
2.	Melinda Martin		Melinda Martin	5/15/25
3.	Ray Martin			5/15/25
4.	DANIEL MALONEY			5/15/25
5.	Chloe Kark			5/15/25
6.	Susan Silveira			5/15/25
7.	Paul Gilster			5/16/25
8.	John Kapp			5/16/25
~~8.~~	~~[redacted]~~			
9.	Greg Cohelan			
10.	Robyn Donsky			5/27/25

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	FULL NAME (print)	ADDRESS	SIGNATURE	DATE
11.	Meg Shannon			05/16/25
12.	Kat Siragusa			05/16/25
13.	Alice Selt			05/16/25
14.	Ken Zyngier			5/15/25
15.	Linda Rose			5/16/25
16.	TONY BRENTA			5/16/25
17.	Andrea Vaughn			5/16/25
18.	Jennifer Hanley			5.19.25
19.	Matt Herrera			5/19/25
20.	Jeremy Frank			5/19/25

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	FULL NAME (print)	ADDRESS	SIGNATURE	DATE
21.	Ashley Reed			5/19/25
22.	Caroline Nelson			5/19/25
23.	Peter Serchis			5/19/25
24.	KAREN LOPEZ			5.21.25
25.	Wendy Labarth			5.21.25
26.	DARWIN LABARTHE			21.5.25
27.	LAUREN CARLSON			5.22
28.	Philip Greer			5/22/25
29.	Graeme Harten			5/23/25
30.	Ryanne Chittion			5/23/25

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	FULL NAME (print)	ADDRESS	SIGNATURE	DATE
31.	Milena Sadie			5/16/25
32.	Mandie Castril		Mandie Castril	5/16/25
33.	MATT JOSEPH			5/16/25
34.	Lindsay Hoolhorst			5/16/25
35.	Holly Schaer			5/16/25
36.	Allyson Ferguson			5/16/25
37.	Kara Meyer			5/16/25
38.	Jenna Judge			5/16/25
39.	Nicole Sica		M. Sciarra	5/16/25
40.	Allison Leist			5/16/25

Regarding the new contract for our Town employees represented by SEIU Local 2021: We, the undersigned residents of San Anselmo, hereby urge the Town Council to meaningfully address the shortcomings in the Town's initial contract proposal by doing the following:

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	FULL NAME (print)	ADDRESS	SIGNATURE	DATE
41.	Jen Crook			5/16
42.	Amanda Schwartz			9-16
43.	Carolyn Bright			5/16
44.	Darrin Koonce			5/16
45.	David Ellis			5/16
46.	Jenna.			5/16
47.	Elizabeth Jackson			5/16
48.	Rose Kafarelo			5/16
49.	Elizabeth D. Anderson			5/16
50.	Karin Blom			5/16

Outlook

Fw: Union Package Proposal v2: 5/27/25

From Curt Ries <cries@sananselmo.gov>
Date Tue 5/27/2025 4:20 PM
To Town Council <towncouncil@sananselmo.gov>
Cc Jana Blunt <Jana.Blunt@seiu1021.org>; Justin Stevenson <Jstevenson@sananselmo.gov>; Jennie Waskey <jwaskey@sananselmo.gov>; Dawn Jones <djones@sananselmo.gov>; Jackson Dobronyi <jdobronyi@sananselmo.gov>

1 attachment (353 KB)
SEIU 1021 San Anselmo Package Proposal v2 5-27-25.pdf;

Greetings San Anselmo Town Council,

Please see below our message to the town's negotiation team, which includes our updated proposal package (below and attached).

Jeff has priced out this proposal package at $1,189,277 to cover all employees in the bargaining unit. This is a significant decrease in cost from our original proposal package, priced at $1,984,168. The town's original offer—deemed totally unacceptable by our membership—was priced at $590,000. This updated proposal package represents our attempt to reach a fair compromise. We hope that you authorize the funds to make it possible.

Thank you,

Curt Ries
SEIU 1021 Bargaining Team

From: Jana Blunt <Jana.Blunt@seiu1021.org>
Sent: Tuesday, May 27, 2025 10:32 AM
To: Jeff Zuba <jzuba@sananselmo.gov>; Robyn Clifford <rclifford@sananselmo.gov>; Christopher Boucher <christopher@boucher.law>
Cc: Curt Ries <cries@sananselmo.gov>; Justin Stevenson <Jstevenson@sananselmo.gov>; Jennie Waskey <jwaskey@sananselmo.gov>; Dawn Jones <djones@sananselmo.gov>; Jackson Dobronyi <jdobronyi@sananselmo.gov>
Subject: Union Package Proposal v2: 5/27/25

CAUTION: External Sender

Good morning Jeff, Robyn, and Chris,

I hope each of you had a great Memorial Day weekend.

Our bargaining team conducted an extensive survey of our membership and they unanimously rejected the Town's current package proposal. With their guidance, we've adjusted our package proposal, which includes a significant decrease in cost to five of our six financial priorities. A summary is attached and below.

We understand you'll have the opportunity to share these items and your cost calculation with the Town Councilmembers this evening, so we wished to get it to you now instead of at tomorrow morning's bargaining session.

To expire April 30, 2028	Original Proposal	5/27/2025 Proposal
Cost of Living Adjustment	10% annually (7/1/25, 7/1/26, 7/1/27)	**7% annually** (7/1/25, 7/1/26, 7/1/27)
Equity Adjustment	100% of median, effective 7/1/25	**None**
Salary Steps	Add five steps (F, G, H, I, J)	**Add three steps** (F, G, H)
Cafeteria Contribution	Restore to 100% of Kaiser Family plan	Restore to **100% of Kaiser Family plan**
Retiree Medical	$500/month upon direct retirement	**$500/mo** until 65, **$250/mo** after
357 Deferred Comp	100% matching	**None**

Please let me know if you have any questions.

Thank you,

Jana Blunt
Field Representative
SEIU Local 1021
(707) 478-6497

Union Membership Registration Link



Date/Time:	May 27, 2025
SEIU Local 1021 Proposal #	Union Package Proposal v2 (summary)
MOU Section(s):	Various

PROPOSAL:

Please see the below summary.

To expire April 30, 2028	**Original Proposal**	**5/27/2025 Proposal**
Cost of Living Adjustment	10% annually (7/1/25, 7/1/26, 7/1/27)	**7% annually** (7/1/25, 7/1/26, 7/1/27)
Equity Adjustment	100% of median, effective 7/1/25	**None**
Salary Steps	Add five steps (F, G, H, I, J)	**Add three steps** (F, G, H)
Cafeteria Contribution	Restore to 100% of Kaiser Family plan	Restore to **100% of Kaiser Family plan**
Retiree Medical	$500/month upon direct retirement	**$500/mo** until 65, **$250/mo** after 65
357 Deferred Comp	100% matching	**None**

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.1

MEETING DATE: May 27, 2025

AGENDA TITLE: Approval of the Draft Minutes of the Regular Town Council Meeting of the May 13, 2025

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For Council to consider the approval of the Draft Minutes of the Regular Town Council meeting of May 13, 2025.

ATTACHMENT:

Attachment 1- March 13, 2025, Draft Minutes

San Anselmo Draft Council Minutes
Regular Meeting
Town Council Chambers and via Zoom
Tuesday, May 13, 2025

Call to Order: Optional Pledge of Allegiance

COUNCILMEMBERS PRESENT: Tarrell Kullaway (Mayor)
Steve Burdo (Vice Mayor)
Eileen Burke
Yoav Schlesinger
Chantel Walker

STAFF MEMBERS PRESENT: Dave Donery, Town Manager
Serge Avila, Town Clerk
Emily Longfellow, Town Attorney
Heidi Scoble, Community Development Director
Lindsey Klein, Principal Planner
Mattie O'Grady, Parks and Recreation Director
Jeff Zuba, Finance and Admin Srvs. Director
Robert Bastianon, Senior Fire Inspector

Open Time for Public Expression

Mr. Ross Asselstine discussed the Flood Zone 9 Budget, the lack of FEMA guidance, and the potential for multiple lawsuits.

Mr. Jackson Dobronyi, Assistant Planner for the Town of San Anselmo and proud member of the Service Employees International Union Local 1021 (SEIU- Si, Se Puede!), Public Works Department employee Samir Chavez, Library employee Ms. Jenny Wasky, Public Works Department employee Chris, Public Works Engineer Matthew Ferrer, Public Works Department employee Jordan Wright, Town employee Vincent Lim, and Public Works employee Kurt Reis discussed the on-going labor negotiations and asked for a fair contract.

Ms. Dawn Jones, Town employee, discussed the amount covered by the Town for retirement (post-employment) health care.

Mr. Jonas Vaughan (and daughter Marlow who attends Creekside Pre-School), Ms. Kyle Ansler, an individual who lives on Sir Francis Drake Boulevard, and Ms. Sue Saunders, spoke in favor of a fair contract for Town employees.

Council requests for future agenda items; Committee liaison reports; questions and comments to staff; miscellaneous items

Vice Mayor Burdo reported he attended the Memorial Park Subcommittee meeting; the Town's Volunteer Appreciation event; the Central Marin Police Authority Board meeting; the General Plan Advisory Committee (GPAC) meeting; will attend tomorrow night's Fire Board meeting; attended the Sip and Stroll event; would like the Council to discuss the timing of the Flood Horn. Town Manager Donery stated that is on his list of items to bring to the Council.

Councilmember Burke reported she attended the Council retreat; the Memorial Park Clean-Up

event; the recent Marin County Council of Mayors and Councilmembers (MCCMC) dinner; the Memorial Park Master Plan meeting; the GPAC meeting.

Councilmember Walker reported she attended the Volunteer Social event; the MCCMC meeting; the Children for Change event; the Electric Car Show; the Council Retreat; she discussed the Tax Rebate Program.

Councilmember Schlesinger reported it was Stevie Wonder's 75th Birthday; he attended the Chamber of Commerce Board of Directors meeting.

Mayor Kullaway reported she attended the Meet Your Mayor event on April 27th; the MCCMC meeting; the MCCMC Legislative Committee meeting; the Town Volunteer Party; the Bicycle Pedestrian Advisory Committee (BPAC) meeting; discussed the Ross Valley Chapter Local Team focused on making biking and walking safer; will throw out the first pitch at "San Anselmo Day" at an upcoming Pacific's Baseball games; she had a future item request- an accounting of the Active Transportation Fund. The Council supported this request.

Special Presentation

There were no Special Presentations.

1. Consent Agenda

1.1 Approved the Draft Minutes of the Town Council Regular Meeting of April 22, 2025, and the
Draft Minutes of the Special Meeting of April 25, 2025

1.2 Received a Report of Checks Issued for the Month of April 2025

1.3 Received and Filed the Marin Sanitary 2024 Annual Report

1.4 Received and Filed the San Anselmo 2023 Greenhouse Gas Emissions Report

1.5 Received and Filed the Final 2025-27 Priorities Work Plan

Mayor Kullaway opened the Public Comment.

Ms. Sue Saunders referred to item #1.4 and stated she was disappointed the Town will not be receiving a report from the Climate Commission

Mayor Kullaway closed the Public Comment.

Mayor Kullaway stated she would like to pull items #1.3 and #1.4 for discussion.

M/s, Burdo/Walker, Motion to approve Consent Calendar items #1.1, #1.2, and #1.5.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor Kullaway

1.3 Receive and File the Marin Sanitary 2024 Annual Report

Mayor Kullaway stated she must recuse herself from voting on this item.

M/s, Walker/Burdo, Motion to approve Consent Calendar item #1.3.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo
RECUSE: Mayor Kullaway

1.4 Receive and File the San Anselmo 2023 Greenhouse Gas Emissions Report

Mayor Kullaway stated this item merits discussion.

The Council discussed whether or not to receive the report tonight and then discuss it at a future meeting.

M/s, Schlesinger/Walker, Motion to approve Consent Calendar items #1.4 and bring it back for discussion at a future meeting.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor Kullaway

2. Public Hearing Items

2.1 Public Hearing to Adopt an Ordinance to Repeal Title 9, Chapter 4, Undergrounding Electric and Communications Laterals to Buildings and Structures

Community Development Director Scoble presented a staff report and a PowerPoint presentation. Staff answered a question from the Council regarding whether there is a fiscal impact to the Town.

Mayor Kullaway opened the Public Comment.

Mr. Adrian McNeal supported the adoption of the ordinance. Regulations increase the cost of building.

Mayor Kullaway closed the Public Comment.

Councilmember Burke stated the magnitude of the impact from this requirement is high- she was contacted by a resident who cancelled a project due to the cost of undergrounding.

M/s, Burdo/Walker, Motion to read the attached Ordinance by title only.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor Kullaway

M/s, Burdo/Walker, Motion to approve the first reading and waive future readings of an ordinance of the Town Council of the Town of San Anselmo Repealing in its entirety Title 9, Building Regulations, Chapter 4, Underground Electric and Communications Service, Laterals to Building or Structures and making associated CEQA exemption findings.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor Kullaway

2.2 Adopt Ordinance Amendments to Title 10 “Planning and Zoning”, Chapters 2, 3, and 4 of the Municipal Code and the Zoning Map for Housing Element Implementation and Compliance with State Law

Principal Planner Klein presented a staff report and a PowerPoint presentation. Staff answered questions from the Council regarding how units are counted toward the Regional Housing Needs Allocation (RHNA) number; how the parking requirements are changing; parking requirements for single-family dwellings above and below 150 feet of elevation.

Mayor Kullaway opened the Public Comment.

There were no comments.

Mayor Kullaway closed the Public Comment.

Councilmember Walker stated it was important for the public to understand the progress that is being made with respect to the Housing Element.

Councilmember Burke stated the Town will probably need to amend the Over-Night Parking Ordinance in the near future.

M/s, Walker/Burke, Motion to read the attached Ordinance by title only.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor

M/s, Schlesinger/Burke, Motion to Adopt an Ordinance of the Town Council of the Town of San Anselmo Amending Title 10 "Planning and Zoning", Chapters 2, 3, and 4 of the Municipal Code and the Zoning Map to Implement the 2023 to 2031 San Anselmo Housing Element to Comply with State Law and Making Associated CEQA Exemption Findings.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor Kullaway

2.3 Public Hearing and Adoption of an Ordinance Designating Fire Hazard Severity Zones in Local Responsibility Area

Ross Valley Fire Inspector Bastianon presented a staff report. There were no questions from the Council.

Mayor Kullaway opened the Public Comment.

There were no comments.

Mayor Kullaway closed the Public Comment.

M/s, Burdo/Walker, Motion to Adopt Ordinance No. 2025-1189 Designating Fire Hazard Severity Zones in Local Responsibility Area.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor Kullaway

3. Council Business Items

3.1 Adopt a Resolution to Nominate Sorich Ranch Park and Faude Park as Two Priority Conservation Areas and Authorize Submission to the Association of Bay Area Governments (ABAG)

Principal Planner Klein presented a staff report and a PowerPoint presentation. Staff answered questions from the Council regarding why these conservation areas were created, and if there are any downsides.

Mayor Kullaway opened the Public Comment.

There were no comments.

Mayor Kullaway closed the Public Comment.

M/s, Walker/Schlesinger, Motion to Adopt Resolution No. 4580 to Nominate Sorich Ranch Park and Faude Park as Two Priority Conservation Areas and Authorize Submission to the Association of Bay Area Governments (ABAG).
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo, Mayor Kullaway

With no further business to discuss, the Mayor adjourned the meeting at 8:43 PM.

Respectfully submitted,

Toni DeFrancis,
Recording Secretary

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.2

MEETING DATE: May 27, 2025

AGENDA TITLE: Proclamation Declaring the First Friday in June, June 6, 2025, to be National Gun Violence Awareness Day

FROM: Administration

RECOMMENDATION

Staff recommends that the Town Council adopt a proclamation declaring the first Friday in June, June 6, 2025, to be National Gun Violence Awareness Day.

BACKGROUND/DISCUSSION

Gun Violence Awareness Day is observed annually on the first Friday in June. This year, it falls on Friday, June 6th, 2025. On this day, individuals and communities across the nation come together to honor the lives lost to gun violence and to support efforts aimed at preventing future tragedies. As part of this nationwide movement, Moms Demand Action is calling on all cities and towns in Marin County to join in raising awareness by issuing a formal Proclamation of support.

The need for awareness and action is more urgent than ever. According to the Gun Violence Archive, there were 503 documented mass shootings in the United States in 2024 alone. These heartbreaking numbers underscore the scale of the crisis and the critical need for a unified response. In Marin County, this response has taken shape through the formation of the Marin Gun Safety Collaborative (MGSC). Officially launched on February 22, 2021, the Collaborative was created following recommendations from the Marin Civil Grand Jury's October 2020 report. Spearheaded by Marin County District Attorney Lori Frugoli, the MGSC brings together a diverse group of public and private stakeholders, including mental health professionals, social service providers, veterans' organizations, hospital systems, faith leaders, and community advocates who share a common mission: to reduce gun-related violence and suicide throughout Marin County.

The Town of San Anselmo is proud to stand in solidarity with this vital cause. We remain committed to working with neighboring jurisdictions and community partners to promote public safety, save lives, and foster a culture of awareness and prevention. To

that end, we are honored to join in proclaiming the first Friday in June as National Gun Violence Awareness Day in San Anselmo.

FISCAL IMPACT
None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY
Adopting a proclamation declaring the first Friday in June to be National Gun Violence is not defined as a project under CEQA (Section 15378 CEQA Guidelines).

ATTACHMENTS
1) Draft Proclamation

TOWN OF SAN ANSELMO
RESOLUTION NO. [INSERT NUMBER HERE]

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO PROCLAIMING JUNE 2, 2023 AS NATIONAL GUN VIOLENCE AWARENESS DAY

WHEREAS, every day more than 120 Americans are killed by gun violence and hundreds more are wounded; and

WHEREAS, Americans are 26 times more likely to die by gun homicide than residents of other high-income countries; and

WHEREAS, protecting public safety in the communities they serve is a top priority for local government officials; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with the need for common-sense measures to help prevent gun violence; and

WHEREAS, gun violence prevention is an issue that affects people of all backgrounds and communities across the country, including those in the Town of San Anselmo; and

WHEREAS, in 2023 alone, there have been over 500 documented mass shootings in the United States, according to the Gun Violence Archive; and

WHEREAS, National Gun Violence Awareness Day was first established in 2015 to honor the life of Hadiya Pendleton, a teenager who was tragically shot and killed just days after performing at President Obama's second inaugural parade; and

WHEREAS, National Gun Violence Awareness Day is observed annually on the first Friday in June, and this year will be recognized on Friday, June 2, 2023; and

WHEREAS, the Town of San Anselmo encourages residents to wear orange on this day to show their support for ending gun violence and to honor the lives of those lost; and

WHEREAS, the Marin Gun Safety Collaborative (MGSC) was formed on February 22, 2021, in direct response to the Marin County Civil Grand Jury's October 2020 report, and was established under the leadership of District Attorney Lori Frugoli; and

WHEREAS, the MGSC includes a broad coalition of public and private partners—including representatives from mental health services, social services, veterans' organizations, hospital systems, faith communities, advocacy groups, and others—who are committed to reducing both intentional and unintentional gun-related harm and suicide in Marin County; and

WHEREAS, the Town of San Anselmo is proud to partner with the MGSC and other jurisdictions across Marin County in raising awareness about the devastating impacts of gun violence and in promoting education, prevention, and collaboration;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of San Anselmo does hereby proclaim Friday, June 2, 2023, as **National Gun Violence Awareness Day** in the Town of San Anselmo and encourages all residents to support efforts to prevent gun violence and to honor and remember all victims and survivors of gun violence.

PASSED AND ADOPTED by the Town Council of the Town of San Anselmo on this ___ day of _____, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

[Mayor's Name], Mayor
Town of San Anselmo

ATTEST:

[Clerk's Name], Town Clerk

PROCLAMATION

The Town of San Anselmo is pleased to

DECLARE THE FIRST FRIDAY IN JUNE 2025 TO BE NATIONAL GUN VIOLENCE AWARENESS DAY

This proclamation declares the first Friday in June to be National Gun Violence Awareness Day in the Town of San Anselmo to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to end this public health crisis.

WHEREAS, every day, more than 120 Americans are killed by gun violence and hundreds more are wounded; and

WHEREAS, Americans are 26 times more likely to die by gun homicide than people in other high-income countries; and

WHEREAS, protecting public safety in the communities they serve is a mayor's highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with measures to help prevent gun violence; and

WHEREAS, gun violence prevention is more important than ever as we see an increase in firearm homicides, and nonfatal shootings across the country, increased calls to domestic violence hotlines, and an increase in city gun violence; and

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 2, 2023, to recognize the 26th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States recognized National Gun Violence Awareness Day and wore orange in tribute to (1) Hadiya Pendleton and other victims of gun violence; and (2) the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 6th, the first Friday in June 2025, to help raise awareness about gun violence; and

WHEREAS, by wearing orange on June 6, 2025, Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them, and encourage responsible gun ownership to help keep our families and communities safe.

NOW, THEREFORE, I Tarrell Kullaway, Mayor of The Town of San Anselmo, do hereby Proclaim The First Friday In June, June Sixth, Two Thousand Twenty-Five To Be:

NATIONAL GUN VIOLENCE AWARENESS DAY

In the Town of San Anselmo. I encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.

_____

Tarrell Kullaway, Mayor

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.3

MEETING DATE: 5/27/25

AGENDA TITLE: Financial Report on Recreation Fund

FROM: Mattie O'Grady – Director of Community Services

RECOMMENDATION: That Town Council reviews the Recreation Fund revenue and expenditure report for the period ending April 30, 2025.

BACKGROUND

The Recreation Department offers a wide variety of fee-based programs throughout the fiscal year including sports programs and leagues, youth and adult classes, and childcare and camps. Additional revenue is generated through facility rentals and administrative fees.

DISCUSSION/ANALYSIS

As of April 30, 2025, 83% of the fiscal year has elapsed and the Recreation Fund is listed at 101% of projected revenues and 78% of projected expenditures.

You will also find attached the capital outlay budget for the department, in addition to the Recreation Fund revenue and expenditure report.

For future historical comparison purposes, staff has developed the following table:

FY	Revenue			Expenditures			Rev Over/(Under) Exp	
	Budget	Actual	%	Budget	Actual	%	$$	%
2024-25	**2,210,355**	**2,225,587**	**101%**	**2,210,355**	**1,728,666**	**78%**	**496,921**	**22%**
2023-24	1,984,971	2,032,473	98%	2,284,971	1,738,295	76%	294,178	14%
2022-23	1,875,414	2,004,119	107%	1,848,926	1,452,852	79%	551,267	29%
2021-22	1,348,625	2,008,546	151%	1,507,369	1,353,330	90%	655,215	49%
2020-21	1,408,125	1,167,971	83%	1,550,947	971,927	63%	196,044	14%
2019-20	1,627,269	1,532,430	94%	1,676,763	1,331,058	79%	201,372	12%
2018-19	1,510,604	1,705,548	113%	1,591,144	1.197,255	75%	508,293	33.6%
2017-18	1,514,000	1,525,943	101%	1,644,385	1,165,219	71%	360,724	23.8%
2016-17	1,384,325	1,511,848	109%	1,500,570	1,150,885	77%	360,963	26.1%
2015-16	1,246,689	1,396,884	113%	1,356.689	1,180,348	87%	216,536	17.5%

Attachment 1 - Revenue & Expenditure Report FY 2024-25: Recreation Fund as of 4/30/2025.
Attachment 2 – Capital Outlay Report FY 2024-25 as of 4/30/25

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue							
Department: 61 - SPORTS							
21.61.48100	ADULT SPORTS	0.00	0.00	74.00	17,108.00	17,108.00	0.00 %
21.61.48101	KIDS SPORTS	58,000.00	58,000.00	-703.00	60,555.00	2,555.00	104.41 %
21.61.48102	TENNIS	35,000.00	35,000.00	0.00	68,348.00	33,348.00	195.28 %
21.61.48103	TUMBLING	200,000.00	200,000.00	12,926.60	245,801.17	45,801.17	122.90 %
21.61.48106	ROOKIE SOCCER	0.00	0.00	7,630.00	95,141.00	95,141.00	0.00 %
21.61.48107	ROOKIE BASKETBALL	66,000.00	66,000.00	0.00	84,207.00	18,207.00	127.59 %
21.61.48108	SOFTBALL	55,375.00	55,375.00	1,844.00	69,877.00	14,502.00	126.19 %
21.61.48110	YOUTH SOCCER	154,000.00	154,000.00	0.00	67,830.00	-86,170.00	55.95 %
	Department: 61 - SPORTS Total:	**568,375.00**	**568,375.00**	**21,771.60**	**708,867.17**	**140,492.17**	**24.72%**
Department: 62 - CULTURE							
21.62.48112	ADULT CULTURE	20,260.00	20,260.00	2,694.00	15,050.50	-5,209.50	25.71 %
21.62.48115	KIDS CULTURE	157,600.00	157,600.00	5,056.00	170,105.00	12,505.00	107.93 %
	Department: 62 - CULTURE Total:	**177,860.00**	**177,860.00**	**7,750.00**	**185,155.50**	**7,295.50**	**4.10%**
Department: 63 - CHILD CARE							
21.63.48119	PARKSIDE	304,000.00	304,000.00	36,561.25	298,097.91	-5,902.09	1.94 %
21.63.48121	AFTER SCHOOL ENRICHMENT	263,000.00	263,000.00	-1,097.00	239,857.85	-23,142.15	8.80 %
21.63.48122	TODDLER ENRICHMENT SERVICES	25,000.00	25,000.00	1,276.00	20,153.00	-4,847.00	19.39 %
21.63.48123	SPECIALTY CAMPS	145,000.00	145,000.00	6,858.00	109,866.00	-35,134.00	24.23 %
21.63.48124	CAMP SPORTS	112,000.00	112,000.00	0.00	97,190.00	-14,810.00	13.22 %
21.63.48125	CAMP KIDMARIN MIGHTY	189,000.00	189,000.00	0.00	96,361.63	-92,638.37	49.02 %
21.63.48131	ROBSON AFTER SCHOOL PROGRAM	277,600.00	277,600.00	41,929.00	313,744.00	36,144.00	113.02 %
21.63.48148	CAMP KIDMARIN MINI	92,520.00	92,520.00	0.00	97,043.25	4,523.25	104.89 %
	Department: 63 - CHILD CARE Total:	**1,408,120.00**	**1,408,120.00**	**85,527.25**	**1,272,313.64**	**-135,806.36**	**9.64%**
Department: 64 - EVENTS AND OTHER							
21.64.48127	ICC FACILITY RENTALS	4,000.00	4,000.00	0.00	5,138.00	1,138.00	128.45 %
21.64.48128	PARK AND FIELD RENTALS	25,000.00	25,000.00	2,035.00	34,985.00	9,985.00	139.94 %
	Department: 64 - EVENTS AND OTHER Total:	**29,000.00**	**29,000.00**	**2,035.00**	**40,123.00**	**11,123.00**	**38.36%**
Department: 65 - PROGRAM ADMINISTRATION							
21.65.48130	ADVERTISING	5,000.00	5,000.00	2,250.00	5,250.00	250.00	105.00 %
21.65.48132	OLDER ADULT FEE	6,000.00	6,000.00	220.00	3,610.00	-2,390.00	39.83 %
21.65.48135	ROBSON RENTAL INCOME	3,000.00	3,000.00	986.00	4,820.00	1,820.00	160.67 %
21.65.48136	BANNER/HUB FEES	5,000.00	5,000.00	0.00	5,448.00	448.00	108.96 %
21.65.48149	SCHOLARSHIP	8,000.00	8,000.00	0.00	0.00	-8,000.00	100.00 %
	Department: 65 - PROGRAM ADMINISTRATION Total:	**27,000.00**	**27,000.00**	**3,456.00**	**19,128.00**	**-7,872.00**	**29.16%**
	Revenue Total:	**2,210,355.00**	**2,210,355.00**	**120,539.85**	**2,225,587.31**	**15,232.31**	**0.69%**
Expense							
Department: 00 - UNDESIGNATED							
21.00.67999	TRANSFERS OUT	33,899.00	33,899.00	0.00	33,899.00	0.00	0.00 %
	Department: 00 - UNDESIGNATED Total:	**33,899.00**	**33,899.00**	**0.00**	**33,899.00**	**0.00**	**0.00%**
Department: 61 - SPORTS							
21.61.60005	TEMP - SPORTS OFFICIALS	30,000.00	30,000.00	100.00	17,257.00	12,743.00	42.48 %
21.61.60020	OVERTIME	0.00	0.00	0.00	120.00	-120.00	0.00 %
21.61.60220	PAYROLL TAXES	2,295.00	2,295.00	7.65	1,329.37	965.63	42.08 %
21.61.61160	BASEBALL EXPENSES	3,000.00	3,000.00	0.00	1,345.49	1,654.51	55.15 %
21.61.61161	BASKETBALL EXPENSES	6,650.00	6,650.00	0.00	13,812.76	-7,162.76	-107.71 %
21.61.61162	KIDS SPORTS SERVICES	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00 %
21.61.61164	SOCCER SERVICES	3,000.00	3,000.00	12,512.15	16,534.15	-13,534.15	-451.14 %
21.61.61165	SOFTBALL SERVICES	27,000.00	27,000.00	0.00	24,295.00	2,705.00	10.02 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
21.61.61166	TENNIS SERVICES	22,000.00	22,000.00	0.00	43,360.80	-21,360.80	-97.09 %
21.61.61167	TUMBLING SERVICES	126,000.00	126,000.00	22,000.00	123,099.29	2,900.71	2.30 %
21.61.62961	BASKETBALL SUPPLIES	8,000.00	8,000.00	0.00	10,155.13	-2,155.13	-26.94 %
21.61.62964	SOCCER SUPPLIES	10,000.00	10,000.00	0.00	18,885.96	-8,885.96	-88.86 %
21.61.62965	SOFTBALL SUPPLIES	12,000.00	12,000.00	-290.00	11,805.04	194.96	1.62 %
21.61.62966	TENNIS SUPPLIES	500.00	500.00	0.00	0.00	500.00	100.00 %
21.61.62967	TUMBLING SUPPLIES	500.00	500.00	0.00	0.00	500.00	100.00 %
21.61.62969	YOUTH SOCCER SUPPLIES	23,000.00	23,000.00	0.00	1,356.91	21,643.09	94.10 %
21.61.62983	CAMP SPORTS SUPPLIES	500.00	500.00	0.00	0.00	500.00	100.00 %
	Department: 61 - SPORTS Total:	**309,445.00**	**309,445.00**	**34,329.80**	**283,356.90**	**26,088.10**	**8.43%**
Department: 62 - CULTURE							
21.62.61170	ADULT ART & CULTURE SERVICES	0.00	0.00	0.00	287.85	-287.85	0.00 %
21.62.61171	ADULT CULTURE SERVICES	13,975.00	13,975.00	47.60	6,324.84	7,650.16	54.74 %
21.62.61175	KIDS CULTURE SERVICES	110,325.00	110,325.00	12,839.40	93,751.70	16,573.30	15.02 %
21.62.62971	ADULT ART & CULTURE SUPPLIES	3,000.00	3,000.00	0.00	667.11	2,332.89	77.76 %
21.62.62975	KIDS CULTURE SUPPLIES	500.00	500.00	0.00	0.00	500.00	100.00 %
	Department: 62 - CULTURE Total:	**127,800.00**	**127,800.00**	**12,887.00**	**101,031.50**	**26,768.50**	**20.95%**
Department: 63 - CHILD CARE							
21.63.60000	REGULAR SALARIES	277,679.76	277,679.76	24,568.50	231,836.27	45,843.49	16.51 %
21.63.60001	TEMP - PARKSIDE PRESCHOOL	116,000.00	116,000.00	10,713.02	98,818.09	17,181.91	14.81 %
21.63.60002	TEMP - ROBSON AFTER CARE	45,220.00	45,220.00	3,202.50	55,434.75	-10,214.75	-22.59 %
21.63.60003	TEMP - CAMP KIDMARIN MIGHTY	49,040.00	49,040.00	0.00	39,635.00	9,405.00	19.18 %
21.63.60004	TEMP - TODDLER ENRICHMENT	3,500.00	3,500.00	360.00	960.00	2,540.00	72.57 %
21.63.60006	TEMP - CAMP KID MARIN MINI	30,000.00	30,000.00	0.00	20,174.01	9,825.99	32.75 %
21.63.60020	OVERTIME	0.00	0.00	0.00	3,040.76	-3,040.76	0.00 %
21.63.60100	RETIREMENT	28,941.04	28,941.04	2,494.54	23,853.77	5,087.27	17.58 %
21.63.60200	BENEFITS	77,604.18	77,604.18	5,646.69	53,540.35	24,063.83	31.01 %
21.63.60203	CASH BACK	0.00	0.00	365.00	3,075.00	-3,075.00	0.00 %
21.63.60220	PAYROLL TAXES	39,890.14	39,890.14	2,999.51	34,652.79	5,237.35	13.13 %
21.63.61178	TODDLER ENRICHMENT SERVICES	7,600.00	7,600.00	0.00	0.00	7,600.00	100.00 %
21.63.61179	PARKSIDE SERVICES	5,000.00	5,000.00	51.69	4,424.65	575.35	11.51 %
21.63.61180	AFTER SCHOOL ENRICHMENTSERVI	191,200.00	191,200.00	8,064.95	130,755.90	60,444.10	31.61 %
21.63.61182	ART AND MUSIC CAMP CONTRACT	0.00	0.00	0.00	2,028.00	-2,028.00	0.00 %
21.63.61183	CAMP SPORTS SERVICES	98,000.00	98,000.00	0.00	70,044.21	27,955.79	28.53 %
21.63.61184	CAMP KIDMARIN MIGHTY SERVICE	14,200.00	14,200.00	0.00	5,751.01	8,448.99	59.50 %
21.63.61186	SPECIALTY CAMPS SERVICES	99,100.00	99,100.00	3,614.53	58,041.29	41,058.71	41.43 %
21.63.61187	ROBSON AFTER SCHOOL SERVICES	4,500.00	4,500.00	51.69	2,619.92	1,880.08	41.78 %
21.63.61207	CAMP KIDMARIN MINI SERVCIES	6,600.00	6,600.00	0.00	1,985.38	4,614.62	69.92 %
21.63.62978	TODDLER ENRICHMENT SUPPLIES	5,000.00	5,000.00	0.00	4,289.23	710.77	14.22 %
21.63.62979	PARKSIDE SUPPLIES	8,000.00	8,000.00	0.00	6,004.09	1,995.91	24.95 %
21.63.62980	AFTER SCHOOL ENRICHMENT SUPP	1,500.00	1,500.00	0.00	200.00	1,300.00	86.67 %
21.63.62984	CAMP KIDMARIN MIGHTY SUPPLIE	12,000.00	12,000.00	0.00	8,989.46	3,010.54	25.09 %
21.63.62985	CAMP KIDMARIN MINI SUPPLIES	4,500.00	4,500.00	0.00	1,282.27	3,217.73	71.51 %
21.63.62987	ROBSON AFTER SCHOOL SUPPLIES	10,000.00	10,000.00	0.00	9,426.98	573.02	5.73 %
21.63.62990	SPECIALTY CAMP SUPPLIES	1,100.00	1,100.00	171.78	513.02	586.98	53.36 %
	Department: 63 - CHILD CARE Total:	**1,136,175.12**	**1,136,175.12**	**62,304.40**	**871,376.20**	**264,798.92**	**23.31%**
Department: 64 - EVENTS AND OTHER							
21.64.61185	SPECIAL EVENT EXPENSE	1,000.00	1,000.00	4,058.63	5,168.89	-4,168.89	-416.89 %
21.64.61200	SENIOR FEE	6,000.00	6,000.00	0.00	0.00	6,000.00	100.00 %
21.64.61204	SCHOLARSHIP	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
21.64.62999	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	29.99	-29.99	0.00 %
	Department: 64 - EVENTS AND OTHER Total:	**15,000.00**	**15,000.00**	**4,058.63**	**5,198.88**	**9,801.12**	**65.34%**
Department: 65 - PROGRAM ADMINISTRATION							
21.65.60000	REGULAR SALARIES	318,106.91	318,106.91	24,006.62	212,580.79	105,526.12	33.17 %
21.65.60010	TEMPORARY HELP	0.00	0.00	669.09	12,314.60	-12,314.60	0.00 %
21.65.60020	OVERTIME	2,000.00	2,000.00	0.00	831.30	1,168.70	58.44 %
21.65.60100	RETIREMENT	34,948.82	34,948.82	2,293.84	22,363.46	12,585.36	36.01 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
21.65.60200	BENEFITS	33,359.44	33,359.44	3,456.06	40,086.87	-6,727.43	-20.17 %
21.65.60203	CASH BACK	4,380.00	4,380.00	365.00	3,650.00	730.00	16.67 %
21.65.60220	PAYROLL TAXES	24,823.25	24,823.25	1,805.67	16,398.43	8,424.82	33.94 %
21.65.61000	TRAINING	8,000.00	8,000.00	0.00	4,313.96	3,686.04	46.08 %
21.65.61101	OUTSIDE SERVICES-PROF FEES	42,000.00	42,000.00	0.00	504.03	41,495.97	98.80 %
21.65.61106	OUTSIDE SVCS-MGT INFO SYS	11,000.00	11,000.00	0.00	9,652.74	1,347.26	12.25 %
21.65.61137	FINGERPRINTING	6,500.00	6,500.00	388.50	3,563.00	2,937.00	45.18 %
21.65.61150	OUTSIDE SERVICES -OTHER	0.00	0.00	54.00	54.00	-54.00	0.00 %
21.65.61177	CHG CARDS	55,000.00	55,000.00	0.00	52,163.37	2,836.63	5.16 %
21.65.61302	DUES	1,200.00	1,200.00	0.00	430.87	769.13	64.09 %
21.65.61403	MAINTENANCE-COMPUTERS	700.00	700.00	0.00	0.00	700.00	100.00 %
21.65.61414	IFF EQUIP MAINT	200.00	200.00	0.00	0.00	200.00	100.00 %
21.65.61506	BLDG. MAINT-OTHER	200.00	200.00	0.00	432.00	-232.00	-116.00 %
21.65.61701	UTILITIES-ELECTRICITY	11,000.00	11,000.00	1,513.19	10,973.51	26.49	0.24 %
21.65.61705	UTILITIES-TELEPHONE	2,000.00	2,000.00	0.00	238.42	1,761.58	88.08 %
21.65.61806	MISC HIRING EXPENSES	800.00	800.00	0.00	6,313.38	-5,513.38	-689.17 %
21.65.61905	PROMOTION/MARKETING	817.46	817.46	0.00	2,112.48	-1,295.02	-158.42 %
21.65.62000	OFFICE SUPPLIES	5,000.00	5,000.00	0.00	3,024.57	1,975.43	39.51 %
21.65.62004	PROGRAM BROCHURE & MAILING	20,000.00	20,000.00	0.00	28,060.78	-8,060.78	-40.30 %
21.65.62200	DEPARTMENTAL SUPPLIES	6,000.00	6,000.00	0.00	3,741.25	2,258.75	37.65 %
Department: 65 - PROGRAM ADMINISTRATION Total:		**588,035.88**	**588,035.88**	**34,551.97**	**433,803.81**	**154,232.07**	**26.23%**
	Expense Total:	**2,210,355.00**	**2,210,355.00**	**148,131.80**	**1,728,666.29**	**481,688.71**	**21.79%**
	Report Surplus (Deficit):	**0.00**	**0.00**	**-27,591.95**	**496,921.02**	**496,921.02**	**0.00%**

Group Summary

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue						
61 - SPORTS	568,375.00	568,375.00	21,771.60	708,867.17	140,492.17	24.72%
62 - CULTURE	177,860.00	177,860.00	7,750.00	185,155.50	7,295.50	4.10%
63 - CHILD CARE	1,408,120.00	1,408,120.00	85,527.25	1,272,313.64	-135,806.36	9.64%
64 - EVENTS AND OTHER	29,000.00	29,000.00	2,035.00	40,123.00	11,123.00	38.36%
65 - PROGRAM ADMINISTRATION	27,000.00	27,000.00	3,456.00	19,128.00	-7,872.00	29.16%
Revenue Total:	**2,210,355.00**	**2,210,355.00**	**120,539.85**	**2,225,587.31**	**15,232.31**	**0.69%**
Expense						
00 - UNDESIGNATED	33,899.00	33,899.00	0.00	33,899.00	0.00	0.00%
61 - SPORTS	309,445.00	309,445.00	34,329.80	283,356.90	26,088.10	8.43%
62 - CULTURE	127,800.00	127,800.00	12,887.00	101,031.50	26,768.50	20.95%
63 - CHILD CARE	1,136,175.12	1,136,175.12	62,304.40	871,376.20	264,798.92	23.31%
64 - EVENTS AND OTHER	15,000.00	15,000.00	4,058.63	5,198.88	9,801.12	65.34%
65 - PROGRAM ADMINISTRATION	588,035.88	588,035.88	34,551.97	433,803.81	154,232.07	26.23%
Expense Total:	**2,210,355.00**	**2,210,355.00**	**148,131.80**	**1,728,666.29**	**481,688.71**	**21.79%**
Report Surplus (Deficit):	**0.00**	**0.00**	**-27,591.95**	**496,921.02**	**496,921.02**	**0.00%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
21 - RECREATION	0.00	0.00	-27,591.95	496,921.02	496,921.02
Report Surplus (Deficit):	**0.00**	**0.00**	**-27,591.95**	**496,921.02**	**496,921.02**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 21 - RECREATION							
Expense							
SubCategory: 631 - CAPITAL OUTLAY - CONSTRUCTION							
21.65.63100	CAPITAL OUTLAY - CONSTRUCTION	450,000.00	450,000.00	175.00	250,846.85	199,153.15	44.26 %
SubCategory: 631 - CAPITAL OUTLAY - CONSTRUCTION Total:		**450,000.00**	**450,000.00**	**175.00**	**250,846.85**	**199,153.15**	**44.26%**
Expense Total:		**450,000.00**	**450,000.00**	**175.00**	**250,846.85**	**199,153.15**	**44.26%**
Fund: 21 - RECREATION Total:		**450,000.00**	**450,000.00**	**175.00**	**250,846.85**	**199,153.15**	**44.26%**
Report Total:		**450,000.00**	**450,000.00**	**175.00**	**250,846.85**	**199,153.15**	**44.26%**

Group Summary

SubCategory	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 21 - RECREATION						
Expense						
631 - CAPITAL OUTLAY - CONSTRUCTION	450,000.00	450,000.00	175.00	250,846.85	199,153.15	44.26%
Expense Total:	**450,000.00**	**450,000.00**	**175.00**	**250,846.85**	**199,153.15**	**44.26%**
Fund: 21 - RECREATION Total:	**450,000.00**	**450,000.00**	**175.00**	**250,846.85**	**199,153.15**	**44.26%**
Report Total:	**450,000.00**	**450,000.00**	**175.00**	**250,846.85**	**199,153.15**	**44.26%**

Fund Summary

Fund		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
21 - RECREATION		450,000.00	450,000.00	175.00	250,846.85	199,153.15	44.26%
	Report Total:	**450,000.00**	**450,000.00**	**175.00**	**250,846.85**	**199,153.15**	**44.26%**

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.4

MEETING DATE: May 27, 2025

AGENDA TITLE: Revenue and Expenditure Reports, April 2025

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That Town Council consider approving the monthly year-to-date Revenue and Expenditure Reports and corresponding activity for the period ending through April 30, 2025.

SUMMARY

Every reporting period end, the Town of San Anselmo presents to the Town Council its operations as shown on the Revenue and Expenditure reports for discussion and approval.

BACKGROUND

The Revenue and Expenditure reports are year-to-date summaries of revenues and expenditures from the Town's financial system (Tyler Incode') for both the current as well as the prior corresponding fiscal year. These reports include the General Fund's operations given that most of the Town-level operational activities are processed through the General Fund either directly or indirectly. This approval is to be obtained once a month within the fiscal year.

DISCUSSION/ANALYSIS

The revenue and expenditure data through April 30, 2025, is a compilation of all operating activity that is year-to-date for the current and prior fiscal year. These reports are sourced directly from the Town's financial system, of which a corresponding analysis has been performed identifying the key trends the Town Council should take note of.

Revenues

Overall, through the April 2025 reporting period, the town's general fund revenue increased its base relative to the prior year by $0.470M. A majority of the Town's revenue is collected at specific times.

Category	APR YTD FY25	APR YTD FY24	$ Change	% Change
Property Tax	16,034,647.66	15,805,856.93	228,790.73	1.45%
Sales Tax	946,213.92	1,001,184.41	(54,970.49)	-5.49%
Property Transfer Tax	77,538.00	63,495.55	14,042.45	22.12%
Franchise Taxes	695,750.25	684,671.84	11,078.41	1.62%
Licenses & Permits	1,234,250.94	1,050,742.36	183,508.58	17.46%
Fines	59,603.59	87,894.35	(28,290.76)	-32.19%
Cash & Investment Interest	111,372.63	551.06	110,821.57	20110.62%
Intergovernmental	217,642.11	281,508.33	(63,866.22)	-22.69%
Other Fees	333,444.48	280,877.51	52,566.97	18.72%
Transfers In	288,408.01	272,002.61	16,405.40	6.03%
Total	19,998,871.59	19,528,784.95	470,086.64	2.41%

As shown above, the Town's overall revenue base increased by $0.470M as its

- The Town receives property tax disbursements from the County of Marin in December (55%), April (40%), and June (5%). Property Tax revenue increased by $0.228M. The Town is expecting a 3.0% increase in property taxes in fiscal year 2024-2025. The 2022-2023 excess Education Revenue Augmentation Fund (ERAF) payment to the Town is offsetting that increase in Property Tax revenue. The payment is usually received in August however it was received in October 2023. That is outside of 60 days of year-end, so it was not recorded back into 2022-23 but rather recorded as revenue in 2023-24.
- The Town receives disbursements monthly from the State for Sales Tax. The collections for the fiscal year 2024-25 will begin in September. Revenues from Sales Tax decreased by $0.055M compared to the previous period individuals adjusting their dining habits as menu prices climbed, purchases of non-essential merchandise; and general consumer goods slumped, and a weaker return from grocers.
- Revenue from Licenses & Permits increased by $0.183M compared to the previous period, due to construction activity in the Town and the timing of business license collections.
- Intergovernmental revenue decreased by $0.063M compared to the previous period due to receiving a $0.160M grant in fiscal year 2023-2024 from the Department of Housing and Community Development SB2 Grant for Objective Design & Development Standards, ADU Work, and Inclusionary Study. In the current fiscal year, the Town received a $0.065M grant for work on the Housing Element. The change is reduced by the timing of collections for Prop 172 sales from Marin County compared to the prior period.

As far as the other revenue streams, these changes either decreased or remained flat year-over-year resulting in an immaterial change.

Expenditures

Overall, through the April 2025 reporting period end, the Town's General Fund expenditures have increased by $0.513M compared to the prior year. This is primarily from increases in retirement, outside services, and debt service. All other activity is either flat year-over-year or nets correspondingly to an immaterial change—all of which are within management's expectations.

Category	APR YTD FY25	APR YTD FY24	$ Change	% Change
Compensation	3,678,857.98	3,439,941.25	238,916.73	6.95%
Retirement	352,196.85	242,999.33	109,197.52	44.94%
Training	46,220.66	33,469.75	12,750.91	38.10%
Outside Services	1,977,964.71	2,265,770.16	(287,805.45)	-12.70%
Outside Services - Public Safety	9,142,920.08	8,535,929.20	606,990.88	7.11%
Maintenance	97,895.84	221,268.43	(123,372.59)	-55.76%
Utilities	14,827.62	17,386.10	(2,558.48)	-14.72%
Supplies	165,745.24	220,094.69	(54,349.45)	-24.69%
Debt Service - Pension Bond	638,811.71	585,985.33	52,826.38	9.01%
Other Expenditure	183,858.61	140,071.17	43,787.44	31.26%
Internal Service Charge	1,323,176.50	1,236,145.80	87,030.70	7.04%
Transfers Out	605,000.00	774,500.00	(169,500.00)	0.00%
Total	18,227,475.80	17,713,561.21	513,914.59	2.90%

As shown above, the Town's expenditures base overall increased by $0.513M, which is driven by compensation, retirement, outside services – public safety, and debt service:

- Compensation (Salaries & Wages and Benefits) increased by $0.238M compared to the prior fiscal year, primarily due to the 3.0% cost of living adjustment effective July 1, 2024, step adjustments, staffed positions, and health insurance premiums.
- Retirement increased by $0.109M compared to the prior period due to the Town's CalPERS unfunded liability payment, cost of living, step adjustments, and fully staffed positions.
- Outside Services decreased by $0.287M compared to the previous period due to the Memorial Park Parking Lot Project being completed in fiscal year 23-24 and a portion being funded by the General Fund.
- Outside Services – Public Safety increased by $0.606M compared to the previous fiscal year due to payments for Public Safety JPA's, Central Marin Police Authority, and Ross Valley Fire Department.
- Maintenance decreased by $0.123M compared to the previous period due to maintenance at the fire stations due to the replacement of the garage door, fixing a water leak, and restroom update. In addition, there was additional work on medians in the prior year due to the removal of brush and weeds.
- Debt Service increased by $0.052M compared to the previous fiscal year due to the repayment of the 2021 Pension Obligation Bonds. The bond payments are due in August and February.
- Internal Service Fund Charge increased by $0.087M compared to the previous period due to increased payments to the Internal Service Funds for Building Maintenance, Vehicle Replacement, and Information Technology.
- Transfers Out decreased by $0.170M compared to the previous fiscal year due to the Town, not budgeting transfers to the Special Events ($0.029M), Downtown Revitalization Fund ($0.015M) Information Technology Fund ($0.075M), and Vehicle Replacement Fund ($0.100M) offset by including a transfer to the Parks Capital Improvement Fund ($0.050M).

As far as the other expenditure streams, these changes either slightly changed or remained flat year-over-year, resulting in an immaterial change. All other changes are

taken together overall and are immaterial for further discussion and are expected given the Town's operations.

FISCAL IMPACT
None

GENERAL PLAN CONSISTENCY
Not applicable

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Council's discussion and approval of this report is not a "project" under the California Environmental Quality Act, 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).

ATTACHMENTS
Attachment #1: Budget Comparison Report by Subcategory, April 2025
Attachment #2: Budget Comparison Report by Department, April 2025

Town of San Anselmo
2024-2025 Rev & Exp Report
as of 04/30/2025
Fund: 01 - GENERAL FUND

	2023-2024 Revised Budget	2023-2024 Audited Actuals	2023-2024 YTD Actuals	% of Audited Actuals	2024-2025 Adopted Budget	2024-2025 Revised Budget	2024-2025 YTD Actuals	% of Actual / Budget
Revenue								
400 - PROPERTY TAX GENERAL	9,609,527.00	9,721,536.77	9,230,994.37	94.95%	10,030,351.00	10,030,351.00	9,477,828.35	94.49%
401 - PENSION	2,756,290.00	2,920,096.50	2,851,997.75	97.67%	3,020,000.00	3,020,000.00	2,827,805.84	93.64%
402 - PROPERTY TAX OTHER	4,097,971.00	4,029,898.65	3,786,360.36	93.96%	3,998,058.00	3,998,058.00	3,806,551.47	95.21%
410 - OTHER TAXES	1,503,000.00	1,542,571.04	1,001,184.41	64.90%	1,559,106.00	1,530,000.00	946,213.92	61.84%
411 - FRANCHISE TAXES	848,000.00	933,022.37	684,671.84	73.38%	936,500.00	936,500.00	695,750.25	74.29%
420 - BUSINESS LICENSE	290,000.00	277,534.46	238,481.94	85.93%	290,000.00	290,000.00	267,975.44	92.41%
421 - PARKING	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
422 - CONSTRUCTION	1,141,000.00	1,047,323.09	812,260.42	77.56%	1,016,000.00	1,091,000.00	966,275.50	88.57%
430 - VEHICLE CODE	10,000.00	4,354.86	3,217.65	73.89%	15,000.00	15,000.00	7,602.76	50.69%
431 - LIBRARY	1,250.00	2,512.30	2,234.53	88.94%	1,500.00	1,500.00	2,040.23	136.02%
432 - PARKING	115,000.00	109,148.12	82,442.17	75.53%	117,990.00	117,990.00	49,960.60	42.34%
440 - USE OF MONEY AND PROPERTY	100,000.00	453,141.00	551.06	0.12%	100,000.00	100,000.00	111,372.63	111.37%
450 - STATE REVENUE	297,500.00	313,861.71	281,508.33	89.69%	170,500.00	235,500.00	217,642.11	92.42%
460 - FEDERAL REVENUE	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
470 - LOCAL AGENCY REVENUE	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
480 - FEES FOR SERVICES	178,250.00	174,960.06	132,682.09	75.84%	198,500.00	198,500.00	180,174.88	90.77%
490 - MISCELLANEOUS REVENUE	102,772.00	179,796.79	148,195.42	82.42%	115,555.00	115,555.00	153,269.60	132.64%
519 - TRANSFERS IN	384,030.00	386,731.87	272,002.61	70.33%	403,318.00	403,318.00	288,408.01	71.51%
520 - SOURCE OF PROCEEDS	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Total Revenue:	**21,434,590.00**	**22,096,489.59**	**19,528,784.95**	**88.38%**	**21,972,378.00**	**22,083,272.00**	**19,998,871.59**	**90.56%**
Expense								
600 - SALARIES AND WAGES	3,336,127.00	3,286,881.51	2,717,713.44	82.68%	3,552,174.00	3,552,174.00	2,911,784.79	81.97%
601 - RETIREMENT	561,590.00	293,531.19	242,999.33	82.78%	428,706.00	428,706.00	352,196.85	82.15%
602 - EMPLOYEE BENEFITS	890,116.00	737,406.43	648,324.17	87.92%	872,566.00	872,566.00	695,437.49	79.70%
604 - RETIREE BENEFITS	164,779.00	164,779.00	73,903.64	44.85%	180,796.00	180,796.00	71,635.70	39.62%
610 - TRAINING	55,750.00	38,490.19	33,469.75	86.96%	68,750.00	68,750.00	46,220.66	67.23%
611 - OUTSIDE SERVICES	3,283,506.00	2,493,908.52	2,265,770.16	90.85%	2,659,465.00	2,734,465.00	1,977,964.71	72.33%
612 - OUTSIDE SERVICES - POLICE (CMPA) & FIRE (RVFD)	10,223,358.00	10,243,115.04	8,535,929.20	83.33%	10,974,172.00	10,974,172.00	9,142,920.08	83.31%
613 - PUBLICATION / DUES	25,272.00	17,472.68	16,412.98	93.94%	27,522.00	27,522.00	15,121.70	54.94%
614 - MAINTENANCE	119,135.00	102,103.92	92,853.18	90.94%	123,485.00	123,485.00	66,249.59	53.65%
615 - BUILDING MAINTENANCE	50,000.00	146,978.67	112,002.27	76.20%	60,000.00	60,000.00	16,524.55	27.54%
616 - VEHICLE MAINTENANCE	2,000.00	25,231.23	17,386.10	68.91%	16,050.00	16,050.00	14,827.62	92.38%
617 - UTILITIES	0.00	100,123.67	72,985.15	72.90%	0.00	0.00	86,226.40	0.00%
618 - HIRING	1,000.00	3,168.83	2,526.83	79.74%	1,000.00	1,000.00	13,269.10	1,326.91%
619 - MISCELLANEOUS	50,000.00	50,285.97	36,125.00	71.84%	25,000.00	25,000.00	3,287.64	13.15%
620 - OFFICE SUPPLIES	0.00	21,326.13	19,295.14	90.48%	32,754.00	32,754.00	29,004.13	88.55%
622 - DEPARTMENT SUPPLIES	202,450.00	195,567.55	164,674.55	84.20%	133,197.00	133,197.00	133,453.47	100.19%
623 - BOOKS / MAGAZINES / VIDEOS	27,500.00	38,714.81	27,348.07	70.64%	29,000.00	29,000.00	21,467.47	74.03%
628 - Internal Service Charge	1,333,375.00	1,333,374.96	1,236,145.80	92.71%	1,437,812.00	1,437,812.00	1,323,176.50	92.03%
629 - MISCELLANEOUS	38,500.00	45,520.30	36,867.75	80.99%	105,500.00	105,500.00	50,154.90	47.54%
630 - EQUIPMENT	500.00	0.00	343.37	0.00%	500.00	500.00	12,740.74	2,548.15%
631 - CAPITAL OUTLAY - CONSTRUCTION	0.00	381,015.63	0.00	0.00%	0.00	0.00	0.00	0.00%
640 - PRINCIPAL	410,000.00	410,000.00	410,000.00	100.00%	465,000.00	465,000.00	465,000.00	100.00%
641 - INTEREST	176,067.00	175,985.33	175,985.33	100.00%	173,929.00	173,929.00	173,811.71	99.93%
670 - TRANSFERS OUT	2,464,500.00	2,464,895.72	774,500.00	31.42%	605,000.00	640,000.00	605,000.00	94.53%
Total Expense:	**23,415,525.00**	**22,769,877.28**	**17,713,561.21**	**77.79%**	**21,972,378.00**	**22,082,378.00**	**18,227,475.80**	**82.54%**
Total Fund: 01 - GENERAL FUND:	**-1,980,935.00**	**-673,387.69**	**1,815,223.74**		**0.00**	**894.00**	**1,771,395.79**	
Report Total:	**-1,980,935.00**	**-673,387.69**	**1,815,223.74**		**0.00**	**894.00**	**1,771,395.79**	

Town of San Anselmo 2024-2025 Rev & Exp Report as of 04/30/2025 Fund: 01 - GENERAL FUND	2023-2024 Revised Budget	2023-2024 Audited Actuals	2023-2024 YTD Actuals	% of Audited Actuals	2024-2025 Adopted Budget	2024-2025 Revised Budget	2024-2025 YTD Actuals	% of Actual / Budget
Expense								
00 - UNDESIGNATED	2,464,500.00	2,464,895.72	774,500.00	31.42%	605,000.00	640,000.00	605,000.00	94.53%
11 - TOWN COUNCIL	63,255.00	54,954.93	28,873.40	52.54%	71,446.00	71,446.00	61,625.08	86.25%
12 - ADMINISTRATION	1,565,944.00	1,556,055.62	1,270,993.97	81.68%	1,669,529.00	1,669,529.00	1,351,361.34	80.94%
16 - LEGAL SERVICES	425,000.00	259,765.00	198,750.50	76.51%	330,000.00	330,000.00	153,234.75	46.43%
18 - PLANNING	1,050,401.00	1,005,737.96	714,156.67	71.01%	1,169,800.00	1,169,800.00	866,450.45	74.07%
19 - Building & Inspections	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
21 - NON-DEPARTMENTAL*	2,120,808.00	1,775,454.55	1,551,752.89	87.40%	1,488,431.00	1,488,431.00	1,319,943.58	88.68%
30 - POLICE	5,184,636.00	5,204,393.04	4,336,994.20	83.33%	5,474,469.00	5,474,469.00	4,564,507.50	83.38%
32 - ROSS VALLEY FIRE SERVICE	5,088,722.00	5,090,465.78	4,229,208.85	83.08%	5,559,703.00	5,559,703.00	4,589,909.15	82.56%
40 - DEBT SERVICE	587,567.00	587,285.33	587,285.33	100.00%	640,429.00	640,429.00	640,111.71	99.95%
41 - ENGINEERING AND INSPECTION	1,809,804.00	1,660,231.03	1,380,910.44	83.18%	1,699,695.00	1,774,695.00	1,429,995.25	80.58%
42 - STREETS	1,185,909.00	1,220,177.31	1,049,228.87	85.99%	1,278,642.00	1,278,642.00	1,016,892.55	79.53%
71 - LIBRARY	847,839.00	868,149.87	736,961.75	84.89%	899,716.00	899,716.00	766,367.48	85.18%
81 - PARKS	694,458.00	725,266.27	605,748.65	83.52%	768,688.00	768,688.00	593,017.80	77.15%
82 - RECREATION/GENERAL FUND	326,682.00	297,044.87	248,195.69	83.55%	316,830.00	316,830.00	269,059.16	84.92%
Total Expense:	**23,415,525.00**	**22,769,877.28**	**17,713,561.21**	**77.79%**	**21,972,378.00**	**22,082,378.00**	**18,227,475.80**	**82.54%**
Total Fund: 01 - GENERAL FUND:	**23,415,525.00**	**22,769,877.28**	**17,713,561.21**	**77.79%**	**21,972,378.00**	**22,082,378.00**	**18,227,475.80**	**82.54%**
Report Total:	**23,415,525.00**	**22,769,877.28**	**17,713,561.21**	**77.79%**	**21,972,378.00**	**22,082,378.00**	**18,227,475.80**	**82.54%**

* This budget program represents services, participation in joint powers authorities (JPA's) such as Animal Control or Marin Emergency Radio Authority, and other expenditures that represent the Town's interest and are not attributable to a single department or program.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.5

MEETING DATE: May 27, 2025

AGENDA TITLE: Resolutions Establishing Town of San Anselmo 2025-2026 Tax Rates for Municipal Services Tax, Pension Override Tax, Measure G Debt Service Tax, Special Library Services Tax, and Ross Valley Paramedic Tax; and finding the Council's actions exempt from the California Environmental Quality Act

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council adopt the attached resolutions and find that establishing these tax rates is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15273:

1. The Municipal Services Tax for 2025-2026 fiscal year at the rate of $78.00 per living unit and per 1,500 square feet of non-residential structure (Attachment 1); and
2. The Pension Override Tax for the 2025-2026 fiscal year at the rate of 5.9 cents per $100 of assessed valuation (Attachment 2); and
3. The Measure G Debt Service Tax rates for 2025-2026 fiscal year at 0.4 cents per $100 of assessed valuation for the Series 2020 Measure G bonds (Attachment 3); and
4. The Special Library Services Tax for the 2025-2026 fiscal year at the rate of $72.54 per real estate parcel (Attachment 4); and
5. The Ross Valley Paramedic Tax for the 2025-2026 fiscal year at a rate of $100.50 per taxable living unit or per 1,500 square feet of structure developed parcel in non-residential use (Attachment 5).

BACKGROUND

The Municipal Services and Pension Override taxes have been levied at the rates reflected in the attached resolutions since the 1987-88 fiscal year. These taxes are necessary to provide for the level of municipal services currently provided by the Town and to meet the Town's obligation to the Public Employees' Retirement System.

The Measure G levy is necessary to pay the debt service on the general obligation bonds sold by the Town to pay for improvements to streets, drainage, and the library, as authorized by the San Anselmo voters on June 6, 1995. The levy includes debt service from the 2020 bond series, which is the result of refinancing the 2003 bond series in July 2020. In addition to the bonds referenced in the resolution, the 2011 bonds will mature in August 2025 and the debt from those bonds has been paid in full; accordingly, the 2020 bonds are accounted for in this year's tax rate. The Measure G tax levy is 0.4 cents per $100 of assessed valuation.

The Special Library Services Tax was approved by voters in November 2022 for the purpose of enhancing library services. The attached resolution reflects the 3% cost of living increase approved as part of the measure, which results in an increase of $2.10 from the 2024-2025 rate.

The Ross Valley Paramedic Tax was approved by the voters in June 2022 for paramedic services. The rate for 2025-2026 is $100.50 per taxable living unit or per 1,500 square feet of structure-developed parcels with non-residential uses.

These resolutions must be sent to the County Tax Assessor annually for placement on the property tax bills.

FISCAL IMPACT

The funds that will be raised by the above taxes are projected to be:

Municipal Services Tax	$ 448,117
Pension Override Tax	$3,097,000
Measure G Debt Service, Series 2020	$ 200,351
Special Library Services Tax	$ 325,550

There is no fiscal impact to the Town with respect to the Ross Valley Paramedic Tax because the tax proceeds go directly to the Ross Valley Paramedic Authority.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Adoption of the attached resolutions establishing tax rates for fiscal year 2025-26 are exempt from the California Environmental Quality Act (CEQA), because CEQA does not apply to the establishment, modification, or approval of rates or other charges by the Town which the Town finds are for the purpose of meeting operating expenses, meeting financial reserve needs, or obtaining funds for capital projects. (14 Cal. Code Regs. § 15273; see also Cal. Pub. Res. Code § 21080(b)(8)).

ATTACHMENTS

Attachment 1 – 2025-2026 Municipal Services Tax Resolution
Attachment 2 – 2025-2026 Pension Override Tax Resolution
Attachment 3 – 2025-2026 Measure G Tax Resolution
Attachment 4 – 2025-2026 Library Tax Resolution
Attachment 5 – 2025-2026 RVPA Tax Resolution

RESOLUTION NO. XXXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ESTABLISHING THE AMOUNT OF THE MUNICIPAL SERVICES TAX RATE FOR THE 2025-2026 FISCAL YEAR

WHEREAS, Ordinance No. 845 of the Town of San Anselmo was adopted in 1983 and authorizes the Town Council by Resolution to establish the amount of municipal services tax to be imposed and levied during each ensuing fiscal year; and

WHEREAS, the Town Council has determined that for the fiscal year commencing on July 1, 2025, the cost of maintaining municipal services will exceed the amount of funds and revenues generated from all other sources of income.

NOW, **THEREFORE, BE IT RESOLVED** as follows:

Section 1. California Environmental Quality Act
The Town Council hereby finds that establishing this annual tax rate is exempt from the California Environmental Quality Act (CEQA), because CEQA does not apply to the establishment, modification, or approval of rates or other charges by the Town which the Town finds are for the purpose of meeting operating expenses, meeting financial reserve needs, or obtaining funds for capital projects. (14 Cal. Code Regs. § 15273; see also Cal. Pub. Res. Code § 21080(b)(8)). The Municipal Services Tax allows the Town to meet its operating expenses for municipal services.

Section 2. Tax Rate
that the Town Council of the Town of San Anselmo does hereby confirm and levy a tax on all improved real property at the flat rate of $78 per year per living unit and per 1,500 square feet of structure of non-residential use, except that the tax derived from a non-residential structure seventy-five percent (75%) or more occupied by a single enterprise or institution shall not exceed $1,000.

RESOLUTION PASSED AND ADOPTED, at a regular meeting of the San Anselmo Town Council held on the 27th day of May 2025, by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:
ABSTAIN: Councilmember:

_____
TARRELL KULLAWAY
MAYOR

ATTEST:

_____
SERGE AVILA
TOWN CLERK

RESOLUTION NO. XXXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ESTABLISHING THE AMOUNT OF THE PENSION OVERRIDE TAX RATE FOR THE 2025-2026 FISCAL YEAR

NOW, THEREFORE, THE TOWN COUNCIL HEREBY RESOLVES:

Section 1. California Environmental Quality Act
The Town Council hereby finds that establishing this annual tax rate is exempt from the California Environmental Quality Act (CEQA), because CEQA does not apply to the establishment, modification, or approval of rates or other charges by the Town which the Town finds are for the purpose of meeting operating expenses, meeting financial reserve needs, or obtaining funds for capital projects. (14 Cal. Code Regs. § 15273; see also Cal. Pub. Res. Code § 21080(b)(8)). The Pension Override tax allows the Town to meet its operating expenses by fulfilling the Town's obligation to the Public Employees' Retirement System.

Section 2. Tax Rate
That the Town Council of the Town of San Anselmo does hereby confirm that the tax rate for the Town's Pension Override on property tax for the fiscal year 2025-2026 necessary to meet the Town's obligation to the Public Employees' Retirement System is hereby fixed at 5.9 cents per $100 of assessed valuation.

RESOLUTION PASSED AND ADOPTED, at a regular meeting thereof held on the 27th day of May 2025, by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:
ABSTAIN: Councilmember:

_____
TARRELL KULLAWAY
MAYOR

ATTEST:

_____
SERGE AVILA
TOWN CLERK

RESOLUTION NO. XXXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO SETTING THE 2025-2026 TAX REQUIREMENT FOR GENERAL OBLIGATION BONDS, SERIES 2020

WHEREAS, on June 6, 1995, the voters of San Anselmo approved Ordinance No. 964 authorizing the issue of general obligation bonds in the principal amount of $10.8 million to finance improvements to streets, storm drains, and the library building; and

WHEREAS, the Town of San Anselmo has sold the general obligation bonds, the Series 2003 bonds of $2.565 million; and

WHEREAS, on July 23, 2020 the Town of San Anselmo refinanced the Series 2003 Bonds in the amount of $1.320 million; and

WHEREAS, the partial repayment of the Series 2020 bonds took place in the 2024-2025 fiscal year.

NOW, THEREFORE, THE TOWN COUNCIL HEREBY RESOLVES:

Section 1. California Environmental Quality Act
The Town Council hereby finds that establishing this annual tax rate is exempt from the California Environmental Quality Act (CEQA), because CEQA does not apply to the establishment, modification, or approval of rates or other charges by the Town which the Town finds are for the purpose of meeting operating expenses, meeting financial reserve needs, or obtaining funds for capital projects. (14 Cal. Code Regs. § 15273; see also Cal. Pub. Res. Code § 21080(b)(8)). The General Obligation Bonds allow the Town to fund capital projects for improvements to streets, drainage, and the library.

Section 2. Tax Rate
That the tax rate for the general obligation bonds Series 2020 shall be 0.4 cents per $100 of assessed valuation during the 2025-2026 fiscal year.

RESOLUTION PASSED AND ADOPTED, at a regular meeting thereof held on the 27th day of May 2025, by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:
ABSTAIN: Councilmember:

_____
TARRELL KULLAWAY
MAYOR

ATTEST:

_____
SERGE AVILA
TOWN CLERK

RESOLUTION NO. XXXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ESTABLISHING THE SPECIAL LIBRARY SERVICES TAX RATE FOR THE 2025-2026 FISCAL YEAR

WHEREAS, on November 8, 2022, the voters of San Anselmo approved Measure H, Town Ordinance No. 1171, authorizing the Special Library Services Tax; and

WHEREAS, as specified in Ordinance No. 1171, the proceeds of the Special Library Services Tax will be spent for the purpose of improving children's librarian services, hiring a children's librarian and enhancing general library services.

NOW, THEREFORE, THE TOWN COUNCIL HEREBY RESOLVES:

Section 1. California Environmental Quality Act

The Town Council hereby finds that establishing this annual tax rate is exempt from the California Environmental Quality Act (CEQA), because CEQA does not apply to the establishment, modification, or approval of rates or other charges by the Town which the Town finds are for the purpose of meeting operating expenses, meeting financial reserve needs, or obtaining funds for capital projects. (14 Cal. Code Regs. § 15273; see also Cal. Pub. Res. Code § 21080(b)(8)). The Library Services Tax allows the Town to meet its operating expenses for library services.

Section 2. Tax Rate

The Town Council of the Town of San Anselmo does hereby confirm and levy a tax in the amount of $72.54 per year per real estate parcel located in the Town of San Anselmo in the 2025-2026 fiscal year, which includes an annual 3% cost of living increase. The tax is being levied for the second of nine years approved by Ordinance No. 1171 and the proceeds will be used to augment the money from the Town of San Anselmo's General Fund currently used to fund library services.

RESOLUTION PASSED AND ADOPTED, at a regular meeting thereof held on the 27th day of May 2025 by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:
ABSTAIN: Councilmember:

_____
TARRELL KULLAWAY
MAYOR

ATTEST:

_____
SERGE AVILA
TOWN CLERK

RESOLUTION NO. XXXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO IN SUPPORT OF THE ROSS VALLEY PARAMEDIC TAX RATE FOR FISCAL YEAR 2025-2026

WHEREAS, the voters in the Town of San Anselmo and the Ross Valley have approved the Paramedic Tax extensions and increases since 1982; and

WHEREAS, prior to July 1st, the Board of Directors of the Ross Valley Paramedic Authority will approve and adopt a status quo operating budget for the 2025-26 fiscal year; and

WHEREAS, the San Anselmo Town Council supports the continuation of the existing tax at the new rate structure approved by the voters on June 7, 2022, for paramedic services for an additional four years beginning at $94.50 in the first year and raising the tax $3 annually to a maximum amount of $103.50 per taxable living unit in the fourth year, or $94.50 per 1,500 square feet of structure developed parcel in non-residential use in the first year and raising the tax $3 annually to a maximum of $103.50 in the fourth year.

NOW, THEREFORE, THE TOWN COUNCIL HEREBY RESOLVES:

Section 1. California Environmental Quality Act
The Town Council hereby finds that establishing this annual tax rate is exempt from the California Environmental Quality Act (CEQA), because CEQA does not apply to the establishment, modification, or approval of rates or other charges by the Town which the Town finds are for the purpose of meeting operating expenses, meeting financial reserve needs, or obtaining funds for capital projects. (14 Cal. Code Regs. § 15273; see also Cal. Pub. Res. Code § 21080(b)(8)). The Ross Valley Paramedic Authority provides paramedic services to the Town and the tax provides funding to meet the RVPA's operating expenses.

Section 2. Tax Rate
That the Town Council of the Town of San Anselmo does hereby confirm and levy a tax of $100.50 per taxable living unit or per 1,500 square feet of structure developed parcel in non-residential use for Ross Valley Paramedic Authority services during the fiscal year 2025-2026.

RESOLUTION PASSED AND ADOPTED, at a regular meeting of the San Anselmo Town Council held on the 27th day of May 2025 by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:
ABSTAIN: Councilmember:

_____
TARRELL KULLAWAY
MAYOR

ATTEST:

_____
SERGE AVILA
TOWN CLERK

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.6

MEETING DATE: May 27, 2025

AGENDA TITLE: Quarterly Treasurer's Investment Report, March 2025

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council consider approving the Treasurer's Investment Report for the quarter ending March 31, 2025.

SUMMARY

The Treasurer's Investment Report is a quarterly itemization of the market value of Town investments. The purpose of this report is to present financial information for review and discussion.

DISCUSSION/ANALYSIS

The attached report itemizes the Town's investments and states the market value of each investment as of March 31, 2025. The Wells Fargo bank account is the Town's primary checking account used for the deposit and expenditure of operating funds. The Bank of America checking account is a controlled account used for payroll processing only.

The Town holds three investment accounts; one with Moreton Capital with funds held at U.S. Bank, one with Wells Fargo Securities with funds held at Wells Fargo, and one with RBC Capital Markets held at RBC. The investments held are allowable by the Town's investment policy.

The Town maintains two Local Agency Investment Fund accounts (LAIF) for the purpose of maximizing interest income on funds not needed for immediate expenditure. One LAIF account is for the investment of general operating funds. The other is for the remaining series 2003 Measure G bond proceeds, required by law to be maintained in a segregated account.

The Town's cash balance as of December is $14,874,721, which is $4,906 less than the balances at this time last year.

FISCAL IMPACT
Not applicable

GENERAL PLAN CONSISTENCY
Not applicable

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Council's discussion and approval of this report is not a "project" under the California Environmental Quality Act, 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).

ATTACHMENTS
Attachment #1: Quarterly Treasurer's Investment Report, March 31, 2025

TOWN OF SAN ANSELMO

TREASURER'S INVESTMENT REPORT
for the quarter ending March 31, 2025

INSTITUTION	TYPE OF INVESTMENT	MATURITY DATE	EFFECTIVE YIELD	MARKET VALUE OF AMOUNT ON DEPOSIT	NOTES BOOK VALUE	NOTES UNREALIZED GAIN
Wells Fargo Bank	Government Advantage Checking	None	1.65%	-		
Wells Fargo Bank	Government Sweep Account	None	4.22%	6,023,632		
Bank of America	Business Checking Account	None	0.49%	100,741		
LAIF (Local Agency Investment Fund) Operating Account	State Treasurer's Pool	None	4.31%	8,314		
LAIF (Local Agency Investment Fund) Measure G Proceeds	State Treasurer's Pool	None	4.31%	100,158		
Moreton Capital	Money Market	None	4.26%	2,297,409		
Moreton Capital	Municipal Bonds	Varies	4.53%	3,729,741		
Moreton Capital	Cerificate of Deposits	Varies	4.65%	249,189		
Moreton Capital	Treasury/Federal Agency	Varies	0.00%	-		
Wells Fargo	Treasury/Federal Agency	Varies	0.00%	-		
Wells Fargo	Money Market	None	4.20%	277,283		
RBC Wealth Management	Certificate of Deposits	Varies	4.61%	988,235		
RBC Wealth Management	Treasury/Federal Agency	Varies	0.00%	-		
RBC Wealth Management	Money Market	None	3.92%	1,100,019		
Total Investment Portfolio:				14,874,721		

I hereby verify that this report is in conformity with the Town of San Anselmo Investment Policy.

John Mahl Digitally signed by John Mahl Date: 2025.05.20 18:26:33 -07'00'

John Mahl, Town Treasurer

Jeff Zuba, Finance & Administrative Services Director

May 7, 2025
Date

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.7

MEETING DATE: May 27, 2025

AGENDA TITLE: Second Reading and Adoption of Ordinance Amending Title 10 (Planning and Zoning) Chapters 2, 3, and 4, and the Zoning Map to Implement the 2023-2031 Housing Element and Comply with State Law; and Make the Associated California Environmental Quality Act (CEQA) Exemption Findings.

FROM: Heidi Scoble, Community Development Director
Lindsey Klein, Principal Planner

RECOMMENDATION: That the Town Council adopt the attached Ordinance amending Title 10 (Planning and Zoning) Chapters 2, 3, and 4 of the Municipal Code and the Zoning Map to implement actions from the certified 2023-2031 Housing Element, ensure compliance with State law, and make the associated CEQA exemption findings (see **Attachment 1**).

BACKGROUND

On May 13, 2025, the Town Council held a public hearing and approved the first reading of the Ordinance. The amendments are required to implement Housing Element actions, address regulatory barriers, and maintain State compliance. A summary of the proposed amendments is included in the May 13, 2025 Town Council staff report.

DISCUSSION

The proposed Zoning Ordinance Amendments, displayed in **Attachment 1**, would update the Planned Development framework, reform parking standards per Assembly Bill (AB) 2097, establish an Affordable Housing Overlay Zone, clarify allowed housing types, simplify approvals for minor accessibility modifications and lot line adjustments, and conduct general regulatory clean-up.

FISCAL IMPACT

There is no fiscal impact associated with the proposed Ordinance.

GENERAL PLAN CONSISTENCY

The proposed Ordinance is consistent with the following General Plan goal and programs, as stated in **Attachment 1**: Land Use Element Goal 5, Housing Element Programs 3.3, 4.3, 5.1, 5.2, 5.3, and 9.1.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The proposed Ordinance is exempt from the California Environmental Quality Act ("CEQA") per CEQA Guideline Section 15301 involving the minor alteration of existing residences involving negligible or no expansion of use beyond that already in existence; Section 15303 involving new construction or conversion of small structures; and pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility they would have a significant effect on the environment. The amendments make no or minimal changes to land uses, development intensities, or the rate at which development is expected to occur.

The proposed Ordinance aligns with Climate Action Plan 2030 Measure T-9 (Smart Growth Development), which calls for zoning regulations that allow for infill, higher density, and mixed-use development near transit and within walking distance to shopping, schools, and services.

ATTACHMENTS

Attachment 1 - Ordinance
Attachment 2 - Zoning Map

ORDINANCE NO.
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO AMENDING TITLE 10 "PLANNING AND ZONING", CHAPTERS 2, 3, AND 4 OF THE MUNICIPAL CODE AND THE ZONING MAP TO IMPLEMENT THE 2023-2031 SAN ANSELMO HOUSING ELEMENT AND COMPLY WITH STATE LAW; AND MAKING ASSOCIATED CEQA EXEMPTION FINDINGS

WHEREAS, State Housing Element Law (Government Code section 65580 *et seq.*) requires that the Town of San Anselmo ("Town") adopt a Housing Element for the eight-year period of 2023-2031 to accommodate the Town's regional housing need allocation ("RHNA"), ensuring the provision of housing at all income levels; and

WHEREAS, the Town Council adopted the 2023-2031 Housing Element on December 12, 2023 via Resolution No. 2023-4524, and an Initial Study/Mitigated Negative Declaration related to the Housing Element was prepared pursuant to the California Environmental Quality Act (CEQA) and certified by the Town Council on July 25, 2023 via Resolution No. 2023-4513; and

WHEREAS, the California Department of Housing and Community Development (HCD) has declared authorization to review any action or failure to act by a local government that it finds inconsistent with an adopted housing element or housing element law, including failure to implement program actions included in the Housing Element, and to revoke housing element compliance if the local government's actions do not comply with State law; and

WHEREAS, on October 21, 2024, the Planning Commission discussed the Town's requirement for a variance to complete a lot line adjustment involving two legally created, residentially zoned parcels of substandard size, identifying this requirement as a barrier to housing creation and maintenance, and requested that amendments to reduce this requirement be considered; and

WHEREAS, on November 4, 2024, the Planning Commission identified an opportunity to encourage the creation of co-housing uses in the Town of San Anselmo through the establishment of clear regulations to address the Town's housing needs and promote innovative housing solutions, and directed Town staff to prepare Zoning Code Amendments to encourage co-housing; and

WHEREAS, the purpose of this Ordinance is to amend certain sections of Title 10 "Planning and Zoning", Chapters 2, 3, and 4 and the Zoning Map to implement the 2023-2031 Housing Element and comply with State housing law ("Ordinance Amendments"); and

WHEREAS, the Ordinance Amendments are exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 involving the minor alteration of existing facilities involving negligible or no expansion of use beyond that already in existence; CEQA Guidelines Section 15303 involving new construction or conversion of small structures; and CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility they would have a significant effect on the environment; the amendments make no or minimal changes to land uses, development intensities, or the rate at which development is expected to occur; and

WHEREAS, the Ordinance Amendments consistent with the Town's Adopted 2023-2031

Housing Element, including Programs 3.3, 4.3, 5.1, 5.2, 5.3, and 9.1, and the Town's General Plan Land Use Goal 5; and

WHEREAS, the Ordinance Amendments are consistent with the Climate Action Plan 2030 Action T-9 (Smart Growth Development); and

WHEREAS, the Planning Commission, in accordance with Government Code Section 65853 et seq., is responsible for recommending proposed amendments to the Town's Zoning Code to the Town Council and, following a duly noticed public meeting on April 21, 2025, recommended the adoption of the Zoning Ordinance Amendments.

WHEREAS, a public hearing notice was published in the Marin IJ and posted in three places on April 22, 2025 pursuant to Government Code section 65090 giving notice of Town Council adoption of the Zoning Ordinance Amendments; and

WHEREAS, the Town Council held a public hearing on May 13, 2025, to consider the Planning Commission recommendation and introduce the draft Ordinance; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Based on substantial evidence in the record, the above recitals are true and correct and incorporated as findings herein.
2. The Town Council of the Town of San Anselmo does hereby adopt the Ordinance Amendments as set forth in **Exhibits "A"** and **"B"**, and incorporated herein by reference.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the San Anselmo Town Council on May 13, 2025, and was adopted at a regular meeting of the San Anselmo Council on May 27, 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:

APPROVED:_____
Tarrell Kullaway, Mayor

ATTEST:_____
Serge Avila, Town Clerk

Exhibit List:

A. Zoning Code Amendments
B. Zoning Map Amendments

EXHIBIT "A"

SECTION 1: The above recitals are true and correct and are incorporated as findings herein.

SECTION 2: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-2.710 (Relocation of Lot Lines) is hereby amended as follows:

(a) The Community Development Director, or designee, is authorized to approve lot line relocations provided that:
    (1) The resultant lots created do not:
        i. Create an additional lot in any zone or make an otherwise ineligible site eligible for an Urban Lot Split or Ministerial Housing Unit pursuant to Title 10, Chapter 4; and
        ii. Cut off any lot from frontage on a public street or alley or access to a public utility easement; and
        iii. Create any new nonconforming zoning conditions; and
        iv. Cut off any lot from any utility service available prior to the lot line relocation.
    (2) When existing lots do not conform to all applicable physical and use requirements of this title, the resultant lots will increase pre-existing nonconformities; and
    (3) Resultant lots will be adequate in size and shape to accommodate the uses permitted in the applicable Zoning District and all yards, open spaces, walls and fences, vehicular access, parking, landscaping, and other features required by this title.
(b) Applications shall be made to the Planning Department, accompanied by a map showing the existing and proposed lot lines prepared by a licensed civil engineer or surveyor.
(c) New lot corners and/or angle points shall be monumented after approval as required by the Community Development Director, or designee.
(d) The fee for processing a lot line relocation shall be set by resolution.
(e) The transfer of property involved in a lot line relocation shall be made by a properly executed grant deed provided to, and recorded concurrently with the final parcel map by, the Planning Department.

SECTION 3: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-2.711 (Urban Lot Splits pursuant to Government Code 66411.7), subsection (b)(1) is hereby amended as follows:

(1) The parcel is located within a single-family residential zone R-1, R-1-H, or R-1-C.

SECTION 4: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.201 (Purpose and Intent) is hereby amended as follows:

The Town is hereby divided into Zoning Districts based upon the intent of the General Plan, as follows:

(a) Very Low Density Residential (R-1-H) District. This District is reflected on the General Plan Land Use Map as "Very Low Density Residential," which allows a maximum density of one (1) residential unit for each gross acre of land, with a maximum population density of four (4) persons for each acre of land. This District is generally applied to the primary ridges and ridge zone land areas of the Town as identified by the General Plan Land Use and Open Space Elements. The purpose of this District is to preserve and maintain the natural land forms and vegetation of the Town's primary ridges and ridge zone areas by limiting development as defined by the Town's General Plan, to further the Town's open space objectives as described in the General Plan, and to recognize and work in concert with the environmental opportunities and constraints of these unique and sensitive areas. The General Plan accomplishes these goals by limiting development to a maximum density of one (1) residential unit per acre and by providing for a thorough and tiered review and approval process for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development. The maximum number of dwelling units allowed on each parcel in the R-1 H District shall not exceed the number of dwelling units designated for each parcel listed in the official "Table of R-1 H (Hillside Density District) Parcels," referred to as Table 4D. Within a subdivision, single-family detached homes may be located on lots smaller than one (1) acre, provided that said location of single-family detached homes attains the desired open space objectives or reduces the visual impact of the proposed development, and providing the overall subdivision density does not exceed the maximum gross density allowed by the designated land use. Exceptions to these standards for the R-1 H and R-1 C Zoning Districts may be allowed or required by the Planning Commission when such exceptions would result in a more desirable development and are warranted based on information developed through the review process and the exceptions are consistent with the goals, policies and objectives of the San Anselmo General Plan. Accessory dwelling units are permitted as an accessory residential use that is consistent with the General Plan and shall not be considered to exceed the allowable density. Small two (2) unit developments that comply with Chapter 4 are permitted.

(b) Single-Family Residential-Conservation (R-1-C) District. This District is reflected on the General Plan Land Use Map as "Low Density Residential Conservation," which allows a maximum density of one (1) residential unit for each gross acre of land, with a maximum population density of four (4) persons for each gross acre of land. This District is generally applied to those developed and undeveloped lots ranging from one (1) to two (2) acres in size and located at or above one hundred fifty (150) feet above Mean Sea Level and excepting those areas designated as "Very Low Density Residential" by the General Plan Land Use Element. The purpose of this District is to (1) require design review for most exterior improvements; (2) limit the overall density within the district to a maximum of one (1) residential dwelling unit per acre of land; and (3) maintain and enhance the natural land forms and vegetation of the Town's secondary ridgelines and hillside areas by limiting development density and through the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development. Within a subdivision, single-family detached homes may be located on lots

smaller than one (1) acre, provided that said location of single-family detached homes attains the desired open space objectives or reduces the visual impact of the proposed development, and providing the overall subdivision density does not exceed the maximum gross density allowed by the designated land use. Exceptions to these standards for the R-1 H and R-1 C Zoning Districts may be allowed or required by the Planning Commission when such exceptions would result in a more desirable development and are warranted based on information developed through the review process and the exceptions are consistent with the goals, policies and objectives of the San Anselmo General Plan. Accessory dwelling units are permitted as an accessory residential use that is consistent with the General Plan and shall not be considered to exceed the allowable density. Small two (2) unit developments that comply with Chapter 4 are permitted.

(c) Single-Family Residential (R-1) District. This District is reflected on the General Plan Land Use Map as "Single-Family Residential," which allows a density range of between one (1) and six (6) residential units for each acre of land, with a maximum population density of eighteen (18) persons for each gross acre of land. The minimum lot area for R-1 lots shall also be regulated by the Slope Density Table, referred to as Table 4C. No allowance for rounding up shall be granted for the last lot in a subdivision which only partially meets the minimum lot area requirements. This District is generally applied to established residential neighborhoods characterized by single-family detached residential units on conventional lots. The majority of the land area in this District has previously been developed. Additionally, this District is applied to lots located at or above one hundred fifty (150) feet above Mean Sea Level which are further regulated through the requirement for the careful review of architectural design and site development characteristics for new development on undeveloped land, for certain reconstruction of existing development, and for certain expansions of existing development. Accessory dwelling units are permitted as an accessory residential use that is consistent with the General Plan and shall not be considered to exceed the allowable density. Small two (2) unit developments that comply with Chapter 4 are permitted.

(d) Medium Density Residential (R-2) District. This District is reflected on the General Plan Land Use Map as "Medium Density Residential," which allows a density range of between six (6) and twelve (12) residential units for each acre of land, with a maximum population density of twenty-eight (28) persons for each gross acre of land. The minimum lot area for all newly created R-2 lots shall be as described in this title. No allowance for rounding up shall be granted for the last lot in a subdivision, which only partially meets the lot area requirement. This 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.

(e) High Density Residential (R-3) District. This District is reflected on the General Plan Land Use Map as "High Density Residential," which allows a density range of between thirteen (13) and thirty (30) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land. The minimum lot area for all

newly created R-3 lots shall be as described in this title. No allowance for rounding up shall be granted for the last lot in a subdivision, which only partially meets the lot area requirement. This District is generally applied to lands near commercial areas. Lots within the District will be developed with either apartment or condominium style development which reflects a compatibility with the Town's predominantly residential lower density character, although lots developed with a single-family detached residential unit and any associated accessory dwelling unit will also be permitted.

(f) Affordable Housing Overlay (AHO) District. This District is not specifically reflected on the General Plan Land Use Map and is intended to serve as an "overlay" District to the R-3 and C-3 Districts on the Zoning Map. The purpose of the Affordable Housing Overlay Zone is to enhance the development of affordable housing by providing a tool that would allow greater densities and flexibility to development standards if at least forty percent (40%) of the total dwelling units are deed-restricted for low-income families. Applicants seeking project approval through the use of the Affordable Housing Overlay Zone have the option of utilizing the Objective Design and Development Standards in Title 3, Chapter 20 of the San Anselmo Municipal Code or the standard entitlement process associated with Section 10-3.302, Land Use Regulations Table 3A of the San Anselmo Municipal Code.

(g) Professional (P) District. This District is reflected on the General Plan Land Use Map as "Professional." The minimum lot area for all newly created P lots shall be as described in this table. No allowance for rounding up shall be granted for the last lot in a subdivision, which only partially meets the lot area requirement. This District is generally applied to a few land areas in the vicinity of the Town's commercial area which serve as buffers or transitions between the more intense commercial development and adjoining residential development. The types of professional uses anticipated in the District are those considered compatible with residential and commercial development and which do not result in the generation of traffic, noise, or other detriments to adjacent residential development. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use.

(h) Neighborhood Commercial (C-1) District. This District is reflected on the General Plan Land Use Map as "Neighborhood Commercial," which allows a maximum Floor Area Ratio of 1.0, except that the maximum Floor Area Ratio for housing development projects with eight (8) to ten (10) units is 1.25. This District is generally applied to several existing small commercial areas located within established residential neighborhoods. The purpose of this District is to identify those land areas which have existing commercial development providing limited commercial opportunities to adjacent residential neighborhoods. The types of commercial uses permitted within this District are those which have a market area limited to adjoining residential neighborhoods and which do not result in the generation of traffic, illumination, noise, odors, or other impacts greater than if the District were restricted to residential uses. Examples of the types of uses anticipated within the District are small grocery and drug stores and service businesses such as dry cleaners and laundromats. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an

accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District shall have a density range of between thirteen (13) and twenty (20) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.

(i) Downtown Commercial (C-2) District. This District is reflected on the General Plan Land Use Map as "Central Commercial," which allows a maximum Floor Area Ratio of 2.0. This District is generally applied to existing commercial areas along San Anselmo Avenue and Sir Francis Drake Boulevard between The Hub and Ross Avenue. The purpose of this District is to identify those areas which form the Town's central business district. Two (2) types of business are expected in this District. The primary uses expected are businesses referred to as "primary attractors," which are those which draw the majority of their customers from outside the community. Examples of these types of businesses are specialty boutiques, antique stores, restaurants, and cafes. The second type of businesses expected in the District are those which rely upon pedestrian movements generated by the primary attractors. Examples of these include small specialty shops, small food outlets (ice cream and coffee), and personal services such as barber and beauty shops. Mixed-uses, combining commercial, office, and residential uses are also allowed within the District; however, offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose of providing for commercial activities. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District shall have a density range of between thirteen (13) and twenty (20) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.

(j) Limited Commercial (C-L) District. This District is reflected on the General Plan Land Use Map as "Limited Commercial." This District is generally applied to properties lining both sides of Sir Francis Drake Boulevard, west of The Hub, for approximately one-quarter (¼) of a mile, ending at Bella Vista Avenue. The Land Use category was developed as part of the 1988 General Plan to allow only those commercial uses which will not result in the generation of traffic in volumes sufficient to disrupt the flow of vehicular traffic along Sir Francis Drake Boulevard. Those uses permitted will typically be low traffic generators or generate an equal or lesser number of trips during the a.m. and p.m. peak hours than the existing uses as of July 22, 1997 (the determination for vacant buildings will be the most recent use between February 26, 1991, and July 22, 1997) on Sir Francis Drake Boulevard. Those numbers of traffic trips typically generated will be obtained from the current edition of Trip Generation, Institute of Transportation Engineers. Examples of the types of uses allowed within the District are furniture and antique shops, specially boutiques, book stores, art galleries, and personal services such as barber and beauty shops. Examples of some of the uses specifically prohibited within the District are fast food restaurants, and convenience food stores which are not in combination with a gasoline station. Residential uses are allowed within the District which provide mixed-uses, live/work arrangements, and affordable housing that will not result in significant traffic

disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose for providing for commercial activities. Multi-family uses are encouraged to provide incentives for mass transportation use. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District shall have a density range of between thirteen (13) and thirty (30) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.

(k) Commercial (C-3) District. This District is reflected on the General Plan Land Use Map as "General Commercial." This District is generally applied to those areas along Redhill Avenue, Sir Francis Drake Boulevard, and the eastern end of San Anselmo Avenue. The purpose of this District is to identify those areas of Town which will afford opportunities for various commercial activities to serve the needs of the community as well as the needs of surrounding communities. Many of the areas within the District include existing development, or have development potential, to provide for commercial uses which require significantly larger buildings than afforded in the Central Commercial District, such as full-service grocery and drug stores, major furniture and appliance stores, and shopping centers. Residential uses are allowed within the District which provide mixed-uses, live/work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose for providing for commercial activities. Multi-family uses are encouraged to provide incentives for mass transportation use. Lots developed with a single-family detached residential use are permitted to have an accessory dwelling unit. An accessory dwelling unit is an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District shall have a density range of between thirteen (13) and thirty (30) residential units for each acre of land, with a maximum population density of forty-two (42) persons for each gross acre of land.

(l) Public Facilities (PF) District. This District is reflected on the General Plan Land Use Map as "Public Facility." This District is generally applied to all existing major public land uses, including, but not limited to the Town Corporation Yard, Town Hall, the Police Department, the Public Library, the Fire Service buildings, public parking lots, parks and public schools. Residential uses may be permitted within the PF District.

(m) Community Facilities (CF) District. This District is reflected on the General Plan Land Use Map as "Community Facility." This District is generally applied to certain Town-owned property and allows for private use of said properties when appropriate. Examples include the Isabel Cook Community Center and Robson Harrington House.

The hierarchy of use for Community Facilities parcels shall be in the following order, assuming substantially comparable lease terms:

1. Public use by the Town.
2. Rental to non-profit community organizations.
3. Rental to other private entities.

(n) Open Space (OS) District. This District is reflected on the General Plan Planned Land Use Map as "Open Space." This District is generally applied to land intended to be protected and managed as a natural environment with passive recreation usage and no or minimal development. Lands zoned to the OS District include existing open space areas, lands with scenic values or natural resources found to be in the public interest to preserve, or lands not suitable for development due to natural or other hazards associated with the land.

SECTION 5: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.302 (Land Use Regulations Table 3A) is hereby amended as follows:

The Land Use Regulations Table, referred to as Table 3A, lists uses of the land and indicates whether or not each use is permitted (P), conditionally permitted (C), or not permitted (-) in each Zoning District. Uses not specifically listed in the Land Use Regulations Table are specifically prohibited unless a Use Determination by the Community Development Director, or designee is made which finds the use not specifically listed is similar to another use permitted or conditionally permitted within the District.

The Residential Housing Opportunities (R-HO), Public Facilities (PF), and Open Space (OS) are not included on the Land Use Regulations Matrix. The R-HO District is an overlay District and generally allows for higher residential densities. The R-HO District is not yet designated on the zoning map and, therefore, is not currently regulated. The PF District does not include any lands not currently developed with major public facilities. Any expansion of the PF District would be preceded by the Town's acquisition of the land for a specific use or purpose, a General Plan Amendment, and a zone change. The OS District is limited to passive recreation uses. See also Title 11, Chapter 1 "Regulations for Parks and Playgrounds."

LAND USE REGULATIONS TABLE TABLE 3A										
"P" = Permitted Use "C" = Conditionally Permitted Use 3 "-" = Not Permitted										
	DISTRICT									
LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Recreation, Education, and Public Assembly										
Day Care Centers	C (2)	C (2)	C (2)	C	C	C	C	C	-	C
Day Care Homes, Large Family	C	C	C	C	C	C	C	C	-	C
Day Care Homes, Small Family	P	P	P	P	P	P (4)	C	C	-	C
Elementary and Secondary Schools	-	-	P (2)	P	P	P	C	C	-	C
Fitness Centers	-	-	-	-	-	-	C	C	C	P
Fitness Centers, Classes as Primary Use	-	-	-	-	-	-	C	C (13)	-	P
Indoor Entertainment Facilities	-	-	-	-	-	-	-	C	-	C
Libraries and Museums	-	-	-	-	-	-	P	P	-	P
Religious Institutions	-	-	C (2)	C	C	-	C	C	C	C
Schools, Specialized Education and Training	-	-	C (2)	C	C	C	C	C	-	C
Service Organizations and Clubs	-	-	-	-	-	P/C (15)	P/C (15)	P/C (15)	P/C (15)	P/C (15)
Theaters and Meeting Halls	-	-	-	-	-	-	-	C	-	C
Parks and Playgrounds, Public	P (2)	P (2)	P (2)	P	P	P	P	P	-	C
Residential										
Emergency Shelters	-	-	-	-	-	P	-	-	P	P
Live-Work/Mixed-Use - Ground Floor Commercial	-	-	-	-	-	-	P (16)	P	P (16)	P (14,16)
Low Barrier Navigation Centers	-	-	-	-	-	P	P	P	P	P
Other Residential Care Facilities	P	P	P	P	P	P	P	P	-	P
Residential Care Facilities, Large	P (2)	P (2)	P (2)	P	P	C	C	C	C	C
Residential Care Facilities, Small	P	P	P	P	P	C	C	C	C	C

Residential, Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P
Residential, Multi-Family (2 to 4 units)	P/C [6,17]	P/C [6,17]	P [6]	P	P [18]	C	P	P [10]	P	P [14]
Residential, Multi-Family (5+ units)	P/C [6,17]	P/C [6,17]	P	P	P [18]	C	P [18]	P [10, 18]	P/C [17]	P [14, 18]
Residential, Single Family Attached	P [6]	P [6]	P [6]	-	-	-	-	-	-	-
Residential, Single Family Detached	P	P	P	P	P	C	C	-	C	C
Residential, Single-Room Occupancy Units [7]	P	P	P	P	P	-	P	P [10]	P	P [14]
Supportive Housing	P	P	P	P	P	C	P	P	P	P
Transitional Housing	P	P	P	P	P	C	C	C	C	C
Co-Housing [1]	-	-	C	C	C	C	C	C	C	C
Retail										
Food and Beverage Stores										
Farmers Markets	-	-	-	-	-	-	C	C	-	C
Grocery Stores	-	-	-	-	-	-	P/C	P/C	-	P/C
Food Services										
Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	-	C	C	C	P/C [1]
Caterers	-	-	-	-	-	-	-	P	P	P
Drinking Establishments	-	-	-	-	-	-	-	C	-	C
Restaurants	-	-	-	-	-	-	P	P	C	P
Restaurants, Fast Food	-	-	-	-	-	-	-	-	-	C
Restaurants, With Alcohol and/or Entertainment	-	-	-	-	-	-	C	P	C	P
Retail Sales										
Auto, Vehicle, and Parts Sales and Rentals	-	-	-	-	-	-	-	-	-	C
Banks and Financial Services, Retail	-	-	-	-	-	-	-	P	-	C
Building Material Stores	-	-	-	-	-	-	-	-	-	C
Cell Phone & Wireless Stores	-	-	-	-	-	-	-	P	C	P
Department Stores	-	-	-	-	-	-	-	P	-	P

Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Non-Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Nurseries	-	-	-	-	-	-	-	C	C	P
Retail Stores, General Merchandise	-	-	-	-	-	-	P	P	P	P
Services										
Consumer Services										
Mini-Storage	-	-	-	-	-	-	-	-	C	C
Personal Services	-	-	-	-	-	-	P	P	P	P
Repair and Maintenance, Consumer Products	-	-	-	-	-	-	P	P	P	P
Pet Care (except Veterinary) Services	-	-	-	-	-	-	-	C	C	C
Laundry, Dry-Cleaning, and Laundromats	-	-	-	-	-	-	P	-	C	C
Auto-Oriented Services										
Service Stations	-	-	-	-	-	-	-	-	C [8,9]	C [8,9]
Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	C	C
Zero Emission Fueling Station	P [19]	P [19]	P [19]	P [19]	P [19]	P [19]	P [19]	P [19]	P [19]	P [19]
Hydrogen Fueling Stations	-	-	-	-	-	-	-	-	C [3,20]	C [3,20]
Professional, Business, and Administrative Services										
Business Support Services	-	-	-	-	-	-	P	P	C	P
Light Manufacturing	-	-	-	-	-	-	-	-	-	C
Offices	-	-	-	-	-	-	P	P/C [15]	P/C [15]	P
Wholesale and Distribution	-	-	-	-	-	-	-	-	-	C
Research and Development	-	-	-	-	-	-	-	-	C	C
Health Services										
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Medical Services, Clinics, Urgent Care	-	-	-	-	-	-	-	-	-	C
Medical Services, Doctor Offices	-	-	-	-	-	P [4]	P	P	C	P

Medical Services, Extended Care	P/C [1,2]	P/C [1,2]	P/C [1,2]	P/C [1,2]	P/C [1,2]	C	C	C	-	C
Medical Services, Hospitals	-	-	-	-	-	P	P	P	-	P
Medical Services, Veterinary Clinics and Hospitals	-	-	-	-	-	P [4]	P	P	C	P
Temporary Uses and Events										
Temporary Uses and Events	-	-	-	-	-	C [13]	C [13]	C [13]	C [13]	C [13]
Transportation, Communications, and Infrastructure										
Communications Equipment Buildings	C [2]	C [2]	C [2]	C	C	C	C	C	C	C
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition	-	C [2]	C [2]	C	C	C	C	C	C	C
Institutional, Public	-	-	P [2]	P	P	P	P	P	P	P
Institutional, Non-Profit	-	-	C [2]	C	C	C	C	C	C	C
Mail Services	-	-	-	-	-	-	-	P	C	P
Parking Garages, Commercial	-	-	-	-	-	-	C	C	-	P
Parking Lots, Commercial	-	-	-	-	-	-	C	C	-	P
Transportation Services, Transit Stops	-	-	-	-	-	-	-	P	-	P
Utility Substations	C [2]	C [2]	C [2]	C	C	C	C	C	C	C
Water Tanks	C [2]	C [2]	C [2]	C	C	C	C	C	C	C
Windmills	-	C [2]	C [2]	C	C	C	C	C	-	C
Wireless Telecommunications Facilities	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]	C [11]
Visitor-Serving Accommodations										
Bed and Breakfast Inns	-	-	-	-	-	-	C	C	-	C
Hotels	-	-	-	-	C	-	-	C	-	C
Ancillary Uses										
Accessory Uses	P	P	P	P	P	P [4]	P	P	P	P
ATMs	-	-	-	-	-	-	C	P	C	P

Conversion of Residential Use to Professional or Commercial Use	-	-	-	-	-	C	C	C	C	C
Drive-Through Services	-	-	-	-	-	-	-	-	-	C
Home Occupations	P (2)	P (2)	P (2)	P	P	P	P	P (4)	-	P
Office, Ancillary	-	-	-	-	-	-	P (12)	P (12,15)	P (12)	P (12)
Outdoor Sales and Rental, Ancillary	-	-	-	-	-	-	C	C	C	C
Personal Cannabis Cultivation (5)	P	P	P	P	P	P	P	P	P	P

LAND USE REGULATIONS TABLE
TABLE 3A

Notes:

(1) See definition for more information about the permitting requirements based on the type of use.

(2) Use is prohibited on lots created by California Government Code Sections 65852.21 and 66411.7.

(3) Reference Section 10-1305 of Article 13 of this Chapter.

(4) Reference Article 5 of this Title.

(5) Reference Section 10-3.1801 of Article 18 of this Chapter.

(6) Two units permitted pursuant to Chapter 10-4.101, implementing California Government Code Sections 65852.21 and 66411.7.

(7) Reference Section 10-3.1901 of Article 19 of this Chapter.

(8) Reference Chapter 6 of this Title.

(9) Upon change of occupancy, buildings or leasable space having a minimum of one thousand two hundred (1,200) square feet of gross floor area shall be subject to the granting of a conditional use permit and design review as set forth in Articles 13 and 15 of this Title.

(10) Residential uses are allowed only on upper floors unless the use is an owner-occupied and rental multifamily residential development with 20 percent of the units reserved for lower-income households; in which case it shall be allowed by-right pursuant to California Government Code Section 65583.2, subdivisions (h) and (i). This by-right provision applies to the following properties identified in the Housing Element: Site 2 (300 Sunny Hills Dr), Site 14 (100 Center Blvd), Site 19 (330 Red Hill Ave), Site 21 (100 Red Hill Ave and APN 006-167-06), Site 22 (6 Red Hill Ave), Site 24 (208 Greenfield Ave, 222 Greenfield Ave, 224 Greenfield Ave, 270 Greenfield Ave), Site 25 (5 W Hillside Ave), Site 26 (6 W Hillside Ave, 130 Greenfield Ave), Site 40 (120 Sir Francis Drake Blvd, 130 Sir Francis Drake Blvd), Site 50 (121 San Anselmo Ave), and Site 61 (305 San Anselmo Ave).

(11) A Conditional Use Permit is required unless the project meets the qualifications for Town review under Section 6409(a) of the Middle Class Tax Relief and Job Creation Action of 2012 (47 U.S.C. § 1455(a)).

(12) Up to 30% of the use may be permitted when it is ancillary to the primary permitted commercial use.

(13) Reference Section 10-3.1304 of Article 13 of this Chapter.

(14) For properties south of Ross Avenue, residential uses are allowed only on upper floors or behind the ground floor commercial/office use unless the use is an owner-occupied and rental multifamily residential development with 20 percent of the units reserved for lower-income households; in which case it shall be allowed by-right pursuant to California Government Code Section 65583.2, subdivisions (h) and (i). This by-right provision applies to the following properties identified in the Housing Element: Site 2 (300 Sunny Hills Dr), Site 14 (100 Center Blvd), Site 19 (330 Red Hill Ave), Site 21 (100 Red Hill Ave and APN 006-167-06), Site 22 (6 Red Hill Ave), Site 24 (208 Greenfield Ave, 222 Greenfield Ave, 224 Greenfield Ave, 270 Greenfield Ave), Site 25 (5 W Hillside Ave), Site 26 (6 W Hillside Ave, 130 Greenfield Ave), Site 40 (120 Sir Francis Drake Blvd, 130 Sir Francis Drake Blvd), Site 50 (121 San Anselmo Ave), and Site 61 (305 San Anselmo Ave).

(15) Required to obtain a Conditional Use Permit for occupation at the ground floor level.

(16) A residential use(s) associated with a mixed-use development(s) shall occupy at least 50% of the total floor area.

(17) Dependent upon the maximum density permitted for the site, up to six residential units are permitted. More than six units per site requires a Conditional Use Permit unless a) project seeks approval through the Title 10 Chapter 20, Objective Design Standards for Residential Development or b) the use is an owner-occupied and rental multifamily residential development with 20 percent of the units reserved for lower-income households; in which case it shall be allowed by-right pursuant to California Government Code Section 65583.2, subdivisions (h) and (i). This by-right provision applies to the following properties identified in the Housing Element: Site 2 (300 Sunny Hills Dr), Site 14 (100 Center Blvd), Site 19 (330 Red Hill Ave), Site 21 (100 Red Hill Ave and APN 006-167-06), Site 22 (6 Red Hill Ave), Site 24 (208 Greenfield Ave, 222 Greenfield Ave, 224 Greenfield Ave, 270 Greenfield Ave), Site 25 (5 W Hillside Ave), Site 26 (6 W Hillside Ave, 130 Greenfield Ave), Site 40 (120 Sir Francis Drake Blvd, 130 Sir Francis Drake Blvd), Site 50 (121 San Anselmo Ave), and Site 61 (305 San Anselmo Ave).

(18) If the use is an owner-occupied and rental multifamily residential development with 20 percent of the units reserved for lower-income households; it shall be allowed by-right pursuant to California Government Code Section 65583.2, subdivisions (h) and (i). This by-right provision applies to the following properties identified in the Housing Element: Site 2 (300 Sunny Hills Dr), Site 14 (100 Center Blvd), Site 19 (330 Red Hill Ave), Site 21 (100 Red Hill Ave and APN 006-167-06), Site 22 (6 Red Hill Ave), Site 24 (208 Greenfield Ave, 222 Greenfield Ave, 224 Greenfield Ave, 270 Greenfield Ave), Site 25 (5 W Hillside Ave), Site 26 (6 W Hillside Ave, 130 Greenfield Ave), Site 40 (120 Sir Francis Drake Blvd, 130 Sir Francis Drake Blvd), Site 50 (121 San Anselmo Ave), and Site 61 (305 San Anselmo Ave).

(19) Pursuant to California Government Code section 65850.7, this ongoing Ordinance requires no permit for Zero Emission Fueling Stations, with the exception of Hydrogen Fueling Stations.

(20) Pursuant to California Government Code section 65850.7, until 2030, Hydrogen Fueling Stations are permitted with a CUP when located on the site of an existing Gas Station land use.

SECTION 6: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.402 (Development Standards Table):

The Development Standards Table, referred to as Table 4A, lists the development standards for each Zoning District. Deviations from development standards set forth in the Development Standards Table, referred to as Table 4A, may only be permitted by (1) an exception; (2) a minor exception; or (3) a design review, each of which are listed on the Minor Intrusions into Required Development Standards For Residential Properties Table, referred to as Table 4B; or (4) a variance by the Planning Commission as set forth in Section 10.3.1404(b) of this chapter of the San Anselmo Municipal Code; or (5) pursuant to specific exceptions for certain two-unit developments and subdivisions set forth in Chapter 4, Housing Developments Under Government Code Section 65852.21, and Chapter 6, Accessory Dwelling Units.

The Residential Housing Opportunities (R-HO), Public Facilities (PF), and Open Space (OS) Districts are not included on Table 4A. The R-HO District is an overlay district and utilizes development standards for the underlying District. The PF and OS Districts do not include any development standards but allow for the use of development standards appropriate to the specific use or project site as determined by the Planning Commission or the Town Council.

Development Standards Table
Table 4A

DEVELOPMENT STANDARD	DISTRICT	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Lot Area, Minimum (Sq. Ft.)		43,560	43,560	7,500	7,500	7,500	5,000	-	-	-	-
Density, Minimum (Units/Acre)		-	-	-	6	20	20	13	13	20	20
Density, Maximum (Units/Acre)		1	1	6	12	30	30	20	20	30	30
Lot Width, Minimum Average		60′	60′	60′	60′	75′	45′	-	-	-	-
Lot Width, Minimum Street Frontage		40′	40′	40′	40′	50′	45′	-	-	-	-
Lot Coverage, Maximum		-	-	35%(1)	35%(3)	50%(3)	50%(3)	-	-	-	-
Setback, Minimum Front(2)		20′	20′	20′	20′	20′	20′	0′	0′	0′	0′
Setback, Minimum Rear(2)		20′	20′	20′	20′	20′	-	-	-	-	-
Minimum Adjacent to "R" Districts							20′	12′	12′	12′	12′
Minimum Adjacent to "P" Districts							12′	0′	0′	0′	0′
Minimum Adjacent to "C" Districts							0′	0′	0′	0′	0′
Setback, Side(2)											

Minimum Interior Side		8′	8′	8′	8′	8′	0′	0′	0′	0′	0′
Minimum Street Side		12′	12′	12′	12′	12′	0′	0′	0′	0′	0′
Minimum Adjacent to "R" Districts							5′	8′	0′	0′	0′
Minimum Adjacent to "P" Districts							5′	0′	0′	0′	0′
Minimum Adjacent to "C" Districts							0′	0′	0′	0′	0′
Floor Area Ratio, Maximum		(1)	(1)	(1)	-	-	-	1.0 /1.25 (3)	2.0	2.0	2.0
Maximum Stories:											
On lot with building footprint having an average slope of less than 25%		2	2	2	2	2	2	2	2	3	3
On lots with building footprint average slope at or greater than 25%		3	3	3	3	3	2	2	2	3	3
Maximum Building Height Outside Primary and Secondary Ridgezone: Above Average Grade:											
On lot with building footprint having an average slope of less than 25%		30′	30′	30′	30′	30′	30′	30′	30′	35′	35′
On lots with building footprint average slope at or greater than 25%		35′	35′	35′	35′	35′	30′	30′	30′	35′	35′
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet Above Average Grade		30′	30′	30′	-	-	-	-	-	-	-
Maximum Building Height Within Primary and Secondary		18′	18′	18′	-	-	-	-	-	-	-

Ridgezone: Maximum Feet Above Ridgeline											
Maximum Fence Height[(2)]											
NOTES:											
(1) Reference Table 4E or 4F of this Chapter and Title 10 Chapter 4.											
(2) Reference Table 4B of this Chapter for residential projects.											
(3) The Town shall not impose a lot coverage requirement that would physically preclude a housing development project with eight to ten units[(4)] from achieving a Floor Area Ratio of 1.25. However, the 1.25 FAR allowed for housing development projects between 8 to 10 units in this Table 4A shall not apply to a site within a historic district or property included on the State Historic Resources Inventory, as defined in California Public Resources Code Section 5020.1, or within a site that is designated or listed as a Town landmark or historic property or district pursuant to a Town ordinance.											
(4) "Unit" means a unit of housing, but shall not include an accessory dwelling unit or a junior accessory dwelling unit.											

SECTION 7: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code Section 10-3.405 (Minor Intrusions into Required Development Standards for Residential Properties Table):

10-3.405 - Minor Exceptions To Required Development Standards for Residential Properties Table.

The Minor Exceptions To Required Development Standards for Residential Properties Table, referred to as Table 4B, lists: (a) exceptions, which require no discretionary action by the Community Development Director or designee, or Planning Commission; (b) minor exceptions, which require discretionary action by the Community Development Director or designee; and (c) minor intrusions that require Planning Commission design review.

MINOR EXCEPTIONS TO REQUIRED RESIDENTIAL DEVELOPMENT STANDARDS
Table 4B[(1)(2)(3)]

Feature	Front Setback	Rear Setback	Interior Side Setback	Street Side Setback	Review Required
Accessory Structure - Detached or Attached					
A. For properties with a rear property frontage on Center Boulevard or Red Hill Avenue (one of the following):					
1. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area up to 10′ in height[(4)] above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Community Development Director or designee. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling; or	20′	4′	8′	8′	E
2. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area exceeding 10′ in height[(4)], but no higher than 12′ in height above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Community Development Director or designee. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling; or	20′	6′	8′	8′	E
3. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area up to 10′ in height[(4)] above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Community Development Director or designee. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling; or	20′	4′	0′	0′	DR
4. One, similar in type to gazebo, tool shed, or play structure, less than 200 square feet in area exceeding 10′ in height[(4)] , but no higher than 12′ in height above the ground surface subject to screen landscaping between the accessory structure and the right of way, as approved by the Community Development Director or designee. It is encouraged that the roof pitch design of accessory buildings be similar to that of the main dwelling.	20′	6′	0′	0′	DR

B. For all other properties:					
One, similar in type to gazebo, tool shed, or play structure less than 120 square feet in area (measured to exterior walls or surfaces) and 8′ or less in height above the ground surface[(4)]	20′	0′	0′	0′	E
Arbor and Trellis:					
1. Freestanding, 60 square feet or less in area and 8′ or less in height[(4)] above the ground surface. A distance of 10′ shall be maintained from dwellings located on contiguous properties.	0′	0′	3′	3′	E
2. Freestanding, exceeding 60 square feet in area and exceeding 8′ in height above the ground surface[(4)] .	0′	0′	0′	0′	ME
3. Attached, extending 3′ from building wall	3′	3′	3′	3′	E
Awning, Chimney, Cornice, Eave, Fireplace					
1. All extending not more than 3′ from the building wall. A distance of 10′ shall be maintained from dwellings located on contiguous properties.	3′	3′	3′	3′	E
2. All extending beyond 3′ from the building wall.	3′	3′	3′	3′	ME
Built In Outdoor Barbecue and Counter					
1. Counter and built in barbecue less than 36″ above grade[(4)] .	0′	0′	0′	0′	E
2. Counter between 36″ and 48″ above grade[(4)] and built in barbecue with cover up to 60″ above grade. A distance of 10′ shall be maintained from dwellings on contiguous properties.	0′	0′	0′	0′	ME
Carport, Garage					
One, new detached, one car, single story carport and garage with a maximum gable height of 12′ (required on-site parking spaces shall be located as described in Section 10-3.504).	20′	5′	5′	5′	DR
Chicken Coops and Runs with a permit issued pursuant to Title 5, Chapter 1, Section 5-1.04					
One structure up to 50 square feet in area and 8 feet or less in height above the ground surface used for the specific purpose of housing hens	0'	0'	0'	0'	ME
One transparent enclosure/run up to 120 square feet in area and 8 feet or less in height above the ground surface to allow hens to walk around	0'	0'	0'	0'	ME
Deck, Landing, Stairway - All Uncovered					
1. Less than 3′ in height above the ground surface.	0′	0′	0′	0′	E
2. 3′ or greater in height above the ground surface.	14′	14′	6′	10′	E

3. Exceeding 3′ in height above the ground surface, but not exceeding 5′ in height above the ground surface.	0′	0′	0′	0′	ME
Dormer					
A maximum of one on each wall, the length of each to be no greater than 8′ in length as measured parallel to the roof ridge. A distance of 10′ shall be maintained from dwellings located on contiguous properties.	3′	3′	3′	3′	E
Enclosure of an Area Directly Below an Existing Deck					
To create additional living area.	0′	0′	0′	0′	DR
Fence, privacy wall, solid opaque screen planting, including supporting structures[(3)]					
A. For properties with rear frontages on Center Blvd and Red Hill Avenue:					
1. Up to 6′ in height above the ground surface on either side of the fence at any point [(3)].	0′	0′	0′	0′	E
2. 6′ in height with a 2′ lattice top above the ground surface (for a total height of 8′) with screen landscaping subject to approval by the Community Development Director or designee.	20′	2′	8′	8′	E
3. Between 6′ and 10′ in height with a 2′ lattice top above the ground surface with screen landscaping subject to approval by the Community Development Director or designee.	20′	4′	Encroachment not permitted	Encroachment not permitted	E
Fence, privacy wall, solid opaque screen planting, including supporting structures[(3)] (continued)					
B. For all other properties;					
1. Up to 6′ in height with a 2′ lattice top (for a total height of 8′) above the ground surface.	0′	0′	0′	0′	E
2. For properties in Bald Hill: also refer to Bald Hill Area Plan: Fence Design					
Filtered (non-opaque) Screening					
There shall be no maximum height for filtered screen vegetation unless deemed necessary in a particular instance by the Public Works Director or designee due to safety factors necessary to maintain good vehicular and pedestrian visibility of intersections of streets, sidewalks, and driveways, after consideration of the terrain and topography of the lot involved, and the volume of vehicular and pedestrian traffic.	0′	0′	0′	0′	E
First Story Rear and Side Horizontal Dwelling Infill Extensions					

1. Incorporating no additional height increase and within the boundaries created by either connecting two points of the rear wall or two points on the same side wall of a building (notch filler).	20′	0′	0′	0′	E
2. Incorporating no additional height increase and within the boundaries created by connecting one point of a side wall and one point of a rear wall of a building (notch filler).	20′	0′	0′	0′	ME
Additions to existing dwellings and accessory structures originally and legally built less than eight (8′) feet but not less than five (5′) feet from the interior side property line					
Existing dwellings may be expanded vertically or horizontally and existing accessory structures may be expanded horizontally along the existing building plane subject to Design Review. Should an existing building located within five (5′) feet to eight (8′) feet of the interior side property line originally and legally built be removed and rebuilt with no dimension changes from that which previously existing, the 5′ to 8′ setback is considered grandfathered and expansion can occur along the former building plane subject to Design Review. This provision does not apply to: (a) Additions to existing structures which are less than eight (8′) feet from the interior side property line by virtue of a previously granted variance; (b) Any construction less than five (5′) feet from the interior side property line; or (c) Second story additions to accessory structures.	20′	20′	5′ to 8′	12′	DR
Foundation Repair and Replacement					
1. Properties with legal nonconforming setbacks and located within a Special Flood Hazard Area as designated by the Federal Emergency Management Agency (FEMA) are permitted to repair or replace the foundation of a residential structure as necessary to meet current Building and/or Fire Codes. The property may be raised, and the overall height may be increased to the extent necessary to comply with Title 7, Chapter 11, Protection of Flood Hazard Areas of the San Anselmo Municipal Code and FEMA regulations, as amended from time to time.	No Change to Existing Setback	No Change to Existing Setback	No Change to Existing Setback	No Change to Existing Setback	E

2. Properties with legal nonconforming setbacks are permitted to repair or replace the foundation of a residential structure as necessary to meet current Building and/or Fire Codes. The property may be raised, and the overall height may be increased to the extent necessary to accommodate the repaired or new foundation.	No Change to Existing Setback	No Change to Existing Setback	No Change to Existing Setback	No Change to Existing Setback	E
Hot Tub					
1. Above the ground surface.	20′	5′	5′	5′	E
2. Above the ground surface.	8′	5′	5′	5′	ME
3. Below the ground surface.	8′	5′	5′	5′	E
Lot Line Adjustment for Legal Non-Conforming Parcels					
Lot Line Adjustment involving two or more legally-created parcels where each parcel is less than the minimum lot size required in their respective Zoning District(s).	No Change to Existing Setback	5′	5′	No Change to Existing Setback	ME [(5)]
Mechanical Equipment					
Air conditioning unit, hot tub and swimming pool equipment (not contained in hot tub or swimming pool), all at or under 3′ above the ground surface.	5′	5′	5′	5′	E
Parking Deck, Driveway, Supporting Structure: (Uncovered)					
On both downslope and upslope lots having minimum average lot slope of 25%.	0′	0′	0′	0′	ME
Parking Spaces on Uphill Lots					
With retaining walls greater than 6′ in height above the ground surface [(5)], but less than 10′ in height above the ground surface.	0′	0′	0′	0′	ME
Permanent Accessibility [(6)]					
Permanent modification to an existing structure that is required to provide a person with a disability equal opportunity to housing of their choice.	0′	0′	0′	0′	ME
Porch					
1. Enclosure of existing roofed porch limited to two sides of an existing dwelling, not to exceed 100 square feet.	0′	0′	0′	0′	E

2. Covered porches (not enclosed): provided the finished porch floor does not exceed 5′ in height above the elevation of any adjacent right of way.	14′	20′	8′	12′	E
Raising of Structures (originally constructed without setback requirement and not having been granted an exception, minor exception or setback variance) a total of 2′ above the existing building height (including the roof, walls, and foundation), not to exceed the height limitation of the applicable zoning district. Includes: Dwelling, Carport, Garage, and Accessory Building.					
If requested to elevate a finished floor in a Flood Hazard Area, to replace a foundation, or for other hazard mitigation.	0′	0′	0′	0′	E
If requested for aesthetic or other non-hazard purposes.	0′	0′	0′	0′	ME
Replacement in Kind					
All existing structures legally erected (either before applicable ordinances or with applicable Building permit and Planning approval). Includes relocating structure from an existing 0′ property line setback to a 2′ maximum setback for maintenance purposes. Does not include other dimension changes.	0′	0′	0′	0′	E
Retaining Wall					
Up to 4′ in height above the ground surface.	0′	0′	0′	0′	E
Swimming Pool					
1. Above the ground surface measured at the outside edge.	20′	5′	5′	5′	E
2. Above the ground surface measured at the outside edge.	8′	5′	5′	5′	ME
3. Below the ground surface measured at the outside edge.	8′	5′	5′	5′	E
Window: Bay, Greenhouse, Box					
1. All extending not more than 3′ from the building wall and no greater than 8′ in length. A distance of 10′ shall be maintained from dwellings located on contiguous properties.	3′	3′	3′	3′	E
2. All extending more than 3′ from the building wall and greater than 8′ in length.	3′	3′	3′	3′	ME
Notes:					
E = Exception, ME = Minor Exception, DR = Design Review (1) All other structures that intrude into the minimum required setback areas shall require Planning Commission variance review unless a determination is made by the Community Development Director or designee that a particular structure is similar in kind to one of the above					

listed structures which are considered either an exception, minor exception or subject to administrative variance review.

(2) For R-1 H, R-1 C, and R-1 properties located at or above 150 mean sea level elevation, design review shall take precedence over the above listed exceptions.

(3) Fences, privacy walls, and solid opaque screen plantings located within twenty (20') feet of a front property line or within twelve (12') feet of a street side yard property line fronting a street are subject to a separate permit review by the Public Works Director or designee. The Public Works Director's or designee's decision shall be based upon safety factors necessary to maintain good vehicular and pedestrian visibility at intersections of streets, sidewalks, and driveways, after consideration of the terrain and topography involved, and the volume of vehicular and pedestrian traffic. Fences, privacy walls, hedges and solid screen plantings exceeding eight (8') feet in height above grade, or those exceeding lesser heights as specified by the Public Works Director or designee.

(4) Ground surface: ground level at the time of construction, unless otherwise determined per Section 10-3.404(c).

(5) Refer to Title 10, Chapter 2, Article 7, Parcel Maps, for other permitting required to relocate lot lines.

(6) The term "permanent" in Table 4B indicates that project approval runs with the land in perpetuity.

SECTION 8: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.502 (Parking standards.) is hereby amended as follows:

The Parking Standards Table, referred to as Table 5A, lists the minimum parking requirements for each use or activity. If a particular use or activity is not listed in the Parking Standards Table, then establishment of parking requirements for that use or activity shall be determined by the Planning Commission after the preparation of a parking demand study for the proposed use or activity. In the event of any conflict between the parking standards established in this Chapter and applicable provisions of the California Government Code, the provisions of the California Government Code shall prevail.

PARKING STANDARDS TABLE TABLE 5A	
RESIDENTIAL LAND USE	**NUMBER OF REQUIRED ON-SITE PARKING SPACES(1)(2)**
Single-Family Dwelling, Attached or Detached, and Located below 150 mean sea level elevation	Two (2) spaces per living unit(4)
Single-Family Dwelling, Attached or Detached, and Located above 150 mean sea level elevation	Three (3) spaces per living unit(3)
Residential unit associated with an application under California Government Code Sections 65852.21 and 66411.7 and Senior Housing Projects	One (1) space per living unit, except as provided in Title 10, Chapter 4(2)
Accessory Dwelling Units	See Title 10, Chapter 6
Multi-Family Living Unit:	
Studio or 1-bedroom living unit	One (1) space per unit
2-bedroom living unit	One space per unit
3 or more bedroom living unit	1.5 spaces per unit
NON-RESIDENTIAL LAND USE	NUMBER OF REQUIRED ON-SITE PARKING SPACES(1)(2)
Church, College/University Auditorium, High School and Other Places of Public Assembly	One (1) space for each ten (10) fixed seats
Convalescent Home, Hospital	One (1) space for every two (2) beds
Auditorium, Theater, Other Similar Places of Assembly	One (1) space for each five (5) seats
Commercial Place of Amusement, Assembly Hall Without Fixed Seats, Dance Hall	One (1) space for each 100 gross square feet building floor area
Hotel, Motel	One (1) space for each guest room
Communication Equipment Building	One (1) space for each 500 gross square feet of building floor area PLUS two (2) spaces for each two (2) employees on duty on the maximum shift
Other Business, Commercial, Public Utility Buildings5	One (1) space for each 500 gross square feet of building floor area
Notes:	
(1) Any calculation of parking space requirements which results in a fractional parking space shall be rounded up to the next full parking space.	

(2) A tandem parking space is not allowed to fulfill the legal parking space requirement unless otherwise noted in this chapter.
(3) One (1) of the three (3) parking spaces may be in tandem and may be located within the minimum required front setback unless otherwise noted in this chapter.
(4) 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.
(5) One (1) of the three (3) parking spaces may be in tandem and may be located within the minimum required front setback unless otherwise noted in this chapter.

SECTION 9: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.702 (Hierarchy of discretionary actions.) to add the following definitions:

The following is the prescribed hierarchy order of discretionary actions:

(a) Zoning ordinance amendment;
(b) Planned Development;
(c) R-1-H Preliminary Development Plan (advisory only);
(d) R-1-H Precise Development Plan;
(e) Tentative map;
(f) Conditional use permit;
(g) Variance;
(h) Design review.

Applications for any and all discretionary actions may be filed and processed concurrently, so long as each application is acted upon independently and in the order prescribed by this section.

SECTION 10: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.801 (Purpose and intent.) to add the following definitions:

The purpose of a zoning ordinance amendment is to allow any portion of Chapter 3 of Section 10 of the San Anselmo Municipal Code, including text, land use, development standards, definitions, maps, or procedures, to be amended. Zoning ordinance amendments may include all or any portion of the following:

(a) Adoption of zoning ordinance (Article 1)
(b) Designation and Establishment of Districts (Article 2)
(c) Land Use Regulations (Article 3)
(d) Development Standards (Article 4)
(e) Parking and Loading Regulations (Article 5)
(f) General Provisions (Article 6)
(g) Zoning Ordinance Implementation Procedures (Article 7)
(h) Zoning Ordinance Amendment (Article 8)
(i) Planned Development (Article 9)
(j) R-1-H Preliminary Development Plan (Article 10)
(k) R-1-H Precise Development Plan (Article 11)
(l) Tentative Map (Article 12)
(m) Conditional Use Permit (Article 13)

(n) Variance (Article 14)
(o) Design Review (Article 15)
(p) Noticing—Public Hearings—Zoning Applications (Article 16)
(q) Definitions (Article 17)

SECTION 11: Ordinance Amendment. Town of San Anselmo Municipal Code Title 10, Chapter 3, Article 9, Preliminary and Specific Planned Development Districts, to be renamed Title 10, Chapter 3, Article 9, Planned Development, is hereby amended as follows:

Article 9. Planned Development

10-3.901 Purpose and intent.

The Town contains numerous lots which, because of size, hillside location, unusual topography, natural resources, or aesthetic appeal, cannot appropriately be developed through adherence to rigid zoning restrictions. The special characteristics of these lots necessitate a flexible approach to the development of these lots which will provide for logical and orderly development, and at the same time, promote the health, safety, and general welfare of the Town, and adherence to the General Plan.

Planned development contemplates flexibility and variety in the location of buildings and the diversity of lot sizes and building designs. The Planned Development is intended to accommodate various types of development such as neighborhood and district shopping centers, single family residential developments, professional, multiple housing developments, commercial centers, and any other use, or combination of uses which can be made a part of a Planned Development.

10-3.902 Applicability.

(a) Use of Planned Development. A property owner or their designee may request establishment of a Planned Development through approval of a Conditional Use Permit, as set forth in Article 13 of this chapter of the San Anselmo Municipal Code, for any development within the applicable zoning district. Approval of a Conditional Use Permit for a Planned Development:
    (1) May adjust or modify applicable development standards (e.g., development envelope, off-street parking, street layout, etc.) identified in this Municipal Code.
    (2) May authorize a land use activity that is not otherwise allowed in the applicable zoning district in Table 3A of the Municipal Code provided that:
        1. The primary uses of the Planned Development are allowed in the applicable zoning district; and
        2. The Planned Development maintains the characteristics and purpose of the applicable zoning district; and
    (3) Shall be required before the approval of any Building, Grading, or other construction permit required by this Municipal Code for the proposed development.
(b) Compliance with General Plan. Strict compliance with the purpose and intent of the General Plan and any applicable plans adopted by the Town shall be required.

10-3.903 Application Filing.

The applicant shall prepare and submit an application for a Conditional Use Permit to the Town for the approval of a Planned Development. The application shall include all information required by the Town, as set forth in Article 13 of this chapter of the San Anselmo Municipal Code.

10-3.904 Review Authority.

The Planning Commission shall review and act upon a Conditional Use Permit for a proposed Planned Development after one or more public hearings. The Planning Commission's decision may be appealed pursuant to Section 10-1.06 of the San Anselmo Municipal Code.

10-3.905 Required findings and decision.

Following a hearing, the review authority shall issue a written decision with the findings upon which the decision is based. The review authority may approve and/or modify, in whole or in part, with specific development conditions or deny the application. In order to qualify for a Planned Development, the following findings, with or without conditions, shall be made:

(a) The lot or lots is/are of sufficient size and otherwise suitable for planned development;
(b) The land uses in the planned development are allowed within the subject zoning district;
(c) Planned development of the lot or lots would promote the purposes set forth in Section 10-3.901 of this article of the San Anselmo Municipal Code;
(d) The planned development is consistent with the Town's General Plan, with specific reference to the applicable sections of the General Plan;
(e) The planned development is necessary to allow for development that would not be achievable under the strict application of the provisions and standards identified in this Municipal Code;
(f) The planned development provides required public infrastructure improvements consistent with the standards of the applicable utility providers, including but not limited to emergency vehicle access, water supply, wastewater disposal, and stormwater management. All required infrastructure shall be installed and operational prior to occupancy, and all development impact fees shall be paid in accordance with applicable Town ordinances;
(g) The approval of the planned development is in compliance with the requirements of the California Environmental Quality Act (CEQA); and
(h) The planned development meets the additional findings set forth in Article 13 of this chapter of the San Anselmo Municipal Code, as applicable.

10-3.906 Changes or Amendments To Approved PD.

All changes to a Planned Development shall require approval of a Conditional Use Permit, as set forth in Article 13 of this chapter, and all other applicable permits set forth in the San Anselmo Municipal Code.

SECTION 12: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.1305 (Required findings for conditional use permit.) is hereby amended as follows:

Approval of a conditional use permit, which may include the imposition of conditions, shall be made only after the making of the following findings:

(a) The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town.

In addition to the foregoing finding, special findings shall be made for certain districts or uses, as follows:

(b) Gasoline Stations—All Districts:

(1) Full Serve and Self-Service Gasoline Stations—ALL DISTRICTS: All operations including storage, excepting service with gasoline, oil, air, and water shall be conducted within a closed building.

(2) (Self-Service Gasoline Stations—ALL DISTRICTS: The granting of the conditional use permit will not adversely affect the public health, safety, or welfare by either diminishing the availability of minor emergency health and safety services, including rest rooms and minor automobile repair.

(c) Limited Commercial (C-L) District—All Uses Requiring a Conditional use Permit: The granting of the conditional use permit will not allow a use which generates traffic at a rate greater than:

(1) Fifty (50) vehicle trip ends for each one thousand (1,000) gross square feet of gross leasable building area; or

(2) The existing number of trips during the a.m. and p.m. peak hours generated by the existing use as of July 22, 1997 (the determination for vacant buildings will be the most recent use between February 26, 1991 and July 22, 1997) on Sir Francis Drake Boulevard. Those numbers of traffic trips typically generated for existing and proposed uses shall be obtained from the current edition of Trip Generation, Institute of Transportation Engineers.

(d) The granting or denying of a conditional use permit for the on-sale and off-sale of beer and wine in conjunction with the sale of motor fuel shall be subject to the following:

(1) The findings shall be based on substantial evidence in view of the whole record to justify the ultimate decision; and

(2) In addition to the standards listed in the state Business and Professions Code Licensing Restrictions, the Town has the authority to further condition the conditional use permit.

(e) Conversion of a residential use to another use for buildings constructed on or before May 22, 1997: The granting of a conditional use permit will not allow a use that diminishes the existing affordable housing stock, including multifamily units and mixed use units (e.g., residential units above commercial uses), unless there is a clear public benefit or equivalent housing can be provided.

(f) Animal Boarding: All exterior walls shall be soundproofed to eliminate potential animal noise to the exterior of the building.

(g) Light Manufacturing: The use shall not cause odors, noise, and other factors which make the environment less desirable.

(h) All Commercial Uses: The size and operating characteristics of the proposed development would provide a balanced mix of uses that would be compatible with the existing and future land uses in the vicinity.

(i) Planned Development — All Districts: Refer to the findings in Article 9 of this chapter of the San Anselmo Municipal Code.

SECTION 13: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-3.1505 (Projects subject to design review.) is hereby amended as follows:

The following projects are subject to design review.

(a) Commercial, Professional, and Residential R-3 (four (4) or more units, churches, and convalescent homes):
  (1) All new buildings; and
  (2) All exterior modifications including changes to exterior paint colors and exterior finishes and new or replacement mechanical equipment.

(b) Residential R-1-H: All exterior modifications including changes to exterior paint colors and exterior finishes but excluding new or replacement mechanical equipment located in compliance with required setbacks and within building envelope and that meet all applicable requirements of the Town Noise ordinance.

(c) Residential R-1-C and R-1 lots that include any area at or above one hundred fifty (150) feet Mean Sea Level (hillside):
  (1) New dwellings;
  (2) Any second story or higher additions; and
  (3) Any additions (which include deck and stairway structures, except those located on the uphill side of the dwelling) greater than five hundred (500) square feet in size. For purposes of determining additions, pre-existing development that will be replaced in kind, will not be counted toward the five hundred (500) square feet, where such replacement involves no material change in visual effect due to identical size and identical or similar materials, design, and colors. Additions constructed after February 26, 1991, will be looked at cumulatively, henceforth, so that when the five hundred (500) square foot limit is triggered by the sum of all additions, design review will be required.
  (4) Any request to exceed the maximum dwelling size in Table 4E.

(d) Residential R-1, R-2, and R-3 (three (3) or fewer units) lots below one hundred fifty (150) feet Mean Sea Level (flatland):
  (1) New dwellings;
  (2) Any second story or higher additions;
  (3) Any request to exceed the maximum adjusted floor area under Section 10-3.412(e);
  (4) Additions where the new construction will increase existing Adjusted Floor Area by fifty (50%) percent or more; and
  (5) Additions in conjunction with the demolition of fifty percent (50%) or more of the existing exterior walls of a dwelling structure above the foundation. The Community Development Director or designee may develop written guidelines for what is included in exterior wall demolition, which shall be measured in square feet and shall include the square feet of windows and doors that are removed.

For purposes of making the above determinations, pre-existing development that will be replaced

in kind shall not be counted where such replacement involves no material change in visual effect due to identical size and identical or similar design. Additions include decks, roof decks, and stairway structures. Demolition and a fifty (50%) percent building increase performed after March 24, 2009, will be looked at cumulatively, henceforth, so that when the limit is triggered by the sum of all the work performed, design review will be required.

(e) Residential R-1 and R-2 design review for additions to existing dwellings and accessory structures originally and legally built less than eight (8) feet but not less than five (5) feet from the interior side property line.
(f) All parking spaces created in required setbacks in association with conversion of a garage to an accessory dwelling unit pursuant to Section 10-3.504(b).
(g) Any project subject to design review in the Minor Intrusions Into Required Residential Development Standards Table 4B.

SECTION 14: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.1601 (Public hearings.) to add the following:

A public hearing shall be conducted as prescribed by the California Government Code, as may be amended from time to time, for the following:

(a) Zoning ordinance amendments;
(b) Planned Development;
(c) R-1-H Precise Development Plans;
(d) Tentative maps;
(e) Variances;

Public hearings shall be conducted by the Planning Commission or the Town Council, as appropriate to the specific discretionary action.

Any Design Review, Conditional Use Permit, Demolition Permit or Variance application to be considered by the Planning Commission shall be considered at a noticed public meeting.

SECTION 15: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.1605 (Final approval of discretionary actions.) to add the following:

Any discretionary action as described in this chapter, except zoning ordinance amendments, shall be final ten (10) calendar days following the date of approval by the Community Development Director or designee, or the Planning Commission, whichever is applicable, unless the action of the Community Development Director, or designee, or the Planning Commission is appealed to the Planning Commission or Town Council in the manner prescribed in Sections 1-4.01 and/or 10-1.05 of the San Anselmo Municipal Code.

SECTION 16: Ordinance Amendment. The following amendment is made to Town of San Anselmo Municipal Code Section 10-3.1702 (Definitions) to add the following definitions:

"Co-housing" means a residential development on one contiguous parcel of land, designed by and developed for members of an existing co-housing organization in which members of the co-housing organization will own, self-manage, and reside. A co-housing development shall consist of residential dwelling units and shall be operated as a condominium, co-op, or similar form which

allows for individual ownership of each dwelling unit. It shall also include one or more common structures containing a shared kitchen, library, computer room, laundry, greenhouse, play area or other common residential facilities for use by the residents. The legal structure is typically an HOA, condo association, or housing cooperative.

"Co-housing dwelling unit" means an individual dwelling unit within a co-housing development that is privately owned.

"Co-housing organization" means a membership of people interested in a co-housing development, during development and construction of a co-housing project, that transforms into a legal residential association upon completion of the development and subsequent occupation of the dwelling units. Membership of the association is open only to owners of dwelling units in the development.

"Community Development Director (CDD)" means the role previously referred to as the Planning Director. Any references to the Planning Director in this Code shall be understood to mean the Community Development Director (CDD), or the CDD may delegate and assign a designee.

"Residential occupancy" means occupancy of residential structures or dwelling units for a permanent period of 30 days or greater.

SECTION 17: Ordinance Amendment. Town of San Anselmo Municipal Code Section 10-4.102 (Applicability.) is hereby amended as follows:

The Town shall ministerially consider without a hearing an application for a housing development containing no more than two (2) residential units under this chapter if the proposed housing development meets all of the following requirements:

(a) The parcel is located in an R-1, R-1-H, or R-1-C zoning district;
(b) The boundaries of the Town include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau.
(c) The parcel satisfies the requirements specified in California Government Code Section 65913.4(a)(6)(B) through (K).
(d) Notwithstanding any provision of this section or any local law, the proposed housing development would not require demolition or alteration of any of the following types of housing:
    (1) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, as defined in California Health & Safety Code Sections 50093, 50079.5, and 50105.
    (2) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
    (3) Housing that has been occupied by a tenant in the last three (3) years.
(f) The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of California Government Code to withdraw accommodations from rent or lease within fifteen (15) years before the date that

the development proponent submits an application.

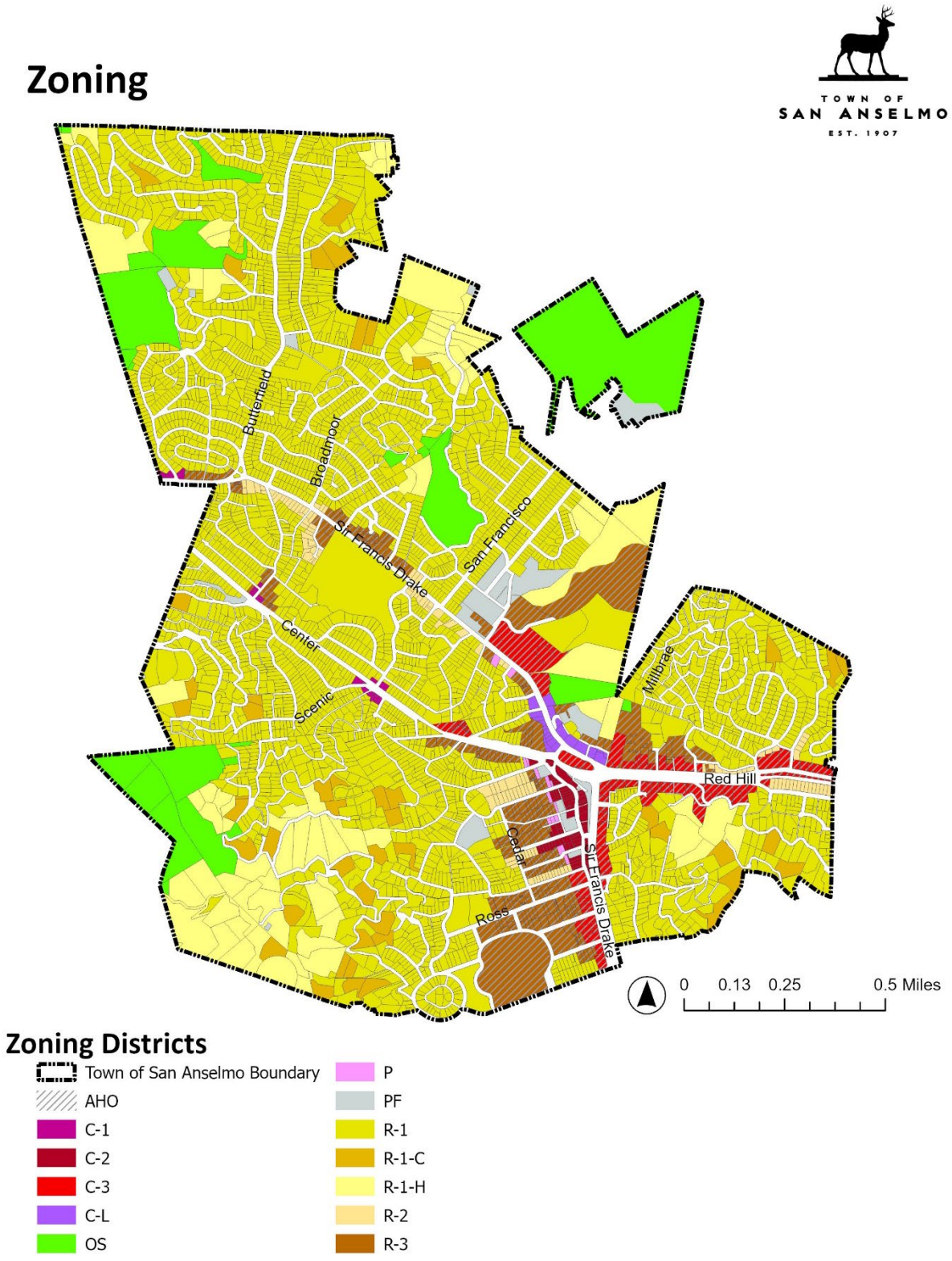
(g) The proposed housing development does not allow the demolition of more than twenty-five (25%) percent of the existing exterior structural walls, unless the site has not been occupied by a tenant in the last three (3) years.

(h) The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a Town landmark or historic property or district pursuant to a Town ordinance.

SECTION 18: Severability. The Town Council hereby declares every section, paragraph, sentence, clause, and phrase is severable. If any section, paragraph, sentence, clause or phrase of these ordinance amendments are for any reason found to be invalid or unconstitutional, such invalidity, or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases.

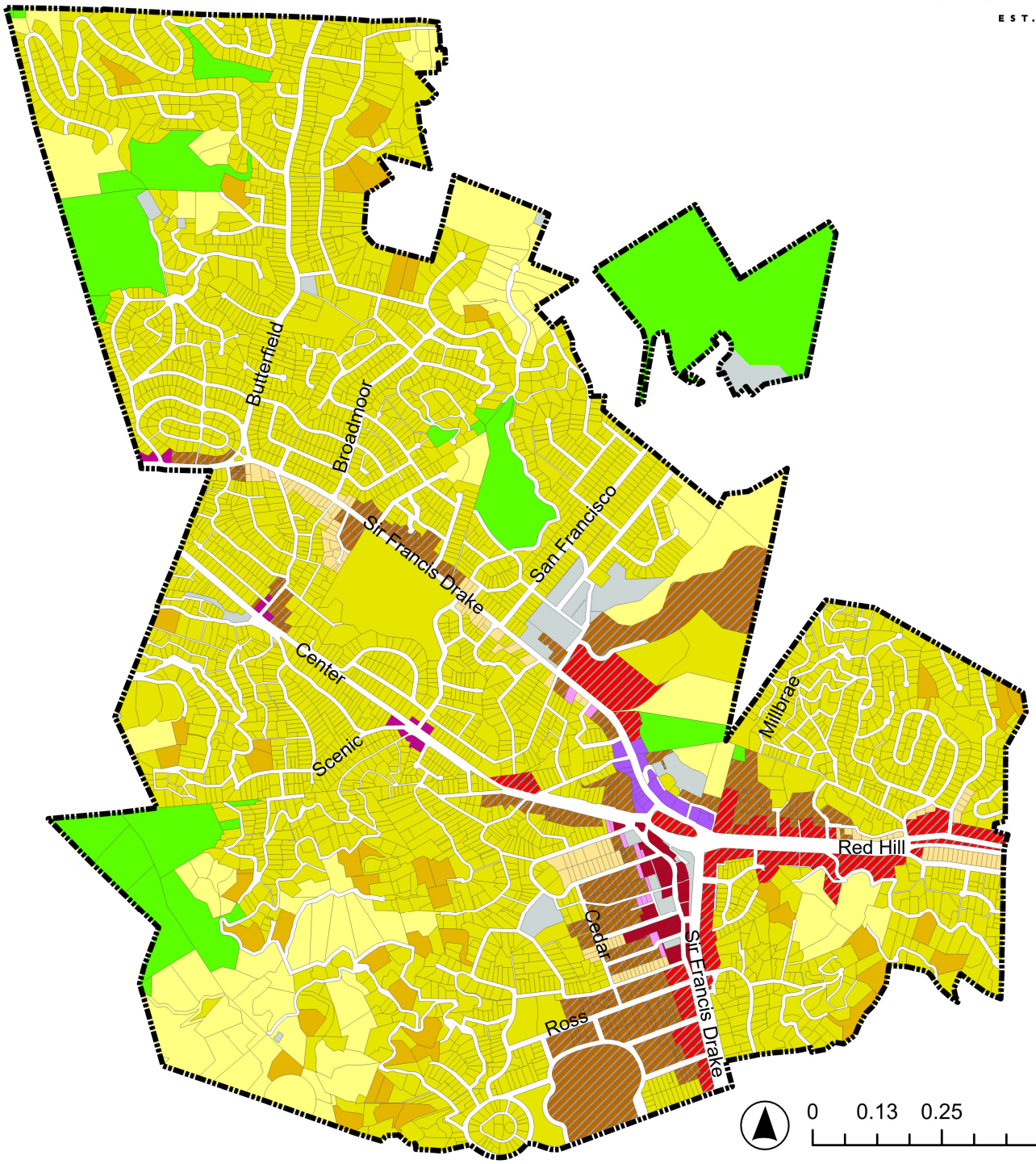
SECTION 19: Effective Date. This Ordinance Amendment shall go into effect thirty (30) days from its adoption. Prior to the expiration of fifteen (15) days of adoption, this Ordinance Amendment or a summary thereof pursuant to Government Code Section 36933, shall be published at least once in a newspaper of general circulation, along with the names of the members of the Town Council voting for and against its adoption.

EXHIBIT "B"
Zoning Map Amendments
Zoning Map



Zoning

TOWN OF
SAN ANSELMO
EST. 1907



Zoning Districts

- Town of San Anselmo Boundary
- AHO
- C-1
- C-2
- C-3
- C-L
- OS
- P
- PF
- R-1
- R-1-C
- R-1-H
- R-2
- R-3

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.8

MEETING DATE: 05/27/25

AGENDA TITLE: Consideration of Special Event Application – Cedars Hands and Earth Farmstand 2025

FROM: Jamie Bristow – Recreation Supervisor

RECOMMENDATION: That Council approve the San Anselmo Recreation Department's application for the Cedars Hands and Earth Farmstand scheduled for Wednesdays from June through September.

BACKGROUND

Cedars of Marin is requesting to bring back their Hands and Earth Co-op Farmstead to downtown San Anselmo. It would take place in Imagination Park on Wednesdays from 11:00 am – 1:00 pm from June 4th through September 24th.

Cedars, which opened as a school in 1919, runs programs for individuals with intellectual and developmental disabilities in Ross, San Anselmo and San Rafael. Within the Cedars Textile Art Center, a participant-run co-op manages a large garden producing flowers, fruit and vegetables which are sold to the public. The center is also home to weaving and craft programs producing hand-woven textiles and crafts which are made available for sale.

DISCUSSION/ANALYSIS

Cedars of Marin hosted the same farmstead in Imagination Park in 2023 and 2024 and participated with a farmstand at the 2021 Art + Music on the Avenue. There will only be one tent and a few tables selling produce from their garden as well as arts and craft items. The town will provide a designated parking space for the applicant.

The following conditions have been communicated to the applicant:

- Event must be ADA compliant (i.e. no blocking of sidewalks)

The attached application provides details of the event with comments and conditions from Town staff.

FISCAL IMPACT

There would be no direct fiscal impact to the Town to approve this item.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The proposed project is exempt from the California Environmental Quality Act (CEQA), under the “common sense” exemption, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (Cal. Code Regs. tit. 14, § 15061).

Attachment 1 – Event Application

TOWN OF SAN ANSELMO
1000 Sir Francis Drake Blvd, Suite # 14
San Anselmo, CA 94960
415-258-4640

APPLICATION FOR COMMUNITY-BASED EVENTS

Please complete this application if you wish to conduct a community-based event (non-commercial) in San Anselmo on public property for more than 50 people or involving the closure of a downtown street for more than fifteen minutes. The application will be reviewed by staff and forwarded to the Town Council for approval.

EVENT INFORMATION

Name of event: Cedars Hands and Earth Farmstand

Organization(s) presenting the event: The Cedars of Marin

Other event sponsor(s), if any: None

Contact Person: Lauren Sockler **Phone Number:** 415-453-4240

Address: 2470 Fifth Ave. San Rafael **Email:** lauren@cedarslife.org

Event Date(s): 6/4/25

Start and end times: 9/24/25 **Number of attendees (estimate):** 4

Location: Imagination Park

Will alcohol be served or sold?

Yes ☐ No ☑

Brief Event Description:

Cedars Textile Arts Collaborative is a day program for adults with intellectual and developmental disabilities. Within our program is participant-run co-op, the Hands and Earth Co-op. The co-op runs a large garden in which we produce a variety of items to sell including flowers, fruit, and vegetables. We also have a weaving program and a crafts program in which we produce handwoven textiles, and arts and crafts. We would like to sell these items at a small farm stand in Imagination Park on Wednesdays from June through September from 11:00am - 1:00pm.

Public space requested:

- ☐ **Creek Park**
- ☐ **Pine Street Parking Lot**
- ☐ **Town Hall Lawn**
- ☑ **Imagination Park**
- ☐ **Other:** _____
- ☐ **Creek Park Parking Lot**
- ☐ **Magnolia Parking Lot**
- ☐ **Council Chamber**
- ☐ **Memorial Park**

☐ **San Anselmo Avenue: from (cross streets) _____ to _____**
☐ **Tunstead Avenue: from (cross streets) _____ to _____**
☐ **Other street(s): from (cross streets) _____ to _____**
☐ **Other space use (e.g. parking spaces) _____**
☐ **Other Facilities:_____**

Additional Comments on the Public Space Requested:

May we please have a parking space alloted to us behind Imagination Park as we had last year?

To be qualified for consideration, applicants must fall into one of the following categories:

- Town-Sponsored Events
- Ross Valley* accredited or licensed schools (pre-kindergarten through 12th grade, (both public and private schools)
- Ross Valley* Youth Organized Sporting of Cultural Events
- Organizations located in the Ross Valley* which have received tax-exempt status pursuant to Internal Revenue Service Code Section 501c(3)
- Merchant associations located in incorporated San Anselmo and established as of 2006

*Ross Valley is defined as incorporated and unincorporated areas of San Anselmo, Fairfax, and Ross

Standards & Objectives

The Town Council, with input from downtown merchants, property owners, and local residents, has adopted the following criteria they will consider when reviewing applications for the closure of roadways or other public space in the downtown area.

Does the event:

- ✓ Attract local residents
- ✓ Attract people throughout the Bay Area
- ✓ Attract families
- ✓ Generate interest for people to return and spend money in local businesses
- ✓ Create a positive impact for real estate stimulation
- ✓ Provide a overall positive impact on business
- ✓ Provide an opportunity for downtown merchants to participate in the event
- ✓ Provide access to neighborhood streets during the event
- ✓ Avoid conflicting with a retail holiday
- ✓ Assure public safety
- ✓ Provide adequate parking
- ✓ Benefit the Town
- ✓ Provide access for persons with disabilities
- ✓ Provide for clean-up by event organizers
- ✓ Provide emergency vehicle access
- ✓ Assure that any booths or other structures are designed and placed so that storefronts have access and visibility
- ✓ Allow local businesses to exhibit merchandise on the sidewalk area in front of their stores, without charge, while maintaining wheelchair access

CONDITIONS OF APPROVAL

The following conditions apply to downtown events, unless waived or modified by the Town. Other conditions, as set by the Town Council and staff, may apply to particular events for public safety or other objectives of the Town.

A. **Police**: Off-duty police officers may be required for the event, as determined by the Police Chief, depending on the number of people attending and the nature of the event. Off-duty police officers are required during events where alcohol is served or sold.

B. **Emergency access**: An emergency access lane of at least 14 feet wide must be maintained at all times.

C. **Insurance**: Proof of general liability insurance, naming the Town, its employees, and agents as additional insured, at limits no less than $1,000,000.

D. **Recycling and garbage**: Extra containers for recycling cans and bottles, and garbage cans must be placed throughout the area of the event. Containers and cans are to be emptied when full during the event, and picked up after the event.

E. **Compostable/Disposable Foodware:** In accordance with the Town of San Anselmo's Ordinance 1136 all food vendors will provide takeout food in reusable foodware or compostable disposable foodware, or items composed entirely of aluminum. If a compostable disposable foodware item is not available, an alternative foodware item made of other materials, except polystyrene foam and polystyrene food ware, may be substituted.

F. **Toilet facilities**: Events estimated to attract more than 100 people and lasting more than two hours must provide portable toilets, in the number and location as approved by the Parks superintendent, unless alternate arrangements for toilet facilities are otherwise required or arranged to the approval of the Parks Superintendent. Toilet facilities must be provided for disabled persons at each location where portable facilities are provided. Hand washing facilities must be provided where food is served.

G. **Traffic control**: A traffic and parking control plan, including enforcement measures, must be approved by the Police Chief.

H. **Noticing:** Events that include closure of the street will require advance written notice to businesses and residents on the street(s) that will be closed. These notices must be distributed a minimum of five days prior to the Town Council meeting date that the event application will be considered.

I. **Sales tax**: Persons or businesses selling items as part of the event shall designate San Anselmo as the point of sale for sales tax purposes.

J. **Alcoholic beverages**: A permit is required from the Police Chief and the State Department of Alcohol Beverage Control in order to serve or sell alcoholic beverages. Off-duty police officers are required if alcohol is served or sold.

K. **Fire inspection**: A fire inspection is required of any and all appliances or devices that produce an open or enclosed flame and/or hot materials, including food.

L. **Creek Park**: No more than three booths are allowed inside the turf areas of the park.

M. **Signs and barricades**: Any "No parking signs" that are needed are to be provided by the event organizers, and posted according to the traffic control plan prior to the event. Barricades, detour signs, and other traffic control devices are to be provided by the event organizers.

N. **Parking:** Temporary accessible parking must be provided if a street closure or other event condition renders permanent accessible parking unusable.

O. **Cables**: Cables must be covered so as not to create a tripping hazard. When cable covers are used, they must not create a tripping hazard and must be navigable by wheelchair. The path of travel must be no more than 1:12.

On behalf of the organization applying for the permit to conduct the event, I have read and agree to follow the standards for events, as stated in this application, and have read and agree to follow the permit conditions as stated in this application and those which may be required of me as conditions of approval.

Name: Lauren Sockler Date: 4/29/25

NAME OF EVENT: DATE OF EVENT:

DEPARTMENT	COMMENTS/CONDITIONS	APPROVED BY
POLICE		M. Norton & H. Khalili
FIRE		D. Mahoney
RECREATION	Event must be ADA compliant (i.e. no blocking of sidewalks)	D. Mauk & M. O'Grady
PUBLIC WORKS		S. Condry & J. Healy
ADMINISTRATION		D. Donery
TOWN COUNCIL		

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.9

MEETING DATE: May 27, 2025

AGENDA TITLE: Adopt an Ordinance to Repeal Title 9, Chapter 4, Undergrounding Electric and Communication Laterals to Building and Structures. The proposed Ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the "common sense" exemption, CEQA Guidelines section 15061(b)(3)

FROM: Heidi Scoble, Planning Director

RECOMMENDATION:
Adopt the attached Ordinance entitled, "An Ordinance of the Town Council of the Town of San Anselmo Repealing Title 9, "Building Regulations", Chapter 4 "Underground Electric and Communication Service Laterals to Buildings or Structures"; and making the associated exemption findings.

BACKGROUND/ DISCUSSION
At its April 8, 2025, meeting, the Town Council reviewed San Anselmo's utility undergrounding requirements in response to resident concerns. The Council unanimously supported repealing the requirement for substantial remodels and requested additional data before deciding whether to repeal the requirement for new construction projects.

Staff analyzed new construction permits issued since January 2022 and found that most were for Accessory Dwelling Units (ADUs), with nearly half receiving hardship exemptions. The data also showed that cost-related challenges, particularly for individual homeowners, led to multiple permit expirations.

Based on these findings, and to align with the goals of the Town's Housing Element and the practices of other Marin jurisdictions, staff prepared an ordinance to repeal Title 9, Chapter 4, which governs undergrounding requirements for new construction and

substantial improvements. Requirements for subdivisions and utility districts, as outlined in Titles 7 and 10, would remain in effect.

On May 13, 2025, the Town Council held a public hearing, unanimously approved the first reading of the proposed ordinance amendments and waived future readings in their entirety.

The purpose of this agenda item is to adopt the Ordinance (see **Attachment 1**).

FISCAL IMPACT
None.

GENERAL PLAN CONSISTENCY
The Ordinance aligns with the Town of San Anselmo General Plan's goals, policies, and implementation programs. Repealing undergrounding requirements for new construction and substantial improvements supports the Housing Element's objectives to reduce regulatory barriers, encourage ADU development, and promote housing affordability.

This Ordinance also advances Housing Element Program 5.4b, which calls for evaluating and minimizing improvement requirements to help reduce construction costs for affordable housing. It also reflects the Town's commitment to equity, sustainability, and preserving community character by keeping infrastructure costs manageable for individual property owners, particularly those undertaking smaller-scale residential projects.

CEQA AND CLIMATE ACTION PLAN CONFORMANCE

The proposed Ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the "common sense" exemption, CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance Amendment will have a significant effect on the environment; there will be no changes to land uses, development intensities, or the rate at which development is expected to occur, and will therefore have no significant environmental effect.

The Town's undergrounding requirements align with the San Anselmo Climate Action Plan by promoting infrastructure that reduces environmental risks and enhances resilience. While undergrounding may help to minimize power disruptions, by exploring alternatives to mandatory undergrounding, the Town can balance resilience with cost-effectiveness, advancing climate goals while considering the long-term environmental benefits of various strategies.

ATTACHMENT
1. Ordinance

TOWN OF SAN ANSELMO
ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO REPEALING IN ITS ENTIRETY TITLE 9 "BUILDING REGULATIONS", CHAPTER 4 "UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE LATERALS TO BUILDINGS OR STRUCTURES"; AND MAKING ASSOCIATED CEQA EXEMPTION FINDINGS

WHEREAS, at a duly noticed and public meeting on April 8, 2025, the Town Council discussed San Anselmo Municipal Code section 9-4, which requires the installation of electrical and communication service laterals for all new buildings or structures, and any building or structure undergoing a "substantial improvement" as that term is defined in the California Building Code which is when the cost of construction equals or exceeds 50% of the structures market value prior to construction; and

WHEREAS, at said meeting, the Town Council directed staff to return with an Ordinance repealing SAMC Section 9-4 ("Ordinance Amendment"); and

WHEREAS, the Town Council adopts this Ordinance Amendment under its valid police power in interest of promoting the public's general welfare; and

WHEREAS, the Town Clerk caused notice of this public hearing and proposed Ordinance Amendment in the Marin Independent journal newspaper on April 25, 2025; and

WHEREAS, the Town Council held a duly noticed public hearing on May 13, 2025, to consider adoption of the Ordinance Amendment; and

WHEREAS, the Ordinance Amendment is consistent with the Town's General Plan; and

WHEREAS, the Ordinance Amendment does not affect the Town's Climate Action Plan; and

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The above recitals are true and correct and incorporated as findings herein.

SECTION 2: Environmental Review. The Ordinance Amendment is exempt from review under the California Environmental Quality Act (CEQA) pursuant to the "common sense" exemption, CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance Amendment will have a significant effect on the environment; there will be no changes to land uses, development intensities, or the rate at which development is expected to occur, and will therefore have no significant environmental effect.

SECTION 3: Ordinance Amendment Repealing SAMC Section 9-4. The Town Council of the Town of San Anselmo hereby repeals San Anselmo Municipal Code Title 9 "Building

Regulations", Chapter 4 "Underground Electric and Communication Service Laterals to Buildings or Structures" in its entirety; and orders Title 9 Chapter 4 be labeled "Reserved" accordingly.

SECTION 4: Severability. The Town Council hereby declares every section, paragraph, sentence, clause, and phrase is severable. If any section, paragraph, sentence, clause or phrase of this Ordinance Amendment for any reason is found to be invalid or unconstitutional, such invalidity, or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases.

S**ECTION 5**: Effective Date. This Ordinance Amendment shall go into effect thirty (30) days from its adoption. Prior to the expiration of fifteen (15) days of adoption, this Ordinance Amendment or a summary thereof pursuant to Government Code section 36933, shall be published at least once in a newspaper of general circulation, along with the names of the members of the Town Council voting for and against its adoption.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the San Anselmo Town Council on May 13, 2025, and was adopted at a regular meeting of the San Anselmo Council on May 27, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSED:

APPROVED:_____
Tarrell Kullaway, Mayor

ATTEST:_____
Serge Avila, Town Clerk

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.10

MEETING DATE: May 27, 2025

AGENDA TITLE: Accept the Resignation of Zach Koblick De Leon and Thomas Tunny from the Planning Commission and Lilly McKenna from the Climate Action Commission

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For the Council to accept the resignation of Zach Koblick De Leon, Thomas Tunny and Lilly McKenna and direct staff to recruit to fill the vacant positions.

BACKGROUND:

On April 7, 2025, Town staff received written notice from Zachary Koblick De Leon, resigning from his position on the Planning Commission. On April 15, 2025, Town staff received written notice from Thomas Tunny resigning from his position on the Planning Commission, and on May 19, 2025, Town staff received written notice from Lilly McKenna resigning from her position on the San Anselmo Climate Action Commission (see redacted resignation emails attached). The Planning Commission and the San Anselmo Climate Action Commission deeply appreciate their contributions and unwavering dedication and extend their sincere thanks for their service to each commission.

With these resignations, the Council may direct staff to begin recruiting and fill the vacancies.

FISCAL IMPACT

None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Accepting the boards, committees, and commissions' resignations is not defined as a project under CEQA (Section 15378 CEQA Guidelines).

ATTACHMENTS

Attachment 1- Zachary Koblick De Leon Redacted Email
Attachment 2- Thomas Tunny Redacted Email

Attachment 3- Lilly McKenna Redacted Email

From: ZACHARY KOBLICK DE LEÓN
Sent: Monday, April 7, 2025 4:11 PM
To: Heidi Scoble <hscoble@sananselmo.gov>
Subject: Re: FW: April 7, 2025 Planning Commission Meeting- Revised Agenda

CAUTION: External Sender

Hi Heidi,

I have I will need to resign from the SAPC. Tonight will be my last meeting. I apologize for the short notice.

Feel free to call or text if you need to speak to me about anything before the meeting tonight.

Thank you!

Warm regards

Zach

From: Thomas Tunny
Sent: Tuesday, April 15, 2025 8:42 PM
To: Heidi Scoble <hscoble@sananselmo.gov>
Cc: Tom Tunny
Subject: Resignation

CAUTION: External Sender

Hi Heidi, I need to resign from the Commission. I wish I could have given you more time to find a replacement, and now with Zack's departure, you're only at five.

Can we talk tomorrow or Thursday?

Tom

From: McKenna, Lilly B.
Sent: Monday, May 19, 2025 6:30 PM
To: Bridget Wipfler <bwipfler@sananselmo.gov>; Serge Avila <savila@sananselmo.gov>
Cc: Michael Kamerick
Subject: Letter of Resignation from the San Anselmo Climate Action Commission

CAUTION: External Sender

Good evening,

I am writing to formally request to resign from the San Anselmo Climate Action Commission (CAC). I have spoken with Michael Kamerick, the CAC chair, and we both agree that the CAC would benefit from volunteers with more time and capacity than I am able to commit at the moment.

I very much appreciate having had the opportunity serve on the CAC and to get to know so many people in our community who are working to improve our town's climate footprint. I hope to have the opportunity to do so again at some point in the future where life feels a bit less "busy". ?

Wishing you both and the CAC the very best, and my thanks for your commitment to serve.

Please let me know if you have any questions or require additional information.

Best,

Lilly

Lilly McKenna (she/her/hers)

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.11

MEETING DATE: May 27, 2025

AGENDA TITLE: Consider Adopting a Resolution Declaring June 2025 LGBTQ Pride Month and Directing Staff to Fly the Rainbow Flag Throughout the Month of June at Town Hall

RECOMMENDATION: Adopt a Resolution Declaring June 2025 LGBTQ Pride Month and Directing Staff to Fly the Rainbow Flag Throughout June at Town Hall

BACKGROUND

Pride Month is an annual month-long celebration of the LGBTQ community, currently observed in the month of June. The purpose of the commemorative month is to recognize the impact that lesbian, gay, bisexual, transgender, and questioning (LGBTQ) individuals have had on local, national, and international history.

At the June 8, 2021 Town Council meeting, the Town Council directed staff to bring forth, on an annual basis, an agenda item that would allow the Town of San Anselmo to further show support the LGBTQ community for Pride Month by flying the Rainbow Flag during the month of June.

DISCUSSION/ANALYSIS

Under the government speech doctrine, the Town may advance its own speech without requiring viewpoint neutrality when the government itself is the speaker, so long as the Town does not show religious preference, encourage a certain vote in an election or otherwise violate the law.

This request originated from a Councilmember was supported by the full Council, and not by a third-party request. Staff has determined that the flying of the Rainbow Flag on a Town Hall flagpole would be considered government speech and is consistent with the flagpole policy approved by Resolution No. 4392. Staff therefore seeks Council approval to fly the Pride Flag for the full length of Pride Month in 2025.

FISCAL IMPACT
None

CEQA AND CLIMATE ACTION PLAN CONSISTENCY
The Council's discussion of this item is not a "project" under the California Environmental Quality Act, 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).

ATTACHMENTS
Attachment 1- Draft Resolution

RESOLUTION NO. XXXX

RESOLUTION OF THE SAN ANSELMO TOWN COUNCIL DECLARING JUNE LGBTQ PRIDE MONTH AND DIRECTING STAFF TO FLY THE RAINBOW FLAG THROUGHOUT THE MONTH OF JUNE AT TOWN HALL

WHEREAS, the Town of San Anselmo ("Town") has a diverse Lesbian, Gay, Bisexual, Transgender, and Questioning (LGBTQ) community and is committed to supporting visibility, dignity, and equity for all people in the community; and

WHEREAS, many of the residents, students, employees, and business owners within the Town who contribute to the enrichment of our Town are part of the LGBTQ community; and

WHEREAS, June has become a symbolic month in which LGBTQ persons, and supporters, come together in various celebrations of pride; and

WHEREAS, cities across the United States recognize and celebrate June as LGBTQ Pride month; and

WHEREAS, the Town Council believes it remains important to communicate its support for inclusivity, equality and respect in our Town, and desires to recognize and celebrate June as LGBTQ Pride month; and

WHEREAS, the Town strives to be a place where all residents and visitors feel accepted and welcome; and

WHEREAS, the Rainbow Flag, also known as the LGBTQ Pride Flag or Gay Pride Flag, has been used since the 1970s as a symbol of LGBTQ pride and social movements; and

WHEREAS, flying the Town's Rainbow Pride Flag at Town Hall throughout the month of June further symbolizes San Anselmo's official recognition of June as LGBTQ Pride month, reflects the Town of San Anselmo's viewpoint, and symbolizes the Town's celebration of diversity and support for the LGBTQ community; and

WHEREAS, under the government speech doctrine, the Town may advance its own speech without requiring viewpoint neutrality when the government itself is the speaker, so long as the Town does not show religious preference, encourage a certain vote in an election or otherwise violate the law; and

WHEREAS, this request originated from a request made by a seated Councilmember, and was subsequently supported by the full Council, and is consistent with the Town's flagpole policy.

NOW, THEREFORE, the Town Council does resolve as follows:

Section 1.
The Town Council hereby declares the month of June as LGBTQ Pride Month in the Town of San Anselmo and directs staff to fly the Rainbow Pride Flag on a flagpole at Town Hall throughout the month of June.

Section 2.
This resolution shall take effect immediately upon its adoption.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Town Council on the 27th day of May, 2025, by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:
ABSTAIN: Councilmember:

_____
TARRELL KULLAWAY
MAYOR

ATTEST:

_____
SERGE AVILA
TOWN CLERK

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.1

MEETING DATE: May 27, 2025

AGENDA TITLE: Consideration and Possible Introduction of an Ordinance Adding Chapter 2 to Title 19 of the San Anselmo Municipal Code (SAMC) that would prohibit individuals under 16 years of age from operating a Class 2 e-bike as defined in California Vehicle Code Section Section 312.5, and require any person operating a Class 2 e-bike to wear a helmet in the Town of San Anselmo effective July 1, 2025

FROM: Central Marin Police Authority

RECOMMENDATION: Staff recommends that the Town Council review, receive public comment and consider introduction of a draft Ordinance, as presented in Attachment 1, which would add a new chapter to Title 19 of the San Anselmo Municipal Code to prohibit individuals under the age of 16 years of age from operating a Class 2 e-bike and require any person operating a Class 2 e-bike to wear a helmet in San Anselmo, in accordance with Section 21214.5 of the California Vehicle Code (CVC).

SUMMARY

Traffic collision data, complaints received by the Central Marin Police Authority, and the observations from police officer enforcement efforts highlight a concerning trend related to youth, under the age of 16 years, unsafely operating Class 2 e-bikes. Assembly Bill 1778 authorizes Marin municipalities to adopt the Marin Electric Bicycle Safety Pilot Program, making the use of Class 2 e-bikes unlawful for anyone under the age of 16 years and adding a provision requiring anyone, regardless of age, to wear an approved helmet when operating a Class 2 e-bike.

BACKGROUND

As a community which has long supported and celebrated active transportation, Marin has been an early adopter of e-bikes. However, in recent years the growing popularity of e-bikes among school-aged youth in Marin has also raised serious safety concerns.

From 2019 to 2022, 911 calls in Marin related to all bikes rose 110% among school-aged youth. To better understand this alarming trend, in 2023 Marin County Public

Health began to collect data on 911 accidents involving e-bikes vs. conventional bikes. That data has shown us that the e-bike accident rate in Marin for 10-15 year olds is 5x higher than for all other age groups. On conventional bikes, 10-15 year olds have a 1.5x higher accident rate compared to other age groups.

Beyond the numbers, what was especially concerning was that Marin's emergency room physicians were reporting that the injuries they saw in teen patients from e-bike accidents were much more serious than injuries from accidents on conventional bicycles. Physicians documented e-bike injuries are more akin to motor vehicle accidents including internal bleeding, pelvic fractures, damage to vital organs, and brain trauma.

It is important to note that while Marin is at the forefront in examining the disproportionate safety risk that e-bikes pose to young riders, Marin's local data mirrors national trends. The federal Consumer Product Safety Commission's September 2023 report "Micromobility Products-Related Deaths, Injuries, and Hazard Patterns: 2017–2022" highlighted that all injuries nationally associated with e-bikes, e-scooters and hoverboards ("micromobility") have increased 23% annually since 2017 – and 21% from 2022 to 2021 alone. The report also notes that children under 14 accounted for about 36% of injuries from 2017 to 2022, double their 18% proportion of the U.S. population.

Currently, the California Vehicle Code defines the various classifications of e-bikes as follows:

Class 1: Pedal-assist only (no throttle), max. assisted speed 20 mph
Class 2: Has a throttle (no pedaling required), max. assisted speed 20 mph
Class 3*: Pedal-assist only (no throttle), max. assisted speed 28 mph
*State law already requires Class 3 riders to be over 16

In Marin, schools and law enforcement have seen that young riders are riding much heavier, more powerful throttle-powered e-bikes often even before they become experienced bicycle riders and understand traffic rules. Some throttle-powered e-bikes can also be modified by teens (illegally) to go up to 40 or 50mph. These illegal modifications make e-bikes function more like electric motorcycles -- ridden on roads with cars by teens who don't have driver licenses. Helmet usage on e-bikes can also be just as inconsistent as with conventional bicycles.

On September 30, 2024, the California Legislature passed Assembly Bill 1778 the Marin Electric Bicycle Safety Pilot Program, which authorizes Marin County and its municipalities to adopt ordinances or resolutions to prohibit the operation of Class 2 electric bicycles by individuals under the age of 16 years and require that all Class 2 electric bicycle operators wear approved bicycle helmets. AB 1778 requires that the proposed ordinance become inoperative on January 1, 2029.

Adoption of an ordinance governing the provisions of Assembly Bill 1778 changes the following:

	Current state law	*AB 1778 ordinance*
Age limits	No age limit for Class 1 e-bikes	*Same*
	No age limit for Class 2 e-bikes	*Class 2 e-bikes limited to 16+*
	Class 3 e-bikes limited to 16+	*Same*
Helmets	All e-bike riders <18 required to wear helmets	*Same*
	Class 1 e-bike riders >18 not required to wear helmet	*Same*
	Class 2 e-bike riders >18 not required to wear helmet	*Class 2 e-bike riders of all ages required to wear helmets*
	Class 3 e-bike riders of all ages required to wear helmets	*Same*

Assembly Bill 1778 requires that law enforcement collect particular information for traffic stops for violation of the safety requirements. However, as described, Assembly Bill 1778 is not intended to be used as a stand-alone enforcement violation to initiate traffic stops, but rather will be used in the vast majority of cases as a "secondary element to a primary infraction" – the primary infraction being passing a stop sign, riding unsafely, not wearing a helmet, etc. In those cases where law enforcement is using Assembly Bill 1778 as a "secondary element", the citation will simply include the standard data collected in all traffic stops – and officers will not be required to collect any additional data associated with the AB 1778 citation.

In very rare cases where an officer initiates a stop based on an Assembly Bill 1778 citation, they will need to include the additional data collection required under the bill. Marin County Public Health and the Marin County Sheriff's Office are taking the lead in compiling the required data from Marin's jurisdictions and submitting the required report to the Legislature by January 1, 2028, as required by the law.

Additionally, the legislation requires that a public information campaign be administered for at least 30 calendar days prior to the enactment of an ordinance or resolution implementing the pilot program. The County of Marin will be resToponsible for conducting the public information campaign.

The attached draft ordinance reflects the provisions introduced by Assembly Bill 1778.

DISCUSSION/ANALYSIS

The purpose of adopting an ordinance outlining the provisions of Assembly Bill 1778 is to provide an additional enforcement tool to law enforcement, as well as to provide clear guidance to parents and teens about the unlawful use of Class 2 e-bikes.

A countywide initiative is underway to have all Marin County municipalities adopt similar ordinances. What is most important in countywide uniformity in passing Assembly Bill 1778 ordinances is that the message to parents and teens can be clear and consistent across Marin County: riders under 16 cannot ride Class 2 throttle e-bikes. Currently, young riders are strongly encouraged to ride Class 1 e-bikes.

However, while Assembly Bill 1778 serves as a valuable policy and messaging tool, effective public education for teens and parents remains the most crucial strategy for reducing e-bike-related violations and collision-related injuries among youth in Marin County.

Marin Electric Bicycle Safety Program:

The proposed ordinance would add the requirements outlined within Assembly Bill 1778, which are required when establishing local adoption of the Marin Electric Bicycle Safety Program. The proposed ordinance provisions are as follows:

A. California Vehicle Code Section 21214.5 authorizes local governments in Marin County to adopt ordinances prohibiting persons under 16 years of age from operating Class 2 Electric Bicycles and requiring all persons operating Class 2 Electric Bicycles to wear a bicycle helmet that complies, provided the local government administers a public information campaign regarding the ordinance at least 30 days before enactment. The Town wishes to participate in the Marin Electric Bicycle Safety Program in order to promote the safe and efficient use of sidewalks, bicycle paths, pathways, trails, bicycle lanes, and other pedestrian and bicycle facilities in the Town.

B. Enforcement. A violation of the age and helmet requirements related to Class 2 Electric Bicycles described in this Chapter and adopted pursuant to the Marin Electric Bicycle Safety Program shall be deemed an infraction and may be punished as follows:

1. For the first 60 days after the adoption of the proposed ordinance, a violation shall be punishable by a warning.

2. After the first 60 days following adoption of the municipal code prohibiting a person under the age of 16 years from operating a Class 2 e-bike, a violation of the proposed ordinance shall be an infraction punishable by a fine not exceeding $25.00. A fee shall not be imposed upon a citation of this infraction if the parent or legal guardian of the person who violated the prohibition delivers proof to the issuing agency within 120 days after the citation was issued that the person has completed an electric bicycle safety and training course pursuant to California Streets and Highways

Code section 894, or an electrical bicycle safety course offered by any local jurisdiction, if one is available.

3. After the first 60 days following adoption of the municipal code requiring a person operating a class 2 e-bike to wear a bicycle helmet, a violation of the proposed ordinance shall be an infraction punishable by a fine of twenty-five dollars ($25). A record of the action shall not be transmitted to the court and a fee shall not be imposed upon a citation of this infraction if the person who violated the requirement, or if that person is an unemancipated minor, their parent or guardian, delivers proof to the issuing agency within 120 days after the citation was issued that the person has a helmet meeting the requirements specified in subdivision (a) of Section 21212 and the person has completed a local bicycle safety course or a related safety course, if one is available, as prescribed by authorities in the local jurisdiction.

C. Expiration. The proposed ordinance shall remain in effect until January 1, 2029, and as of that date is repealed.

ALTERNATIVES

1. Introduce the Ordinance as presented.
2. Introduce the Ordinance with modifications.
3. Take no action at this time and provide further direction to staff.

FISCAL IMPACT

None. Adoption of this ordinance will require the County of Marin to conduct the public information campaign and the Marin County Sheriff's Office to collect data and provide the report to the legislature.

GENERAL PLAN CONSISTENCY

None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

This action is not a project within the meaning of the California Environmental Quality Act (CEQA) Public Resources Code section 21065 as it will not result in any direct or indirect physical change in the environment.

ATTACHMENTS

Attachment 1- Proposed Draft Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ADDING A NEW CHAPTER 2 TO TITLE 19 OF THE SAN ANSELMO MUNICIPAL CODE TO PROHIBIT PERSONS UNDER 16 YEARS OLD FROM OPERATING A CLASS 2 ELECTRIC BICYCLE AND REQUIRING ANY RIDER OF A CLASS 2 ELECTRIC BICYCLE TO WEAR A HELMET

WHEREAS, the popularity and growth of electric bicycle use has grown in Marin County, and with it concerns the safety of riders and all road users; and

WHEREAS, California Vehicle Code section 312.5(a) classifies electric bicycles into three classes, all electric bicycles are equipped with fully operable pedals and an electric motor that produces less than 750 watts of power. Class 1 consists of low-speed pedal-assisted electric bicycles equipped with a motor incapable of exclusively propelling the bicycle (and providing assistance at speeds no greater than 20 miles per hour). Class 2 consists of throttle-assisted electric bicycles equipped with a motor that may be used exclusively to propel the bicycle (and providing assistance at speeds no greater than 20 miles per hour). Class 3 consists of pedal-assisted electric bicycles equipped with a motor that provides assistance only when the rider is pedaling, that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour, and is equipped with a speedometer; and

WHEREAS, On September 30, 2024, the California Legislature passed Assembly Bill 1778, the Marin Electric Bicycle Safety Program, which authorizes Marin County and local entities within Marin County to enact ordinances to prohibit any person under 16 years of age from operating a Class 2 electric bicycle and to require any person, regardless of age, operating a Class 2 electric bicycle to wear a bicycle helmet; and

WHEREAS, Assembly Bill 1778, includes a requirement that the County of Marin submit a report to the Legislature that includes, among other things, the total number of traffic stops initiated for violations, the results of the traffic stops, and the actions taken by peace officers during the traffic stops, and data relating to electric bicycle crashes, including the ages of those involved in each reported crash; and

WHEREAS, Assembly Bill 1778 further requires the County of Marin to administer a public information campaign for at least 30 calendar days prior to the enactment of the ordinance or resolution.

NOW, THEREFORE, BE IT HEREBY ORDAINED THAT:

SECTION 1: Findings.

The ordinance furthers the public health, safety, and welfare and the above recitals are true and

correct and are incorporated as findings herein.

SECTION 2: Ordinance Amendments.
Town of San Anselmo Municipal Code **Title 19 (Central Marin Police Matters)** is hereby amended to add the following new chapter:

Chapter 2 - Marin Electric Bicycle Safety Pilot Program

19-2.01 Purpose and Scope.

The provisions of this Chapter are intended to enact the program authorized by Vehicle Code Section 21214.5, et seq., in the Town of San Anselmo, on all public roadways, highways, multi-use paths, and other areas where Class 2 Electric Bicycles are allowed under federal, state, and local law.

19-2.02 Definitions.

For purposes of this Chapter, the following definitions apply:

Class 2 Electric Bicycle is defined in Vehicle Code Section 312.5(a)(2).

19-2.03 Prohibitions and Restrictions.

A. No person under sixteen (16) years of age shall operate a Class 2 Electric Bicycle.

B. No person shall operate a Class 2 Electric Bicycle without wearing a bicycle helmet that complies with Vehicle Code Section 21213(b).

19-2.04 Violations.

A. Within sixty (60) days of the effective date this Chapter comes into effect, any violation of this ordinance shall be punishable by warning notices.

B. Beginning on the sixty-first (61) day after the date this Chapter comes into effect, and thereafter until this Chapter expires, the following violation shall be punishable as follows:

1. A violation of the prohibition set forth in Section 19-2.03(A) shall be an infraction, punishable by a fine of twenty-five dollars ($25). A fee shall not be imposed upon a citation of this infraction if the parent or legal guardian of the person who violated the prohibition delivers proof to the issuing agency within 120 days after the citation was issued that the person has completed an electric bicycle safety and training course pursuant to Streets and Highways Code section 894, or an electrical bicycle safety course offered by any local jurisdiction, if one is available.

2. A violation of the prohibition set forth in Section 19-2.03(B) shall be an infraction punishable by a fine of twenty-five dollars ($25). A fee shall not be imposed upon a citation of this infraction if the person who violated the requirement, or, if that person is an unemancipated minor, their parent or guardian, delivers proof to the issuing agency within 120 days after the citation was issued that the person has a helmet meeting the requirements specified in Vehicle Code section 21212(a) and the person has completed

a safety course established pursuant to Streets and Highways Code section 894, or an electrical bicycle safety course offered by any local jurisdiction, if one is available.

C. No record of any violation of this Chapter shall be transmitted to any Superior Court of the State of California.

D. If this Chapter is violated by a person who is an unemancipated minor, the parent or legal guardian having control or custody of the minor shall be jointly and severally liable with the minor for the amount of any fine imposed pursuant to this subdivision.

19-2.05 – Expiration of Program.

Marin Electric Bicycle Safety Pilot Program shall become inoperative on January 1, 2029, and as of that date is repealed.

SECTION 3: Compliance with the California Environmental Quality Act.
The Ordinance 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 (Pub. Res. Code § 21065).

SECTION 4: Severability.
The Town Council hereby declares every section, paragraph, sentence, clause, and phrase is severable. If any section, paragraph, sentence, clause or phrase of these ordinance amendments are for any reason found to be invalid or unconstitutional, such invalidity, or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases.

SECTION 5: **Effective Date.**
This Ordinance Amendment shall go into effect thirty (30) days from its adoption. Prior to the expiration of fifteen (15) days of adoption, this Ordinance Amendment or a summary thereof pursuant to Government Code Section 36933, shall be published at least once in a newspaper of general circulation, along with the names of the members of the Town Council voting for and against its adoption.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the San Anselmo Town Council on May 27, 2025, and was adopted at a regular meeting of the San Anselmo Council on _____ by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:

APPROVED:_____
Tarrell Kullaway, Mayor

ATTEST:_____
Serge Avila, Town Clerk

Youth E-Bike Safety & Assembly Bill 1778 - Marin Electric Bicycle Safety Pilot Program

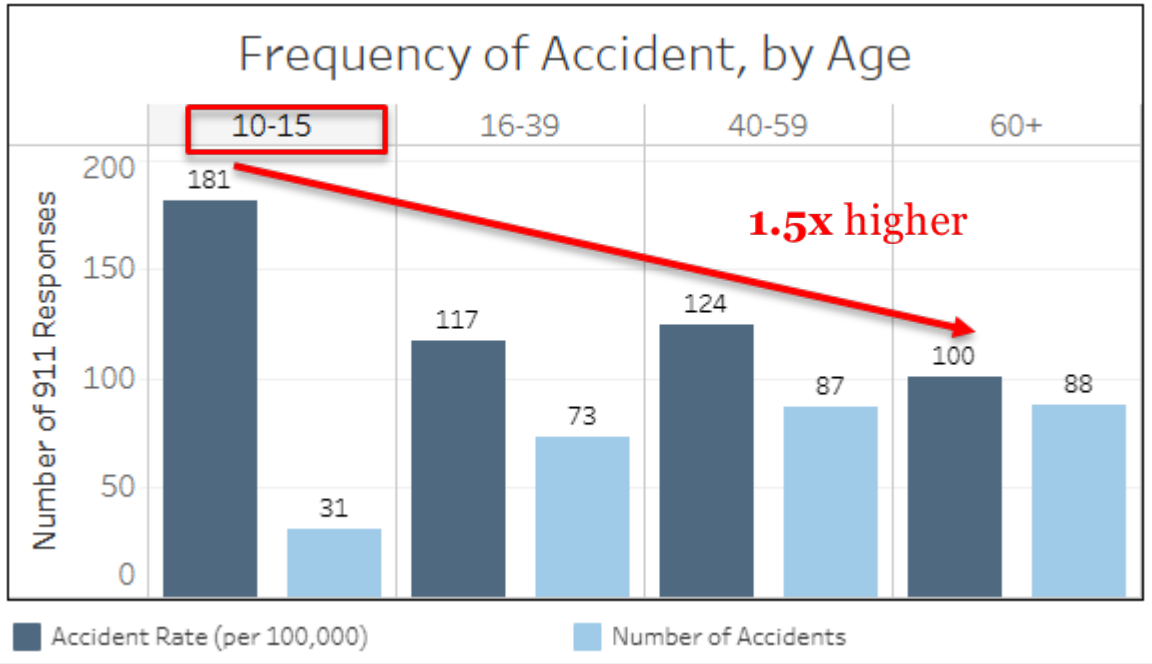
Presentation to the San Anselmo Town Council

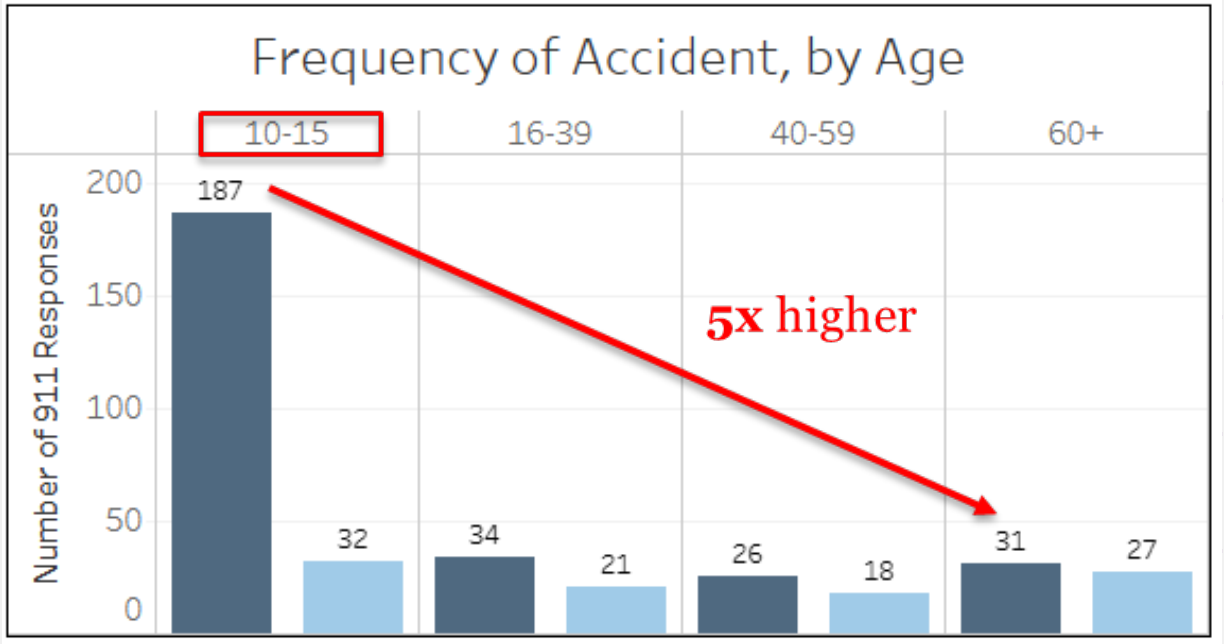
Date: May 27, 2025

Background:

- Marin has long supported, celebrated active transportation
- However, growing **popularity of e-bikes among school-aged youth** in Marin has raised safety concerns
  - 2019-2022: Marin's 911 calls for youth on bikes ↑110%
  - 2023-present: New data shows 10-15 year olds have a **5x higher accident rate** than all other age groups
- Marin ERs: e-bike injuries in youth more akin to serious motorcycle injuries (internal bleeding, fractures, organ damage, head trauma)

Marin County Public Health E-Bike Safety Study





Accident Rate (per 100,000)
Number of Accidents

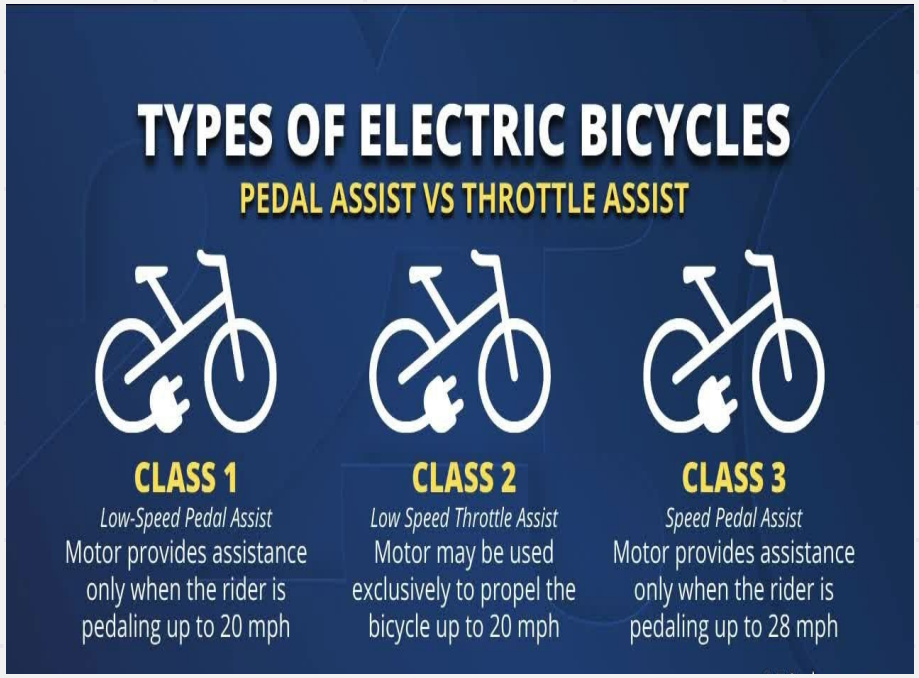
What is the difference?

Class 1: Pedal-assist only (no throttle), max. assisted speed 20mph

Class 2: Have throttle (no pedaling required), max. assisted speed 20mph

Class 3*: Pedal-assist only (no throttle), max. assisted speed 28mph

*State law already requires Class 3 riders to be over 16 and helmets for all ages



State Legislation on E-Bike Safety

- AB 1096 (2015): established e-bike class standards, including max. speeds
- SB 381 (2023): SJSU Mineta Institute study on e-bike safety (**January 2026**)

2024

- AB 1774: prohibits devices that can modify the speed of an e-bike
- SB 1271: requires all e-bikes to use batteries with safety certifications
- AB 2234: authorizes **San Diego County** jurisdictions to prohibit children under 12 from operating Class 1 or 2 e-bikes
- AB 1778: authorizes **Marin County** jurisdictions to prohibit children under 16 from operating Class 2 e-bikes

Assembly Bill 1778 – Marin Electric Bicycle Safety Pilot Program

- Establishes a local authority's ability to prohibit a person under 16 years from operating a class 2 E-bike.
- Requires all persons, regardless of age, who operate class 2 E-bikes to wear a helmet.
- Includes reporting component for enforcement actions and collisions to be handled by the Marin County Sheriff's Office
- Prioritizes education and safety over enforcement. Public education/awareness campaign to be handled by the County of Marin.
- Bill will be repealed effective January 1, 2029

Assembly Bill 1778 – Marin Electric Bicycle Safety Pilot Program

- Bill requires 60 days of warnings to be issued
- After warning phase, citations issued as infractions with a $25 fine
- No reporting to Superior Court/Record not affected
- Fine will be waived if electric bicycle safety and training course is completed within 120 days.

Assembly Bill 1778

	Current state law	With AB 1778 ordinance
Age limits	No age limit for Class 1 e-bikes	Same
	No age limit for Class 2 e-bikes	Class 2 e-bikes limited to 16+
	Class 3 e-bikes limited to 16+	Same
Helmets	All e-bike riders <18 required to wear helmets	Same
	Class 1 e-bike riders >18 not required to wear helmet	Same
	Class 2 e-bike riders >18 not required to wear helmet	Class 2 e-bike riders of all ages required to wear helmets
	Class 3 e-bike riders of all ages required to wear helmets	Same

Questions/Discussion

Outlook

Public Comment, Agenda Item 2.1, 5/27 Town Council meeting

From Bob Mittelstaedt <ramittelstaedt1010@gmail.com>
Date Tue 5/27/2025 8:14 AM
To Town Council <towncouncil@sananselmo.gov>

CAUTION: External Sender

E-Bike Access, the Marin-based non-profit representing the interests of e-bike riders, enthusiastically supported AB 1778 and we now encourage San Rafael and the other Marin municipalities to implement it by enacting the proposed ordinance requiring riders of electric throttle devices with class 2 labels to be at least 16 years of age.

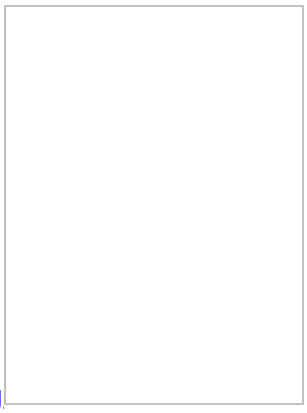
San Anselmo, like other Marin jurisdictions, continue to be plagued by youth riding these devices. San Anselmo students ride them to Hall and White Hill Middle Schools, Redwood and Archie Williams high schools, and throughout the county. School registration programs have proved inadequate to the task. Some never implemented or enforced the programs. And for the schools that did so, like Hall and White Hill, the students parked off-campus, without adequate enforcement by the police. The CMPA wrote tough letters to school parents, and promised creative enforcement methods but did not follow through adequately. We now are facing an unacceptable situation where 13 year olds have outsmarted the police and school officials. This needs to change, so that the streets are safe for the rest of us, and the youth injury rate declines.

While the proposed ordinance is a big step in the right direction, it will address only part of the problem -- the under 16 group and throttle devices with class 2 labels. Youth youth older than 15 and everyone riding e-motorcycles that don't even pretend to be class 2 e-bikes are outside the ordinance's scope. So we still need enforcement of existing laws making it illegal to sell or ride electric throttle devices with motors larger than 750 watts or capable of propelling the device faster than 20 mph--an area where the CMPA has been wanting.

In addition, the proposed ordinance itself will also need to be enforced. **It is odd, and perhaps unprecedented, that a staff report advertises that an ordinance will not be enforced on a "stand-alone" basis but only if there is another infraction. Why the staff would want to send a message that it's OK for a 13 year old to violate the ordinance as long as he or she obeys stop signs is beyond me.**

The staff report suggest that it might be to avoid the reporting requirements in AB 1778. In my view, the Town Council should make clear that it expects the CMPA to enforce the new ordinance **and** to comply with the reporting requirements which are quite similar to what RIPA already requires.

The ordinance, however, will have additional, significant benefits. It will give parents a firm basis to say no to children who are requesting throttle devices but may be oblivious to the danger presented by them. It will relieve parents of children under 16 of trying to sort out which throttle devices with class 2 labels comply with existing law and which ones don't. And it will help middle schools keep their students safe by not allowing throttle devices, although law enforcement needs to do a better job of preventing off-campus parking.

ww.ebikeaccess.org 

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.2

MEETING DATE: 5/27/25

AGENDA TITLE: Consider to Approve the 2025-2028 Age and Disability Friendly Action Plan

FROM: Vincent Lin – Recreation Coordinator
Mattie O'Grady – Director of Community Services

RECOMMENDATION: That Town Council approve the 2025-2028 Age and Disability Friendly Action Plan.

BACKGROUND

In 2019, the Town applied to the AARP Network of Age-Friendly Communities, joining the World Health Organization's Age-Friendly Cities initiative. This led to the creation of the Age-Friendly San Anselmo Committee.

In 2020, the committee conducted an assessment of older residents' needs and presented it to the Town Council. In response to the COVID pandemic, the committee quickly developed emergency resources and support programs from April to October. While working on a needs assessment in 2020, the committee realized it would be more inclusive to expand the focus to both age and disability-friendly initiatives. As a result, the committee partnered with The Marin Aging and Disability Institute (MADI).

In 2023, MADI received a California Department of Aging (CDA) grant to complete the process. and develop a local Age & Disability Friendly Plan in partnership with the Town of San Anselmo. A new assessment process and survey were developed to include older adults, people with disabilities, and caregivers. Over 495 completed surveys were collected. The primary goal of the survey process was to learn about San Anselmo's "age and disability friendly" strengths as well as identify areas of improvement.

On December 17, 2024, Sara Robinson of Waypoint Strategies in partnership with Colleen Arnold from MADI presented the Age and Disability Friendly Assessment Report to the Parks and Recreation Commission.

On January 28, 2025, the Town Council received and filed the 2024 Age and Disability Friendly Assessment Report.

On May 20, 2025, the Parks and Recreation Commission reviewed the Action Plan, expressed its support, and formally recommended that the Town Council approve the plan.

DISCUSSION/ANALYSIS

Between January and May 2025, the Age & Disability Friendly Action Plan was developed using data from the Assessment Report, input from the Age and Disability Friendly Advisory Committee, resident interviews, and feedback gathered during three community forums. This three-year action plan aligns identified community needs with specific goals and actionable strategies across seven key focus areas.

1. Remaining in Community
2. Health, Wellness and Caregiving
3. Transportation and Safe Mobility
4. Climate Change and Safety
5. Connected to and Included in Community
6. Having Voice in Community
7. Communication and Information

This report is one of several background documents contributing to the existing conditions analysis for the General Plan Update (GPU). Combined with input from GPU-focused community engagement, the existing conditions analysis provides a foundation for shaping the vision of the updated General Plan.

The Age and Disability Friendly Action Plan, updated General Plan, as well as Staff and Community input will serve as the guiding documents for the Age and Disability Friendly Committee.

Next Steps

- Multi-generational Town Celebration (condition of grant): June 27, 2025
- Submit the Final Report and Action Plan to the CDA: June 2025
- Set Priorities and Create Implementation Plan
- Conduct Annual Review of Progress

FISCAL IMPACT

While approval of this item would not result in immediate fiscal impact to the Town at this time, implementation of associated actions may incur future costs.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

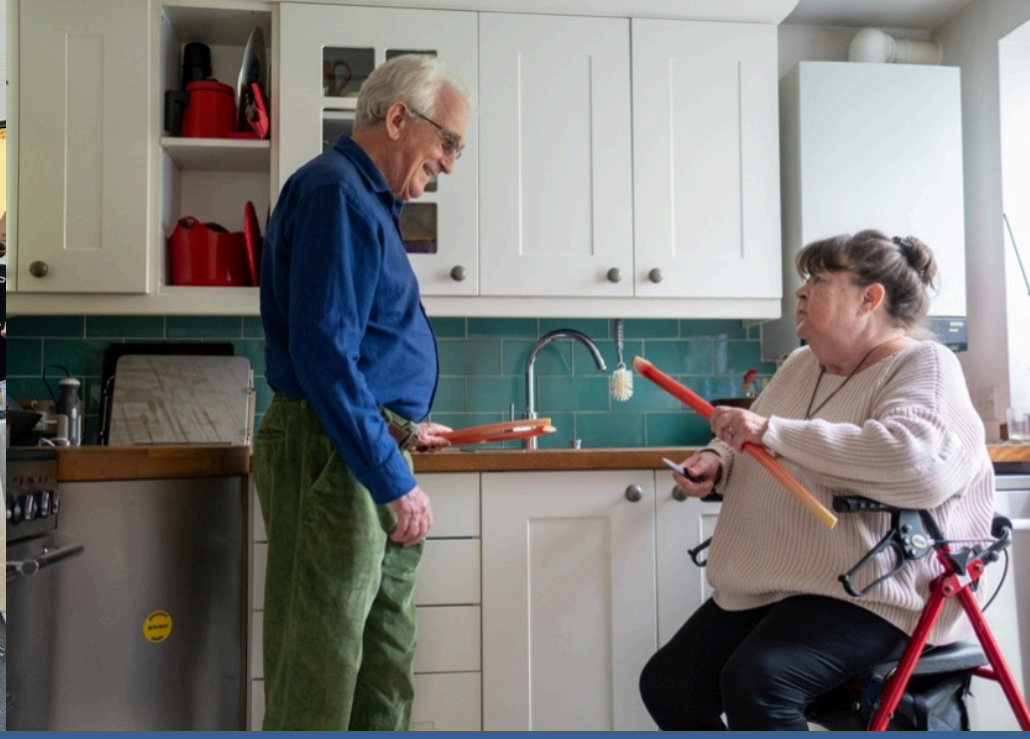
The proposed project is exempt from the California Environmental Quality Act (CEQA), under the “common sense” exemption, because it can be seen with certainty that there

is no possibility that the activity in question may have a significant effect on the environment. (Cal. Code Regs. tit. 14, § 15061).

ATTACHMENTS

Attachment 1 – Action Plan
Attachment 2 – Letter of Support





AGE AND DISABILITY-FRIENDLY SAN ANSELMO 2025-2028 ACTION PLAN



Age and Disability Friendly
SAN ANSELMO

Prepared in partnership with:

TOWN OF
SAN ANSELMO
EST. 1907

Prepared by:

Waypoints Strategies

MADI Marin Aging and Disability Institute

Copies of documents can be made available in alternative formats. For requests call (voice) (415) 258-4640 or by e-mailing srimpacts@gmail.com

EXECUTIVE SUMMARY

The Age and Disability-Friendly San Anselmo 2025-2028 Action Plan recommends policies, programs and services for creating an inclusive and supportive community for residents of all ages and abilities. Developed through a collaborative process involving residents, staff, and community partners, the initiative addresses key areas impacting the well-being of older adults and individuals with disabilities.

Rooted in the World Health Organization's Framework for Age-Friendly Communities and incorporating elements from California's Master Plan on Aging, the proposed plan focuses on seven key areas that emerged from our community assessment survey, community focus groups, and community forums. Commonly shared strengths and challenges emerged, and the plan's areas of focus combine our community assets, present policy, and planning with actions to address barriers, gaps, and overall concerns.

These focus areas are:

- Remaining in Community
- Health, Well-Being, and Caregiving
- Transportation and Safe Mobility
- Climate Change and Safety
- Connected to and Included in Community
- Having a Voice in Decision-Making
- Communication and Information

San Anselmo aims to foster a culture of respect, provide essential resources, enhance accessibility, and ensure that all residents can actively participate in community life. Implementation of the plan will be monitored by the Age and Disability-Friendly Committee which serves in an advisory capacity to the Parks and Recreation Commission, with ongoing evaluation to ensure its effectiveness in achieving the vision.

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COMMUNITY PROFILE

The Town of San Anselmo is considered to be the *heart* of Marin. About 20 miles north of San Francisco, San Anselmo is bordered by San Rafael to the east, Fairfax to the west, and Ross to the South. Once a summer destination for San Francisco residents, the Town was eventually occupied with permanent residents after the 1906 earthquake and fire when the Town was initially founded. After the Golden Gate Bridge opened in 1937, the population increased significantly. Jump to today, San Anselmo accounts for over 12,000 Marin residents.

Surrounded by sprawling hills and crossed by San Anselmo Creek, the Town has a family-friendly atmosphere and a strong sense of community. It hosts many local events and activities throughout the year that bring residents and visitors together. Cyclists and mountain bikers alike converge from surrounding areas of Marin and San Francisco as an informal meeting destination. Pedestrians enjoy Creek Park, Memorial Park, and Robson Harrington Park. Artists' studios fill the local Isabel Cook Community Center.





All ages enjoy Imagination Park in downtown San Anselmo

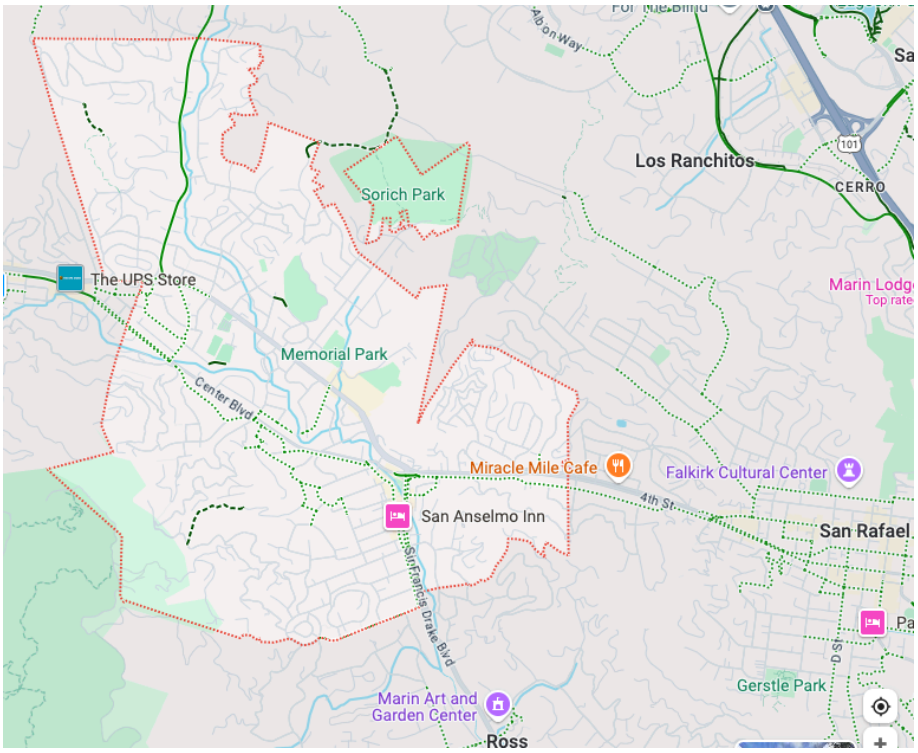
The San Francisco Theological Seminary (now the University of Redlands), the San Anselmo Public Library (a Carnegie Library), Imagination Park, the Mission-style San Anselmo Town Hall with its bell tower, and “Sugarfoot” cast-iron deer are all tangible reminders of San Anselmo’s rich history.

Schools and Programs

The Town residents have many school options ranging from Pre-K through high school. There are currently 5 public elementary schools within the Ross Valley School District and 3 schoolsTamalpais Union High School District, as well as several independent schools such as St. Anselm School and San Domenico.

Oak Hill School partners with UCSF to serve students on the autism spectrum, and the Irene Hunt School is a nonpublic day school that provides students in grades K-12 with an individualized education tailored to their specific needs. Cedars Marin, a residential and day community for individuals with developmental disabilities in nearby Ross, has studios in San Anselmo and an artist’s gallery in the center of San Anselmo where artists can show and sell their work. On any given day, a visitor will see drivers, bikers, and pedestrians of all ages and abilities in and around the town.





Map of San Anselmo in Marin County Source: Google Maps

Age, Health, and Population Changes

Marin County has been identified as one of the healthiest counties in the nation.[1] The average Marin resident can expect to live 85.2 years, among the longest in the state and nation. [2] More people are living to 100. Since 2010, San Anselmo has had a 42% increase in the portion of the population 60 years and older. [3] Marin expects an additional 30% increase in this demographic in the next 10 years. [4]

Disability

5.3% of San Anselmo residents under 65 reported living with a disability. [5] Although 14% of adult assessment respondents reported having aged into disability or having developed functional challenges. [6] the CDC estimate for disability prevalence 18 years and older in California is 26.6% of the population. [7]

Caregivers

Among those who responded to the assessment 7% reported they give care or support to someone for reasons of health, disability and aging. The National Caregiving Alliance estimates that 12% of community populations are family caregivers. Most (89%) family and friend caregivers are unpaid. Getting relief from caregiving was noted as the most challenging aspect of caregiving by survey respondents.

Ethnicity: In 2020, 81% of the town population were white, 11% were listed as of two races, 9% were Hispanic or Latino, 4% were Asian, and 3% were listed as some other race. (U.S. Census Bureau, 2020).

Elder Economic Index:

"This economic measure is the gold standard to measure the cost of basic necessities and provides a more accurate reading than the Federal Poverty Level (FPL). As of 2024, the monthly FPL is set at $1,304/month for a single person living alone in the United States. [8]

The Elder Economic Index (EEI) for a single renter in good health in Marin County is $4430/month. **This is 173% of the National Average.** The EEI for a couple in good health who owns property with a mortgage in Marin is $6368/mo.[9]**This is $148% of the National Average.**

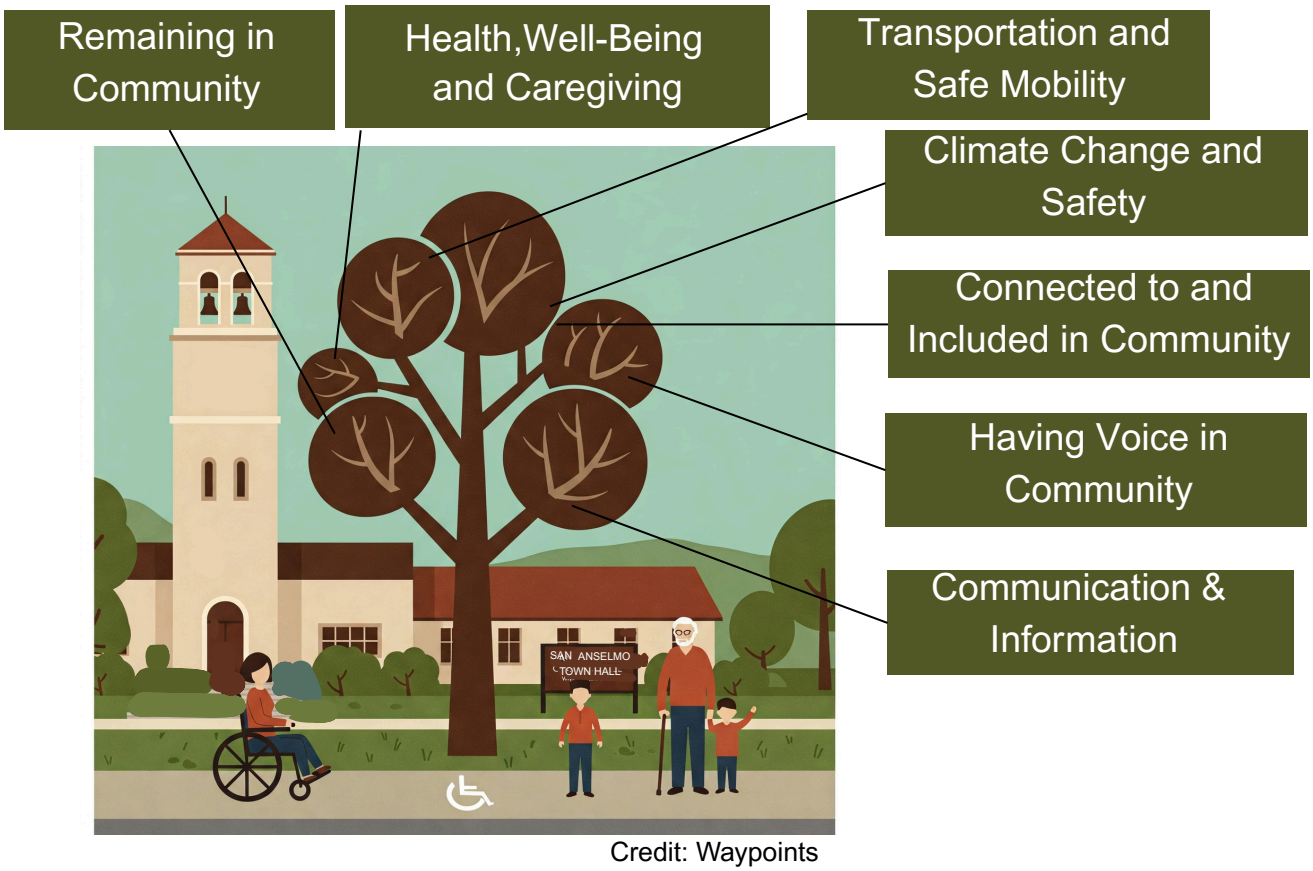
Per Capita Income, Household Income, Median Home Value:

The Per Capita income in the last 12 months for San Anselmo in 2023 was $98,602. The Median Household Income was $170,457.
The median home value was $1,524,300. [10]

AGE AND DISABILITY FRIENDLY FRAMEWORK

San Anselmo's Age and Disability-Friendly initiative follows the World Health Organization's (WHO) framework (2007) and goals of the California Master Plan on Aging, expanding the original eight domains to include modern priorities such as: emergency preparedness, disability equity and justice, dementia-friendly practices, caregiver support, and affordability in aging.

Action Plan Focus Areas



Credit: Waypoints

AGE AND DISABILITY-FRIENDLY PROCESS

A Five-Year Cycle

The Age and Disability-Friendly process is a 5-year cycle. The Town of San Anselmo joined the network of Age-Friendly communities in 2019. The first years were focused on community engagement, helping to identify specific issues, and visioning the future. The pandemic interrupted that process. The Marin Aging and Disability Institute received a grant from the California Department of Aging to continue the town's process in 2024-2025. In this last year, disability-friendly has been combined with age-friendly community assessment and planning.

Ageism and Ableism Education: Changing the Perceptions of Aging and Disability

It was vitally important to bring in ageism and ableism education to build community awareness of the stereotypes and biases about aging and disability. By holding workshops before discussing policy and practice changes, we were able to encourage innovative and creative thinking when discussing inclusivity, helping to foster both understanding and empathy. Using residents' personal stories and diverse voices in dialogue, we hoped to increase participants' knowledge of disability, aging, and systemic inequalities.

Voice in the Work

One tenent of Age and Disability-Friendly planning is the requirement to include older adults as well as people with disabilities in the conversation and planning process, giving them agency, respect, and the opportunity to collaborate. This inclusive process allows for the consideration of all ages, stages, and abilities while allowing those who are often excluded a chance to share their lived experiences.

Identifying Priorities

Age-friendly means effective structures and programming that allow people to live their best lives across their lifespan. The residents, staff, the Town's community assets, the community assessment process and the general planning update process have informed the selection of the plan focus areas. Review our *Thriving in our Town Survey Report*

Implementation, Monitoring, and Evaluation

This three-year action plan outlines goals and actions for moving towards the vision of a town for all ages and abilities. The Age and Disability Friendly committee in tandem with the Town staff will develop the goals to be more specific, measureable and achieveable.

The plan implementation will be monitored by an Age and Disability-Friendly Committee in partnership with the Parks and Recreation Commission. After three years, the committee will evaluate progress and impact and then work with the Town to develop a new strategic plan moving forward. The Action Plan is a working document that guides the community's progress towards being an Age and disability-friendly community for all residents.

The following informed the goals and actions of this plan:

- Two Community "Ageism and Ableism" workshops as well as one staff workshop
- San Anselmo Resident and Staff Survey Assessments
- The General Plan Update Process
- Two In-Person Caregiver and Older Adult Focus Groups
- Two In-Person Forums and one Online Community Forum
- Advisory Committee, resident and staff conversations, Commission Meetings, and Workshops
- International, National, and County-based research
- AARP Livable Communities U.S. network
- Marin County Age and Disability-Friendly communities, local organizations, and service providers

An Age and Disability-Friendly Community ensures people of all ages and abilities can participate in all aspects of society



Action Plan Focus Areas with the Age and Disability Friendly Community Values

The action plan focus areas were derived from the priorities determined by the assessment report (focus groups, survey), the Age-Friendly Livable Communities domains, the California Master Plan on Aging goals, and the San Anselmo General Plan. The values for an Age and Disability Friendly Community are listed below each focus area.

1. **Remaining in Community**
   - An Age and Disability Friendly San Anselmo offers affordable, accessible housing options for downsizing and home modifications to enable aging in the community.

2. **Health, Well-Being and Caregiving**
   - An Age and Disability Friendly San Anselmo provides education, information, and resources enabling residents to remain active and healthy in a community and in the place they call home.

3. **Transportation and Safe Mobility**
   - An Age and Disability Friendly San Anselmo has a variety of reliable, accessible and affordable transportation options along with mobility education that allows residents to be connected to all areas and services in community.

Action Plan Focus Areas with the Age and Disability Friendly Community Values

4. Climate Change and Safety

- An Age and Disability Friendly San Anselmo strengthens neighborhoods, provides education, information and resources enabling residents to remain safe in a community and in the place they call home.

5. Connected to and Included in Community

- An Age and Disability Friendly San Anselmo promotes a culture of respect, inclusion, and positive perceptions of aging and disability and strengthens neighborhoods, building connections that provide health benefits and intergenerational bonds.

6. Having Voice in Community

- An Age and Disability Friendly San Anselmo prioritizes the participation and input of older adults and people with disabilities actively seeking their perspectives through various engagement methods.

7. Communication and Information

- An Age and Disability Friendly San Anselmo offers accessible communications in a variety of formats and across diverse mediums with age and disability-positive images and language.

The resident quotes in italics throughout this plan are from the survey responses and from the focus groups.

A PLAN FOR



EVERY AGE.
EVERY ABILITY.

Artwork credit: The Connecticut Age Well Collaborative



Remaining in Community

Vision: San Anselmo has accessible and safe housing options that reflect the diversity of needs of the population. Affordable home maintenance and modifications are available, as is the support needed to age at home. Our neighborhoods create opportunities that foster connection, inclusivity, resource sharing, safety, and support.

Summary of Assessment Findings

Most residents felt welcomed and included in San Anselmo based on survey comments and focus groups. Eighty percent wanted to remain in their current homes as they age. Sixteen percent remained unsure.

- 84% of respondents were homeowners
- 16% of respondents were renters

Factors that could prevent a resident from staying in their home in San Anselmo:

- Medical issues were chosen as the top reason residents might not remain in their homes.
- Housing affordability is significant challenge for residents aged 35-44 and 65-69 and was listed more often for these two groups
- Home and yard maintenance remains a barrier for residents aged 65-79.
- 61% say they will need home accessibility modifications or alterations to stay safe in their homes
- 14% don't have the income to cover their housing expenses

Shared housing

- 9% would consider turning a room in their home into shared housing
- 7% want to learn more about shared housing options

Current Status

- **2023-2031 Housing Element** increases housing density, affordable residences, and Accessory Dwelling Units (ADUs). There were 15 ADUs added in 2024, and 20 infill units were permitted.

- The Town is currently working on implementing Housing Element Action 7.2b which states: “Work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.”

- **The San Anselmo General Plan** supports a variety of housing options affordable to all income levels and encourages housing that meets the needs of residents.

- The **Affordable Housing Ordinance** requires all new developments (residential and non-residential), to contribute towards the provision of affordable housing

- **Alternative housing options** such as co-housing, co-living, missing middle, and micro-units are listed on the Town of San Anselmo’s Website (https://www.townofsananselmo.gov)

I think that San Anselmo is one of the best towns for all ages and abilities in the entire Bay area region. I feel very privileged to live in San Anselmo with my brother and his wife. I hope that I will be able to find affordable, permanent, senior housing here.

I would like help with current best practices on how to adapt 100-year-old home for heat, wind, fire, rain, and aging resident.





Current Status

- **Accessory Dwelling Unit (ADU) Resources** are available on the Marin County and Town of San Anselmo websites.
- **Several Marin County Property Tax Exemptions are available** to residents from the taxing agencies. One example is the San Anselmo Municipal Services and/or Pension Override Taxes. Annual exemptions are listed on the Marin County Department of Finance Property Tax Exemptions website.
- **Reasonable Accommodation** allows for flexibility in zoning, land use, and building regulations to ensure equal housing
  opportunities for individuals with disabilities.
- **Affordable Housing Assistance Programs** that provide financial support, home repairs, rental subsidies, and affordable housing opportunities for low- and moderate-income individuals and families in Marin County.
- **Home accessibility and modification assistance programs are available** from local and regional public agencies and nonprofits such as Habitat for Humanity and Marin Center for Independent Living.
- **Tam House** provides single senior cooperative affordable housing in two high-quality homes within walking distance of the center of town. Tam House is a model of nonprofit housing development in San Anselmo and Marin County.
- **Financial Assistance for Energy** programs are available.
- **Ross Valley Villages (Marin Villages)** offers in-home assistance and personal support to empower residents to stay independent.

Action Steps

R1:Investigate opportunities that encourage home-sharing or home matching

R2: Continue to support the use of Marin Community Foundation funds for affordable housing

R3 Utilize and promote the Volunteer Database to provide assistance to older adults and people with disabilities

R4 Continue to publicize and create opportunities for using rental assistance programs

R5: Work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.

R6: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a renter match program for ADU owners and prospective tenants



Health, Wellness and Caregiving

Vision: San Anselmo connects residents to the programs, services, spaces and education they need to stay health, live long and live well.

Summary of Assessment Findings

Most residents (91%) r**ate their health as good, very good or excellent.**

- 9% rate the health as poor, fair
- 13% have difficulty with mobility some to all of the time
- 21% reported having noticed changes in their cognitive abilities that impact their life; 8% are interested in a dementia care support group
- 31% always or usually eat alone and 45% are interested in a town congregant meal
- 22% of unpaid caregivers are friends or neighbors, not family
- 44% haven't thought about or don't know what they would do if they couldn't care for themselves

Interest in Activities

- 58% know about programs and activities offered by the Recreation Department.
- 38% would participate in a technology training and support class
- 53% are interested in a "Strength for Aging Strong" exercise class
- 43% want to participate in walking groups
- 45% want an intergenerational space for drop in gatherings and programming
- Multiple requests for allowing children with disabilities to have early access to town events before they get noisy and crowded. Requests for "quiet zones" for town wide events for neurodivergent and disabled people. These were made in focus groups and parent interviews.

A caregiver request: Send out helpful information and resources via email and mail





Current Status

- **San Anselmo Public Library provides a collection of Memory Kits to support residents with Alzheimer's and dementia**. Past library programming has included Alzheimer's Association education for aging adults and caregivers and presentations on financial elder abuse.
- **The Library offers OWLS (Outreach On Wheels Library Service**) home delivery and pick-up to patrons unable to come to the library due to mobility, health or disability barriers.
- **The Library offers Medicare lecture series** that is available annually through the State HICAP program.
- **Ross Valley Seniors** provides a reduced-fee lunch, special programs, and opportunities to socialize monthly.
- **Archie Williams High School Pool is available for Adult Lap Swim for a fee** 7 days a week.
- **The Library offers California State Parks and Marin Municipal Water District (MMWD) vehicle parking passes** for library card holders.
- **Age and Disability-Friendly Marin monthly online Speaker Forums** cover topics such as preventative healthcare, nutrition in aging, fall prevention and end of life planning.

Current Status

- **San Anselmo has 9 parks, 7 open spaces, and well-marked bike paths.** There are many spaces in which to live and be active. Hilldale Pocket Park was created in 2023 to be a “pocket neighborhood” park that is accessible to older adults and the disabled population.

- **San Anselmo has a complete streets policy and ADA transition plan** that helps shape current and future projects.

Action Steps

H1: Create greater access to, and awareness of, available County Health and Provider Resources

H2: Promote local tech trainings

H3: Partner with agencies to facilitate access to home delivered meals and groceries

H4: Develop a Caregiver Support Program

H5: Expand subsidized and low cost programming

H6: Consider shaded seating and inclusive playground equipment when improving Town Parks and building new facilities



Transportation and Safe Mobility

Vision: Enhance infrastructure to promote walking and bicycling by calming traffic and reducing collisions. Implement safety programs, strengthen enforcement, and provide mobility education to support safer, more active transportation.

Summary of Assessment Findings

Ninety-five percent say that driving is their main mode of transportation, but many remain active and walk (59%) or bike (24%) in San Anselmo.

- Only 6% use public transit as a main mode of transportation and 42% of residents use it sometimes.
- 37% reported that it doesn't go to their destinations or has an inconvenient schedule.

While some older residents rely on friends and family for transportation, it's important to ensure that those without nearby support are aware of the alternative transportation options available to them.

There were many comments about unsafe sidewalks, crossings, fast bikes and inaccessible sidewalks, limited accessible permit parking and paths for mobility devices.

Physical barriers in San Anselmo-They don't stop me, but force me to move very, very slowly and cautiously, which makes me self-conscious and a bit ashamed.

I am the only driver in my home. My spouse does not drive. If I am incapacitated we face a difficult situation.

Navigating uneven surfaces, sidewalks and crossing streets can be scary, even with a cane.

Current Status

- **San Anselmo Downtown Active Transportation and Circulation Study** has recommended short and long-term improvements to enhance active transportation safety in town and to improve access and comfort for people using all modes of transportation to navigate downtown. In addition, Active Transportation is considered on all new projects.
- **Based on requests from residents, the Town's Traffic Calming Program** is intended to review existing conditions and implement traffic calming measures to lower traffic speeds in residential neighborhoods.
- **Bike and Pedestrian Improvements** were made on Sir Francis Drake Blvd. between the Hub and Bolinas Avenue in 2022.
- **The Sequoia Park Neighborhood 'Safe Routes To Schools Project'** will improve safety by creating safer intersections and prioritizing access to sidewalks, bike routes, and public transportation.
- **General Plan Circulation Element policy:** Provide "Complete Streets" that are safe, comfortable, and convenient routes for walking, bicycling, and public transportation.
- **One goal of the General Plan Conservation Element** is to prevent or minimize air and water pollution.
- **The Climate Action Plan** resulted in a 25% reduction in emissions by 25% as of 2022. Lower emissions reduce the pollutants and particulates, improving air quality and respiratory health.
- A **Sidewalk Repair Program** provides project management assistance to property owners.





Current Status

- A new hybrid stoplight is planned for **Saunders Ave and Sir Frances Drake Boulevard.**
- **Sidewalks will be installed** on Butterfield Rd. from Sir Frances Drake Boulevard to Carlson Avenue.
- Per the new California State law, **Public Works is daylighting crosswalks** to reduce traffic accidents by improving driver visibility of pedestrians and cyclists.
- The Town is currently completing the ADA Transition Plan.

I need an upright chair with armrests to participate in the events/activities and I cannot carry a chair while walking. After dark I find it difficult to walk to my car or public bus.

I have met many people who have mobility challenges and feel stuck in their homes because they can't get on the sidewalk on their Street - they cant navigate the dips.

Action Steps

T1: Conduct volunteer walkability audits to assist Public Works in identification of areas for improvement

T2: Provide Transit Resources to Residents

T3: Promote and encourage residents to use the "Report a Problem" on the Town Website

T4: Advocate for longer crossing times. Receive an update from DPW on arterial and collector roadways and crossings



Climate Change and Safety

Vision: All ages and abilities will be represented as we bridge inclusivity with climate action. Since climate action and emergency preparedness are interconnected, we aim to mitigate risks while enhancing resilience by educating and promoting both proactive climate action and emergency preparedness.

Summary of Assessment Findings

Emergency Preparedness

- 68% - feel only somewhat or not prepared
- 49% - would likely participate in a preparedness class for older adults
- 29% - would like help putting together a disaster preparedness kit
- 56% -have not or only somewhat become familiar with evacuation routes
- 21% - will need transportation assistance for an emergency evacuation.
- 20% are not registered with Alert Marin
- 12% do not have fans or a place to go in an extended heat wave
- 14% don't know who could give them assistance if the power and cell phones are out and emergency services are available

Climate Action

- 44% want a local Fix-It fest event
- 24% reported they ride a bicycle or E-bike
- 56% walk as one of their main modes of transportation

Current Status

- **A Farm Stand in Downtown** supports sustainable farming practices, promotes local food security, and reduces the carbon footprint of our food. **Cedars also holds a farmstand** from May-September.
- **The Library has a "*Library of Things"*** which promotes a sharing economy and reduces overconsumption. Things include a telescope, thermal camera, knitting kit and a collection of board games and puzzles.
- The **Library holds an annual clothing swap** combatting fast fashion, and overconsumption while building social connections and reducing waste.
- **Reuse Alliance, in partnership with the Library, will bring the first town Repair fair to San Anselmo** in September 2025.
- The **Town and the Ross Valley Fire Department websites** have Emergency Information, Emergency Notification, and prevention information for residents, including flood, storm, and fire resources.
- The Town has a **multifaceted flood monitoring, warning and response system** and an **emergency response system.**
- **The Department of Public Works is currently building a Resilience Hub** equipped with renewable power that can support residents during emergencies.

> My neighborhood is very friendly & welcoming My neighbors "keep an eye on me "and I'm sure would provide help if needed in an emergency





Current Status

- **The Town offers emergency outage assistance** helping residents to get their power back in a short time-frame.
- **The Neighbor-to-Neighbor events** such as those held during the pandemic, helped promote emergency planning while building local social connections and familiarity of those who needed assistance.

Action Steps

S1: Promote Neighbor to Neighbor assistance in building connections and safety

S2: Work with local and County partners to host regular emergency preparedness events

S3: Encourage neighborhoods to participate in the Resilient Neighborhoods and Firewise Communities

S:4 Arrange emergency preparedness education refreshers for older adults, caregivers, and the disabled population



Connected and Included in Community

Vision: The Town of San Anselmo has a range of social and civic activities and employment opportunities that are appealing and accessible for individuals of every age and ability, providing residents with a sense of belonging, closeness, and well-being. Intergenerational activities foster mutual understanding and promote community cohesion and belonging.

Summary of Assessment Findings

- 47% are employed
- 8% (34) people need to look for a job for income or want to work part-time locally
- 20% volunteer in San Anselmo
- 32% reported attitudinal barriers in San Anselmo. Comments from people with disabilities or functional challenges described encountering negative attitudes or lack of consideration
- 14% said social inclusion is a barrier to participating in community

Redesign and upgrade the Isabel Cook Community Center to become a state-of-the-art San Anselmo Community Center that provides programming and spaces for residents of all ages and abilities!

Current Status

- **Ross Valley Seniors'** monthly meeting attendance has grown as has the Town Recreation Department Adult programs.
- **Live on The Avenue** provides seating for older adults and disabled attendees.
- **Town Movie nights have included closed captions** since 2023.
- **Adult Recreational Programming** includes Painting, French Language, Tai Chi, American Mah Jongg, Ukulele, and Charm Making Classes.
- **Library Department** discussion and book groups, drawing workshops, gardener presentations, the Large Type Collection, virtual author talks, and the OWLS book delivery service all **include residents in diverse group activities both in-person or at home.**

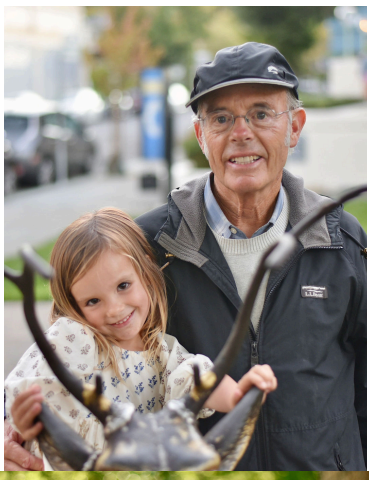
San Anselmo provides zero programs for kids with disabilities. None of the recreational sports have Challenger divisions. There are no camps or after school programs for kids with disabilities We are completely isolated from the community where we live and spend all of our time in other cities.

Current Status

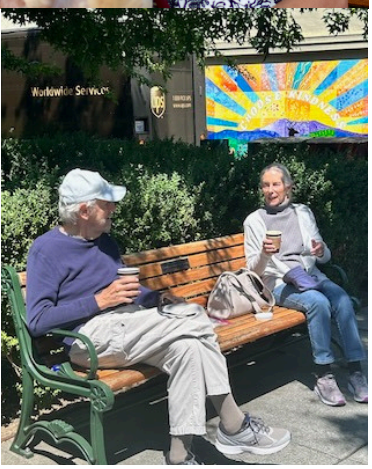
- The Town Recreation department is **partnering with Project Awareness and Special Sports (PAASS)** to expand available programs and recreational opportunities to children and young adults (5-21) with developmental delays and learning differences
- **The Recreation Department offers scholarships and partners with the Golden Gate Resource Center** that provides services and support to individuals with developmental disabilities
- Town's HR Department currently has **an inclusive hiring practice** where all names are redacted.

People of all abilities being welcomed into Town programs is not the same as the programs actually being accessible and inclusive for people with disabilities.

We need disability friendly and sensory sensitive events/meet ups to combat social isolation. The choice is always between being with my disabled son or taking a break away from him, how about things we could go to as a family







Action Steps

C1: Identify and secure a designated gathering space for older adults in Town

C2: Develop a partnership with Ross Valley Villages

C3: Celebrate aging and disability annually with special events

C4: Consider mobility scooter access to public bathrooms and a bathroom and wheelchair lift at Robson Property

C5: Continue Ageism and Ableism education in community

C6: Ensure programs and spaces are accessible and inclusive of the disabled and older adult populations

C7: Develop a social group for children with disabilities and their families

C8: Continue to collect resident oral histories and share publicly to foster conection



Having Voice in Community

Vision: All people are treated with dignity and respect. San Anselmo promotes inclusion using strategies that foster meaningful participation and that amplify voices.

Summary of Assessment Findings

In the focus groups and the survey comments those with disabilities and functional impairments mentioned ableism, unkind interactions, and other residents having stigma about impairments and disabilities. Some feel discriminated against since their needs in Town aren't considered. Comments included the lack of recreation or social opportunities or programs for the disabled to participate in typical kid programs from parents of disabled children and also from disabled adults who grew up in San Anselmo and had no recreation opportunities.

In focus groups and interviews, parents asked to be invited to Recreation Department program planning meetings to share ideas and best inclusion practices for children with disabilities.

People feel welcomed and included at:

- the Public Library
- the parks
- the churches
- Imagination Park benches
- places where hearing isn't an issue
- some neighborhoods
- some restaurants and businesses
- Cedars

Current Status

- The **Town actively promotes volunteer opportunities** in the newsletter and on their website.
- **Town committees and commissions invite** all residents to apply and encourage all to submit.
- **Youth are included** in community events and activities.
- **The Town utilizes inclusive meeting practices,** creating a welcoming and respectful atmosphere where everyone has the opportunity to share their opinions.
- **The Town provides summaries of complex information** in their public presentations, in Council and Commission meeting documents and in workshops.
- **The Town provides meaningful feedback mechanisms**.





Action Steps

V1: Collaborate with all Departments to help adopt a Town-wide age and disability friendly lens

V2: Commit to outreach and inclusion of people with disabilities on local commissions

V3: Develop partnerships with public, private, and non-profit community partners to develop disability affirming groups

V4: Parks and Recreation annual planning will include older adults, members of the disabled population and their families

V5: Present an Elder's Fraud Awareness class annually



Communication and Information

Vision: San Anselmo considers the ways in which we access and use information depending on our age and/or abilities. Community information is reliable and accessible. Digital exclusion is minimalized, and information meets the needs of the aging and disabled populations.

Summary of Assessment Findings

Respondents noted that these items would make San Anselmo more accessible:

- amplified sound in all meetings and events
- accessible communication practices
- real-time captioning and ASL available,16% use captions in meetings
- 41% still use a landline
- Email and text messaging are the most frequent channels used for information. The internet and the Town e-newsletter are used by about half of the respondents.
- Only 26% use social media
- Requests for accessible signage was made in the survey and in focus groups
- 9% of disabled people said communication is a barrier to participation in the community

Current Status

- **The Town of San Anselmo website has been redesigned to be more accessible** with simple navigation to enhance usability.

- T**he San Anselmo Town Council meetings have been made more accessible** with captions, microphones, a hearing system, and a willingness from staff to make reasonable accommodations.

- **Town communications** are available electronically and in physical documents. Meetings can be attended in person or remotely via Zoom at home.

- **The Recreation Guide** is mailed to all residents three times per year and is available year-round online.





Action Steps

A1: Consider improving communication channels in San Anselmo

A2: Embed age and disability- friendly imagery in communications and advertisements

A3: Actively promote and use the meeting and program accessibility equipment available for Town meetings

A4: Offer Accessible Communications Training for the Town, businesses, and its residents

A5: Add a monthly Engaging Aging and Ability section for resource and event promotion to the existing Town Manager's Newsletter

Capacity Building and Sustainability in Age and Disability-Friendly Initiatives

Research on the sustainability and capacity building of Age-Friendly communities highlights several best practices that will be adopted for the Age and Disability-Friendly San Anselmo Initiative.

Best Practices:

- **Multi-Sectoral collaboration**
  - Building strong partnerships across various sectors, including government, social services, businesses, and community organizations.
  - Ensuring that initiatives address the diverse needs of older adults and the disabled population through sustainable solutions.

- **Meaningful engagement of all ages and abilities**
  - Encouraging active participation of older adults and people with disabilities in planning, implementation, and evaluation.
  - Including younger adults and youth perspectives is important when gathering information and planning for long-term initiatives.

- **Build public will, engagement, and advocacy**
  - Raising awareness and providing continued education on Ageism and Ableism in schools and the community as a whole.
  - Reporting the positive impacts of the initiative to the entire community.
  - Participating in the Marin Age-Friendly Network and the Disability Coalition to keep apprised of local and State advocacy opportunities, issues, and member best practices.

- **Financial sustainability**
  - Identifying and advocating for resources from diverse sources is vital to supporting the initiative's ongoing progress and for solidifying program partnerships.

Acknowledgements

We appreciate the time and dedication of the following staff and volunteers in launching Age Friendly San Anselmo in 2019 and Age and Disability Friendly San Anselmo in 2023.

Age Friendly Committee (2019-2020)
Dannielle Mauk, Director of Community Services
Kevin MacLeod, Recreation Coordinator
Suellen Lamorte (Founder, Commission on Aging)
Bridget Clark
Anna Lim
Carla Overberger
Sara Robinson
Laurie Vermont
Woody Weingarten

Age and Disability Advisory Committee 2023-2025
Dannielle Mauk, Director of Community Services (2023-2024)
Mattie O'Grady, Director of Community Services (2024-)
Vincent Lin, Recreation Coordinator
Colleen Arnold, Marin Aging and Disability Institute
Maria Rodriguez, Marin Aging and Disability Institute
Sara Robinson, Marin Aging and Disability Institute
Ellen Baxter
Bridget Clark
Linda Kenton, Town Librarian
Gene Ng, Commission on Aging
Ivy Tzur, Parks and Recreation Commissioner
Katie Ladouceur, Cedars

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2. University of Wisconsin Population Health Institute, County Health Rankings and Roadmaps. *2025 Health Data, https://www.countyhealthrankings.org/*

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Acronyms used in Committee Action Plan Roadmap

ADFSA: Age and Disability Friendly San Anselmo
ADFMN: Age and Disability Friendly Marin Network
AAS County Aging and Adult Services
MADI: Marin Aging and Disability Institute
VOAD: Voluntary Organizations Against Disaster
MCIL: Marin Center for Independent Living
RCIC: Rosalyn Carter Institute for Caregiving
ICS: Integrated Community Services
ESCOM: Emeritus Students College of Marin
CBOs: Community Based Organizations
UCP of North Bay: United Cerebral Palsy of North Bay
Matrix: Matrix Parents Network and Resource Center
F.A.S.T.: Marin County Financial Abuse Specialist Team

COMMITTEE ACTION PLAN ROADMAP -ADFSA 2025-2028

Remaining in community Actions	Potential Stakeholders
R1: Investigate opportunities that encourage home-sharing or home matching	Home Match Marin Residents Planning Department
R2: Continue to support the use of Marin Community Foundation funds for affordable housing	Planning Department
R3: Utilize and promote the Volunteer Database to provide assistance to older adults and people with disabilities	Resident Volunteers, Public Works, Town Administration, Marin Villages
R4: Continue to publicize and create opportunities for using rental assistance programs	Planning Department Marin Housing Authority
R5: Work with local non-profits to create a day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners.	Planning Department, Public Works, Habitat for Humanity, Ross Valley Villages
R6: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a renter match program for ADU owners and prospective tenants	County of Marin Community Development Agency, Municipalities

COMMITTEE ACTION PLAN ROADMAP -ADFSA 2025-2028

Health, Wellness and Caregiving	Potential Stakeholders
H1: Create greater access to, and awareness of, available County health and provider services	Town Communications Faith Communities Public Library
H2: Promote local tech trainings	Vivalon, ESCOM, Public Library Town Communications, Ross Valley Villages
H3: Partner with agencies to facilitate access to home delivered meals and groceries	Vivalon, Marin County Aging and Adult Services
H4: Develop a caregiver support program	Faith communities, Recreation, Public Library, Volunteer Program
H5: Expand subsidized and low cost programming	Recreation Department
H6: Consider shaded seating and inclusive playground equipment when improving Town Parks and building new facilities	Public Works, Recreation Department

COMMITTEE ACTION PLAN ROADMAP -ADFSA 2025-2028

Transportation, and Safe Mobility	Potential Stakeholders
T1: Conduct regular walkability audits to assist Public Works in identification of areas for improvement	AARP, Public Works Trained Volunteers
T2: Provide transit resources to residents	Marin Transit Vivalon, Marin Villages
T3: Promote and encourage residents to use the "Report a Problem" on the Town Website	Public Works, Town Communications, Neighborhood or local Firewise groups
T4: Advocate for longer crossing times and receive an update from DPW on arterial and collector roadways and crossings	Public Works, Bicycle Pedestrian Advisory Committee

Climate Change and Safety	Potential Stakeholders
S1: Promote Neighbor-to-Neighbor assistance in building connections and safety	Firewise groups, Neighborhood Associations, Ross Valley Fire Department

COMMITTEE ACTION PLAN ROADMAP -ADFSA 2025-2028

Climate Change and Safety	Potential Stakeholders
S2: Work with local and County partners to host regular emergency preparedness events	Ross Valley Villages Ross Valley Fire, Firesafe Marin VOAD,Salvation Army, NRGS
S3: Encourage neighborhoods to participate in the Resilient Neighborhoods and Firewise Communities	Residents Climate Action Commission Ross Valley Fire
S4: Arrange emergency preparedness education refreshers for older adults, caregivers, and the disabled population.	Ross Valley Fire, MCIL, RCIC, Central Marin Police, Firesafe Marin

Connected and Included in Society	Potential Stakeholders
C1: Identify and secure a designated gathering space for older adults in Town	Town Departments Residents, Chamber of Commerce
C2: Develop a partnership with Ross Valley Villages	Ross Valley Villages, ADFSA, Public Library

COMMITTEE ACTION PLAN ROADMAP -ADFSA 2025-2028

Connected and Included in Society	Potential Stakeholders
C3: Celebrate aging and disability annually with special events	CBOs, Residents, Ross Valley Villages, Ross Valley Seniors, iCedars, Oak Hill, Disability Coalition
C4: Consider mobility scooter access to public bathrooms and a bathroom and wheelchair lift at Robson Property	Public works, MADI, Commission on Aging
C5: Continue Ageism and Ableism education in community	MADI
C6: Ensure programs and spaces are accessible and inclusive of the disabled and older adult populations	UCP of North Bay iCedars, Oak Hill Residents
C7: Develop a social group for children with disabilities and their families	Matrix, Local Schools, Cedars, Oak Hill, Residents, Recreation Department Disability Coalition, Public Library
C8: Continue to collect resident oral histories and share publicly to foster conection	SA Historical Society iCedars, Tam House Marin Villages

ACTION PLAN ROADMAP

Having Voice in Community	Potential Stakeholders
V1. Collaborate with all Departments to help adopt a Town-wide age and disability friendly lens.	All Town Departments Commission on Aging, MADI
V2: Commit to outreach and inclusion of people with disabilities on local commissions	All Town committees and commissions
V3: Develop partnerships with public, private, and non-profit community partners to develop disability affirming groups.	MADI,RVSD, Matrix, Archie Williams Students, Disability Coalition
V4: Parks and Recreation annual planning will include members of the older adult and the disabled population and their families	MADI, Matrix Parks and Recreation Residents
V5: Present an Elder's Fraud Awareness class annually	Public Library Ross Valley Villages F.A.S.T. Team

ACTION PLAN ROADMAP

Communication and Information	Potential Stakeholders
A1: Consider improving communication channels in San Anselmo	Town Communications Recreation Department
A2: Embed age and disability-friendly imagery in communications and advertisements	Town and Chamber of Commerce
A3: Actively promote and use the meeting and program accessibility equipment available for town meetings	All Town Departments and Town Council
A4: Offer accessible communications training for the Town, businesses and its residents	ADFSA, MADI, Disability Coalition Town, County of Marin Digital Accessibility
A5 Add a monthly Engaging Aging and Ability section for resource and event promotion to the existing Town Manager's newsletter	Town Staff, Volunteers

Appendix

ASSESSMENT EXECUTIVE SUMMARY

In 2019, the Town of San Anselmo launched an initiative to become a designated Age-Friendly Community by the World Health Organization (WHO) and the American Association of Retired Persons (AARP). The first phase of this initiative was to complete a Community Assessment, gathering the experiences and perspectives of older adults and information from the town departments to provide the context for a three-year strategic plan. The COVID-19 pandemic interrupted the presentation to the broader community.

In 2023, the Marin Aging and Disability Institute received a California Department of Aging grant to complete this process and to develop a local Age and Disability-Friendly Plan in partnership with the Town of San Anselmo. A new assessment process and survey were developed to include older adults, people with disabilities, and caregivers. Over 490 completed surveys were collected (12% of the older adults and 12% of the people with disabilities). Only 3.5% of the estimated caregivers responded. The primary goal of the survey process was to learn about the town's "age and disability-friendly" strengths as well as areas that needed improvement. This data and the qualitative data from stakeholder focus groups, resident interviews, conversations, and a staff survey will collectively form the *San Anselmo Age and Disability-Friendly three-year action plan*.

Survey Findings: Strengths

- **Health:** The majority (91%) of the respondents reported being in '*Good to Excellent*' health. This is an indicator of overall well-being and is influenced by psychosocial factors and life satisfaction. The majority (73%) consider themselves to be completely mobile. Over half of the respondents reported walking as a main mobility mode.
- **Social connectedness and respect:** Most respondents live with others and feel included and welcomed in San Anselmo. Respondents mentioned the events, businesses, friendly neighborhoods, and people as factors that contributed to a feeling of community.

- **Remaining in the community:** An overwhelming majority wish to remain in their homes if financially possible and if home modifications are made.

- **Use of Technology:** A majority use mobile phones and computers, rendering text and/or voicemail communications a viable means for urgent communications. However, since 38% would like technology support or training, the town can't assume that digital resource sharing is effective for all residents.
- **Home Sharing:** Twenty percent would consider shared housing options to stay in their homes or town.
- **Volunteerism:** One-fifth of our population volunteers in some capacity in their town.

Survey Findings: Opportunities for improvement

- **Affordable and accessible programs, services, and events**: Since affordable housing and financial constraints are concerns for increasing numbers of residents (43%), offering free or subsidized Town programs and services is vitally important to their remaining socially connected and healthy while remaining in their homes. Events and programs should be accessible for all abilities and ages.

- **Accessible sidewalks and safe crossings:** Pedestrian safety, accessibility, restrooms, sidewalks, additional seating, and biker regulation and accountability were prominent concerns.

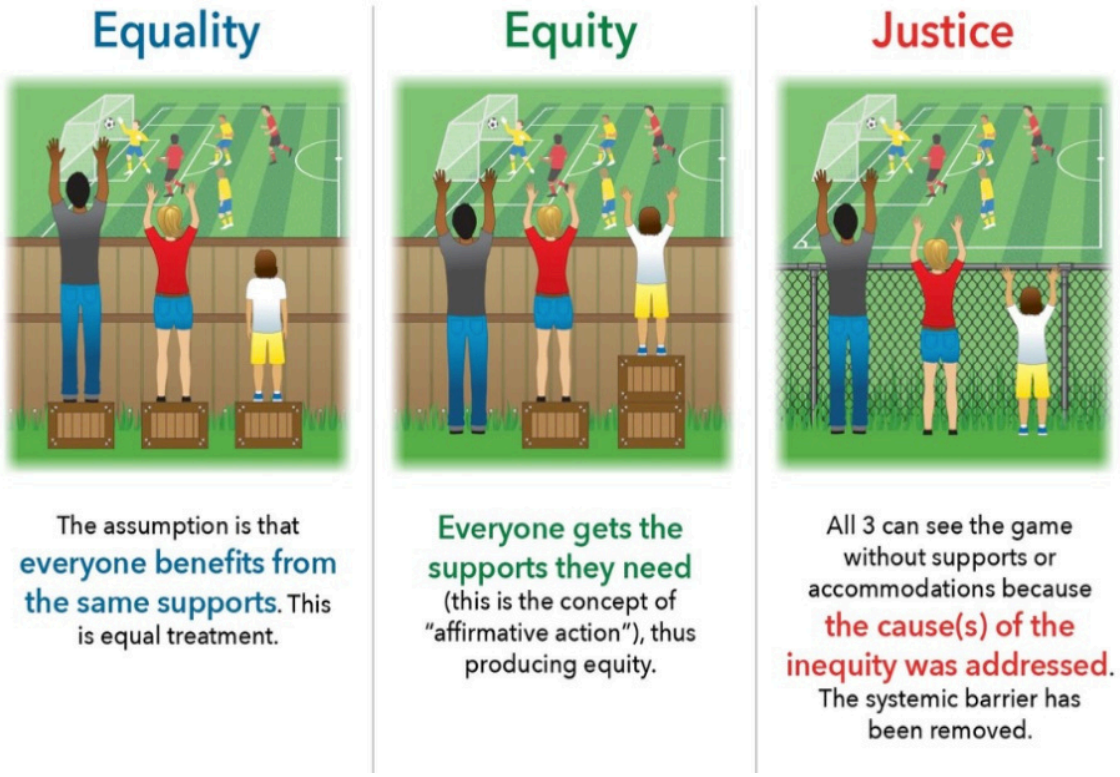
- **Emergency Preparedness:** A high percentage (68%) of respondents said they are only '*somewhat or not prepared'* and would like preparedness classes. Twenty percent need assistance with registering for Alert Marin and/or don't have someone to provide emergency assistance in the event of a power or phone outage. Twenty-one percent need transportation assistance if an evacuation became necessary.

- **Mobility and transportation options:** While not accessible and/or affordable for some, sharing public transit information and volunteer driver options could address the transportation assistance needs that 15% of respondents have (getting groceries or medications, transit to medical appointments or to visits friends or family). Twenty-one percent of people with disabilities or functional challenges report experiencing physical barriers such as uneven surfaces and sidewalks and unsafe walkways due to cars and electric bikes.

To view more of our **2025 Community Assessment Report**, simply click the link below or scan the QR code to the right:

https://bit.ly/AgeandAbilityThriving

A Concluding Slide from the Ageism and Ableism Community Workshop



Credit:Ingham County Health Department , MI



Website: https://bit.ly/AgeandDisabilityFriendlySanAnselmo

Copies of documents can be made available in alternative formats.
For requests call (voice) (415) 258-4640 or by e-mailing
srimpacts@gmail.com

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May 19, 2025

To Whom It May Concern,

I am pleased to offer my strong support for the San Anselmo *Age and Disability Friendly Action Plan*, developed by Age and Disability Friendly San Anselmo in partnership with the Town of San Anselmo, Waypoint Strategies, and the Marin Aging and Disability Institute.

San Anselmo is one of the first 20 communities in California to develop a local plan that includes both age and disability-friendly policies. While most communities have focused solely on age, San Anselmo is broadening the scope to better serve older adults and people with disabilities—making Marin a model for what's possible.

In alignment with California's Master Plan for Aging (MPA), this plan intentionally addresses key priorities: housing, caregiving, transportation, climate resilience, connectedness, participation, and access to information. It offers a clear, actionable framework for meeting the evolving needs of our population while building a more inclusive, accessible, and livable community.

I want to acknowledge the many residents, staff members, and community leaders who have contributed to this effort over several years. Their voices and lived experiences have shaped a plan that is both responsive and visionary for the future.

I am confident this plan will enhance the quality of life for older adults and people with disabilities, and I look forward to its transformative impact in San Anselmo and beyond.

Respectfully,

Brian

Brian Colbert
Supervisor, District 2
County of Marin Board of Supervisors

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 3.1

MEETING DATE: May 27, 2025

AGENDA TITLE: Public Hearing to Consider Adoption of Amendments to the Land Use Element of the General Plan and Make the Associated CEQA Findings.

FROM: Planning Department

RECOMMENDATION: The Town Council hold a public hearing and make the following motions:

1. Adopt a Resolution to amend the Land Use Element of the General Plan of the Town of San Anselmo to remove development standards related to building height (see **Attachment 1**); and
2. Find that the Amendments to the Land Use Element of the General Plan are exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Amendments would have a significant effect on the environment.

BACKGROUND

The General Plan is the Town's overarching policy document that guides long-term land use, development, and conservation decisions. Pursuant to 2017 General Plan Guidelines prepared by the California Governor's Office of Planning and Research (now the Governor's Office of Land Use and Climate Innovation, or LCI), implementation of a General Plan should rely on zoning ordinances and subdivision ordinances, among other mechanisms. Zoning is one of the primary means of implementing a general plan. In contrast to the long-term outlook of the general plan, zoning regulates the immediate use and development of the land.

Zoning regulations establish project review procedures and standards for minimum lot size, building height and setback limits, fence heights, parking, and other development parameters within each land use category. In general law cities such as San Anselmo, zoning provisions, including discretionary permits, must be consistent with the general plan (California Government Code Section 65860).[1]

[1] General law cities, in contrast to charter cities, are those bound by the State's general law regardless of whether the subject concerns a municipal affair. Find more information about the differences between local authority structures here.

The San Anselmo General Plan currently includes high-level descriptions for all land use categories ranging from single-family residential to general commercial to open space uses. For commercial land uses, the General Plan also prescribes maximum building height standards, which are also regulated in the San Anselmo Zoning Ordinance (Municipal Code, Title 10, Chapter 3).

Height limits were originally added to the General Plan in 1988 when the Town Council adopted Resolution 3074. This amendment added a 35-foot building height limit to all commercial land use categories described in the General Plan. Later in 1991, Town Council Resolution 3137-A reduced this building height limitation to a maximum of 30 feet in height in all commercial land use categories.

Locating development standards, such as building height limits, in both the General Plan and Zoning Ordinance creates redundancy. While not explicitly prohibited by State law, this duplication can lead to inconsistencies between regulations over time, causing confusion for local decision-makers, Town staff, and project applicants. The 2017 General Plan Guidelines recommend locating development standards in the Zoning Ordinance to ensure clarity and flexibility.

To align with best practices and eliminate regulatory conflicts, the Planning Commission adopted Resolution No. 2025-09 on May 19, 2025 to amend the Land Use Element, removing height limits from land use category descriptions in the General Plan (see **Attachment 3**). Removing height limits from the General Plan would not deregulate building heights in these commercial zones; it would simply eliminate redundant provisions and consolidate specific height controls to the Zoning Ordinance.

This proposed amendment is being brought forward independently of the comprehensive General Plan Update to address an immediate need for regulatory clarity and consistency, as identified by the Planning Commission.[2] This approach is consistent with State law and modern planning principles described above and enables the Town to avoid delay in processing development applications that could be impacted by regulation conflicts.

DISCUSSION/ANALYSIS

The proposed General Plan Amendments (listed in **Attachment 1**) would revise the descriptions of the commercial land use categories to remove references to the building height limits. A redlined version of the proposed amendments to the Land Use Element is provided in **Attachment 2**.

These amendments are proposed to:

1. Clarify that development standards, such as building height, are established in the San Anselmo Zoning Ordinance rather than in the General Plan. Any exception to these development standards may be considered through the Variance process

[2] While the comprehensive General Plan Update is underway, it will not be completed for the next year.

described in the Zoning Ordinance (Municipal Code Title 10, Chapter 3, Article 14, Variance).[3]
2. Reinforce the General Plan's role as a long-range policy document, while ensuring that zoning regulations remain the operative tools for regulating development.

The General Plan Amendments do not propose any changes to the General Plan Land Use Map, allowable uses, or residential density. By removing height standards from the General Plan and relying instead on the Zoning Ordinance for development regulations.

FISCAL IMPACT

There is no fiscal impact associated with the proposed Resolution.

GENERAL PLAN CONSISTENCY

As supported and referenced in **Attachment 1**, the General Plan Amendments are consistent with the following goals, policies, and programs in the General Plan:

- Housing Element Policy 5: Eliminate barriers to the development of market rate and affordable housing.
- Housing Element Program 5.9: Streamline the project review process for housing-related applications.
- Housing Element Action 5.9c: Continue to evaluate and improve the streamlined processing system to facilitate residential development.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The General Plan Amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Amendments would have a significant effect on the environment. The Amendments would make no changes to land uses, development intensities, or the rate at which development is expected to occur and therefore would have no significant environmental effect.

ATTACHMENT

Attachment 1 - Resolution
Attachment 2 - Draft Land Use Element (see pages 18 and 19)
Attachment 3 - Planning Commission Resolution No. 2025-09

[3] A Variance requires Planning Commission approval at a duly noticed public hearing per the Municipal Code.

RESOLUTION NO. XXXX

RESOLUTION OF THE SAN ANSELMO TOWN COUNCIL TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN OF THE TOWN OF SAN ANSELMO TO REMOVE DEVELOPMENT STANDARDS RELATED TO BUILDING HEIGHT AND MAKE THE ASSOCIATED CEQA EXEMPTION FINDINGS

WHEREAS, the Town of San Anselmo General Plan sets out the overall vision for development, including the types of land uses, their locations, and the general pattern of future development; and

WHEREAS, the Town of San Anselmo Municipal Code Title 10, Chapter 3, Zoning Ordinance translates the General Plan's broad goals into specific, enforceable regulations. These regulations include minimum lot coverage, maximum building heights, setback requirements, and allowable uses for each zone; and

WHEREAS, locating development standards, including maximum building heights, in the Zoning Ordinance rather than the General Plan is consistent with the California Governor's Office of Land Use and Climate Innovation (LCI) 2017 General Plan Guidelines; and

WHEREAS, consistent with California Government Code Section 65860, which requires county or city zoning ordinances to be consistent with the general plan of the county or city, the Town finds it appropriate to remove development standards such as height limits from the General Plan and instead regulate them through the Zoning Ordinance; and

WHEREAS, on April 7, 2025, the Planning Commission directed staff to prepare General Plan Amendments removing height limits from land use category descriptions in the General Plan; and

WHEREAS, the adoption of Amendments to the Land Use Element constitutes General Plan Amendments pursuant to California Government Code Section 65350 *et seq*.; and

WHEREAS, the adoption of Amendments to the Land Use Element constitutes a General Plan Amendment pursuant to California Government Code Section 65350 *et seq*.; and

WHEREAS, California Government Code Section 65353 requires a Planning Commission to hold at least one public hearing prior to approving the recommendation of General Plan Amendments; and

WHEREAS, California Native American tribes were previously notified and invited to consult on the Town's Housing Element pursuant to Government Code sections 65352–65352.5, and the proposed amendment to the General Plan Land Use Element implements Housing Element Policy 9 without introducing new policies not previously reviewed; and

WHEREAS, the Amendments to the Land Use Element herein are exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that they will have a significant effect on the environment; and

WHEREAS, the Amendments to the Land Use Element are consistent with the Town's Housing Element Policy 5, Program 5.9, and Action 5.9c of the General Plan; and

WHEREAS, a public hearing notice was published in the Marin Independent Journal on May 16, 2025 and posted in three places pursuant to California Government Code Section 65090, giving notice of the Town Council's consideration of the recommendation of the proposed General Plan Amendments contained herein; and

WHEREAS, on May 19, 2025, the Planning Commission held a duly noticed public hearing to take public testimony and unanimously voted to recommend that the Town Council adopt a Resolution regarding the Amendments to the Land Use Element; and

WHEREAS, on May 27, 2025, the Town Council held a duly noticed public hearing to take public testimony and consider the Planning Commission's recommendation that the Town Council adopt a Resolution regarding the Amendments to the Land Use Element; and

NOW, THEREFORE, BE IT RESOLVED that**:**

1. Based on substantial evidence in the record that the above recitals are true and correct and incorporated as findings herein.
2. The Town Council of the Town of San Anselmo does hereby adopt Amendments to the Land Use Element of the General Plan of the Town of San Anselmo to remove development standards related to building height and make the associated CEQA exemption findings, as attached hereto as **Exhibit "A"** and incorporated herein by reference.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Town of San Anselmo on the 27th day of May, 2025, by the following vote:

AYES: Councilmember:

NOES: Councilmember:

ABSENT: Councilmember:

ABSTAIN: Councilmember:

_____
TARRELL KULLAWAY
MAYOR

ATTEST:

_____
SERGE AVILA
TOWN CLERK

EXHIBITS
A. LAND USE ELEMENT

Attachment 1

EXHIBIT A: LAND USE ELEMENT

The following pages in Exhibit A represent the redlined version of the Land Use Element of the Town of San Anselmo General Plan, referenced as Attachment 2 of the Staff Report dated May 27, 2025.

SEE ATTACHMENT 2 OF STAFF REPORT. THE FINAL RESOLUTION WILL INCLUDE THE DOCUMENT.

LAND USE ELEMENT

A. Introduction

The land use section is the broadest in scope and most comprehensive element of the General Plan. The objectives and policies contained herein were the last to be formulated and reflect the general policy direction contained in all the other sections of the plan. As a result, the Land Use Element by design brings the array of thought and direction contained throughout the plan together to create a consistent and harmonious statement.

The intent of the land use section is to match the plan's policies related to natural resource, environmental constraint, recreation, open space, and community design policies with the urban land needs derived from the population, housing, circulation, and economic objectives of the plan.

The Land Use Element defines and shows graphically the general spatial distribution of all uses of land within the Town of San Anselmo. Furthermore, the land use section stipulates the density and intensity of development for all the land area covered by the plan.

B. Existing Land Use

The Town of San Anselmo is situated in a series of small valleys created by streams which are bordered by moderate to steep hillside slopes and ridge tops. The vegetation in the area is a mixture of grass and woodland. Due to their orientation, the north-facing slopes are more heavily wooded than the south-facing slopes. The sunnier south-facing slopes do, however, have stands and pockets of woodland. The stream courses along the valley floor are bordered by residential and commercial structures and remnants of riparian woodland.

San Anselmo is an established residential community which is near buildout in terms of its maximum residential development. New housing construction can be expected to be limited to infill on existing vacant single-family lots. Many of these undeveloped lots are small and located on steep sites. However, there are some larger parcels of land situated on the higher, and more visible, slopes and ridge tops in the area which are designated for residential development in the current general plan.

There are an estimated 1,720 acres of land within the corporate limits of the Town of San Anselmo. The Available Lands Survey which was conducted in 1984 as a part of the Housing Element update found that there was approximately 288 acres of land available for potential development. While the undeveloped land represents 17 percent of the total acreage in the Town, this undeveloped land is most often found in remote and hillside areas of the Town which are difficult to develop. Accordingly, while the Town can be described as being more than 80 percent built out from an acreage standpoint, it is 95 percent built out from a housing standpoint.

The Available Lands Survey also did not consider the development potential of surplus public lands and buildings. Red Hill School is an example of a site which has been deemed surplus by the School District, and alternative land uses may be of consideration to the agency in ownership.

1. Residential Character

San Anselmo can be characterized as a small residential community of primarily older neighborhoods and subdivisions that were established prior to 1945. Since 1945, residential

development has been comprised of single-family home construction within established neighborhoods, and smaller new residential subdivisions. San Anselmo has not experienced the post-World-War-II construction of large tracts of single-family detached homes. Although San Anselmo is still a predominantly single-family home community, there was a shift in the last decade to the construction of more multi-family structures. The increase in the number of multi-family units was a result of the construction of new multi-family structures on some vacant lots, the conversion of large single-family homes to multi-unit structures, and the demolition of older single-family homes to construct multi-family units. As of 1983 the ratio of single-family units to multi-family units townwide was 77% to 23%.

Additionally, San Anselmo has experienced a large increase in the number of second units which have been added to existing single-family homes in established single-family neighborhoods. The Town has adopted a second unit ordinance designed to regulate the number of second units in any given neighborhood in the community. However, there is no current accounting of the number of second units which have been constructed without benefit of the entitlements required by the Town's zoning code. Second units do comprise a significant use of residential land in the community and are addressed by policy in the General Plan.

2. Commercial and Industrial Character

San Anselmo does not have a strong commercial or industrial base which would classify the community as a major employment area in Marin County. Most of the jobs available in San Anselmo are in the retail and residential services sector of the economy. There is no detailed commercial land use study available in the Town, but the employment data available from the 1980 census and the Association of Bay Area Governments pretty much describes commercial land use in the community. The Town's commercial enterprises are normally classified as "residential support" commercial by planners. These types of uses include food and drug stores; restaurants; automobile service shops and stations; personal service stores including barber shops, beauty shops, and dry cleaners; and retail outlets which depend on local residents as their primary clientele.

The antique and other furniture stores are an example of local retail outlets which are more of a "base industry" drawing dollars from outside the community into the town and are not dependent on local residents as their primary clientele.

The total square footage associated with the "residential support commercial" activity is totally dependent on the population of the residential community to be served. In other words, the smaller the local population, the less land which needs to be set aside for local residential support commercial uses.

Base commercial industries are not dependent on the size of the local population for their success, but are more affected by competition outside the community, and the ability of similar use to conglomerate in the community in which they are located. The amount of traffic through an area and the functionality of the roadway network are prime factors in the location of base retail commercial activities.

Industrial and manufacturing uses are almost nonexistent in San Anselmo, and the community does not offer the types or size of land parcels which would attract these types of industry in the future.

The Town does offer some potential for small business and professional offices. These offices would be occupied by professionals serving the community or local professionals who desire office space close to home.

C. Land Use Goals

The primary land use goal for San Anselmo is the conservation of the small-town character of the community and its close relationships with the natural beauty of its setting. The desire to retain and enhance these qualities was voiced over and over in the workshops and community meetings on the 1976 General Plan as well as at the meeting on the 1987-88 General Plan review.

The objectives and policies set forth in Section D were formulated to achieve the following goals:

1. The small-town character, scale, and pace of life in San Anselmo shall be preserved, as shall the Town's close connection with the natural beauty of its setting.

2. Maintain the economic viability of the Town's commercial core.

3. New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.

4. New developments in the Town's open hillside and ridge areas will be regulated to protect the natural beauty of these areas.

5. Accommodate the housing needs of a socially and economically diverse population.

The Land Use Map was developed on the following four principles:

1. Current land use in San Anselmo is to be the basis for determining the distribution of future land use in the community.

2. In situations where current zoning of a parcel or parcels of land is inconsistent with the existing land use of the greater surrounding area, and development has already occurred, said existing development will be grandfathered into the predominant land use planned for the area.

3. The current mixture of residential densities immediately west of the Town's downtown area is to be maintained.

4. All lands located above the 150-foot mean sea level elevation warrant special protection because of their high visibility potential, natural resource setting, and physical development constraints. Therefore, these lands are to be placed in a special conservation zone. (See pages 16 and 17.)

D. Issues, Objectives, and Policies

The following is a listing of major community conservation and development issues facing San Anselmo, and the Town's objectives and policies related to these issues. The issues have not been prioritized in this plan. However, the issues will be prioritized when the Town Council adopts its planning work program and budget during the upcoming and each subsequent fiscal year.

ISSUE: Growth Management

Objective 1:

To manage future growth to ensure the orderly development of the community, the logical extension of urban services, preservation of the area's natural and cultural resources, and protection of the area's environmental setting.

Policies:

1.1 Future growth through the year 2032 will be limited to the Town's present adopted urban service limit line. (See Map 2.)

1.2 Future growth will be managed based on the ability to provide needed public services, the constraints associated with development of the site, the costs and revenues associated with new development, and the effects of growth on local traffic conditions.

1.3 Ensure that new growth does not create intolerable traffic conditions.

ISSUE: Preservation of Community Character and Image

Objective 2:

To preserve and enhance the unique natural and urban characteristics of the community while accommodating suitable new growth.

Policies:

2.1 All land use decisions within the Town and the planning area will take into consideration the protection and preservation of the area's surrounding hillsides, ridges, water courses, and any unique natural habitats.

2.2 New development will be required to preserve some of the natural and cultural characteristics of their respective development sites.

2.3 Undeveloped and agricultural lands outside the urban service area boundary should be protected from urban expansion.

ISSUE: Residential Densities

Objective 3:

To establish residential densities which are compatible with the environmental constraints of the area, and sensitive to adjacent land uses.

Policies:

3.1 Very low density (hillside and ridge) and single-family conservation residential development should be located in areas of (1) relatively high visibility, (2) environmental hazards, (3) sensitive environmental resources, or (4) areas which are established as high priority open space lands.

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.

3.3 Mixed residential and affordable housing development is most appropriate where sites have few environmental constraints, and have adequate facilities, such as water, sewer, transit, and access to commercial services.

3.4 Mixed residential and affordable housing development is also appropriate along major traffic arterials and adjacent to commercial and office areas.

ISSUE: Maintain a Sound Commercial Base

Objective 4:

Maintain the existing size and intensity of commercial businesses in the Town.

Policies:

4.1 Commercial land uses in the Town shall be divided into four categories: central commercial, general commercial, limited commercial, and neighborhood commercial.

4.2 Retail commercial is best suited for the central area.

4.3 General commercial is best suited for both retail and service commercial.

4.4 Neighborhood commercial should be located on collector streets within a short distance of residential areas.

4.5 Limited commercial uses shall be located along Sir Francis Drake Boulevard west of the Hub. Low intensity uses are low traffic generators.

4.6 Before the Town will consider a proposal for commercial expansion or intensification, the Town first needs to resolve current parking problems in the commercial areas of the community. Any commercial proposals which would compound the parking problem will not be approved.

Objective 5:

To establish parking standards and a parking program for the central commercial area. (Also see Circulation Element Policies 9.1 and 12.1.)

Policies:

5.1 To revise the parking standards in the Town's Zoning Ordinance recognizing that most businesses in the central area cannot provide parking onsite.

5.2 To establish a parking district or other mechanism in the central commercial area to generate the monies needed to develop sufficient parking in the area to support the Central Commercial District.

ISSUE: The Preservation and Restoration of Local Historic Buildings, Features, and Sites

Objective 6:

To identify, protect, preserve, and restore buildings, features, and sites of local historic value in San Anselmo.

Policies:

6.1 The Town of San Anselmo shall undertake a historic survey and maintain an inventory of buildings, features, and sites of local historic significance.

6.2 The Town will endeavor to protect from demolition or destruction or major alteration any building, feature, or site of local historic value.

6.3 To encourage the marking of historic buildings, features, and sites to publicize their significance.

ISSUE: Preservation of Open Space within the San Anselmo Planning Area

Objective 7:

To protect and preserve those areas of unique natural and visual resources within the planning area (see Map 3). (Also see Open Space Element Policies 2.1-2.8.)

Policies:

7.1 To limit or prohibit development in hazardous areas or areas of high resource value.

7.2 To prohibit or severely limit development along the Town's major and minor ridges and hilltops.

7.3 To preserve as open space land of aesthetic or recreational value.

7.4 Encourage open space corridors along easements and streams and provide public access where appropriate for bicycling, walking, and equestrians. (See Objective 4 of Open Space Element.)

7.5 Regulate construction on visible slopes to preserve the visual value of the hillside.

7.6 Continue to preserve open space and provide for the conservation of resources through innovative implementation including zoning, development controls (including grading, public and private acquisition, and incentives for private improvements which enhance the environment).

ISSUE: Annexation of Developed and Undeveloped Lands

Objective 8:

To limit future annexations to lands within the urban service area.

Policies:

8.1 To determine which properties within the Town's Urban Service Area should be prezoned.

8.2 To prezone lands in conformance with all the policies of the San Anselmo General Plan.

8.3 To review and comment on all development proposals within the Town's adopted Urban Service Area Boundary.

8.4 Developments proposed on properties contiguous to the Town Limits and prezoned by the Town shall be annexed into the Town prior to any decisions on the development proposal.

8.5 All lands annexed into the Town will be zoned no less restrictively than the current County of Marin zoning. The Town will not consider annexation for purposes of increasing the density over that allowed by the County of Marin.

ISSUE: Protection of Hillside and Ridge Properties

Objective 9:

To regulate future development on hillside and ridge parcels so as to protect, maintain, and enhance the natural characteristics of the land which contribute to the open space qualities of the parcel. (Also see Open Space Element Policies 2.1-2.8.)

Policies:

9.1 The density on ridge and hillside properties shall be no greater than the number of dwelling units specified in the "Table of Hillside and Ridge Density Parcels" (Ordinance No. 890).

9.2 No development including structures, roads, and public facilities shall be allowed on visible ridges and hillsides unless it has been demonstrated that development outside of these areas is not feasible for geologic, soils, or hydrologic reasons, or development would impact a unique natural habitat.

9.3 Should there be no other option but to allow development on a visible hillside or ridge, the Town may limit the size of development (i.e., square footage allowed within any structure), if such a limitation would reduce the visual impact of a development.

9.4 Development on hillside and ridge parcels shall be located so as to be screened by existing woodlands or by portions of the site where existing topography provides screening. Development within existing woodland may be allowed if tree removal is minimal.

9.5 New roads or extensions of existing roads which provide access to hillside and ridge parcels shall be limited in paved width to the minimum necessary to provide for adequate public safety.

9.6 New or existing roads serving hillside and ridge parcels shall remain rural in character and appearance.

9.7 Development on hillside and ridge parcels shall be so designed as to minimize grading and disruption of natural contours.

9.8 Lands above the 150-foot mean sea level elevation warrant special design review considerations; accordingly, the Town will review the building location, building design, and access of development in these areas.

Objective 10:

To regulate the design of residential units, roads, and public facilities in hillside and ridge areas in order to protect and maintain the existing visual image and character of these lands. (Also see Circulation Element Policies 10.1-10.6.)

Policies:

10.1 The Town will not allow the attached cluster form of condominium development on lands designated as Very Low-Density Single Family-Conservation in the General Plan.

10.2 Within a subdivision, single-family detached homes may be located on lots smaller than one acre, provided that said location of single-family detached homes attains the desired open space objectives or reduces the visual impact of the proposed development, and

providing the overall subdivision density does not exceed the maximum gross density allowed by the designated land use.

10.3 Residential units shall be designed and located so as to minimize their visual mass. The Town will require exterior materials and colors which soften the appearance of the building and allow it to blend with the natural landscape.

10.4 The only materials to be used for road construction shall be those which soften the visual appearance and impact of the road. All road materials shall be approved by the Town Engineer.

10.5 Street lighting on hillside and ridge parcels shall be kept to the minimum necessary for safety. Light standards which minimize the dispersal of light shall be used in these areas.

ISSUE: Preservation of Neighborhood Character, Image, and Quality of Life

Objective 11:

To preserve, maintain, and enhance the existing character, scale, and quality of life in San Anselmo's residential neighborhoods.

Policies:

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.

11.2 Medium- and large-scale development projects in both single-family and mixed residential areas shall provide for a variation in building heights and exterior wall and roof articulation to avoid monotonous structures with a large, blank visual bulk and mass.

11.3 New developments of five or more units which overcrowd the local residential street network, and cannot make the necessary roadway improvements to mitigate the impact, will be required to be phased over a period of time or possibly be reduced in density. All roadway improvements will be paid for by the development creating the need for the improvements.

11.4 Cannabis Business Uses. The Town shall not allow any cannabis business uses within the Town limits except medicinal cannabis delivery from businesses located outside of the Town limits. Recreational cannabis delivery from businesses located outside of the Town limits may be allowed if required by state law.

ISSUE: Future Development and Public Utilities and Services

Objective 12:

To maintain the current level of public services to the citizens of the Town and to continue to support improvements to public utilities as needed.

Policies:

12.1 To work with the special districts that provide water, sewer, and fire protection services in order to maintain and improve upon the present level of service.

12.2 To require all new development within the Town to be served by the public fire protection system and, where feasible, the public water and sewer system.

ISSUE: Maintenance of Adequate Water Service and Fire Flows in Hillside and Ridge Areas

Objective 13:

To ensure that existing and future development in hillside and ridge areas has a continuous supply of domestic water, adequate water to protect structures from domestic and wildfires.

Policies:

13.1 To encourage the Fire District to require sprinkler systems in new residential buildings which the Water District cannot supply with the ISO recommended fire flow.

13.2 New homes shall hook into MMWD's system where feasible.

If a water moratorium exists or public water cannot be provided, owners may construct potable water wells for new homes in accordance with the San Anselmo Municipal Code but shall connect to MMWD for their sole potable water supply as soon as water supplied by MMWD is available.

Objective 14:

To require homes and other improvements constructed in hillside and ridge or other high fire hazard areas to be designed to reduce the potential for a disastrous fire.

Policies:

14.1 To prohibit on street parking on public and private roadways which, due to their width or circuitous routing, create problems for fire equipment access.

14.2 To prohibit the use of combustible roofing materials in residential areas that have a high wildfire potential (e.g., hillside and ridge areas).

14.3 To require brush clearance around structures which encroach on wild vegetative groundcover.

ISSUE: Sewage Treatment in Hillside and Ridge Areas

Objective 15:

To ensure that onsite sewage treatment systems do not create a potential health problem or contribute to a potential unstable slope condition.

Policies:

15.1 The Town will require all new development, where feasible, to be served by the Public Sanitation District.

15.2 Where it is not feasible to hook into the Sanitation District collection system, the builder must supply a copy of a sanitation engineer's report to the Town stating that disposal is feasible on the site from a health standpoint. Further, a professional geotechnical report by a professional engineer shall be supplied to the Town stating that the proposed wastewater disposal field will not result in contribute to any landslide or other adverse geologic condition.

ISSUE: Reduction of Potential Flooding Hazards

Objective 16:

To protect the community from danger to life and property caused by flooding.

Policies:

16.1 All new developments in the Town should be designed to minimize vegetation removal, soils compaction, and site coverage.

16.2 To only allow development within the 100-year floodplain which is consistent with the Town's adopted Protection of Flood Hazard Areas and Water Course Ordinance.

16.3 To inform the citizens of the community of existing and potential flooding problems on an ongoing basis.

16.4 To repair and improve the Town's storm drainage system to handle existing and projected runoff.

16.5 To prepare evacuation plans for flood-prone areas and distribute information to affected residents, businesses, and property owners.

ISSUE: Development in the Flood Zone

Objective 17:

To ensure that facilities needed to function in a natural disaster are not located in the floodplain or, if there is no other choice, that they are designed to function adequately under emergency conditions.

Policies:

17.1 Facilities designated as "critical" in the emergency preparedness plan should not be located in the 100-year floodplain, or if no other choice shall be designed to function adequately under emergency conditions.

ISSUE: Reuse of Surplus School District Lands

Objective 18:

To keep surplus School District lands in public ownership, while allowing some interim use of the property to allow the School District some financial return on its land holdings.

Policies:

18.1 The Town shall meet with the School Districts to determine the appropriate future use of surplus school sites whenever Districts contemplate reuse of these lands.

18.2 To encourage the School District to retain public ownership of surplus school sites because of the recreation and other physical assets that they provide for the greater community.

18.3 Ensure that reuse of public-school sites is compatible with adjacent land uses and intensity of development in the immediate area.

18.4 To adopt an ordinance which would allow the School District to lease surplus school sites for possible educational, light commercial, office, or other use which can be found

compatible with the existing use of land around the surplus school site, and the community as a whole.

18.5 To encourage the involvement of all San Anselmo citizens on the issue of reuse or new use of surplus school sites.

Objective 19:

To stipulate the future use of all school sites in the Town of San Anselmo in the event that said sites cease to be used, in whole or in part, as public schools.

Policies:

19.1 It shall be the policy of the Town of San Anselmo to zone the following listed school sites for the future use designated in the table below:

School	Future Use
Sir Francis Drake High School	Single-Family Residential/Street Frontage Medium Density
Brookside School	Single-Family Residential
Wade Thomas School	Single-Family Residential
Red Hill School	Single-Family Residential/ Above Elevation 150—Very Low Density
Hidden Valley School	Single-Family Residential

ISSUE: Reuse of Private School and Church Sites

Objective 20:

To develop special zoning districts and design guidelines to regulate the reuse of private school and church sites identified on the General Plan Land Use Map.

Policies:

20.1 To ensure that reuse of existing private school and church sites is compatible with adjacent land uses and intensity of development in the immediate area.

20.2 To protect the unique natural and architectural features which make these sites a visual resource within the Town of San Anselmo.

20.3 To consider land use options for these properties which would preserve their unique visual or community resources. In the interim the following future uses will be allowed:

Schools	Future Interim Use
Seminary Lands	Single-Family Residential/Reuse of Historic Building High-Density Residential
Saint Anselms School	Single-Family Residential
Sunny Hills	Below 150 Mean Sea Level Multi-Family Residential/ Above Elevation 150 Mean Sea

Level--Very Low Density Single-Family Residential

E. Land Use Categories

Listed below are the basic land uses provided for in the General Plan. Each land use category includes a description of the type, density, and intensity of land use expected therein. The category descriptions also contain some of the criteria used in assigning their relative location within the planning area, and the objectives which each category is expected to achieve. The Planned Land Use Map shows the planned distribution of general land uses within the planning area.

Each residential land use category includes a population density range expressed in dwelling units per gross acre. The actual number of dwelling units permitted for any given residential parcel will be dependent on the environmental constraints of the site, and traffic safety characteristics of the roadways which provide access to the site, community design issues, and the housing objectives to be achieved.

The term **'gross acre'** as used in the General Plan refers to all the land within the property lines of a given parcel or all the land within the boundary line of a given development proposed. The only land to be excluded in the calculation of gross acreage is any land within an established public right-of-way or adopted plan line.

The ultimate structural form and physical character of San Anselmo will be determined by the density and intensity of development allowed on existing undeveloped lands within the Town limits. The Town has decided that its visual image and character will be that of a small-town detached single-family residential community which provides for a more dense and intense form of development on lands adjacent to its central commercial core. The flatter lands of the valley floor, and lower hill slopes, will be predominantly detached single-family neighborhoods. The density, and the intensity of residential development, will decrease rapidly to a very low level on the upper slopes and ridges of the hills and mountains which bound the community.

1. Residential

The categories of residential land use provided for in the San Anselmo General Plan are formulated so as to protect the visual character and quality of life in most of the Town's existing residential neighborhoods. However, the general plan does provide for some transition in residential character and form in and around the Town's central commercial area. Vacant lands within other established residential neighborhoods will be regulated so as to maintain and continue the existing character of development in the immediate area.

The density and intensity of residential development on existing vacant parcels of land on the upper slopes and ridges of hills in the planning area will be severely limited so as to protect the open space character and visual image of these areas. The following sets forth the permitted land uses, building types, and concentration of use in each residential category contained in the General Plan.

a. Very Low Density—Hillside and Ridge (1 Unit/Gross Acre or Less)

The very low-density residential category is applied to those lands which constitute the Town's hillside and ridge areas. This land use category is intended to provide a density and intensity of residential development which will maintain the natural features of the land and associated landscape and protect the visible ridges in the community from development.

The lands designated on the Land Use Map as very low density are to be improved with single-family detached homes on various lot sizes. Many of the parcels within this category are large, and it is therefore possible to cluster detached dwelling units on individual lots to avoid environmental constraints and to further open space objectives. The number of units to be allowed on each parcel of land within this category will be based on the environmental constraints (e.g., slope, unstable soils, stream courses, etc.) and open space objectives associated therewith. The Town of San Anselmo has reviewed the development potential of each parcel in the hillside and ridge area. From this review emerged the maximum number of dwelling units to be allowed on each parcel. The maximum number of dwelling units to be allowed is designated in the official **"Table of Hillside and Ridge Density Parcels"** adopted by the Town Council. The Town Council may review and amend this table from time to time if such amendment would further the objectives of the General Plan.

The population density in the hillside and ridge areas associated with this land use category will not exceed a maximum of four (4) persons per gross acre. The only land use to be allowed within this category include single-family detached dwellings, roadways, driveways, public uses similar to public parks, and public playgrounds, trail access easements, utility installations, 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. Other uses which are permitted by use permit include: large family day care homes and a limited number of second units.

b. Single-Family Residential-Conservation (1 Unit/Gross acre or Less)

The Single-Family Residential-Conservation designation is assigned to those residential properties that are one acre or more and are located at or above the 150-foot mean sea level elevation in the Town of San Anselmo, but outside of the land designated as Very Low Density (Hillside and Ridge). Much of the land above the 150-foot mean sea level elevation is visible from the Town's major roadways and established residential neighborhoods, and as such forms the major visual backdrop to the Town. In order to preserve the unique visual qualities of these lands, development is to be limited to a density of one unit per acre or less.

In order to maintain the visual quality of the lands above the 150-foot mean sea level elevation, the Town intends to review the building location, access, and exterior design of structures proposed for vacant lots in this area. The Town may also consider the effects of new development in this area on the public health and safety issues related to site improvements.

Design review may also apply to existing developed properties within the conservation area, if said review is necessary to protect the visual character of the hillside and the size of the proposed addition is large enough to warrant said review.

The population density in the single family residential-conservation area will not exceed 18 persons per gross acre. The only land uses to be allowed within this category include single-family detached dwellings, roadways, driveways, public uses similar to public parks, public playgrounds, trail access easements, utility installations, 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. Other uses which are permitted by use permit include: large family day care homes and a limited number of second units.

c. Single-Family Residential (1-6 Units/Gross Acre)

The Single-Family Residential category is assigned to those residential areas with established neighborhoods which are characterized predominately by single-family detached homes on a typical suburban residential lot. The majority of the parcels (lots) in this category would have a lot size of 7,500 square feet or less. However, some lots larger than 7,500 square feet may be found in this area due to environmental conditions or topography. Much of the land above the 150-foot mean sea level elevation is visible from the Town's major roadways and established residential neighborhoods, and as such forms the major visual backdrop to the Town. In order to maintain the visual quality of the lands above the 150-foot mean sea level elevation, the Town intends to review the building location, access, and exterior design of structures proposed for vacant lots in this area. The Town may also consider the effect of new development in this area on the public health and safety issues related to site improvements.

Design review may also apply to existing developed properties at or above the 150-foot mean sea level elevation, if said review is necessary to protect the visual character of the hillside and the size of the proposed addition is large enough to warrant said review.

The majority of the land within this residential category has already been subdivided and improved with single-family homes. However, there are existing vacant parcels of land dispersed throughout these low-density residential areas and redevelopment of existing single-family homes is anticipated. Future subdivision of vacant land within this category shall conform to the existing pattern of lot sizes within the neighborhood in which the land is located. New lots created through the subdivision of land shall be the same size as, or in some situations larger than, the existing lots in the immediate neighborhood.

The population density in the single-family residential category shall not exceed a maximum of eighteen (18) persons per gross acre. Land uses to be permitted include single-family detached dwellings, duplexes, triplexes, quadplexes, townhomes, public uses similar to public parks, public schools, public playgrounds, trail access easements, utility installations, 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. Other uses which are permitted by use permit, include: churches, large family day care homes and a limited number of second units.

d. Medium Density Residential (6-12 Units/Gross Acre)

The Medium Density Residential category is assigned to residential lots adjacent to Sir Francis Drake Boulevard and residential lots which abut or face commercial land uses. These properties will be developed duplexes, triplexes, quadplexes, townhomes, and standalone multifamily buildings.

The population density in the Medium Density Residential category shall not exceed a maximum of twenty-eight (28) persons per gross acre. The only land uses to be allowed within this category include duplexes, triplexes, quadplexes, townhomes, standalone multifamily buildings, 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. Other uses permitted by use permit include: churches and large family day care homes.

Higher densities may be considered within these areas if such developments implement to a significant degree the social housing objectives of the General Plan. The Affordable Housing Overlay section describes how this can be done.

e. High Density Residential (13-30 Units/Gross Acre)

The High-Density Residential category is primarily assigned to residential lands near commercial areas outside the Town's Central Commercial core. The predominant form of residential development is expected to be multifamily apartment and condominium dwelling units in standalone buildings and/or in multi-building complexes. Multi-family housing is to be located within walking distance of commercial and employment areas in order to reduce the need for, and dependence on, the automobile for daily shopping trips.

The population density in the High Density Residential category is not to exceed a maximum of forty-two (42) persons per gross acre. Land uses to be permitted in this area include: single-family detached homes, duplexes, triplexes, apartments, condominiums, public uses which are similar to public parks, public playgrounds, and public schools, public parks, trail access easements, utility installations, 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. Other uses permitted by use permit, include churches, convalescent homes, bed and breakfast, and large family day care homes.

Higher residential densities may be considered within these areas through the application of the Affordable Housing Overlay District.

f. Downtown Mixed Residential (6-30 Units/Gross Acre)

The Downtown Mixed Residential category is assigned to the residential lands west of the Town's Central Commercial area. These properties are planned to be improved with a mixture of single-family, duplex, triplex, quadplex, townhome, and multi-family apartments and condominiums. The intent is to have a mixture of residential densities on every street and block in the area so designated. Furthermore, there will be objective ministerial design review of all housing development and redevelopment to ensure visual compatibility with existing development in the area.

The population density in the Downtown Mixed Residential category shall not exceed a maximum of forty-two (42) persons per gross acre. Land uses to be permitted in this area include: single-family-detached homes, duplexes, triplexes, quadplexes, townhomes, apartments, and condominiums, public parks, public schools, and public playgrounds, utility installations, 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. Other uses permitted by use permit include churches, rooming houses, convalescent homes, bed and breakfast, professional offices, and large family day care homes, and a limited number of second residential units.

Higher residential densities may be considered within these areas through the application of the Affordable Housing Overlay District.

g. Affordable Housing Overlay (13-40 Units/Gross Acre)

The Town has found over the years that zoning land to allow for higher densities of development has not resulted in rental or sales prices that meet the needs of the community's low- and moderate-income households. The only result has been a change in the physical appearance and character of the community, and increased traffic.

The Town recognizes the needs of low and moderate income families and will provide within the Land Use Element an incentive to provide housing for these income groups. The Town will consider higher density for both rental and for-sale projects which provide at least forty (40) percent of the total dwelling units within the development for low-income families. Rental and for-sale unit projects which meet the objective will be considered in specified areas within the town. These areas will allow reduced floor area ratios and parking requirements to incentivize development of affordable housing. The areas which will be considered for higher densities will be designed in the future by the Town Council.

2. Commercial

San Anselmo does not have the type of a strong commercial or industrial base which would classify the community as a major employment area in Marin County. Most of the jobs available in San Anselmo are in the retail and residential services sector of the economy.

A report prepared by the Association of Bay Area Governments entitled "ABAG Projections—87" projected a decreasing population in San Anselmo, combined with a relatively small increase in the number of jobs available in the community, and the number of households in the community. Slight job increases are projected in the retail and service sector over the next 20 years.

The jobs projections for San Anselmo do not indicate a need to plan for a large amount of commercial expansion in the community. Growth in jobs, though small, will be in service and office type uses, with some limited retail expansion.

The San Anselmo Chamber of Commerce supports policies which will encourage the expansion and attraction of nonresident-supported business enterprises. It appears that the primary businesses which can be encouraged to expand to implement this objective are restaurants, antique and other furniture stores, and specialty retail item stores. These enterprises would have to operate in conjunction with one another to first attract visitors to the area and to encourage visitors to have an extended stay (two or more hours) of browsing, shopping, and eating.

The Town appears to have adequate existing and planned commercial floor space to achieve this objective. Furthermore, the historic commercial core and commercial development along Sir Francis Drake Boulevard and Red Hill Boulevard are within reasonable walking distance from one another. A factor which hinders the expansion of nonresident-supported business enterprises is the size of streets, and high volume of automobile traffic thereon, which tends to serve as a strong barrier to easy pedestrian circulation. Steps the Town could take to improve upon the environment for nonresident dependent business include improving pedestrian circulation and traffic movement, and to provide adequate and easily accessible parking for longer shopping trips into the community.

One of the primary concerns of commercial business in the historic core and along Red Hill Road and Greenfield Avenue is the need for additional convenient customer parking. The

Chamber of Commerce has requested that the Town consider adopting policies which will address the need for more convenient parking.

The commercial area along San Anselmo Avenue is planned to remain the retail core of the community. Uses are expected to be a mixture of visitor and local serving commercial business. The Central Commercial area should incorporate open space, a strong pedestrian element, and convenient parking to maintain its image as the hub of the community. The Town may consider special parking provisions for the area in order to reduce the time and trouble new businesses have with leasing commercial space in the area. The incorporation of a residential element into the variety and fabric of the commercial core could improve its function and vitality.

The older commercial structures located along Sir Francis Drake Boulevard west of the Hub present a potential traffic circulation and congestion problem. Most of these structures were constructed without off street parking. Furthermore, the heavy vehicular traffic volume along Sir Francis Drake Boulevard, combined with the inability to structurally expand the boulevard means that left turns onto business property in this area creates an unacceptable problem for vehicular circulation within the Town. As a result, commercial uses which generate significant amounts of traffic, if located in these structures, will cause further traffic congestion in an existing congested area. The Town intends to consider regulating businesses in this area to prohibit enterprises which are high traffic generators (e.g., fast food outlets and quick stop and shop stores).

The Town wants to maintain the small-town scale and character of its commercial areas. This will be attained by creative conservation of older buildings and close attention to new buildings to ensure that they are at a scale which is compatible with the existing character of the area. Trademark designed buildings associated with many retail, food, and beverage service businesses will not be allowed in the Town's commercial areas. Development is to be consistent with Objective 6 and Policies 6.2-6.3 of the Land Use Element.

Limited commercial enterprises will be allowed at some points along major arterials and collector streets, provided these businesses primarily serve the residential areas in which they are located. The Plan recognizes the existing limited number of small neighborhood commercial and administrative professional offices along Center and Sir Francis Drake Boulevard.

The categories of commercial land use provided for in the General Plan recognize the diverse functions and roles each of the commercial areas will play in the community. The following describes the permitted land uses, building types, and concentration of use in each commercial category found in the Plan.

a. Central Commercial (13-20 Units/Gross Acre)

The Central Commercial area can be found along portions of San Anselmo Avenue and Sir Francis Drake Boulevard between the Hub and Tunstead Avenue. This commercial area is expected to be the retail core of the community. Commercial enterprises in this area are expected to provide a continuity of commercial frontage and attractive area for pedestrian movement. Parking is not anticipated onsite but would be provided in public or common parking lots within walking distance of all downtown businesses.

Two types of businesses are expected in this area. The first type are primary attractors. These are businesses that draw customers from outside of the community. Such commercial activities include restaurants, specialty stores (antiques), fashion stores, variety stores, and apparel stores. The second type of uses are satellite businesses which rely on pedestrian movement generated by the primary attractors. These include such uses as small specialty shops, small

food service outlets (ice cream and coffee), personal services (barber and beauty shops), and small boutiques. Offices would also be allowed, but to promote commercial activity in the area are encouraged to be located above the ground floor.

Residential use in the form of multi-family housing will be allowed in the central commercial area. Residential uses can be provided for in a single structure or may be mixed with commercial activity in a single structure; the ground floor of every building should be utilized for commercial or commercial-related uses. However, the Town will consider the entire use concept for a building before determining the appropriate use of the ground floor. Commercial activity in the central area is expected to be quite concentrated to encourage pedestrian movement. Although commercial development will be concentrated, the intensity of commercial development on individual lots or development sites could have floor area ratio (FAR) up to 2.0. The term "floor area ratio" as used in the General Plan is the total floor area of a building relative to the total area of the lot or development site. A 5,000 square foot lot with a floor area ratio of 1.5 could have 7,500 square feet of floor space in a building. Furthermore, the height of buildings in the central commercial area is to be compatible with surrounding buildings. ~~but shall not exceed 30 feet in height.~~

b. General Commercial (13-30 Units/Gross Acre)

The General Commercial land use designation is expected to provide for a wide range of commercial activities. These types of activities include supermarkets, food stores, retail activities, automobile service and repair, laundries, offices, restaurants, nurseries, and commercial services. Businesses in these areas would not rely on foot traffic for their customers but would be expected to draw from and accommodate automobile traffic. The majority of the businesses in these areas should be required to provide onsite parking for their customers. However, in some situations, common parking facilities or special parking on street programs may be authorized.

Residential use will be allowed in the general commercial areas. Residential uses can be provided for in a single structure or may be mixed with commercial activity in a single structure; the ground floor of every building should be utilized for commercial or commercial-related uses. However, the Town will consider the entire use concept for a building before determining the appropriate use of the ground floor.

The concentration of commercial development in the General Commercial area will not be as great as it is in the commercial core. Commercial buildings in these areas may be more spread out and separated by off street parking spaces. The height of buildings in this category is to be compatible with surrounding buildings. ~~but shall not exceed 35 feet in height. The only exception would be existing buildings which are greater than 35 feet in height.~~

c. Limited Commercial (13-30 Units/Gross Acre)

The areas designated as Limited Commercial on the General Plan Land Use Map will be regulated as to the intensity of commercial development allowed thereon. It is intended that commercial development allowed for on these properties will be low traffic generators or generate an equal or lesser number of trips during the a.m. and p.m. peak hours than the existing uses as of July 22, 1997, (the determination for vacant buildings will be the most recent use between February 26, 1991, and July 22, 1997, on Sir Francis Drake Boulevard). Examples of uses which are expected to be low traffic generators include specialized enterprises such as furniture and antique stores, specialty boutiques, bookstores, art galleries, and personal services such as barber shops and beauty shops. The types of commercial activity which will not be allowed in the Limited Commercial area include fast-food restaurants, convenience food

stores (when not in combination with a gasoline station), and medical office types of uses and services.

The determination as to whether or not a commercial use would be allowed within this Limited Commercial area will be based upon the total number of traffic trips typically generated by that business. Commercial uses which will disrupt the flow of traffic on Sir Francis Drake Boulevard or uses which would have a detrimental effect on the residential neighborhoods adjacent to Sir Francis Drake Boulevard will not be allowed. The intent of this Limited Commercial area is to ensure that the businesses which operate within this area will not be disruptive to the flow of traffic on the boulevard or the nearby residential neighborhood.

Residential use will be allowed in the limited commercial area. Residential uses can be provided for in a single structure; the ground floor of most buildings should be utilized for commercial or commercial-related uses. However, the Town will consider the entire use concept for a building before determining the appropriate use of the ground floor.

The concentration of commercial development in this area is expected to be lower than in the Central and General Commercial districts. Building heights are to be compatible with buildings in the surrounding area. ~~but shall not exceed 35 feet in height.~~

d. Neighborhood Commercial/Mixed Residential (13-20 Units/Gross Acre)

The Neighborhood Commercial/Mixed Residential designation is intended to allow very limited commercial uses on certain properties within predominantly residential areas of San Anselmo. The land use designation will allow properties so classified to either be improved with residential units (predominantly single family) or limited commercial uses which are compatible with the residential area. Commercial uses which are compatible with residential areas would not result in traffic impacts any greater than if the property were improved residentially. Compatibility implies that limited commercial uses would also not result in noise, light, glare, or aesthetic impacts that would conflict with a residential environment.

Neighborhood Commercial areas provide convenience goods and services to local residents without disrupting the residential character of the area. They are necessarily small in size, and oftentimes may consist of a single mom-and-pop store. Other typical uses include barber shops, beauty shops, cleaners, shoe repair, hardware stores, and small pharmacies. Small professional offices may also be allowed in this category.

Neighborhood Commercial uses are considered desirable when located at intersections and developed in areas where residents can walk rather than drive to do business. Additional neighborhood centers may be needed beyond those shown on the map, depending upon the desires of residential communities within the town.

The concentration of commercial development within the area will be quite limited. Most often, commercial development will be limited to one or two parcels, but in some situations, there may be more parcels devoted to this use. Floor area ratios could be up to 1.0, except that the maximum floor area ratio for housing development projects (as defined in California Government Code Section 65589.5(h)(2)) with eight to ten units is 1.25; and the height of the commercial structures must be compatible with those of the residences in the area. ~~, but shall not exceed 30 feet in height.~~

e. Professional (13-30 Units/Gross Acre)

It is the intention for the uses permitted within the Professional designation to act as buffers between C-2 Central Commercial and Residential Districts. It is further intended to allow professional uses which are reasonably compatible with adjacent residential uses, and

particular emphasis shall be given to avoid problems of traffic, noise production, and other detriments to a residential neighborhood.

3. Parks and Open space

This land use category is intended to designate existing and planned parks, recreation facilities, and natural open space areas. The open space areas identified as contributing to the Town's natural setting and community image fall into this category and are designated as Open Space on the Planned Land Use Map or shown on the open space map. The open space land use issues are dealt with in more detail in the Open Space Element of the General Plan. Areas designated as parks on the Planned Land Use Map are not intended to be developed with anything other than small structures which accommodate the citizens of the community as it relates to recreation. Commercial structures will not be allowed in the parks. The parks will only be improved with facilities for which the park was intended (e.g., tennis courts, baseball diamonds, and open playfields).

It is the objective of the General Plan to have all areas identified as "open space" on the Planned Land Use Map or Open Space Map to remain in their natural state without any development at all. However, should the Town be unable to acquire, or set aside the parcels identified on the Open Space Map as permanent open space parcels, a very limited form of residential development would be allowed. Development is to conform to Objective 3, Policy 3.1 of the Open Space Element. Residential development within the current Town limits would be no greater than one unit per acre, and in many instances may be even less dense for those properties listed on the Table of Hillside and Ridge Density Parcels. Building coverage on these properties would be no greater than 15 percent per gross acre.

Policies

LU-E.3-1: Memorial Park may not be utilized as a flood detention basin, nor may any non-recreational uses be permitted that adversely affect or reduce the recreational amenities at the Park.

LU -E.3-2: No public land parcel occupied by Memorial Park may be sold or transferred by the Town without approval by the citizens of San Anselmo as part of a general election.

4. Public Facilities

This category is a catch-all for all public land uses not included in the afore-described categories. Examples include the Town Hall, Police Department, Fire Service buildings, the Public Library, parks, public parking lots, public schools, and water tank sites. Residential uses may be permitted within the PF District.

The intensity of development allowed on the public facilities parcels will be determined by the function or purpose these facilities were designed to serve. As an example, the Town Hall would have a greater intensity of use than a water tank located on a nearby hillside in the town.

5. Community Facilities

This category is applied to certain Town-owned properties and allows for private use of said properties when appropriate. Examples include the Isabel Cook Community Center and Robson Harrington House.

The hierarchy of use for Community Facilities parcels shall be in the following order, assuming substantially comparable lease terms.

1. Public use by the Town.

2. Rental to non-profit community organizations.

3. Rental to other private entities.

F. Implementation

The California Government Code Section 65860 requires that a "county or city zoning ordinance shall be consistent with the general plan of the county or city by January 1, 1974. A zoning ordinance shall be consistent with a city or county general plan only if: (1) the city or county has officially adopted such a plan, and (2) the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in such a plan." In a related action, the legislature amended the state Subdivision Map Act, requiring that tentative and final maps not be approved unless the design and improvement were found to be consistent with applicable specific and general plans (Govt. Code Sec. 66473.5).

Uses must be consistent with all elements of the general plan and not just the land use element and map. (The law is unclear about whether the uses must be consistent with only the seven required elements.) For there to be a finding of consistency the plan must be complete. In addition, the plan must be "an integrated, internally consistent and compatible statement of policies for the adopting agency" (Govt. Code Sec. 65300.5).

Consistency is measured by three parameters: use, boundaries, and time.

1. The zoning ordinance should be considered consistent with the general plan when the allowable uses and standards contained in the text of the zoning ordinance tend to further the policies in the general plan and do not inhibit or obstruct the attainment of these articulated policies.

2. The boundaries of land use areas on the land use map are intended to be ambiguous in order for the Planning Commission and Town Council to adjust land use regulations to factors that are too localized to be reflected on the general plan. Thus, boundaries are intended to be flexible and land uses not shown on the map may be consistent if they are small in area and if they are consistent with the written goals and policies of the plan.

3. As discussed, a use must not preclude ultimate achievement of the goals and policies at the planned time. A use may not be permitted prematurely in an area reserved for future development even if it is consistent with the land use map. It must also be consistent with the objectives and policies as well.

Code Revisions

1. Zoning Ordinance and Map

The top priority for implementation would be the revision of San Anselmo's Zoning Ordinance and Zoning Map to be consistent with the revised general plan. Ordinance amendments would include rewriting the residential and commercial sections of the code to incorporate the density and intensity provisions of the revised general plan. Updating the parking requirements of the code and providing an Affordable Housing Overlay section in the Code. Special provisions could be written into the code to provide that existing uses with a density or intensity of use greater than the revised plan could continue as legal permitted uses.

2. Subdivision Ordinance

The subdivision ordinance should be reviewed and updated to conform with the Subdivision Map Act. In addition, the ordinance can be modified to require a developer to pay certain impact

fees to cover the costs to the community that are directly attributable to the development.

Future Planning

1. Affordable Housing Overlay Areas Map
The Town will conduct a more detailed study of existing land uses and parcel sizes in the designated High Density Residential, General Commercial, and other areas to determine which sites are most appropriate as affordable housing areas. The objective of the study is to map parcels which are considered appropriate Affordable Housing Overlay sites.

2. Central Commercial Circulation and Parking Study
The Town will conduct a study of the traffic circulation and parking activity in the Central Commercial area. The purpose of the study is to develop a program to improve traffic circulation, parking opportunities, and evolve a method to finance any needed improvements. Businesses in the area will be invited to participate in the study.

3. Design Review in the Single-Family Residential-Conservation Category
Prior to enacting an ordinance to implement the objectives of the Single-family Residential-Conservation area the Town will conduct studies and hold workshops to determine when and where the discretionary power of design review will be used for new development on vacant lots, and when design review will be required for proposed expansion or reconstruction of existing buildings in the area. The staffing requirements to implement these objectives will also be studied. The purpose of the study is to determine the degree of flexibility which will be incorporated into the ordinance.

4. Historic Preservation Ordinance
The Town will prepare a historic preservation ordinance which will not only protect the visual and design character of existing historic buildings in the community but will establish a procedure and guidelines for new building construction in areas of the community which contain examples of San Anselmo's architectural heritage.

5. Park Land Zoning Ordinance
The Town shall prepare a park lands zoning ordinance, which shall apply to all park lands so designated on the General Plan land use map. The ordinance will implement and be consistent with the General Plan land use criteria for Parks set forth in Section E.3 of the Land Use Element.

SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2025-09

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SAN ANSELMO RECOMMENDING TOWN COUNCIL ADOPTION OF AMENDMENTS TO THE LAND USE ELEMENT OF THE GENERAL PLAN OF THE TOWN OF SAN ANSELMO TO REMOVE DEVELOPMENT STANDARDS RELATED TO BUILDING HEIGHT AND MAKING THE ASSOCIATED CEQA EXEMPTION FINDINGS

WHEREAS, the Town of San Anselmo General Plan sets out the overall vision for development, including the types of land uses, their locations, and the general pattern of future development; and

WHEREAS, the Town of San Anselmo Municipal Code Title 10, Chapter 3, Zoning Ordinance translates the General Plan's broad goals into specific, enforceable regulations. These regulations include minimum lot coverage, maximum building heights, setback requirements, and allowable uses for each zone; and

WHEREAS, locating development standards, including maximum building heights, in the Zoning Ordinance rather than the General Plan is consistent with the California Governor's Office of Land Use and Climate Innovation (LCI) 2017 General Plan Guidelines; and

WHEREAS, consistent with California Government Code Section 65860, which requires county or city zoning ordinances to be consistent with the general plan of the county or city, the Town finds it appropriate to remove development standards such as height limits from the General Plan and instead regulate them through the Zoning Ordinance; and

WHEREAS, on April 7, 2025, the Planning Commission directed staff to prepare General Plan Amendments removing height limits from land use category descriptions in the General Plan; and

WHEREAS, the adoption of Amendments to the Land Use Element constitutes General Plan Amendments pursuant to California Government Code Section 65350 *et seq*.; and

WHEREAS, California Government Code Section 65353 requires a Planning Commission to hold at least one public hearing prior to approving the recommendation of General Plan Amendments; and

WHEREAS, the Planning Commission desires to recommend the adoption of Amendments to the Land Use Element of the General Plan of the Town of San Anselmo to remove development standards related to building height ("General Plan Amendments"); and

WHEREAS, California Native American tribes were previously notified and invited to consult on the Town's Housing Element pursuant to Government Code sections 65352–65352.5, and the proposed amendment to the General Plan Land Use Element implements Housing Element Policy 9 without introducing new policies not previously reviewed; and

WHEREAS, the Amendments to the Land Use Element herein are exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that they will have a significant effect on the environment; and

WHEREAS, the Amendments to the Land Use Element are consistent with the Town's Housing Element Policy 5, Program 5.9, and Action 5.9c of the General Plan; and

WHEREAS, a public hearing notice was published in the Marin Independent Journal on May 9, 2025 and posted in three places pursuant to California Government Code Section 65090, giving notice of the Planning Commission's consideration of the recommendation of the proposed General Plan Amendments contained herein; and

WHEREAS, on May 19, 2025, the Planning Commission held a duly noticed public hearing to take public testimony and consider recommendation of said Amendments to the Land Use Element; and

NOW, THEREFORE, BE IT RESOLVED based on substantial evidence in the record that the above recitals are true and correct and incorporated as findings herein.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of San Anselmo does hereby recommend that the Town Council adopt Amendments to the Land Use Element of the General Plan as attached hereto as **Exhibit "A"** and incorporated herein by reference.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 19th day of May, 2025 by the following vote:

AYES: Asselstine, Heiman, Pipkin, Smith, Strauss
NOES: None
ABSTAIN: None
ABSENT: None
RECUSED: None

Lindsey Klein, AICP
Secretary to the Planning Commission

Exhibit List:
A. Land Use Element

EXHIBIT "A"
LAND USE ELEMENT

The following pages in Exhibit A represent the redlined version of the Land Use Element of the Town of San Anselmo General Plan, referenced as Attachment 2 of the Staff Report dated May 19, 2025.

LAND USE ELEMENT

A. Introduction

The land use section is the broadest in scope and most comprehensive element of the General Plan. The objectives and policies contained herein were the last to be formulated and reflect the general policy direction contained in all the other sections of the plan. As a result, the Land Use Element by design brings the array of thought and direction contained throughout the plan together to create a consistent and harmonious statement.

The intent of the land use section is to match the plan's policies related to natural resource, environmental constraint, recreation, open space, and community design policies with the urban land needs derived from the population, housing, circulation, and economic objectives of the plan.

The Land Use Element defines and shows graphically the general spatial distribution of all uses of land within the Town of San Anselmo. Furthermore, the land use section stipulates the density and intensity of development for all the land area covered by the plan.

B. Existing Land Use

The Town of San Anselmo is situated in a series of small valleys created by streams which are bordered by moderate to steep hillside slopes and ridge tops. The vegetation in the area is a mixture of grass and woodland. Due to their orientation, the north-facing slopes are more heavily wooded than the south-facing slopes. The sunnier south-facing slopes do, however, have stands and pockets of woodland. The stream courses along the valley floor are bordered by residential and commercial structures and remnants of riparian woodland.

San Anselmo is an established residential community which is near buildout in terms of its maximum residential development. New housing construction can be expected to be limited to infill on existing vacant single-family lots. Many of these undeveloped lots are small and located on steep sites. However, there are some larger parcels of land situated on the higher, and more visible, slopes and ridge tops in the area which are designated for residential development in the current general plan.

There are an estimated 1,720 acres of land within the corporate limits of the Town of San Anselmo. The Available Lands Survey which was conducted in 1984 as a part of the Housing Element update found that there was approximately 288 acres of land available for potential development. While the undeveloped land represents 17 percent of the total acreage in the Town, this undeveloped land is most often found in remote and hillside areas of the Town which are difficult to develop. Accordingly, while the Town can be described as being more than 80 percent built out from an acreage standpoint, it is 95 percent built out from a housing standpoint.

The Available Lands Survey also did not consider the development potential of surplus public lands and buildings. Red Hill School is an example of a site which has been deemed surplus by the School District, and alternative land uses may be of consideration to the agency in ownership.

1. Residential Character

San Anselmo can be characterized as a small residential community of primarily older neighborhoods and subdivisions that were established prior to 1945. Since 1945, residential

development has been comprised of single-family home construction within established neighborhoods, and smaller new residential subdivisions. San Anselmo has not experienced the post-World-War-II construction of large tracts of single-family detached homes. Although San Anselmo is still a predominantly single-family home community, there was a shift in the last decade to the construction of more multi-family structures. The increase in the number of multi-family units was a result of the construction of new multi-family structures on some vacant lots, the conversion of large single-family homes to multi-unit structures, and the demolition of older single-family homes to construct multi-family units. As of 1983 the ratio of single-family units to multi-family units townwide was 77% to 23%.

Additionally, San Anselmo has experienced a large increase in the number of second units which have been added to existing single-family homes in established single-family neighborhoods. The Town has adopted a second unit ordinance designed to regulate the number of second units in any given neighborhood in the community. However, there is no current accounting of the number of second units which have been constructed without benefit of the entitlements required by the Town's zoning code. Second units do comprise a significant use of residential land in the community and are addressed by policy in the General Plan.

2. Commercial and Industrial Character

San Anselmo does not have a strong commercial or industrial base which would classify the community as a major employment area in Marin County. Most of the jobs available in San Anselmo are in the retail and residential services sector of the economy. There is no detailed commercial land use study available in the Town, but the employment data available from the 1980 census and the Association of Bay Area Governments pretty much describes commercial land use in the community. The Town's commercial enterprises are normally classified as "residential support" commercial by planners. These types of uses include food and drug stores; restaurants; automobile service shops and stations; personal service stores including barber shops, beauty shops, and dry cleaners; and retail outlets which depend on local residents as their primary clientele.

The antique and other furniture stores are an example of local retail outlets which are more of a "base industry" drawing dollars from outside the community into the town and are not dependent on local residents as their primary clientele.

The total square footage associated with the "residential support commercial" activity is totally dependent on the population of the residential community to be served. In other words, the smaller the local population, the less land which needs to be set aside for local residential support commercial uses.

Base commercial industries are not dependent on the size of the local population for their success, but are more affected by competition outside the community, and the ability of similar use to conglomerate in the community in which they are located. The amount of traffic through an area and the functionality of the roadway network are prime factors in the location of base retail commercial activities.

Industrial and manufacturing uses are almost nonexistent in San Anselmo, and the community does not offer the types or size of land parcels which would attract these types of industry in the future.

The Town does offer some potential for small business and professional offices. These offices would be occupied by professionals serving the community or local professionals who desire office space close to home.

C. Land Use Goals

The primary land use goal for San Anselmo is the conservation of the small-town character of the community and its close relationships with the natural beauty of its setting. The desire to retain and enhance these qualities was voiced over and over in the workshops and community meetings on the 1976 General Plan as well as at the meeting on the 1987-88 General Plan review.

The objectives and policies set forth in Section D were formulated to achieve the following goals:

1. The small-town character, scale, and pace of life in San Anselmo shall be preserved, as shall the Town's close connection with the natural beauty of its setting.

2. Maintain the economic viability of the Town's commercial core.

3. New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.

4. New developments in the Town's open hillside and ridge areas will be regulated to protect the natural beauty of these areas.

5. Accommodate the housing needs of a socially and economically diverse population.

The Land Use Map was developed on the following four principles:

1. Current land use in San Anselmo is to be the basis for determining the distribution of future land use in the community.

2. In situations where current zoning of a parcel or parcels of land is inconsistent with the existing land use of the greater surrounding area, and development has already occurred, said existing development will be grandfathered into the predominant land use planned for the area.

3. The current mixture of residential densities immediately west of the Town's downtown area is to be maintained.

4. All lands located above the 150-foot mean sea level elevation warrant special protection because of their high visibility potential, natural resource setting, and physical development constraints. Therefore, these lands are to be placed in a special conservation zone. (See pages 16 and 17.)

D. Issues, Objectives, and Policies

The following is a listing of major community conservation and development issues facing San Anselmo, and the Town's objectives and policies related to these issues. The issues have not been prioritized in this plan. However, the issues will be prioritized when the Town Council adopts its planning work program and budget during the upcoming and each subsequent fiscal year.

ISSUE: Growth Management

Objective 1:

To manage future growth to ensure the orderly development of the community, the logical extension of urban services, preservation of the area's natural and cultural resources, and protection of the area's environmental setting.

Policies:

1.1 Future growth through the year 2032 will be limited to the Town's present adopted urban service limit line. (See Map 2.)

1.2 Future growth will be managed based on the ability to provide needed public services, the constraints associated with development of the site, the costs and revenues associated with new development, and the effects of growth on local traffic conditions.

1.3 Ensure that new growth does not create intolerable traffic conditions.

ISSUE: Preservation of Community Character and Image

Objective 2:

To preserve and enhance the unique natural and urban characteristics of the community while accommodating suitable new growth.

Policies:

2.1 All land use decisions within the Town and the planning area will take into consideration the protection and preservation of the area's surrounding hillsides, ridges, water courses, and any unique natural habitats.

2.2 New development will be required to preserve some of the natural and cultural characteristics of their respective development sites.

2.3 Undeveloped and agricultural lands outside the urban service area boundary should be protected from urban expansion.

ISSUE: Residential Densities

Objective 3:

To establish residential densities which are compatible with the environmental constraints of the area, and sensitive to adjacent land uses.

Policies:

3.1 Very low density (hillside and ridge) and single-family conservation residential development should be located in areas of (1) relatively high visibility, (2) environmental hazards, (3) sensitive environmental resources, or (4) areas which are established as high priority open space lands.

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.

3.3 Mixed residential and affordable housing development is most appropriate where sites have few environmental constraints, and have adequate facilities, such as water, sewer, transit, and access to commercial services.

3.4 Mixed residential and affordable housing development is also appropriate along major traffic arterials and adjacent to commercial and office areas.

ISSUE: Maintain a Sound Commercial Base

Objective 4:

Maintain the existing size and intensity of commercial businesses in the Town.

Policies:

4.1 Commercial land uses in the Town shall be divided into four categories: central commercial, general commercial, limited commercial, and neighborhood commercial.

4.2 Retail commercial is best suited for the central area.

4.3 General commercial is best suited for both retail and service commercial.

4.4 Neighborhood commercial should be located on collector streets within a short distance of residential areas.

4.5 Limited commercial uses shall be located along Sir Francis Drake Boulevard west of the Hub. Low intensity uses are low traffic generators.

4.6 Before the Town will consider a proposal for commercial expansion or intensification, the Town first needs to resolve current parking problems in the commercial areas of the community. Any commercial proposals which would compound the parking problem will not be approved.

Objective 5:

To establish parking standards and a parking program for the central commercial area. (Also see Circulation Element Policies 9.1 and 12.1.)

Policies:

5.1 To revise the parking standards in the Town's Zoning Ordinance recognizing that most businesses in the central area cannot provide parking onsite.

5.2 To establish a parking district or other mechanism in the central commercial area to generate the monies needed to develop sufficient parking in the area to support the Central Commercial District.

ISSUE: The Preservation and Restoration of Local Historic Buildings, Features, and Sites

Objective 6:

To identify, protect, preserve, and restore buildings, features, and sites of local historic value in San Anselmo.

Policies:

6.1 The Town of San Anselmo shall undertake a historic survey and maintain an inventory of buildings, features, and sites of local historic significance.

6.2 The Town will endeavor to protect from demolition or destruction or major alteration any building, feature, or site of local historic value.

6.3 To encourage the marking of historic buildings, features, and sites to publicize their significance.

ISSUE: Preservation of Open Space within the San Anselmo Planning Area

Objective 7:

To protect and preserve those areas of unique natural and visual resources within the planning area (see Map 3). (Also see Open Space Element Policies 2.1-2.8.)

Policies:

7.1 To limit or prohibit development in hazardous areas or areas of high resource value.

7.2 To prohibit or severely limit development along the Town's major and minor ridges and hilltops.

7.3 To preserve as open space land of aesthetic or recreational value.

7.4 Encourage open space corridors along easements and streams and provide public access where appropriate for bicycling, walking, and equestrians. (See Objective 4 of Open Space Element.)

7.5 Regulate construction on visible slopes to preserve the visual value of the hillside.

7.6 Continue to preserve open space and provide for the conservation of resources through innovative implementation including zoning, development controls (including grading, public and private acquisition, and incentives for private improvements which enhance the environment).

ISSUE: Annexation of Developed and Undeveloped Lands

Objective 8:

To limit future annexations to lands within the urban service area.

Policies:

8.1 To determine which properties within the Town's Urban Service Area should be prezoned.

8.2 To prezone lands in conformance with all the policies of the San Anselmo General Plan.

8.3 To review and comment on all development proposals within the Town's adopted Urban Service Area Boundary.

8.4 Developments proposed on properties contiguous to the Town Limits and prezoned by the Town shall be annexed into the Town prior to any decisions on the development proposal.

8.5 All lands annexed into the Town will be zoned no less restrictively than the current County of Marin zoning. The Town will not consider annexation for purposes of increasing the density over that allowed by the County of Marin.

ISSUE: Protection of Hillside and Ridge Properties

Objective 9:

To regulate future development on hillside and ridge parcels so as to protect, maintain, and enhance the natural characteristics of the land which contribute to the open space qualities of the parcel. (Also see Open Space Element Policies 2.1-2.8.)

Policies:

9.1 The density on ridge and hillside properties shall be no greater than the number of dwelling units specified in the "Table of Hillside and Ridge Density Parcels" (Ordinance No. 890).

9.2 No development including structures, roads, and public facilities shall be allowed on visible ridges and hillsides unless it has been demonstrated that development outside of these areas is not feasible for geologic, soils, or hydrologic reasons, or development would impact a unique natural habitat.

9.3 Should there be no other option but to allow development on a visible hillside or ridge, the Town may limit the size of development (i.e., square footage allowed within any structure), if such a limitation would reduce the visual impact of a development.

9.4 Development on hillside and ridge parcels shall be located so as to be screened by existing woodlands or by portions of the site where existing topography provides screening. Development within existing woodland may be allowed if tree removal is minimal.

9.5 New roads or extensions of existing roads which provide access to hillside and ridge parcels shall be limited in paved width to the minimum necessary to provide for adequate public safety.

9.6 New or existing roads serving hillside and ridge parcels shall remain rural in character and appearance.

9.7 Development on hillside and ridge parcels shall be so designed as to minimize grading and disruption of natural contours.

9.8 Lands above the 150-foot mean sea level elevation warrant special design review considerations; accordingly, the Town will review the building location, building design, and access of development in these areas.

Objective 10:

To regulate the design of residential units, roads, and public facilities in hillside and ridge areas in order to protect and maintain the existing visual image and character of these lands. (Also see Circulation Element Policies 10.1-10.6.)

Policies:

10.1 The Town will not allow the attached cluster form of condominium development on lands designated as Very Low-Density Single Family-Conservation in the General Plan.

10.2 Within a subdivision, single-family detached homes may be located on lots smaller than one acre, provided that said location of single-family detached homes attains the desired open space objectives or reduces the visual impact of the proposed development, and

providing the overall subdivision density does not exceed the maximum gross density allowed by the designated land use.

10.3 Residential units shall be designed and located so as to minimize their visual mass. The Town will require exterior materials and colors which soften the appearance of the building and allow it to blend with the natural landscape.

10.4 The only materials to be used for road construction shall be those which soften the visual appearance and impact of the road. All road materials shall be approved by the Town Engineer.

10.5 Street lighting on hillside and ridge parcels shall be kept to the minimum necessary for safety. Light standards which minimize the dispersal of light shall be used in these areas.

ISSUE: Preservation of Neighborhood Character, Image, and Quality of Life

Objective 11:

To preserve, maintain, and enhance the existing character, scale, and quality of life in San Anselmo's residential neighborhoods.

Policies:

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.

11.2 Medium- and large-scale development projects in both single-family and mixed residential areas shall provide for a variation in building heights and exterior wall and roof articulation to avoid monotonous structures with a large, blank visual bulk and mass.

11.3 New developments of five or more units which overcrowd the local residential street network, and cannot make the necessary roadway improvements to mitigate the impact, will be required to be phased over a period of time or possibly be reduced in density. All roadway improvements will be paid for by the development creating the need for the improvements.

11.4 Cannabis Business Uses. The Town shall not allow any cannabis business uses within the Town limits except medicinal cannabis delivery from businesses located outside of the Town limits. Recreational cannabis delivery from businesses located outside of the Town limits may be allowed if required by state law.

ISSUE: Future Development and Public Utilities and Services

Objective 12:

To maintain the current level of public services to the citizens of the Town and to continue to support improvements to public utilities as needed.

Policies:

12.1 To work with the special districts that provide water, sewer, and fire protection services in order to maintain and improve upon the present level of service.

12.2 To require all new development within the Town to be served by the public fire protection system and, where feasible, the public water and sewer system.

ISSUE: Maintenance of Adequate Water Service and Fire Flows in Hillside and Ridge Areas

Objective 13:

To ensure that existing and future development in hillside and ridge areas has a continuous supply of domestic water, adequate water to protect structures from domestic and wildfires.

Policies:

13.1 To encourage the Fire District to require sprinkler systems in new residential buildings which the Water District cannot supply with the ISO recommended fire flow.

13.2 New homes shall hook into MMWD's system where feasible.

If a water moratorium exists or public water cannot be provided, owners may construct potable water wells for new homes in accordance with the San Anselmo Municipal Code but shall connect to MMWD for their sole potable water supply as soon as water supplied by MMWD is available.

Objective 14:

To require homes and other improvements constructed in hillside and ridge or other high fire hazard areas to be designed to reduce the potential for a disastrous fire.

Policies:

14.1 To prohibit on street parking on public and private roadways which, due to their width or circuitous routing, create problems for fire equipment access.

14.2 To prohibit the use of combustible roofing materials in residential areas that have a high wildfire potential (e.g., hillside and ridge areas).

14.3 To require brush clearance around structures which encroach on wild vegetative groundcover.

ISSUE: Sewage Treatment in Hillside and Ridge Areas

Objective 15:

To ensure that onsite sewage treatment systems do not create a potential health problem or contribute to a potential unstable slope condition.

Policies:

15.1 The Town will require all new development, where feasible, to be served by the Public Sanitation District.

15.2 Where it is not feasible to hook into the Sanitation District collection system, the builder must supply a copy of a sanitation engineer's report to the Town stating that disposal is feasible on the site from a health standpoint. Further, a professional geotechnical report by a professional engineer shall be supplied to the Town stating that the proposed wastewater disposal field will not result in contribute to any landslide or other adverse geologic condition.

ISSUE: Reduction of Potential Flooding Hazards

Objective 16:

To protect the community from danger to life and property caused by flooding.

Policies:

16.1 All new developments in the Town should be designed to minimize vegetation removal, soils compaction, and site coverage.

16.2 To only allow development within the 100-year floodplain which is consistent with the Town's adopted Protection of Flood Hazard Areas and Water Course Ordinance.

16.3 To inform the citizens of the community of existing and potential flooding problems on an ongoing basis.

16.4 To repair and improve the Town's storm drainage system to handle existing and projected runoff.

16.5 To prepare evacuation plans for flood-prone areas and distribute information to affected residents, businesses, and property owners.

ISSUE: Development in the Flood Zone

Objective 17:

To ensure that facilities needed to function in a natural disaster are not located in the floodplain or, if there is no other choice, that they are designed to function adequately under emergency conditions.

Policies:

17.1 Facilities designated as "critical" in the emergency preparedness plan should not be located in the 100-year floodplain, or if no other choice shall be designed to function adequately under emergency conditions.

ISSUE: Reuse of Surplus School District Lands

Objective 18:

To keep surplus School District lands in public ownership, while allowing some interim use of the property to allow the School District some financial return on its land holdings.

Policies:

18.1 The Town shall meet with the School Districts to determine the appropriate future use of surplus school sites whenever Districts contemplate reuse of these lands.

18.2 To encourage the School District to retain public ownership of surplus school sites because of the recreation and other physical assets that they provide for the greater community.

18.3 Ensure that reuse of public-school sites is compatible with adjacent land uses and intensity of development in the immediate area.

18.4 To adopt an ordinance which would allow the School District to lease surplus school sites for possible educational, light commercial, office, or other use which can be found

compatible with the existing use of land around the surplus school site, and the community as a whole.

18.5 To encourage the involvement of all San Anselmo citizens on the issue of reuse or new use of surplus school sites.

Objective 19:

To stipulate the future use of all school sites in the Town of San Anselmo in the event that said sites cease to be used, in whole or in part, as public schools.

Policies:

19.1 It shall be the policy of the Town of San Anselmo to zone the following listed school sites for the future use designated in the table below:

School	Future Use
Sir Francis Drake High School	Single-Family Residential/Street Frontage Medium Density
Brookside School	Single-Family Residential
Wade Thomas School	Single-Family Residential
Red Hill School	Single-Family Residential/ Above Elevation 150—Very Low Density
Hidden Valley School	Single-Family Residential

ISSUE: Reuse of Private School and Church Sites

Objective 20:

To develop special zoning districts and design guidelines to regulate the reuse of private school and church sites identified on the General Plan Land Use Map.

Policies:

20.1 To ensure that reuse of existing private school and church sites is compatible with adjacent land uses and intensity of development in the immediate area.

20.2 To protect the unique natural and architectural features which make these sites a visual resource within the Town of San Anselmo.

20.3 To consider land use options for these properties which would preserve their unique visual or community resources. In the interim the following future uses will be allowed:

Schools	Future Interim Use
Seminary Lands	Single-Family Residential/Reuse of Historic Building High-Density Residential
Saint Anselms School	Single-Family Residential
Sunny Hills	Below 150 Mean Sea Level Multi-Family Residential/ Above Elevation 150 Mean Sea

E. Land Use Categories

Listed below are the basic land uses provided for in the General Plan. Each land use category includes a description of the type, density, and intensity of land use expected therein. The category descriptions also contain some of the criteria used in assigning their relative location within the planning area, and the objectives which each category is expected to achieve. The Planned Land Use Map shows the planned distribution of general land uses within the planning area.

Each residential land use category includes a population density range expressed in dwelling units per gross acre. The actual number of dwelling units permitted for any given residential parcel will be dependent on the environmental constraints of the site, and traffic safety characteristics of the roadways which provide access to the site, community design issues, and the housing objectives to be achieved.

The term **'gross acre'** as used in the General Plan refers to all the land within the property lines of a given parcel or all the land within the boundary line of a given development proposed. The only land to be excluded in the calculation of gross acreage is any land within an established public right-of-way or adopted plan line.

The ultimate structural form and physical character of San Anselmo will be determined by the density and intensity of development allowed on existing undeveloped lands within the Town limits. The Town has decided that its visual image and character will be that of a small-town detached single-family residential community which provides for a more dense and intense form of development on lands adjacent to its central commercial core. The flatter lands of the valley floor, and lower hill slopes, will be predominantly detached single-family neighborhoods. The density, and the intensity of residential development, will decrease rapidly to a very low level on the upper slopes and ridges of the hills and mountains which bound the community.

1. Residential

The categories of residential land use provided for in the San Anselmo General Plan are formulated so as to protect the visual character and quality of life in most of the Town's existing residential neighborhoods. However, the general plan does provide for some transition in residential character and form in and around the Town's central commercial area. Vacant lands within other established residential neighborhoods will be regulated so as to maintain and continue the existing character of development in the immediate area.

The density and intensity of residential development on existing vacant parcels of land on the upper slopes and ridges of hills in the planning area will be severely limited so as to protect the open space character and visual image of these areas. The following sets forth the permitted land uses, building types, and concentration of use in each residential category contained in the General Plan.

a. Very Low Density—Hillside and Ridge (1 Unit/Gross Acre or Less)

The very low-density residential category is applied to those lands which constitute the Town's hillside and ridge areas. This land use category is intended to provide a density and intensity of residential development which will maintain the natural features of the land and associated landscape and protect the visible ridges in the community from development.

The lands designated on the Land Use Map as very low density are to be improved with single-family detached homes on various lot sizes. Many of the parcels within this category are large, and it is therefore possible to cluster detached dwelling units on individual lots to avoid environmental constraints and to further open space objectives. The number of units to be allowed on each parcel of land within this category will be based on the environmental constraints (e.g., slope, unstable soils, stream courses, etc.) and open space objectives associated therewith. The Town of San Anselmo has reviewed the development potential of each parcel in the hillside and ridge area. From this review emerged the maximum number of dwelling units to be allowed on each parcel. The maximum number of dwelling units to be allowed is designated in the official **"Table of Hillside and Ridge Density Parcels"** adopted by the Town Council. The Town Council may review and amend this table from time to time if such amendment would further the objectives of the General Plan.

The population density in the hillside and ridge areas associated with this land use category will not exceed a maximum of four (4) persons per gross acre. The only land use to be allowed within this category include single-family detached dwellings, roadways, driveways, public uses similar to public parks, and public playgrounds, trail access easements, utility installations, 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. Other uses which are permitted by use permit include: large family day care homes and a limited number of second units.

b. Single-Family Residential-Conservation (1 Unit/Gross acre or Less)

The Single-Family Residential-Conservation designation is assigned to those residential properties that are one acre or more and are located at or above the 150-foot mean sea level elevation in the Town of San Anselmo, but outside of the land designated as Very Low Density (Hillside and Ridge). Much of the land above the 150-foot mean sea level elevation is visible from the Town's major roadways and established residential neighborhoods, and as such forms the major visual backdrop to the Town. In order to preserve the unique visual qualities of these lands, development is to be limited to a density of one unit per acre or less.

In order to maintain the visual quality of the lands above the 150-foot mean sea level elevation, the Town intends to review the building location, access, and exterior design of structures proposed for vacant lots in this area. The Town may also consider the effects of new development in this area on the public health and safety issues related to site improvements.

Design review may also apply to existing developed properties within the conservation area, if said review is necessary to protect the visual character of the hillside and the size of the proposed addition is large enough to warrant said review.

The population density in the single family residential-conservation area will not exceed 18 persons per gross acre. The only land uses to be allowed within this category include single-family detached dwellings, roadways, driveways, public uses similar to public parks, public playgrounds, trail access easements, utility installations, 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. Other uses which are permitted by use permit include: large family day care homes and a limited number of second units.

c. Single-Family Residential (1-6 Units/Gross Acre)

The Single-Family Residential category is assigned to those residential areas with established neighborhoods which are characterized predominately by single-family detached homes on a typical suburban residential lot. The majority of the parcels (lots) in this category would have a lot size of 7,500 square feet or less. However, some lots larger than 7,500 square feet may be found in this area due to environmental conditions or topography. Much of the land above the 150-foot mean sea level elevation is visible from the Town's major roadways and established residential neighborhoods, and as such forms the major visual backdrop to the Town. In order to maintain the visual quality of the lands above the 150-foot mean sea level elevation, the Town intends to review the building location, access, and exterior design of structures proposed for vacant lots in this area. The Town may also consider the effect of new development in this area on the public health and safety issues related to site improvements.

Design review may also apply to existing developed properties at or above the 150-foot mean sea level elevation, if said review is necessary to protect the visual character of the hillside and the size of the proposed addition is large enough to warrant said review.

The majority of the land within this residential category has already been subdivided and improved with single-family homes. However, there are existing vacant parcels of land dispersed throughout these low-density residential areas and redevelopment of existing single-family homes is anticipated. Future subdivision of vacant land within this category shall conform to the existing pattern of lot sizes within the neighborhood in which the land is located. New lots created through the subdivision of land shall be the same size as, or in some situations larger than, the existing lots in the immediate neighborhood.

The population density in the single-family residential category shall not exceed a maximum of eighteen (18) persons per gross acre. Land uses to be permitted include single-family detached dwellings, duplexes, triplexes, quadplexes, townhomes, public uses similar to public parks, public schools, public playgrounds, trail access easements, utility installations, 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. Other uses which are permitted by use permit, include: churches, large family day care homes and a limited number of second units.

d. Medium Density Residential (6-12 Units/Gross Acre)

The Medium Density Residential category is assigned to residential lots adjacent to Sir Francis Drake Boulevard and residential lots which abut or face commercial land uses. These properties will be developed duplexes, triplexes, quadplexes, townhomes, and standalone multifamily buildings.

The population density in the Medium Density Residential category shall not exceed a maximum of twenty-eight (28) persons per gross acre. The only land uses to be allowed within this category include duplexes, triplexes, quadplexes, townhomes, standalone multifamily buildings, 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. Other uses permitted by use permit include: churches and large family day care homes.

Higher densities may be considered within these areas if such developments implement to a significant degree the social housing objectives of the General Plan. The Affordable Housing Overlay section describes how this can be done.

e. High Density Residential (13-30 Units/Gross Acre)

The High-Density Residential category is primarily assigned to residential lands near commercial areas outside the Town's Central Commercial core. The predominant form of residential development is expected to be multifamily apartment and condominium dwelling units in standalone buildings and/or in multi-building complexes. Multi-family housing is to be located within walking distance of commercial and employment areas in order to reduce the need for, and dependence on, the automobile for daily shopping trips.

The population density in the High Density Residential category is not to exceed a maximum of forty-two (42) persons per gross acre. Land uses to be permitted in this area include: single-family detached homes, duplexes, triplexes, apartments, condominiums, public uses which are similar to public parks, public playgrounds, and public schools, public parks, trail access easements, utility installations, 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. Other uses permitted by use permit, include churches, convalescent homes, bed and breakfast, and large family day care homes.

Higher residential densities may be considered within these areas through the application of the Affordable Housing Overlay District.

f. Downtown Mixed Residential (6-30 Units/Gross Acre)

The Downtown Mixed Residential category is assigned to the residential lands west of the Town's Central Commercial area. These properties are planned to be improved with a mixture of single-family, duplex, triplex, quadplex, townhome, and multi-family apartments and condominiums. The intent is to have a mixture of residential densities on every street and block in the area so designated. Furthermore, there will be objective ministerial design review of all housing development and redevelopment to ensure visual compatibility with existing development in the area.

The population density in the Downtown Mixed Residential category shall not exceed a maximum of forty-two (42) persons per gross acre. Land uses to be permitted in this area include: single-family-detached homes, duplexes, triplexes, quadplexes, townhomes, apartments, and condominiums, public parks, public schools, and public playgrounds, utility installations, 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. Other uses permitted by use permit include churches, rooming houses, convalescent homes, bed and breakfast, professional offices, and large family day care homes, and a limited number of second residential units.

Higher residential densities may be considered within these areas through the application of the Affordable Housing Overlay District.

g. Affordable Housing Overlay (13-40 Units/Gross Acre)

The Town has found over the years that zoning land to allow for higher densities of development has not resulted in rental or sales prices that meet the needs of the community's low- and moderate-income households. The only result has been a change in the physical appearance and character of the community, and increased traffic.

The Town recognizes the needs of low and moderate income families and will provide within the Land Use Element an incentive to provide housing for these income groups. The Town will consider higher density for both rental and for-sale projects which provide at least forty (40) percent of the total dwelling units within the development for low-income families. Rental and for-sale unit projects which meet the objective will be considered in specified areas within the town. These areas will allow reduced floor area ratios and parking requirements to incentivize development of affordable housing. The areas which will be considered for higher densities will be designed in the future by the Town Council.

2. Commercial

San Anselmo does not have the type of a strong commercial or industrial base which would classify the community as a major employment area in Marin County. Most of the jobs available in San Anselmo are in the retail and residential services sector of the economy.

A report prepared by the Association of Bay Area Governments entitled "ABAG Projections—87" projected a decreasing population in San Anselmo, combined with a relatively small increase in the number of jobs available in the community, and the number of households in the community. Slight job increases are projected in the retail and service sector over the next 20 years.

The jobs projections for San Anselmo do not indicate a need to plan for a large amount of commercial expansion in the community. Growth in jobs, though small, will be in service and office type uses, with some limited retail expansion.

The San Anselmo Chamber of Commerce supports policies which will encourage the expansion and attraction of nonresident-supported business enterprises. It appears that the primary businesses which can be encouraged to expand to implement this objective are restaurants, antique and other furniture stores, and specialty retail item stores. These enterprises would have to operate in conjunction with one another to first attract visitors to the area and to encourage visitors to have an extended stay (two or more hours) of browsing, shopping, and eating.

The Town appears to have adequate existing and planned commercial floor space to achieve this objective. Furthermore, the historic commercial core and commercial development along Sir Francis Drake Boulevard and Red Hill Boulevard are within reasonable walking distance from one another. A factor which hinders the expansion of nonresident-supported business enterprises is the size of streets, and high volume of automobile traffic thereon, which tends to serve as a strong barrier to easy pedestrian circulation. Steps the Town could take to improve upon the environment for nonresident dependent business include improving pedestrian circulation and traffic movement, and to provide adequate and easily accessible parking for longer shopping trips into the community.

One of the primary concerns of commercial business in the historic core and along Red Hill Road and Greenfield Avenue is the need for additional convenient customer parking. The

Chamber of Commerce has requested that the Town consider adopting policies which will address the need for more convenient parking.

The commercial area along San Anselmo Avenue is planned to remain the retail core of the community. Uses are expected to be a mixture of visitor and local serving commercial business. The Central Commercial area should incorporate open space, a strong pedestrian element, and convenient parking to maintain its image as the hub of the community. The Town may consider special parking provisions for the area in order to reduce the time and trouble new businesses have with leasing commercial space in the area. The incorporation of a residential element into the variety and fabric of the commercial core could improve its function and vitality.

The older commercial structures located along Sir Francis Drake Boulevard west of the Hub present a potential traffic circulation and congestion problem. Most of these structures were constructed without off street parking. Furthermore, the heavy vehicular traffic volume along Sir Francis Drake Boulevard, combined with the inability to structurally expand the boulevard means that left turns onto business property in this area creates an unacceptable problem for vehicular circulation within the Town. As a result, commercial uses which generate significant amounts of traffic, if located in these structures, will cause further traffic congestion in an existing congested area. The Town intends to consider regulating businesses in this area to prohibit enterprises which are high traffic generators (e.g., fast food outlets and quick stop and shop stores).

The Town wants to maintain the small-town scale and character of its commercial areas. This will be attained by creative conservation of older buildings and close attention to new buildings to ensure that they are at a scale which is compatible with the existing character of the area. Trademark designed buildings associated with many retail, food, and beverage service businesses will not be allowed in the Town's commercial areas. Development is to be consistent with Objective 6 and Policies 6.2-6.3 of the Land Use Element.

Limited commercial enterprises will be allowed at some points along major arterials and collector streets, provided these businesses primarily serve the residential areas in which they are located. The Plan recognizes the existing limited number of small neighborhood commercial and administrative professional offices along Center and Sir Francis Drake Boulevard.

The categories of commercial land use provided for in the General Plan recognize the diverse functions and roles each of the commercial areas will play in the community. The following describes the permitted land uses, building types, and concentration of use in each commercial category found in the Plan.

a. Central Commercial (13-20 Units/Gross Acre)

The Central Commercial area can be found along portions of San Anselmo Avenue and Sir Francis Drake Boulevard between the Hub and Tunstead Avenue. This commercial area is expected to be the retail core of the community. Commercial enterprises in this area are expected to provide a continuity of commercial frontage and attractive area for pedestrian movement. Parking is not anticipated onsite but would be provided in public or common parking lots within walking distance of all downtown businesses.

Two types of businesses are expected in this area. The first type are primary attractors. These are businesses that draw customers from outside of the community. Such commercial activities include restaurants, specialty stores (antiques), fashion stores, variety stores, and apparel stores. The second type of uses are satellite businesses which rely on pedestrian movement generated by the primary attractors. These include such uses as small specialty shops, small

food service outlets (ice cream and coffee), personal services (barber and beauty shops), and small boutiques. Offices would also be allowed, but to promote commercial activity in the area are encouraged to be located above the ground floor.

Residential use in the form of multi-family housing will be allowed in the central commercial area. Residential uses can be provided for in a single structure or may be mixed with commercial activity in a single structure; the ground floor of every building should be utilized for commercial or commercial-related uses. However, the Town will consider the entire use concept for a building before determining the appropriate use of the ground floor. Commercial activity in the central area is expected to be quite concentrated to encourage pedestrian movement. Although commercial development will be concentrated, the intensity of commercial development on individual lots or development sites could have floor area ratio (FAR) up to 2.0. The term "floor area ratio" as used in the General Plan is the total floor area of a building relative to the total area of the lot or development site. A 5,000 square foot lot with a floor area ratio of 1.5 could have 7,500 square feet of floor space in a building. Furthermore, the height of buildings in the central commercial area is to be compatible with surrounding buildings. ~~but shall not exceed 30 feet in height.~~

b. General Commercial (13-30 Units/Gross Acre)

The General Commercial land use designation is expected to provide for a wide range of commercial activities. These types of activities include supermarkets, food stores, retail activities, automobile service and repair, laundries, offices, restaurants, nurseries, and commercial services. Businesses in these areas would not rely on foot traffic for their customers but would be expected to draw from and accommodate automobile traffic. The majority of the businesses in these areas should be required to provide onsite parking for their customers. However, in some situations, common parking facilities or special parking on street programs may be authorized.

Residential use will be allowed in the general commercial areas. Residential uses can be provided for in a single structure or may be mixed with commercial activity in a single structure; the ground floor of every building should be utilized for commercial or commercial-related uses. However, the Town will consider the entire use concept for a building before determining the appropriate use of the ground floor.

The concentration of commercial development in the General Commercial area will not be as great as it is in the commercial core. Commercial buildings in these areas may be more spread out and separated by off street parking spaces. The height of buildings in this category is to be compatible with surrounding buildings. ~~but shall not exceed 35 feet in height. The only exception would be existing buildings which are greater than 35 feet in height.~~

c. Limited Commercial (13-30 Units/Gross Acre)

The areas designated as Limited Commercial on the General Plan Land Use Map will be regulated as to the intensity of commercial development allowed thereon. It is intended that commercial development allowed for on these properties will be low traffic generators or generate an equal or lesser number of trips during the a.m. and p.m. peak hours than the existing uses as of July 22, 1997, (the determination for vacant buildings will be the most recent use between February 26, 1991, and July 22, 1997, on Sir Francis Drake Boulevard). Examples of uses which are expected to be low traffic generators include specialized enterprises such as furniture and antique stores, specialty boutiques, bookstores, art galleries, and personal services such as barber shops and beauty shops. The types of commercial activity which will not be allowed in the Limited Commercial area include fast-food restaurants, convenience food

stores (when not in combination with a gasoline station), and medical office types of uses and services.

The determination as to whether or not a commercial use would be allowed within this Limited Commercial area will be based upon the total number of traffic trips typically generated by that business. Commercial uses which will disrupt the flow of traffic on Sir Francis Drake Boulevard or uses which would have a detrimental effect on the residential neighborhoods adjacent to Sir Francis Drake Boulevard will not be allowed. The intent of this Limited Commercial area is to ensure that the businesses which operate within this area will not be disruptive to the flow of traffic on the boulevard or the nearby residential neighborhood.

Residential use will be allowed in the limited commercial area. Residential uses can be provided for in a single structure; the ground floor of most buildings should be utilized for commercial or commercial-related uses. However, the Town will consider the entire use concept for a building before determining the appropriate use of the ground floor.

The concentration of commercial development in this area is expected to be lower than in the Central and General Commercial districts. Building heights are to be compatible with buildings in the surrounding area. ~~but shall not exceed 35 feet in height.~~

d. Neighborhood Commercial/Mixed Residential (13-20 Units/Gross Acre)

The Neighborhood Commercial/Mixed Residential designation is intended to allow very limited commercial uses on certain properties within predominantly residential areas of San Anselmo. The land use designation will allow properties so classified to either be improved with residential units (predominantly single family) or limited commercial uses which are compatible with the residential area. Commercial uses which are compatible with residential areas would not result in traffic impacts any greater than if the property were improved residentially. Compatibility implies that limited commercial uses would also not result in noise, light, glare, or aesthetic impacts that would conflict with a residential environment.

Neighborhood Commercial areas provide convenience goods and services to local residents without disrupting the residential character of the area. They are necessarily small in size, and oftentimes may consist of a single mom-and-pop store. Other typical uses include barber shops, beauty shops, cleaners, shoe repair, hardware stores, and small pharmacies. Small professional offices may also be allowed in this category.

Neighborhood Commercial uses are considered desirable when located at intersections and developed in areas where residents can walk rather than drive to do business. Additional neighborhood centers may be needed beyond those shown on the map, depending upon the desires of residential communities within the town.

The concentration of commercial development within the area will be quite limited. Most often, commercial development will be limited to one or two parcels, but in some situations, there may be more parcels devoted to this use. Floor area ratios could be up to 1.0, except that the maximum floor area ratio for housing development projects (as defined in California Government Code Section 65589.5(h)(2)) with eight to ten units is 1.25; and the height of the commercial structures must be compatible with those of the residences in the area. ~~, but shall not exceed 30 feet in height.~~

e. Professional (13-30 Units/Gross Acre)

It is the intention for the uses permitted within the Professional designation to act as buffers between C-2 Central Commercial and Residential Districts. It is further intended to allow professional uses which are reasonably compatible with adjacent residential uses, and

particular emphasis shall be given to avoid problems of traffic, noise production, and other detriments to a residential neighborhood.

3. Parks and Open space

This land use category is intended to designate existing and planned parks, recreation facilities, and natural open space areas. The open space areas identified as contributing to the Town's natural setting and community image fall into this category and are designated as Open Space on the Planned Land Use Map or shown on the open space map. The open space land use issues are dealt with in more detail in the Open Space Element of the General Plan. Areas designated as parks on the Planned Land Use Map are not intended to be developed with anything other than small structures which accommodate the citizens of the community as it relates to recreation. Commercial structures will not be allowed in the parks. The parks will only be improved with facilities for which the park was intended (e.g., tennis courts, baseball diamonds, and open playfields).

It is the objective of the General Plan to have all areas identified as "open space" on the Planned Land Use Map or Open Space Map to remain in their natural state without any development at all. However, should the Town be unable to acquire, or set aside the parcels identified on the Open Space Map as permanent open space parcels, a very limited form of residential development would be allowed. Development is to conform to Objective 3, Policy 3.1 of the Open Space Element. Residential development within the current Town limits would be no greater than one unit per acre, and in many instances may be even less dense for those properties listed on the Table of Hillside and Ridge Density Parcels. Building coverage on these properties would be no greater than 15 percent per gross acre.

Policies

LU-E.3-1: Memorial Park may not be utilized as a flood detention basin, nor may any non-recreational uses be permitted that adversely affect or reduce the recreational amenities at the Park.

LU -E.3-2: No public land parcel occupied by Memorial Park may be sold or transferred by the Town without approval by the citizens of San Anselmo as part of a general election.

4. Public Facilities

This category is a catch-all for all public land uses not included in the afore-described categories. Examples include the Town Hall, Police Department, Fire Service buildings, the Public Library, parks, public parking lots, public schools, and water tank sites. Residential uses may be permitted within the PF District.

The intensity of development allowed on the public facilities parcels will be determined by the function or purpose these facilities were designed to serve. As an example, the Town Hall would have a greater intensity of use than a water tank located on a nearby hillside in the town.

5. Community Facilities

This category is applied to certain Town-owned properties and allows for private use of said properties when appropriate. Examples include the Isabel Cook Community Center and Robson Harrington House.

The hierarchy of use for Community Facilities parcels shall be in the following order, assuming substantially comparable lease terms.

1. Public use by the Town.

2. Rental to non-profit community organizations.

3. Rental to other private entities.

F. Implementation

The California Government Code Section 65860 requires that a "county or city zoning ordinance shall be consistent with the general plan of the county or city by January 1, 1974. A zoning ordinance shall be consistent with a city or county general plan only if: (1) the city or county has officially adopted such a plan, and (2) the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in such a plan." In a related action, the legislature amended the state Subdivision Map Act, requiring that tentative and final maps not be approved unless the design and improvement were found to be consistent with applicable specific and general plans (Govt. Code Sec. 66473.5).

Uses must be consistent with all elements of the general plan and not just the land use element and map. (The law is unclear about whether the uses must be consistent with only the seven required elements.) For there to be a finding of consistency the plan must be complete. In addition, the plan must be "an integrated, internally consistent and compatible statement of policies for the adopting agency" (Govt. Code Sec. 65300.5).

Consistency is measured by three parameters: use, boundaries, and time.

1. The zoning ordinance should be considered consistent with the general plan when the allowable uses and standards contained in the text of the zoning ordinance tend to further the policies in the general plan and do not inhibit or obstruct the attainment of these articulated policies.

2. The boundaries of land use areas on the land use map are intended to be ambiguous in order for the Planning Commission and Town Council to adjust land use regulations to factors that are too localized to be reflected on the general plan. Thus, boundaries are intended to be flexible and land uses not shown on the map may be consistent if they are small in area and if they are consistent with the written goals and policies of the plan.

3. As discussed, a use must not preclude ultimate achievement of the goals and policies at the planned time. A use may not be permitted prematurely in an area reserved for future development even if it is consistent with the land use map. It must also be consistent with the objectives and policies as well.

Code Revisions

1. Zoning Ordinance and Map

The top priority for implementation would be the revision of San Anselmo's Zoning Ordinance and Zoning Map to be consistent with the revised general plan. Ordinance amendments would include rewriting the residential and commercial sections of the code to incorporate the density and intensity provisions of the revised general plan. Updating the parking requirements of the code and providing an Affordable Housing Overlay section in the Code. Special provisions could be written into the code to provide that existing uses with a density or intensity of use greater than the revised plan could continue as legal permitted uses.

2. Subdivision Ordinance

The subdivision ordinance should be reviewed and updated to conform with the Subdivision Map Act. In addition, the ordinance can be modified to require a developer to pay certain impact

fees to cover the costs to the community that are directly attributable to the development.

Future Planning

1. Affordable Housing Overlay Areas Map
The Town will conduct a more detailed study of existing land uses and parcel sizes in the designated High Density Residential, General Commercial, and other areas to determine which sites are most appropriate as affordable housing areas. The objective of the study is to map parcels which are considered appropriate Affordable Housing Overlay sites.

2. Central Commercial Circulation and Parking Study
The Town will conduct a study of the traffic circulation and parking activity in the Central Commercial area. The purpose of the study is to develop a program to improve traffic circulation, parking opportunities, and evolve a method to finance any needed improvements. Businesses in the area will be invited to participate in the study.

3. Design Review in the Single-Family Residential-Conservation Category
Prior to enacting an ordinance to implement the objectives of the Single-family Residential-Conservation area the Town will conduct studies and hold workshops to determine when and where the discretionary power of design review will be used for new development on vacant lots, and when design review will be required for proposed expansion or reconstruction of existing buildings in the area. The staffing requirements to implement these objectives will also be studied. The purpose of the study is to determine the degree of flexibility which will be incorporated into the ordinance.

4. Historic Preservation Ordinance
The Town will prepare a historic preservation ordinance which will not only protect the visual and design character of existing historic buildings in the community but will establish a procedure and guidelines for new building construction in areas of the community which contain examples of San Anselmo's architectural heritage.

5. Park Land Zoning Ordinance
The Town shall prepare a park lands zoning ordinance, which shall apply to all park lands so designated on the General Plan land use map. The ordinance will implement and be consistent with the General Plan land use criteria for Parks set forth in Section E.3 of the Land Use Element.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 3.2

MEETING DATE: May 27, 2025

AGENDA TITLE: Consideration of an Appeal by Applicant Laura Allen and Michael Day of the Planning Commission Decision to Conditionally Approve an Application (PRO2024-0048) for a Demolition Permit, Grading Permit, Conditional Use Permit, Variances, and Design Review to Demolish the Existing Two-Story Commercial Building, and Construct a New 8,850-Square-Foot, Three-Story, Mixed-Use Building at 401 San Anselmo Avenue

FROM: Heidi Scoble, Community Development Director
Emily Longfellow, Assistant Town Attorney
Lindsey Klein, Principal Planner
Jackson Dobronyi, Assistant Planner

RECOMMENDATION

Conduct a public hearing, consider public comment, and adopt the findings in the attached draft Resolution (see **Attachment 1**) denying the appeal and upholding the Planning Commission's conditional approval of the Project.

BACKGROUND

Project Timeline

On August 28, 2024, the applicants, Laura Allen and Michael Day, on behalf of property owners, Rhino One, LLC, submitted a Planning Project to demolish the existing two-story building, and construct a new 8,850-square-foot, three-story, mixed-use building at 401 San Anselmo Avenue. The Project would provide two ground-floor commercial spaces with frontage along San Anselmo Avenue, a one-bedroom Accessory Dwelling Unit (ADU) located on the ground floor with frontage along Pine Street, three residential units located on the second story, and a third-story mechanical room and rooftop deck (see the application in **Attachments 4** and **5**).

The objective development standards of the Town code are not met, and the Project requires Variances (described below). Per the San Anselmo Municipal Code, the Project would require:

- A Demolition Permit to allow for the demolition of the existing two-story commercial building;
- A Grading Permit to allow for the combined excavation, grade, or fill of 131 cubic yards of material;
- A Conditional Use Permit to allow for an exception to the maximum allowed floor area for a one-bedroom ADU;

- A Variance to allow for a three-story building, where a maximum of two stories is permitted;
- A Variance to allow for a 37-foot-tall building, where a maximum building height of 30 feet is permitted; and
- Design Review to allow for a new building located in a commercial zoning district.

Accordingly, the Planning Commission conducted a public hearing on April 7, 2025, to review the merits of the Project. After consideration of the plans, public comment, and testimony from the applicant, the Planning Commission unanimously continued the Project to the next regularly scheduled Planning Commission meeting.[1] The Planning Commission directed staff to prepare a resolution of approval, including findings for all the Project's required entitlements and conditions of approval that address the Commissioner's comments made during the hearing, including a condition requiring a performance bond equal to 125% of the Project's valuation.[2]

Following the initial public hearing, staff spoke with the Project applicant who expressed greater openness to a phased bonding approach – allowing portions of the bond to be released in amounts correlated to the completion of specific project stages – rather than a traditional performance bond, which releases the full amount only upon final project completion. On April 21, 2025, the Planning Commission unanimously adopted Resolution 2025-06 (see **Attachment 2**) to conditionally approve the Project.[2] Condition of Approval No. 13 of the Resolution reads as follows:

The applicant shall provide a phased performance guarantee, subject to approval by the Town, based on specific milestones (e.g., demolition, grading, foundation, structural framing, site improvements). Each phase shall be secured by a performance bond, letter of credit, or other acceptable instrument in an amount equal to 125% of the estimated cost for that phase. All sureties shall be provided to the Town before project issuance and be released to the applicant once the specific milestones have been completed.

On April 28, 2025, Project applicants submitted an appeal of the Planning Commission decision (see **Attachment 3**). The appeal seeks to remove Condition of Approval No. 13 and requests that the Project be approved without it.

Construction Bonds

Construction bonds, specifically performance and payment bonds, serve as financial guarantees that contractors will fulfill their obligations regarding project completion and payment to subcontractors and suppliers.

Common reasons for implementing a construction bond requirement are as follows:

1. Financial Protection: Construction bonds provide a safety net that protects the Town, and its residents should a developer fail to complete a project. This is particularly important for large-scale developments where the financial risk is significant. More

[1] See **Attachment 6** for public comments.

[2] See **Attachments 7, 8, 9**, and **10** for Planning Commission staff reports and meeting minutes associated with the project.

specifically, performance bonds ensure that a project will be completed to the agreed standards and within the specified timeframe and payment bonds guarantee that subcontractors, laborers, and suppliers are compensated, reducing the risk of liens against the property.

2. Enhanced Accountability: Requiring bonds increases accountability among developers. Developers are incentivized to adhere strictly to contractual terms and timelines, knowing that the bond will cover any defaults or deficiencies. Additionally, the presence of a bond can deter unscrupulous practices and encourage higher standards of work, benefiting the overall quality of construction within the Town.
3. Community Confidence: Implementing a bond requirement builds confidence among residents and businesses in the development process. Knowing that there are financial safeguards in place can mitigate concerns about unfinished or substandard developments.
4. Risk Management: Construction projects inherently carry risks such as contractor insolvency, disputes, or unforeseen complications. Bonds transfer a portion of this risk to surety companies, which have the resources and expertise to manage such situations. Requiring construction bonds can also reduce the potential burden on the Town to intervene or resolve issues that may arise from incomplete or poorly executed projects.

DISCUSSION / ANALYSIS

Staff suggests that the findings can be made for the Project and that the bond is appropriate and lawful. Staff therefore suggests that the Town Council deny the appeal and uphold the Planning Commission's decision.

The purpose of this appeal is for the Town Council to conduct a public hearing de novo for consideration of the merits of the Project that was conditionally approved by the Planning Commission on April 21, 2025. The Council is charged with being the final decision-maker and analyzing the Project to determine if it can, or cannot, substantiate the appeal and make all of the required findings for approval contained in the Municipal Code.

Noted above, the applicant is only challenging the imposition of the bond requirement. As such, staff suggests that the Council focus its deliberation on this point.

As provided in Section10-1.06(h) of the Municipal Code and consistent with State law, "the Town Council shall determine the appeal, or the review, based upon the testimony and documents produced before it and any site visits. The Town Council may sustain, modify, reject, or overrule any recommendations or rulings of the Planning Commission and may make such findings and determinations as are consistent with State law, this Code and other applicable rules and regulations."

As shown in **Attachment 3**, the applicant's appeal letter refutes the bond requirement, stating:

1. The bond requirement violates the Mitigation Fee Act by lacking nexus and proportionality.

2. Nearby projects (e.g., those at 121 Tunstead Avenue and 647 San Anselmo Avenue) were not subject to the same bond requirement, and that the demolition distinction lacks objective criteria and creates an unfair standard.
3. The bond requirement is inconsistent with State housing laws that prohibit non-objective barriers to housing development.
4. The bond requirement makes the Project financially infeasible.

As stated in the draft Resolution (see **Attachment 1**), the bond requirement imposed by Condition of Approval No. 13 on this Project is intended to:
1. Ensure the successful and timely completion of the Project.
2. Provide a financial guarantee that the developer will fulfill their contractual obligations, including the completion of the Project in accordance with approved plans and standards.
3. Protect the interests of property owners, contractors, subcontractors, suppliers, and the public
4. Create additional safeguards to ensure that the Project is completed without undue delay or financial risk to the Town of San Anselmo, in the absence of public funds to do so.
5. Guarantee payment to subcontractors and suppliers.

Bonds are commonly required for by the Town for private development projects and the Town has historically imposed bond conditions on larger projects to ensure that they are completed. Town has the discretion and authority to apply conditions on a case-by-case basis based on project-specific factors, including scale, location, demolition, and construction intensity. Here, the Project involves demolition and construction activity that creates a high risk of disruption and requires a greater level of assurance to the Town and surrounding property owners that the Project will be completed according to the plans. The bond condition reflects the Project's scope, complexity, and site-specific considerations. Additionally, the bond is phased. Once each of the construction milestones are completed, the associated bond monies are released. Once the Project is complete in full, all bond funds will be released fully to the applicant.

Consistent with the Planning Commission's analysis and findings, a draft Resolution (see **Attachment 1**) has been prepared to deny the appeal and uphold the Planning Commission's conditional approval of the Project based on the determination that all requisite findings can only be achieved with the inclusion of the conditions of approval, including but not limited to, Condition of Approval No. 13.

FISCAL IMPACT

The applicant's appeal fee covers Town costs to process the appeal. Granting the appeal and approval of the Project would result in a building permit application that would generate additional revenue for the Town. Improvement of the site and residence would result in the Marin County Tax Assessor reassessing the property, which would increase property tax revenue to the Town.

GENERAL PLAN CONSISTENCY

As stated in the draft Resolution (see **Attachment 1**), the Project would be consistent with the San Anselmo General Plan, subject to the conditions of approval.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

As summarized in **Attachment 1**, the Project is Categorically Exempt from the requirement to prepare environmental documents pursuant to California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations, Chapter 3, Article 19, Section 15303), which provides a Class 3 Exemption for "New Construction or Conversion of Small Structures" (14 CCR § 15303). This Exemption applies as the Project involves a mixed-use development located in an urbanized area, totaling no more than four residential units, with a total floor area of less than 10,000 square feet. 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 surrounding area); (b), which relates to cumulative impacts (developed neighborhood; no other projects are proposed in the nearby area and if any are received, each would have a construction management plan reviewed by the Building and Public Works Departments); Subsection (c), which relates to unusual circumstances (the construction is proposed on a previously disturbed site and method of construction is not out of character with this type of construction); or Subsection (f), which relates to historical resources (the Project site is not historic).

Denial of the Project would result in no project and therefore is not subject to CEQA review pursuant to CEQA Guidelines Section 15270 for projects in which a public agency rejects or disapproves. Project denial minimizes greenhouse gas impacts associated with new construction.

ATTACHMENTS

Attachment 1 - Draft Resolution, Findings, and Conditions of Approval
Attachment 2 - Planning Commission Resolution 2025-06
Attachment 3 - Appeal Application
Attachment 4 - Project Plans
Attachment 5 - Supplemental Project Studies and Narrative
Attachment 6 - Public Comment
Attachment 7 - April 7, 2025, Planning Commission Staff Report
Attachment 8 - April 7, 2025, Planning Commission Meeting Minutes
Attachment 9 - April 21, 2025, Planning Commission Staff Memorandum
Attachment 10- April 21, 2025, Planning Commission Meeting Minutes

RESOLUTION NO. 2025-XXXX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO DENYING THE APPEAL OF AND UPHOLDING PLANNING COMMISSION PROJECT PRO2024-0048, REQUIRING A DEMOLITION PERMIT, GRADING PERMIT, CONDITIONAL USE PERMIT, VARIANCES, AND DESIGN REVIEW TO DEMOLISH THE EXISTING TWO-STORY COMMERCIAL BUILDING, AND CONSTRUCT A NEW 8,850-SQUARE-FOOT, THREE-STORY, MIXED-USE BUILDING AT 401 SAN ANSELMO AVENUE

WHEREAS, on August 28, 2024, Laura Allen and Michael Day ("Applicant") filed an application for to demolish the existing two-story commercial building, and construct a new 8,850-square-foot, three-story, mixed-use building, at 401 San Anselmo Avenue (APN 007-251-22; the "Project"); and

WHEREAS, the Project site has a General Plan land use designation of Central Commercial (CC), and is zoned Downtown Commercial (C-2); and

WHEREAS, the Project does not comply with all of the Town's development standards and required two Variances, as detailed below; and

WHEREAS, the Project necessitated approval of a Demolition Permit pursuant to the San Anselmo Municipal Code Section 10-3.2102 to allow for the demolition of the existing commercial building; and

WHEREAS, the Project necessitated approval of a Grading Permit required pursuant to the San Anselmo Municipal Code Section 9-18.08 to allow for the combined excavation, grade, or fill of more than 100 cubic yards of material; and

WHEREAS, the Project necessitated approval of a Conditional Use Permit pursuant to the San Anselmo Municipal Code Section 10-6.305 to allow for an exception to the maximum allowed floor area for a one-bedroom Accessory Dwelling Unit (ADU); and

WHEREAS, the Project necessitated approval of a Variance pursuant to Town of San Anselmo Municipal Code Section 10-3.1401 to allow for a three-story building, where a maximum of two stories are permitted within the C-2 Zoning District; and

WHEREAS, the Project necessitated approval of a Variance pursuant to Town of San Anselmo Municipal Code Section 10-3.1401 to allow for a three-story building, where a maximum of two stories are permitted within the C-2 Zoning District; and

WHEREAS, the Project necessitated approval of a Design Review required pursuant to Town of San Anselmo Municipal Code Section 10-3.1505(a)(1) to allow for a new building within C-2 Zoning District; and

WHEREAS, the Planning Commission conducted duly noticed public hearings on April 7, 2025, and April 21, 2025, on the Project, and allowed all interested persons an opportunity to be heard; and

WHEREAS, on April 7, 2025, and April 21, 2025, the Planning Commission reviewed and considered the Project plans titled "401 San Anselmo Ave." drawn by EID Architects, LLC, revised on March 24, 2025; and

WHEREAS, on April 21, 2025, the Planning Commission voted 6-0 to approve the application, making the findings and conditions of approval within Planning Commission Resolution 2025-06;

including Condition of Approval No. 13, requiring that the applicant shall provide a phased performance guarantee, subject to approval by the Town, based on specific milestones and that each phase shall be secured by a performance bond, letter of credit, or other acceptable instrument in an amount equal to 125% of the estimated cost for that phase, and that all sureties shall be provided to the Town before Project issuance were to be released to the applicant once the specific milestones have been completed; and

WHEREAS, the Planning Commission found that the Project was 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 that no exception set forth in Section 15300.2 of the CEQA Guidelines applies to the Project; and

WHEREAS, on April 28, 2025, the Applicant appealed the Planning Commission decision to the Town Council challenging Condition of Approval No. 13; and

WHEREAS, the Town Council held a duly noticed de novo public hearing to consider the appeal on May 27, 2025; and

WHEREAS, staff mailed notice of the Town Council hearing to all owners of property within 300 feet and posted in three public places at least 10 days prior to the hearing (May 17, 2025); and

WHEREAS, the Town Council reviewed the staff report and attachments and prior April 7, 2025 and April 21, 2025 Planning Commission staff reports, attachments, and meeting minutes, and the Town Council heard oral testimony from the appellant, property owners, and all interested persons at said Council hearing; and

WHEREAS, the performance bond required under Condition of Approval No. 13 is necessary to ensure the timely and successful completion of the Project in accordance with approved plans, and that such a requirement supports the Town's ability to make the findings required for project approval under the Municipal Code; and

WHEREAS, the performance bond is not an impermissible "fee" or "exaction" subject to the Mitigation Fee Act (Gov. Code § 66000 et seq.); and

WHEREAS, the Town retains the discretion to apply conditions on a case-by-case basis based on project-specific factors, including scale, location, demolition, and construction intensity; and

WHEREAS, the Project involves demolition and construction activity that creates a higher risk of disruption and requires a greater level of assurance to the Town and surrounding property owners, and the bond condition reflects the Project's scope, complexity, and site-specific considerations; and

WHEREAS, the bond requirement does not constitute a non-objective barrier to housing development, as it is based on specific, articulable factors related to construction risk and public interest, and is consistent with the Town's discretionary authority to impose conditions necessary to ensure that development occurs in a safe, orderly, and accountable manner; and

WHEREAS, conditional 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"; No exception set forth in Section 15300.2 of the CEQA Guidelines applies to the Project; and

NOW, THEREFORE, THE TOWN COUNCIL HEREBY RESOLVES AS FOLLOWS:
Based on substantial evidence in the record as set forth in the recitals above and incorporated herein, the Town Council denies the appeal, and upholds the Planning Commission conditional approval of Project PRO2024-0048, requiring a Demolition Permit, a Grading Permit, a Conditional Use Permit, Variances, and Design Review to demolish the existing two-story commercial building, and construct a new 8,850-square-foot, three-story, mixed-use building at 401 San Anselmo Avenue as proposed on the plans titled "401 San Anselmo Ave." drawn by EID Architects, LLC, revised on March 24, 2025; based upon the findings set forth in Exhibit "A" and subject to the Conditions of Approval attached as Exhibit "B."

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Town Council on the 27th day of May 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSED:

APPROVED: _____
Tarrell Kullaway, Mayor

ATTEST: _____
Serge Avila, Town Clerk

Exhibits:
Exhibit A – Findings
Exhibit B – Conditions of Approval

EXHIBIT A
FINDINGS
401 SAN ANSELMO AVENUE
APN 007-251-22

CEQA

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, Sections 15303 under a Class 3 categorical exemption for "New Construction or Conversion of Small Structures" (14 CCR § 15303). This exemption applies as the Project involves a mixed-use development located in an urbanized area, totaling no more than four residential units, with a total floor area of less than 10,000 square feet. 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 surrounding area); (b), which relates to cumulative impacts (developed neighborhood; no other projects are proposed in the nearby area and if any are received, each would have a construction management plan reviewed by the Building and Public Works Departments); Subsection (c), which relates to unusual circumstances (the construction is proposed on a previously disturbed site and method of construction is not out of character with this type of construction); or Subsection (f), which relates to historical resources (the Project site is not historic).

DEMOLITION PERMIT

The Town Council determines that the Project is in conformance with the required findings for a Demolition Permit in Section 10-3.2104 of the San Anselmo Municipal Code provided in *italics* below.

(a) The demolition will not remove from the neighborhood or Town, nor adversely affect, a building of historical, architectural, cultural, or aesthetic value.

The demolition will not remove or adversely affect a property of historic, architectural, cultural, or aesthetic value. A Historic Resource Evaluation (HRE) titled "401 San Anselmo Avenue" was prepared by VerPlanck Historic Preservation Consulting, dated April 30, 2024. The results of the HRE identified that the existing building did not meet any of the four criteria for inclusion on the list of California Register of Historical Resources (i.e., Events, Persons, Architecture, and Information/Archaeological Potential), in part due to extensive alterations that have taken place since the building was originally constructed. Therefore, there is no identifiable historical or historic architectural significance, and the demolition will not remove from the neighborhood or Town, nor adversely affect, a building of historical, architectural, cultural, or aesthetic value.

(b) The project is consistent with the San Anselmo General Plan.

The Project, as currently designed, is inconsistent with the General Plan because the new building exceeds the maximum height allowed in the Central Commercial district. The Town Council will conditionally approve the Project as designed with a Variance (see below) to exceed the maximum building height. As conditioned, a General Plan Amendment to remove height restrictions from all land use descriptions will be required prior to the issuance of a building permit. This approach will allow the Project to enter the building permit phase while the General Plan is undergoing the targeted amendment. Upon completion of the General

Plan Amendment, the Project will be consistent with the Central Commercial Land Use designation and, therefore, consistent with the General Plan.

(c) The project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The Project, as conditioned, is required to comply with the current California Building Standards Code at the time of building permit issuance. A construction management plan and a pre-construction meeting will also be required before the issuance of any grading, demolition, or building permits to minimize construction impacts on the surrounding properties. Therefore, the Project will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

(d) The granting or denying of a demolition permit for the demolition of structures may also be subject to the following findings based on substantial evidence as determined by the Planning Commission or Town Council.

(1) Failure to approve a demolition permit will cause immediate and substantial hardship because of the conditions peculiar to a particular structure, and such hardship has not been created by an act of the owner in anticipation of action under this chapter. Examples of hardship include health and safety hazards that cause the building to be unsafe. Personal, family, financing difficulties, loss of prospective profits and neighboring violations are not justifiable hardships.

(2) It is necessary to reveal previous architectural features covered up, such feature that would be functionally and aesthetically compatible with the existing improvements and the natural elements of the area.

These findings are inapplicable to this Project. Failure to approve the demolition permit does not cause immediate hardship because there are no health and safety hazards identified in the Project application, and it is not necessary to reveal previously covered-up architectural features because the demolition will remove the building altogether.

GRADING PERMIT

The Town Council determines that the Project is in conformance with the required findings for a Grading Permit in Section 9-18.08(c) of the San Anselmo Municipal Code. The required findings are provided in *italics* below.

(1) The health, welfare and safety of the public will not be adversely affected;

The Project, as conditioned, is required to comply with the current California Building Standards Code at the time of building permit issuance. The grading will be fully contained on site, and 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, welfare, and safety of the public will not be adversely affected.

(2) Adjacent properties are adequately protected by project investigation and design from geologic hazards as a result of the work;

A preliminary Geotechnical Investigation titled “Proposed Renovation and Addition, 401 San Anselmo Avenue,” dated November 6, 2023, was prepared by Rockridge Geotechnical, Inc.

for the Project. To ensure compliance with the Geotechnical Investigation, a condition of approval will require that all recommendations from the Geotechnical Investigation be followed, ensuring adequate protection of adjacent properties from geologic hazards.

(3) Adjacent properties are adequately protected by project design from drainage and erosion problems as a result of the work;

A building permit is required to ensure compliance with the California Building Standards Code and all drainage and erosion protection recommendations outlined in the Geotechnical Investigation. Additionally, a drainage and bio retention plan must be reviewed and approved by the Public Works Department as part of the grading permit process. These measures will ensure that the Project design will not result in drainage or erosion problems affecting adjacent properties.

(4) The amount of excavation, grading, or fill proposed is not more than is required to allow the property owner reasonably beneficial use of his or her property;

The grading is limited to excavation for a new foundation for the building and fill to raise the first-floor residence above the Base Flood Elevation. The amount of grading work is reasonable for a Project of this scope, as it is not more than is required to allow the property owner reasonably beneficial use of his or her property

(5) The visual and scenic enjoyment of the area by others will not be unreasonably adversely affected by the project;

The grading is limited to excavation for a new foundation for the building and fill to raise the first-floor residence above the Base Flood Elevation. As the earthwork is related to the building foundation and it will be located underneath a building that complies with all Design Review findings (described below), the grading will not unreasonably adversely affect the visual and scenic enjoyment of the area by others.

(6) Natural landscaping will not be removed by the project more than is necessary and that any removed vegetation will be replanted in a timely manner;

No landscaping will be removed as a portion of this Project, as the Project is located on a previously developed lot, surrounded by a hardscape environment. Additionally, landscape planter boxes will be installed on the south and east facades of the structure.

(7) The time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes;

As the Project is located in a developed hardscape environment, no unstable excavated sloped will be created as a part of this Project. As a condition of approval, no grading or earthwork shall be completed from October 15 through April 15 (i.e., the Town's rainy season). Additionally, stormwater and erosion control best management practices (BMPs) will be reviewed by the Public Works Department prior to the issuance of a building permit. These BMPs shall be installed from October 15 through April 15. Therefore, the time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff.

(8) The proposed excavation, grading, or filing does not violate the Town's General Plan or zoning Codes;

The property is designated for commercial or mixed-use under the CC General Plan land use designation and located within the C-2 Zoning District, where mixed-used buildings and uses

are permitted. The grading is limited to excavation for a new foundation for the building and fill to raise the first-floor residence above the Base Flood Elevation. The scope of grading is limited to what is necessary for the Project, and the amount of grading is within a range that is not unusual for the scope of the project. Apart from the Variances discussed below, the Project will comply with the Town's Zoning Code.

As discussed in the staff report, the Project as currently designed is inconsistent with the General Plan because the new building exceeds the maximum height allowed in the Central Commercial district. The Town Council will conditionally approve the project as designed with a Variance (see below) to exceed the maximum building height. As conditioned, a General Plan Amendment to remove height restrictions from all land use descriptions will be required prior to the issuance of a building permit. This approach will allow the Project to enter the building permit phase while the General Plan is undergoing the targeted amendment. Upon completion of the General Plan Amendment, the Project will be consistent with the Central Commercial Land Use designation and, therefore, consistent with the General Plan.

(9) Sufficient erosion control measures will be employed to offset any impact by the proposed excavation, grading, or filling.

An Erosion Control Plan must be reviewed and approved by the Public Works Department as part of the grading permit process. The applicant will also be required to follow the drainage and erosion protection recommendations outlined in the preliminary Geotechnical Investigation. The Public Works Department will monitor work to ensure the implementation and maintenance of erosion control BMPs throughout the Project duration. Specific details will be coordinated with the Public Works Department and submitted as part of the building permit submittal, such that any impact is minimized.

VARIANCES

The Town Council determines that the Project is in conformance with the required Variance Findings in Section 10-3.1405 of the San Anselmo Municipal Code. The required findings are provided in *italics* 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.

The proposed project requires two Variances:

1. A Variance to allow a three-story building, where the Zoning Code permits a maximum of two stories; and
2. A Variance to allow a building height of 37 feet, where the maximum permitted height is 30 feet.

The subject property is a 4,543-square-foot parcel located in the Downtown Commercial (C-2) Zoning District. This lot is smaller than other parcels within the district and is further constrained by FEMA floodplain requirements. These constraints limit the opportunity for

horizontal development and necessitate vertical construction to support a viable mixed-use project.

The General Plan and Zoning Code encourage mixed-use development in the C-2 District, with commercial activity prioritized at the ground level and residential or office uses located above. Additionally, the site lies within the FEMA-designated AE flood zone, requiring residential finished floor elevations to be at least one foot above the Base Flood Elevation (BFE), restricting development at the ground level. These combined factors limit the capacity to provide traditional outdoor amenities and residential floor area without vertical expansion.

Third Story Variance

The Variance to allow a third story is required due to the property's unique physical and regulatory constraints. The small lot size and floodplain elevation requirements leave insufficient space for at-grade outdoor amenities typically expected in residential development.

Strict application of the zoning regulations would preclude the reasonable development of the property and hinder the provision of essential residential amenities. Due to the limited lot area and the requirement for ground-floor commercial uses, providing functional outdoor space at grade is not feasible. A rooftop deck, facilitated by the third story, offers necessary private open space for residents in a manner consistent with the intent of the zoning code to support livable, high-quality housing.

The enclosed portion of the third story consists of a stairway, circulation area, and a mechanical room—elements that support rooftop access and function rather than constituting full-floor occupiable space. These components are integral to enabling outdoor residential use and maintaining essential building systems, without increasing the intensity of use beyond what is typical for comparable developments.

Building Height Variance

A height Variance is requested to accommodate the same essential building elements: a covered rooftop stairway and an approximately 140-square-foot rooftop mechanical room. These rooftop structures increase the overall building height to 37 feet, exceeding the 30-foot maximum permitted by the Zoning Code.

Given the site's size, configuration, and flood zone requirements, vertical development is the only practical means of incorporating necessary building functions and resident-serving amenities. Similar rooftop projections, parapets, and architectural features are common in nearby buildings within the C-2 District, many of which exceed the nominal 30-foot height threshold. As such, the proposed building height is consistent with the surrounding built environment and will not appear out of scale or character with adjacent development.

Similar height variances have been granted in the vicinity, including at 305 San Anselmo Avenue (VAR-665), where a variance was approved to allow a parapet extension for screening rooftop mechanical equipment. The purpose of that variance—like the current request—was to accommodate essential building functions without increasing the intensity of use. Granting this Variance would provide parity with other properties in the neighborhood by

allowing rooftop ancillary uses that support the function and livability of the building for its occupants.

The requested Variances are necessary to enable the reasonable and functional development of this constrained property. The Project supports key goals of the General Plan, including mixed-use development and provision of livable residential units with adequate amenities. The Variances do not constitute a special privilege, as the proposed height and massing are consistent with surrounding development patterns and do not exceed the intensity envisioned by applicable zoning regulations.

Accordingly, approval of the third-story and building height Variances is justified and appropriate in light of the property's physical limitations.

(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.
The granting of the Variances, under the circumstances of this particular case, will not adversely affect the health or safety of people living or working in the neighborhood, nor will it be detrimental to the public welfare or injurious to property or improvements in the area. The Project will be required to comply with the California Building Standards Code and the requirements of the Ross Valley Fire Department. The requested Variances do not affect the Project's ability to meet these standards, nor will they exacerbate construction-related effects on the surrounding area. For these reasons, the Variances will not be detrimental to public health, safety, or welfare, and will not adversely affect surrounding properties or improvements.

CONDITIONAL USE PERMIT

The Town Council determines that the Project is in conformance with the required Conditional Use Permit Finding in Section 10-3.1305 of the San Anselmo Municipal Code. The required finding is provided in *italics* below.

(1) The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town.
The Project will not impose unsafe conditions on persons residing or working in the neighborhood for the following reasons:

- The Project will be required to comply with the California Building Standards Code and California Fire Code.
- The accessory dwelling unit (ADU) will be designed to be accessible, with features to ensure the safety of all occupants including those with mobility challenges.
- The ADU is a land use consistent with the General Plan.

Therefore, the establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the

proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town.

DESIGN REVIEW

The Town Council determines that the Project is in conformance with the required Design Review Findings in Section 10-3.1506 of the San Anselmo Municipal Code. The required findings are provided in *italics* below.

(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 neighborhood has no one consistent architectural style. The contemporary style of the new building references the original design of the existing building, while incorporating more modern articulation.
- The Project will increase the property's functionality, providing both residential and commercial uses to a site that has been vacant since 2021.
- The Project complies with all C-2 Zoning District development standards, except for the Variances for the building height and number of stories, as discussed in the Staff Report.
- The Project will utilize attractive materials and finishes, including Cloud White" stucco siding, "Big Band" tan stucco siding, black-clad windows and doors, "Norfolk Black" brick veneer, light cream cast stone trim, "Natural Copper" clad bay window roof and fascia, "Redland Clay" terra cotta roof tiles, and "Tanglewood" canvas awnings.
- The Project will incorporate landscaping planter boxes along San Anselmo Avenue and Pine Street and provide a soundproofing "Greenscreen" metal trellises with climbing vines (see **Exhibit A**, Sheet A9.6) adjacent to the property line at 407-411 San Anselmo Avenue at the roof level to provide natural elements in the downtown setting.

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 will make the environment less desirable, as all building materials included in the Project are typical for construction. Although the Project may temporarily create noise and odors related to construction, this will be minimized though the conditions of approval below. As conditioned, the applicant will be required to submit a Construction Management Plan to ensure any noise or odor construction-related impacts will be addressed prior to the issuance of any Building Permit.

(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 demolish the existing aging structure and construct a new building that conforms with the current California Building Standards Code and RVFD standards, modernizing the property and improving the site conditions. These enhancements to the property are anticipated to increase the functional value of the dwelling, therefore supporting occupancy, investment, and orderly development in the surrounding area.

Additionally, the Project shall be conditioned to secure a construction bond in the amount of 125% of the Project's valuation, issued by a surety company authorized to operate in the State of California. This will safeguard against project abandonment or financial insolvency, ensuring timely Project completion. Furthermore, the Project shall be conditioned to designate the adjacent property at 407-411 San Anselmo Avenue, APN 007-251-23, and the Town of San Anselmo as additional insureds on their contractor's insurance policy, to the extent permitted by law, protecting adjacent property owners and the Town from potential liability or damages related to construction activities.

(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 is not anticipated to create any long-term impacts because the mixed-use nature of the building is compatible with surrounding development and will not generate unusual traffic volumes or patterns. Pursuant to State law (AB 2097 and AB 2553), the Project is not required to provide on-site parking due to its location within one-half mile of a major transit stop. Future residents may obtain street parking permits from the Town to park in the surrounding residential neighborhood, ensuring that the long-term residential parking needs of the building are met. As conditioned, a Construction Management Plan is required to be provided and approved by the Department of Public Works prior to the issuance of any grading or building permit. The Construction Management Plan will address construction-related traffic control, staging, worker parking, and emergency access requirements. Therefore, the Project will not create unnecessary traffic hazards and will provide 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;

The Project is not anticipated to adversely affect the health or safety of persons using the improvement or endanger surrounding property. The mixed-use building will be constructed in compliance with the California Building Standards Code and the fire safety standards established by the Ross Valley Fire Department (RVFD), ensuring that the structure provides a safe environment for residents, tenants, and the surrounding community. Additionally, as required by the conditions of approval, a Demolition and Construction Management Plan (DCMP) will be implemented to minimize construction-related impacts. The DCMP includes provisions to safeguard public safety, such as maintaining pedestrian circulation with a clear 4-foot walkway and implementing traffic control measures to minimize disruption during construction. Furthermore, the applicant is required to have a licensed contractor on-site during demolition to monitor the process and ensure the structural integrity of adjacent properties.

The Project's compliance with these safety measures, including the safe management of construction activities, noise, and debris, as well as adherence to local and state regulations, will protect the health and safety of both those using the site and surrounding properties. Therefore, the Project will not adversely affect the health or safety of persons or endanger property in the surrounding area.

(6) Is consistent with the Town General Plan;

As discussed in the staff report, the Project as currently designed is inconsistent with the General Plan because the new building exceeds the maximum height allowed in the Central Commercial district. The Town Council will conditionally approve the project as designed with

a Variance (see below) to exceed the maximum building height. As conditioned, a General Plan Amendment to remove height restrictions from all land use descriptions will be required prior to the issuance of a building permit. This approach will allow the Project to enter the building permit phase while the General Plan is undergoing the targeted amendment. Upon completion of the General Plan Amendment, the Project will be consistent with the Central Commercial Land Use designation and, therefore, consistent with the General Plan.

EXHIBIT B
CONDITIONS OF APPROVAL
401 SAN ANSELMO AVENUE
APN 007-251-22

Project-Specific Conditions of Planning Approval

1. This approval authorizes Project PRO2024-0048, for a Demolition Permit for the demolition of the existing two-story commercial building, a Grading Permit to allow for the combined excavation, grade, or fill of 131 cubic yards of material, a Conditional Use Permit allow for an exception to the maximum allowed floor area for a one-bedroom accessory dwelling unit (ADU), a Variance to allow for a three-story building, where a maximum of two stories are permitted, a Variance to allow for a 37-foot tall building, where a maximum building height of 30 feet is permitted, and Design Review for a new 8,850-square-foot, three-story, mixed-use building, at 401 San Anselmo Avenue, APN 007-251-22.
2. The applicant is required to obtain a Grading and Building Permit. The permit plans shall substantially conform to the plans on file with the Planning Department, titled “401 San Anselmo Ave.” drawn by EID Architects, LLC, revised on March 24, 2025.
3. Prior to the issuance of any permit, a General Plan Amendment to remove height restrictions from all land use descriptions will be required prior to the issuance of a Building permit.
4. Prior to the to the issuance of a Certificate of Occupancy, the applicant shall satisfy the Inclusionary Housing Ordinance though payment of the Affordable Housing in-lieu fee established in the Town’s adopted fee schedule.
5. All conditions described in the Ross Valley Fire Department Plan Review letter dated September 25, 2024, shall be implemented either as a portion of the Building Permit, or as a Deferred Fire Permit.
6. All conditions described in the Marin Water “Water Availability” Letter dated February 28, 2025 shall be implemented as a portion of the Building Permit.
7. Prior to the issuance of the Building or Grading Permit, a letter of conformance from the geotechnical engineer shall be provided, stating that all structural plans conform with the parameters of the Geotechnical Investigation titled “Proposed Renovation and Addition, 401 San Anselmo Avenue,” dated November 6, 2023 and prepared by Rockridge Geotechnical, Inc.
8. 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) 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, pursuant to San Anselmo Municipal Code Title 9, Chapter 4 and Town Council Resolution No. 3402.
9. Prior to the issuance of the any permit, the project shall comply with San Anselmo Municipal Code, Section 7-11, Protection of Flood Hazard Areas. Flood vents shall be installed for any temporary construction within the FEMA AE Flood Zone.
10. Prior to the issuance of a any permit, a Demolition and Construction Management Plan shall be required, to be reviewed by the Department of Public Works (DPW), providing information pursuant to the Town’s Construction Management Plan Guidelines, including:

a. Temporary accessible 4-foot wide pedestrian paths of travel shall be provided at all times during sidewalk closures. Any sidewalk closure shall be coordinated with DPW, and an encroachment permit shall be required.
b. No continuous construction-related parking shall be allowed within the public right-of-way adjacent to the project site on Pine Street and San Anselmo Avenue. Additional construction parking may be secured on private property or within the public right of way with DPW approval.
c. Temporary fencing between 401 San Anselmo Ave, 407-411 San Anselmo Ave, and the parking lot to the west (at APN 007-251-23), shall be installed at the installed at the time of the preconstruction meeting, prior to the issuance of any permit, and maintained during demolition and construction.
d. A staging plan.
e. Dust management plan.

11. A licensed contractor or engineer shall be present on-site during demolition of the existing building to ensure that the demolition and construction work of the new building does not impact adjacent structures.
12. The applicant shall include the adjacent properties at 407-411 San Anselmo Ave and APN 007-251-23, and the Town of San Anselmo as additional insureds on their contractor's insurance policy, to the extent permitted by law.
13. The applicant shall provide a phased performance guarantee, subject to approval by the Town, based on specific milestones (e.g., demolition, grading, foundation, structural framing, site improvements). Each phase shall be secured by a performance bond, letter of credit, or other acceptable instrument in an amount equal to 125% of the estimated cost for that phase. All sureties shall be provided to the Town before project issuance and be released to the applicant once the specific milestones have been completed.
14. Prior to the issuance of any permit, the Topographic Survey, prepared by Gregory Braze, dated November 25, 2024, shall be recorded with the County of Marin.
15. Prior to the issuance of any permit, the building wall separating 401 San Anselmo Ave and 407-411 San Anselmo Ave shall be staked by a licensed surveyor, identifying the shared property line, prior to demolition of the existing building at 401 San Anselmo Ave.
16. Prior to the issuance of any permit, a topographic benchmark on the adjacent building shall be provided to the DPW, to verify no moment of the adjacent structure.
17. The Project shall be required to adhere to Title 4, Chapter 7, Loud Noises, of the Municipal Code.
18. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Town Council approval. Plans submitted for the Building Permit shall reflect any modifications required by the Town Council and these conditions.
19. No changes from the approved plans, before or after 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 Town Council, 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 Town Council, Planning Commission or 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 Town Council, Planning Commission or 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 sidewalk, 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 there are, 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.

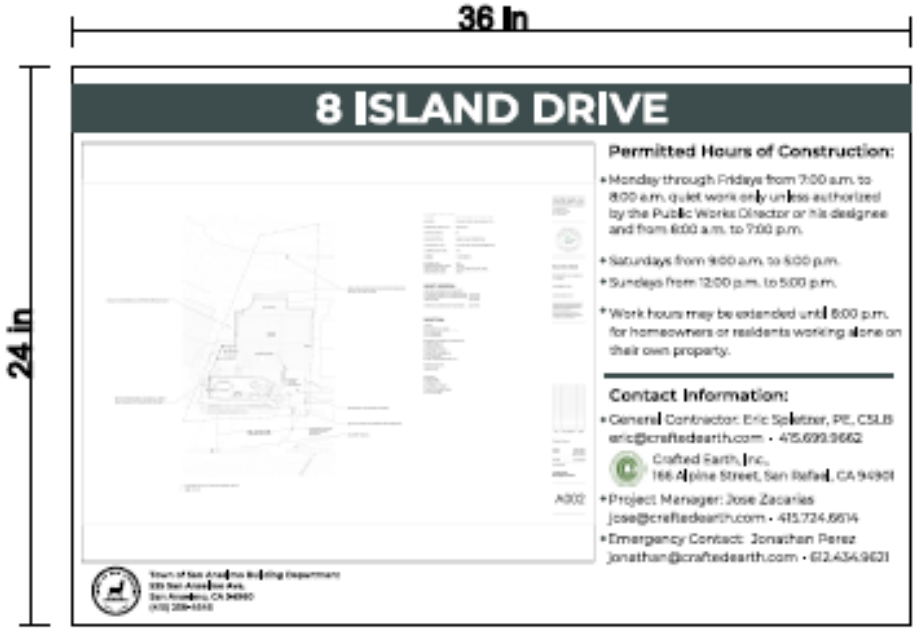
The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e., using the same streets for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

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

Prior to the 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 of 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 GreenPoint 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. 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 which 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 addition exceeds 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.

Ross Valley Sanitary District – Standard Conditions of Approval

40. 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.

Marin Water – Standard Conditions of Approval

41. 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.

42. 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.

43. Indoor plumbing fixtures must meet specific efficiency requirements.

44. 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.

45. Backflow protection may be required as a condition of water service.

46. 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.

47. 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.

SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2025-06

APPROVAL OF A DEMOLITION PERMIT ALLOW FOR THE DEMOLITION OF THE EXISTING TWO-STORY COMMERCIAL BUILDING, A GRADING PERMIT TO ALLOW FOR THE COMBINED EXCAVATION, GRADE, OR FILL OF 131 CUBIC YARDS OF MATERIAL, A CONDITIONAL USE PERMIT ALLOW FOR AN EXCEPTION TO THE MAXIMUM ALLOWED FLOOR AREA FOR A ONE-BEDROOM ACCESSORY DWELLING UNIT (ADU), A VARIANCE TO ALLOW FOR A THREE-STORY BUILDING, WHERE A MAXIMUM OF TWO STORIES ARE PERMITTED, A VARIANCE TO ALLOW FOR A 37-FOOT TALL BUILDING, WHERE A MAXIMUM BUILDING HEIGHT OF 30 FEET IS PERMITTED, AND DESIGN REVIEW FOR A NEW 8,850-SQUARE-FOOT, THREE-STORY, MIXED-USE BUILDING, AT 401 SAN ANSELMO AVENUE, APN 007-251-22 (PRO2025-0048)

WHEREAS, an application has been filed by property owner Rhino One, LLC, requesting Planning Commission approval of a Demolition Permit, a Grading Permit, a Conditional Use Permit, Variances, and Design Review at 401 San Anselmo Avenue, APN 007-251-22, (herein referred to as the "Project"); and

WHEREAS, the Project site has a General Plan land use designation of Central Commercial (CC), and is zoned Downtown Commercial (C-2); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on April 7, 2025, and April 21, 2025, 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 "401 San Anselmo Ave." drawn by EID Architects, LLC, revised on March 24, 2025; 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, the Planning Commission finds that the Project, as conditioned herein, is consistent with the Town's Affordable Housing Requirements and Program Regulations, through payment of the Affordable Housing in-lieu fee established in the Town's adopted fee schedule;

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". 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 and makes the findings set forth in Exhibit "A" approving the Project described herein, subject to Conditions of Approval attached as Exhibit "B," at 401 San Anselmo Avenue, APN 007-251-22.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 21st day of April 2025, by the following vote:

AYES:	Commissioner: Asselstine, Heiman, Pipkin, Smith, Strauss, Tunny
NOES:	Commissioner: None
ABSENT:	Commissioner: None
ABSTAIN:	Commissioner: None



Heidi Scoble, AICP
Secretary to the Planning Commission

EXHIBITS:

A. Findings
B. Conditions of Approval
C. Project Plans

EXHIBIT A
FINDINGS
401 SAN ANSELMO AVENUE
APN 007-251-22

DEMOLITION PERMIT

To approve or conditionally approve the Demolition Permit, the Planning Commission must determine whether the Project is in conformance with the required findings for a Demolition Permit in Section 10-3.2104 of the San Anselmo Municipal Code. The required findings are provided in *italics* below, followed by staff analysis required for said findings.

(a) The demolition will not remove from the neighborhood or Town, nor adversely affect, a building of historical, architectural, cultural, or aesthetic value.

A Historic Resource Evaluation (HRE) titled "401 San Anselmo Avenue" was prepared by VerPlanck Historic Preservation Consulting, dated April 30, 2024. The results of the HRE identified that the existing building did not meet any of the four criteria for inclusion on the list of California Register of Historical Resources (i.e., Events, Persons, Architecture, and Information/Archaeological Potential), in part due to extensive alterations that have taken place since the building was originally constructed. Therefore, there is no identifiable historical or historic architectural significance, and the demolition will not remove from the neighborhood or Town, nor adversely affect, a building of historical, architectural, cultural, or aesthetic value.

(b) The project is consistent with the San Anselmo General Plan.

As discussed in the staff report, the Project, as currently designed, is inconsistent with the General Plan because the new building exceeds the maximum height allowed in the Central Commercial district. The Planning Commission will conditionally approve the project as designed with a Variance (see below) to exceed the maximum building height. As conditioned, a General Plan Amendment to remove height restrictions from all land use descriptions will be required prior to the issuance of a building permit. This approach will allow the Project to enter the building permit phase while the General Plan is undergoing the targeted amendment. Upon completion of the General Plan Amendment, the Project will be consistent with the Central Commercial Land Use designation and, therefore, consistent with the General Plan.

(c) The project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The Project, as conditioned, is required to comply with the current California Building Standards Code at the time of building permit issuance. A construction management plan and a pre-construction meeting will also be required before the issuance of any grading, demolition, or building permits to minimize construction impacts on the surrounding properties. Therefore, the Project will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

(d) The granting or denying of a demolition permit for the demolition of structures may also be subject to the following findings based on substantial evidence as determined by the Planning Commission or Town Council.

(1) Failure to approve a demolition permit will cause immediate and substantial hardship because of the conditions peculiar to a particular structure, and such hardship has not been created by an act of the owner in anticipation of action under this chapter. Examples of hardship include health and safety hazards that cause the building to be unsafe. Personal, family, financing difficulties, loss of prospective profits and neighboring violations are not justifiable hardships.

(2) It is necessary to reveal previous architectural features covered up, such feature that would be functionally and aesthetically compatible with the existing improvements and the natural elements of the area.

These findings are inapplicable to this Project. Failure to approve the demolition permit does not cause immediate hardship because there are no health and safety hazards identified in the Project application, and it is not necessary to reveal previously covered-up architectural features because the demolition will remove the building altogether.

GRADING PERMIT

To approve or conditionally approve the Grading Permit, the Planning Commission must determine whether the project is in conformance with the required findings for a Grading Permit in Section 9-18.08(c) of the San Anselmo Municipal Code. The required findings are provided in *italics* below, followed by staff analysis required for said findings.

(1) The health, welfare and safety of the public will not be adversely affected;

The Project, as conditioned, is required to comply with the current California Building Standards Code at the time of building permit issuance. The grading will be fully contained on site, and 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, welfare, and safety of the public will not be adversely affected.

(2) Adjacent properties are adequately protected by project investigation and design from geologic hazards as a result of the work;

A preliminary Geotechnical Investigation titled "Proposed Renovation and Addition, 401 San Anselmo Avenue," dated November 6, 2023, was prepared by Rockridge Geotechnical, Inc. for the Project. To ensure compliance with the Geotechnical Investigation, a condition of approval will require that all recommendations from the Geotechnical Investigation be followed, ensuring adequate protection of adjacent properties from geologic hazards.

(3) Adjacent properties are adequately protected by project design from drainage and erosion problems as a result of the work;

A building permit is required to ensure compliance with the California Building Standards Code and all drainage and erosion protection recommendations outlined in the Geotechnical Investigation. Additionally, a drainage and bio retention plan must be reviewed and approved by the Public Works Department as part of the grading permit process. These measures will ensure that the Project design

will not result in drainage or erosion problems affecting adjacent properties.

(4) The amount of excavation, grading, or fill proposed is not more than is required to allow the property owner reasonably beneficial use of his or her property;

The grading is limited to excavation for a new foundation for the building and fill to raise the first-floor residence above the Base Flood Elevation. The amount of grading work is reasonable for a Project of this scope, as it is not more than is required to allow the property owner reasonably beneficial use of his or her property

(5) The visual and scenic enjoyment of the area by others will not be unreasonably adversely affected by the project;

The grading is limited to excavation for a new foundation for the building and fill to raise the first-floor residence above the Base Flood Elevation. As the earthwork is related to the building foundation and it will be located underneath a building that complies with all Design Review findings (described below), the grading will not unreasonably adversely affect the visual and scenic enjoyment of the area by others.

(6) Natural landscaping will not be removed by the project more than is necessary and that any removed vegetation will be replanted in a timely manner;

No landscaping will be removed as a portion of this Project, as the Project is located on a previously developed lot, surrounded by a hardscape environment. Additionally, landscape planter boxes will be installed on the south and east facades of the structure.

(7) The time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes;

As the Project is located in a developed hardscape environment, no unstable excavated sloped will be created as a part of this Project. As a condition of approval, no grading or earthwork shall be completed from October 15 through April 15 (i.e., the Town's rainy season). Additionally, stormwater and erosion control best management practices (BMPs) will be reviewed by the Public Works Department prior to the issuance of a building permit. These BMPs shall be installed from October 15 through April 15. Therefore, the time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff.

(8) The proposed excavation, grading, or filing does not violate the Town's General Plan or zoning Codes;

The property is designated for commercial or mixed-use under the CC General Plan land use designation and located within the C-2 Zoning District, where mixed-used buildings and uses are permitted. The grading is limited to excavation for a new foundation for the building and fill to raise the first-floor residence above the Base Flood Elevation. The scope of grading is limited to what is necessary for the Project, and the amount of grading is within a range that is not unusual for the scope of the project. Apart from the Variances discussed below, the Project will comply with the Town's Zoning Code.

As discussed in the staff report, the Project as currently designed is inconsistent with the General Plan because the new building exceeds the maximum height allowed in the Central Commercial district. The Planning Commission will conditionally approve the project as designed with a Variance (see below) to exceed the maximum building height. As conditioned, a General Plan Amendment to remove height restrictions from all land use descriptions will be required prior to the issuance of a building permit. This approach will allow the Project to enter the building permit phase while the General Plan is undergoing the targeted amendment. Upon completion of the General Plan Amendment, the Project will be consistent with the Central Commercial Land Use designation and, therefore, consistent with the General Plan.

(9) Sufficient erosion control measures will be employed to offset any impact by the proposed excavation, grading, or filling.

An Erosion Control Plan must be reviewed and approved by the Public Works Department as part of the grading permit process. The applicant will also be required to follow the drainage and erosion protection recommendations outlined in the preliminary Geotechnical Investigation. The Public Works Department will monitor work to ensure the implementation and maintenance of erosion control BMPs throughout the Project duration. Specific details will be coordinated with the Public Works Department and submitted as part of the building permit submittal, such that any impact is minimized.

VARIANCES

To approve or conditionally approve the 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. The required findings are provided in *italics* below, followed by staff analysis required for said findings.

(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 proposed project requires two Variances:

1. A Variance to allow a three-story building, where the Zoning Code permits a maximum of two stories; and

2. A Variance to allow a building height of 37 feet, where the maximum permitted height is 30 feet.

The subject property is a 4,543-square-foot parcel located in the Downtown Commercial (C-2) Zoning District. This lot is smaller than other parcels within the district and is further constrained by FEMA floodplain requirements. These constraints limit the opportunity for horizontal development and necessitate vertical construction to support a viable mixed-use project.

The General Plan and Zoning Code encourage mixed-use development in the C-2 District, with commercial activity prioritized at the ground level and residential or office uses located above.

Additionally, the site lies within the FEMA-designated AE flood zone, requiring residential finished floor elevations to be at least one foot above the Base Flood Elevation (BFE), restricting development at the ground level. These combined factors limit the capacity to provide traditional outdoor amenities and residential floor area without vertical expansion.

Third Story Variance

The Variance to allow a third story is required due to the property's unique physical and regulatory constraints. The small lot size and floodplain elevation requirements leave insufficient space for at-grade outdoor amenities typically expected in residential development.

Strict application of the zoning regulations would preclude the reasonable development of the property and hinder the provision of essential residential amenities. Due to the limited lot area and the requirement for ground-floor commercial uses, providing functional outdoor space at grade is not feasible. A rooftop deck, facilitated by the third story, offers necessary private open space for residents in a manner consistent with the intent of the zoning code to support livable, high-quality housing.

The enclosed portion of the third story consists of a stairway, circulation area, and a mechanical room—elements that support rooftop access and function rather than constituting full-floor occupiable space. These components are integral to enabling outdoor residential use and maintaining essential building systems, without increasing the intensity of use beyond what is typical for comparable developments.

Building Height Variance

A height Variance is requested to accommodate the same essential building elements: a covered rooftop stairway and an approximately 140-square-foot rooftop mechanical room. These rooftop structures increase the overall building height to 37 feet, exceeding the 30-foot maximum permitted by the Zoning Code.

Given the site's size, configuration, and flood zone requirements, vertical development is the only practical means of incorporating necessary building functions and resident-serving amenities. Similar rooftop projections, parapets, and architectural features are common in nearby buildings within the C-2 District, many of which exceed the nominal 30-foot height threshold. As such, the proposed building height is consistent with the surrounding built environment and will not appear out of scale or character with adjacent development.

Similar height variances have been granted in the vicinity, including at 305 San Anselmo Avenue (VAR-665), where a variance was approved to allow a parapet extension for screening rooftop mechanical equipment. The purpose of that variance—like the current request—was to accommodate essential building functions without increasing the intensity of use. Granting this Variance would provide parity with other properties in the neighborhood by allowing rooftop ancillary uses that support the function and livability of the building for its occupants.

The requested Variances are necessary to enable the reasonable and functional development of this constrained property. The project supports key goals of the General Plan, including mixed-use development and provision of livable residential units with adequate amenities. The Variances do

not constitute a special privilege, as the proposed height and massing are consistent with surrounding development patterns and do not exceed the intensity envisioned by applicable zoning regulations.

Accordingly, approval of the third-story and building height Variances is justified and appropriate in light of the property's physical limitations.

(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.

The granting of the Variances, under the circumstances of this particular case, will not adversely affect the health or safety of people living or working in the neighborhood, nor will it be detrimental to the public welfare or injurious to property or improvements in the area. The project will be required to comply with the California Building Standards Code and the requirements of the Ross Valley Fire Department. The requested Variances do not affect the project's ability to meet these standards, nor will they exacerbate construction-related effects on the surrounding area. For these reasons, the Variances will not be detrimental to public health, safety, or welfare, and will not adversely affect surrounding properties or improvements.

CONDITIONAL USE PERMIT

To approve or conditionally approve the Conditional Use Permit, the Planning Commission must determine whether the Project is in conformance with the required Conditional Use Permit Finding in Section 10-3.1305 of the San Anselmo Municipal Code. The required finding is provided in *italics* below, followed by staff analysis required for said findings.

(1) The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town.

The Project will not impose unsafe conditions on persons residing or working in the neighborhood for the following reasons:

- The Project will be required to comply with the California Building Standards Code and California Fire Code.
- The accessory dwelling unit (ADU) will be designed to be accessible, with features to ensure the safety of all occupants including those with mobility challenges.
- The ADU is a land use consistent with the General Plan.

Therefore, the establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town.

DESIGN REVIEW

To approve or conditionally approve the 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. The required findings are provided in *italics* below, followed by the 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 neighborhood has no one consistent architectural style. The contemporary style of the new building references the original design of the existing building, while incorporating more modern articulation.
- The Project will increase the property's functionality, providing both residential and commercial uses to a site that has been vacant since 2021.
- The Project complies with all C-2 Zoning District development standards, except for the Variance for the building height and number of stories, as discussed in the Staff Report.
- The Project will utilize attractive materials and finishes, including Cloud White" stucco siding, "Big Band" tan stucco siding, black-clad windows and doors, "Norfolk Black" brick veneer, light cream cast stone trim, "Natural Copper" clad bay window roof and fascia, "Redland Clay" terra cotta roof tiles, and "Tanglewood" canvas awnings.
- The Project will incorporate landscaping planter boxes along San Anselmo Avenue and Pine Street and provide a soundproofing "Greenscreen" metal trellises with climbing vines (see **Exhibit A**, Sheet A9.6) adjacent to the property line at 407-411 San Anselmo Avenue at the roof level to provide natural elements in the downtown setting.

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 will make the environment less desirable, as all building materials included in the Project are typical for construction. Although the Project may temporarily create noise and odors related to construction, this will be minimized though the conditions of approval below. As conditioned, the applicant will be required to submit a Construction Management Plan to ensure any noise or odor construction-related impacts will be addressed prior to the issuance of any Building Permit.

(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 demolish the existing aging structure and construct a new building that conforms with the current California Building Standards Code and RVFD standards, modernizing the property and improving the site conditions. These enhancements to the property are anticipated to increase the functional value of the dwelling, therefore supporting occupancy, investment, and orderly

development in the surrounding area.

Additionally, the Project shall be conditioned to secure a construction bond in the amount of 125% of the Project's valuation, issued by a surety company authorized to operate in the State of California. This will safeguard against project abandonment or financial insolvency, ensuring timely Project completion. Furthermore, the Project shall be conditioned to designate the adjacent property at 407-411 San Anselmo Avenue, APN 007-251-23, and the Town of San Anselmo as additional insureds on their contractor's insurance policy, to the extent permitted by law, protecting adjacent property owners and the Town from potential liability or damages related to construction activities.

(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 is not anticipated to create any long-term impacts because the mixed-use nature of the building is compatible with surrounding development and will not generate unusual traffic volumes or patterns. Pursuant to State law (AB 2097 and AB 2553), the Project is not required to provide on-site parking due to its location within one-half mile of a major transit stop. Future residents may obtain street parking permits from the Town to park in the surrounding residential neighborhood, ensuring that the long-term residential parking needs of the building are met. As conditioned, a Construction Management Plan is required to be provided and approved by the Department of Public Works prior to the issuance of any grading or building permit. The Construction Management Plan will address construction-related traffic control, staging, worker parking, and emergency access requirements. Therefore, the Project will not create unnecessary traffic hazards and will provide 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;

The Project is not anticipated to adversely affect the health or safety of persons using the improvement or endanger surrounding property. The mixed-use building will be constructed in compliance with the California Building Standards Code and the fire safety standards established by the Ross Valley Fire Department (RVFD), ensuring that the structure provides a safe environment for residents, tenants, and the surrounding community. Additionally, as required by the conditions of approval, a Demolition and Construction Management Plan (DCMP) will be implemented to minimize construction-related impacts. The DCMP includes provisions to safeguard public safety, such as maintaining pedestrian circulation with a clear 4-foot walkway and implementing traffic control measures to minimize disruption during construction. Furthermore, the applicant is required to have a licensed contractor on-site during demolition to monitor the process and ensure the structural integrity of adjacent properties.

The Project's compliance with these safety measures, including the safe management of construction activities, noise, and debris, as well as adherence to local and state regulations, will protect the health and safety of both those using the site and surrounding properties. Therefore, the Project will not adversely affect the health or safety of persons or endanger property in the surrounding area.

(6) Is consistent with the Town General Plan;

As discussed in the staff report, the Project as currently designed is inconsistent with the General Plan because the new building exceeds the maximum height allowed in the Central Commercial district. The Planning Commission will conditionally approve the project as designed with a Variance (see below) to exceed the maximum building height. As conditioned, a General Plan Amendment to remove height restrictions from all land use descriptions will be required prior to the issuance of a building permit. This approach will allow the Project to enter the building permit phase while the General Plan is undergoing the targeted amendment. Upon completion of the General Plan Amendment, the Project will be consistent with the Central Commercial Land Use designation and, therefore, consistent with the General Plan.

EXHIBIT B
CONDITIONS OF APPROVAL
401 SAN ANSELMO AVENUE
APN 007-251-22

Project-Specific Conditions of Planning Approval

1. This approval authorizes Project PRO2024-0048, for a Demolition Permit for the demolition of the existing two-story commercial building, a Grading Permit to allow for the combined excavation, grade, or fill of 131 cubic yards of material, a Conditional Use Permit allow for an exception to the maximum allowed floor area for a one-bedroom accessory dwelling unit (ADU), a Variance to allow for a three-story building, where a maximum of two stories are permitted, a Variance to allow for a 37-foot tall building, where a maximum building height of 30 feet is permitted, and Design Review for a new 8,850-square-foot, three-story, mixed-use building, at 401 San Anselmo Avenue, APN 007-251-22.
2. The applicant is required to obtain a Grading and Building Permit. The permit plans shall substantially conform to the plans on file with the Planning Department, titled "401 San Anselmo Ave." drawn by EID Architects, LLC, revised on March 24, 2025.
3. Prior to the issuance of any permit, a General Plan Amendment to remove height restrictions from all land use descriptions will be required prior to the issuance of a Building permit.
4. Prior to the to the issuance of a Certificate of Occupancy, the applicant shall satisfy the Inclusionary Housing Ordinance though payment of the Affordable Housing in-lieu fee established in the Town's adopted fee schedule.
5. All conditions described in the Ross Valley Fire Department Plan Review letter dated September 25, 2024, shall be implemented either as a portion of the Building Permit, or as a Deferred Fire Permit.
6. All conditions described in the Marin Water "Water Availability" Letter dated February 28, 2025 shall be implemented as a portion of the Building Permit.
7. Prior to the issuance of the Building or Grading Permit, a letter of conformance from the geotechnical engineer shall be provided, stating that all structural plans conform with the parameters of the Geotechnical Investigation titled "Proposed Renovation and Addition, 401 San Anselmo Avenue," dated November 6, 2023 and prepared by Rockridge Geotechnical, Inc.
8. 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) 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, pursuant to San Anselmo Municipal Code Title 9, Chapter 4 and Town Council Resolution No. 3402.
9. Prior to the issuance of the any permit, the project shall comply with San Anselmo Municipal Code, Section 7-11, Protection of Flood Hazard Areas. Flood vents shall be installed for any temporary construction within the FEMA AE Flood Zone.
10. Prior to the issuance of a any permit, a Demolition and Construction Management Plan shall be

required, to be reviewed by the Department of Public Works (DPW), providing information pursuant to the Town's Construction Management Plan Guidelines, including:

a. Temporary accessible 4-foot wide pedestrian paths of travel shall be provided at all times during sidewalk closures. Any sidewalk closure shall be coordinated with DPW, and an encroachment permit shall be required.
b. No continuous construction-related parking shall be allowed within the public right-of-way adjacent to the project site on Pine Street and San Anselmo Avenue. Additional construction parking may be secured on private property or within the public right of way with DPW approval.
c. Temporary fencing between 401 San Anselmo Ave, 407-411 San Anselmo Ave, and the parking lot to the west (at APN 007-251-23), shall be installed at the installed at the time of the preconstruction meeting, prior to the issuance of any permit, and maintained during demolition and construction.
d. A staging plan.
e. Dust management plan.

11. A licensed contractor or engineer shall be present on-site during demolition of the existing building to ensure that the demolition and construction work of the new building does not impact adjacent structures.
12. The applicant shall include the adjacent properties at 407-411 San Anselmo Ave and APN 007-251-23, and the Town of San Anselmo as additional insureds on their contractor's insurance policy, to the extent permitted by law.
13. The applicant shall provide a phased performance guarantee, subject to approval by the Town, based on specific milestones (e.g., demolition, grading, foundation, structural framing, site improvements). Each phase shall be secured by a performance bond, letter of credit, or other acceptable instrument in an amount equal to 125% of the estimated cost for that phase. All sureties shall be provided to the Town before project issuance and be released to the applicant once the specific milestones have been completed.
14. Prior to the issuance of any permit, the Topographic Survey, prepared by Gregory Braze, dated November 25, 2024, shall be recorded with the County of Marin.
15. Prior to the issuance of any permit, the building wall separating 401 San Anselmo Ave and 407-411 San Anselmo Ave shall be staked by a licensed surveyor, identifying the shared property line, prior to demolition of the existing building at 401 San Anselmo Ave.
16. Prior to the issuance of any permit, a topographic benchmark on the adjacent building shall be provided to the DPW, to verify no movement of the adjacent structure.
17. The Project shall be required to adhere to Title 4, Chapter 7, Loud Noises, of the Municipal Code.
18. 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.
19. No changes from the approved plans, before or after 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 sidewalk, 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 there are, 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.

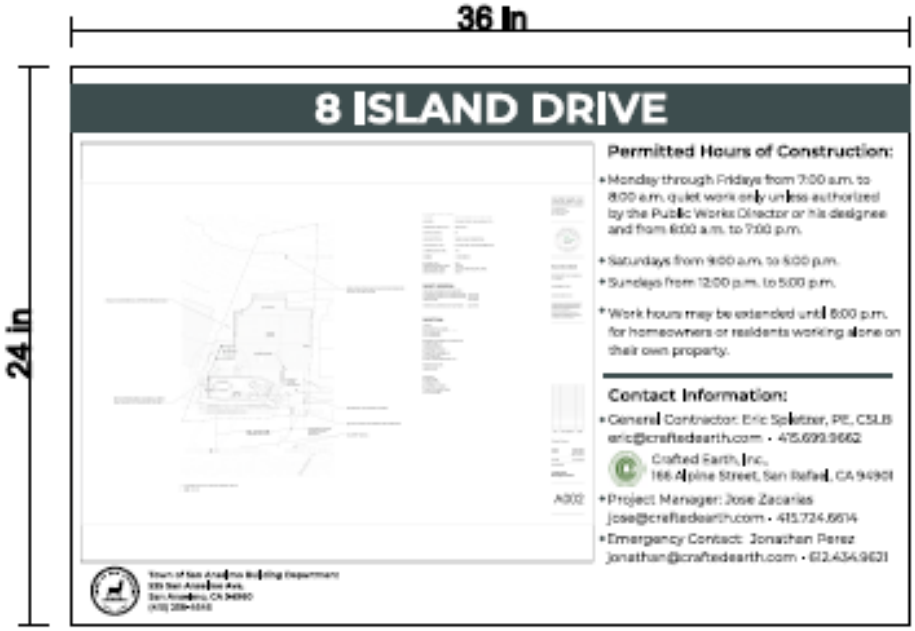
The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes "impacted" during the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e., using the same streets for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

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

Prior to the 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 of 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 GreenPoint 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. 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 which 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 addition exceeds 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.

Ross Valley Sanitary District – Standard Conditions of Approval

40. 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.

Marin Water – Standard Conditions of Approval

41. 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.

42. 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.

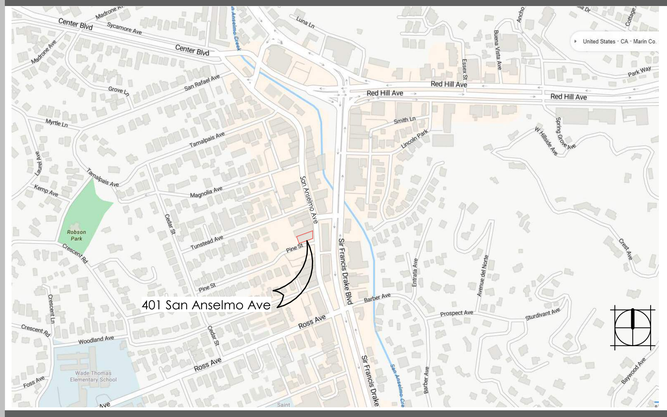
43. Indoor plumbing fixtures must meet specific efficiency requirements.
44. Installation of a gray water recycling system is required for all projects that require installation of new water service and existing structures undergoing "substantial remodel" that necessitates an enlarged water service in compliance with MMWD Ordinance No. 429.
45. Backflow protection may be required as a condition of water service.
46. 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.
47. 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
401 SAN ANSELMO AVENUE
APN 007-251-22

401 SAN ANSELMO AVE



VICINITY MAP



DRAWING INDEX

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Total Sheets: 49

PROJECT DATA SUMMARY

COMMERCIAL - ZONING C-2
OCCUPANCY - B, M, R-2, U2
TYPE V-B CONSTRUCTION

PLANNING PERMIT # PRO2024-0048
BUILDING PERMIT NUMBER: TBD
APN# 007 - 251 - 22
LOT AREA: 4,543 SF GROSS

Jurisdiction - Town of San Anselmo

This project site is in the "AE" FEMA Flood Zone.

NFPA 13R AUTOMATIC FIRE SPRINKLERS AND INTERIOR SMOKE ALARMS PROVIDED AT DWELLING PER FIRE PROTECTION DISTRICT.

ALL CONSTRUCTION SHALL COMPLY WITH 2022 CRC, CBC, CPC, CMC, CEC and 2022 California Energy Code, CITY MUNICIPAL CODE, ALL LOCAL AMENDMENTS / ORDINANCES, and ALL LOCAL SUB-TRADE CODES. CONTRACTOR SHALL COMPLY WITH 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, REFER TO G8 SHEETS.

GEOTECHNICAL NOTE:
- The Geotechnical aspects of the construction including demolition and rough site grading, at-grade foundation excavations, subgrade preparation and the installation of surface drainage control systems, should be performed in accordance with the recommendations presented in the geotechnical report prepared by Engineers. Engineers should be provided at least 48 hours advance notification of any geotechnical aspects of the construction and should be present to observe and test, as necessary, the earthwork, foundation, and drainage installation phases of the project.

SCOPE OF WORK:

THE SCOPE OF WORK FOR THIS DOWNTOWN DISTRICT INFILL PROJECT INCLUDES THE ADAPTIVE RE-USE AND BUILDING CODE UPDATING OF THE EXISTING TWO STORY BUILDING TO INCLUDE GROUND FLOOR COMMERCIAL & RESIDENTIAL USES, NEW SECOND FLOOR RESIDENCES, AND ROOFTOP TERRACE, SOLAR PV ARRAY, & MECHANICAL EQUIPMENT.

FIRE DEPT. REQUIREMENTS:

- **WILDLAND-URBAN INTERFACE**: THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND-URBAN INTERFACE FIRE AREA. THE BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF SECTION R337 OF THE CALIFORNIA RESIDENTIAL CODE OR THE CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A., AS APPLICABLE. NOTE THAT VEGETATION CLEARANCE SHALL BE IN COMPLIANCE WITH CBC SECTION 701A.5 PRIOR TO PROJECT FINAL APPROVAL.
- **FIRE SPRINKLERS REQUIRED:** PER CRC R313.2 . AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND EXISTING ONE- AND TWO- FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE FIRE AREA TO MORE THAN 3,600 SQUARE FEET.
- **EXCEPTIONS:** 1. DETACHED ACCESSORY DWELLING UNITS (ADUS), PROVIDED THAT ALL OF THE FOLLOWING ARE MET: A) THE UNIT MEETS THE DEFINITION OF AN ACCESSORY DWELLING UNIT AS DEFINED IN THE GOVERNMENT CODE SECTION 65852.2. B) THE EXISTING PRIMARY RESIDENCE DOES NOT HAVE AUTOMATIC FIRE SPRINKLERS. C) THE DETACHED ADU DOES NOT EXCEED 1,200 SQUARE FEET IN SIZE. D) THE UNIT IS ON THE SAME LOT AS THE PRIMARY RESIDENCE. E) THE UNIT MEETS ALL ACCESS AND WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B AND C OF THE 2022 CALIFORNIA FIRE CODE, AS AMENDED.
  2. WHEN ADDITIONS ARE MADE TO EXISTING STRUCTURES, CAUSING THE FIRE AREA TO EXCEED 3,600 SQUARE FEET AND ALL OF THE FOLLOWING ARE MET: A) BUILDING ADDITIONS DOES NOT EXCEED 500 SQUARE FEET. B) THE RESULTANT STRUCTURE MEETS ALL WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B OF THE 2022 CALIFORNIA FIRE CODE, AS AMENDED.
- **WATER SUPPLY REQUIREMENTS:** POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/ OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2022 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
- **FIRE DEPARTMENT (ENGINE) TURNAROUND REQUIRED:** DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. PROVIDE AN APPROVED FIRE DEPARTMENT ENGINE DRIVEWAY TURNAROUND WITH A MINIMUM RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE. MAXIMUM GRADE IN ANY DIRECTION SHALL BE 5%. INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS D-1. [CFC SECTION 503.2.5].
- **FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY:** PROVIDE AN ACCESS DRIVEWAY WITH A PAVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING APPARATUS WEIGHING AT LEAST 75K POUNDS, A MINIMUM UNOBSTRUCTED WIDTH OF 12 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM CIRCULATING TURNING RADIUS OF 40 FEET OUTSIDE AND 20 FEET INSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET D-1. CFC SEC. 503.
- **EMERGENCY GATE/ACCESS GATE REQUIREMENTS:** GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION G-1 AND WHEN OPEN SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH FOR EMERGENCY ACCESS ROADWAYS OR DRIVEWAYS. LOCKS, IF PROVIDED, SHALL BE FIRE DEPARTMENT APPROVED BEFORE INSTALLATION. GATES ACROSS THE EMERGENCY ACCESS ROADWAYS SHALL BE EQUIPPED WITH AN APPROVED ACCESS DEVICES. IF THE GATES ARE OPERATED ELECTRICALLY, AN APPROVED KNOX KEY SWITCH SHALL BE INSTALLED; IF THEY ARE OPERATED MANUALLY, THEN AN APPROVED KNOX PADLOCK SHALL BE INSTALLED. GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY OR OTHER ROADWAY SHALL BE AT LEAST 30 FEET FROM THE ROAD BEING EXITED. CFC SEC. 503 AND 506.
- **ADDRESS IDENTIFICATION:** NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC., 505.1.
- **CONSTRUCTION SITE FIRE SAFETY:** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHAPTER 33.

PROJECT ZONING SUMMARY

Existing and Proposed Conditions

Non Residential and Multifamily Districts

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	C2		
General Plan Designation	Commercial		
Flood Zone	AE		
Lot Area (Sq. Ft.)	4543	4543	
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.	4501.4	4377	4543
Lot coverage %	99%	96.3%	100%
FLOOR AREA			
Adjusted Floor Area (sq. ft.)			
First Floor	4349	4215	
Second Floor	606	4356	
Other Floors	0	279	
Accessory Structures			
Garage area			
Total (sq. ft.)	4955	8850	9002.8
SETBACKS			
Front	0	0	0
Side	0	0	0
Side	0	0	0
Rear	0	0	0
HEIGHT / STORIES			
Maximum height	29	37'-0 1/2"	30
Stories	1	3	2
PARKING			
Onsite parking	0	0	0
GRADING QUANTITIES			
Cut		-130.609 cy	
Fill		92.402 cy	
Total Combined			
Off-Haul		38.2 cy	

Project Zoning Summary

Parcel #:	007-251-22			
Location:	401 San Anselmo Ave, CA 94960			
Zoning	C2			
Total Lot Area (SF)	4,543 Re: Survey 1of1	0.104 Acres		
Development Standards: Per Table 4A	**Permitted**		**Proposed**	
Max. Density (Units/ Acre)	20			
No. Dwelling Units	2.086		4	
Max. Lot Coverage	100%		96%	
Setbacks:				
Min. Front Setback	0		0	
Min. Rear Setback	0		0	
Min. Side Setback	0		0	
Proposed Floor Area:		1st:	4215	
		2nd:	4356	
		Roof:	279	
		Total:	8850	
FAR	2		1.95	
Stories	2		3	*
Building Height	30		37' - 1/2"	*
Parking:	Req. per unit	# units	Req. Parking	
Studio (ADU - requires no parking)	0.0	1	0.0	
2 Bed	0.0	1	0.0	
3 Bed	0.0	2	0.0	
Parking Spaces Required			0.0	
Parking Provided:			**0**	

PROJECT TEAM

UTILITIES/JOINT TRENCH:
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DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
COVER SHEET

SHEET NUMBER
A 0.0

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DR. SAN RAFAEL, CA 94901
PHONE: 650-793-2856 WWW.EIDARCHITECTS.COM
EID ARCHITECTS ECO FUNCTIONAL ARCHITECTURE

SYMBOLS LEGEND

ANNOTATION SYMBOLS

KITCHEN
8'-0" CLG/TILE
ROOM/SPACE NAME
CEILING HEIGHT/FLOOR MATERIAL

1
A
DENOTES COLUMN LINE DESIGNATIONS

1
A1.1
BUILDING ELEVATION SYMBOL:
REFERENCE NUMBER
SHEET NUMBER

1
A1.1
BUILDING SECTION SYMBOL:
REFERENCE NUMBER
SHEET NUMBER

A
A4.3A
B
INTERIOR ELEVATION SYMBOL:
SHEET NUMBER
REFERENCE NUMBER

1/A1.1
DETAIL SECTION SYMBOL:
REFERENCE NUMBER / SHEET NUMBER

1/A1.1
WALL SECTION SYMBOL:
REFERENCE NUMBER / SHEET NUMBER

1/A1.1
INTERIOR ELEVATION SYMBOL:
REFERENCE NUMBER / SHEET NUMBER

1/A1.1
ENLARGED DRAWING AREA WITH DRAWING AND SHEET REFERENCE

C
PARTITION TYPE

SPOT ELEVATION

1st FLOOR
ELEV. = 0'-0"
ELEVATION FLOOR LEVEL

3
FLOOR PLAN NOTES (SCHEDULE)

4
DOOR NUMBER (SCHEDULE)

5
WINDOW NUMBER (SCHEDULE)

SLOPE 1/4"/FT.
FLOOR DRAIN

V. C.
FLOOR FINISH TRANSITION VINYL / CARPET

HB
HOSE BIBB

TUB SUPPLY

SHOWER SUPPLY

TUB/SHOWER SUPPLY

GAS SUPPLY

GAS KEY

FLOOR LEVEL CHANGE

DOWNSPOUT

"LOW PROFILE" ROOF VENTS

ARROW INDICATES OPERABLE SASH OF WINDOW/DOOR

SK
SKYLIGHT SUN TUBE W/ INTEGRAL LIGHT PACK.

SK
SKYLIGHT SUN TUBE W/ 2'-0"X2'-0" CLG. COFFER AND INTEGRAL LIGHT PACK.

SK
3'-0"X3'-0" SKYLIGHT, VELUX, OR EQUAL.

MATERIAL SYMBOLS

WOOD
STEEL
BATT INSULATION
REINFORCED CONCRETE
POLYSTERENE INSULATION BOARD / EIFS
S.I.P. WALL
FURR DOWN 12" U.N.O.
2X6 WALL
2X8 WALL
3 COAT STUCCO
PLANT LEDGE
MASONRY VENEER

SYMBOLS LEGEND | 2

ABBREVIATIONS OF TEXT

#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
<	ANGLE
@	AT
A	
A.B.	ANCHOR BOLTS
A.C.P.	ASPHALT CONCRETE PAVING
A.C.T.	ACOUSTIC CEILING TILE
A.D.A.	AMERICANS WITH DISABILITIES ACT
A.F.F.	ABOVE FINISH FLOOR
A.P.	ACCESS PANEL
A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS
A/C	AIR CONDITIONER
ABV	ABOVE
ACOUST	ACOUSTICAL
AD.	ADJUSTABLE
ADH	ADHESIVE
ADJ	ADJACENT
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ATTN	ATTENUATION
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVG	AVERAGE
B	
B.I.B.	BLOWN IN BLANKET
B.U.R.	BUILT UP ROOFING
BD	BOARD
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BM	BEAM
BO	BOTTOM OF
BOL	BOLLARD
BOS	BOTTOM OF SLAB
BRKT	BRACKET
BS	BOTH SIDES
BSMT	BASEMENT
BTW	BETWEEN
BVL	BEVELED
BW	BOTH WAYS
C	
C	CARPET
C.A.R.B.	CALIFORNIA AIR RESOURCES BOARD
C.B.	CATCH BASIN
C.B.C.	CALIFORNIA BUILDING CODE
C.E.C.	CALIFORNIA ELECTRICAL CODE
C.F.C.I.	CONTRACTOR-FURNISHED, CONTRACTOR-INSTALLED
C.F.O.I.	CONTRACTOR-FURNISHED, OWNER-INSTALLED
C.M.C.	CALIFORNIA MECHANICAL CODE
C.P.C.	CALIFORNIA PLUMBING CODE
C.R.C.	CALIFORNIA RESIDENTIAL CODE
CAB	CABINET
CC	CENTER TO CENTER
CEM	CEMENT
CER	CERAMIC
CJ	CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CLS	CLOSURE
CM	CENTIMETER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPOSITE
COMP	COMPUTER
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CRSE	COURSE
CS	CASEMENT
CT	CERAMIC TILE
CTR	CENTER
CU	CUBIC
D	
D.C.	DOOR CLOSER
D.P.	DAMP PROOFING
D.S.	DOWN SPOUT
D.V.	DRYER VENT
DBL	DOUBLE
DEG	DEGREES
DEP	DEPOSIT
DEPT	DEPARTMENT
DET	DETAIL
DF	DOUGLAS FIR
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGRAM
DIFF	DIFFUSER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DO	DITTO
DR	DOOR
DWG	DRAWING
DWR	DRAWER
E	
E	EAST
E.F.	EACH FACE
E.J.	EXPANSION JOINT
E.JT.	EXPANSION JOINT
EA	EACH
EIFS	EXPANDED INSULATION FINISH SYSTEM
ELEC	ELECTRICAL
ELEV	ELEVATION
ELEVR	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENG	ENGINEER
ENT	ENTRANCE
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EW	EACH WAY
EXEC	EXECUTIVE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
F	FIXED
F TO F	FACE TO FACE
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.	FIRE HYDRANT
F.O.B.	FACE OF BUILDING
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FAB	FABRICATE
FAU	FORCED AIR UNIT
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FGL	FIBERGLASS
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FP	FIREPROOF
FSC	FOREST STEWARDSHIP COUNCIL
FT	FOOT/FEET
FURN	FURNITURE
FW	FIRE WALL
G	
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GDR	GUARD RAIL
GEN	GENERAL
GENR	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GR	GRADE
GRTG	GRATING
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
GYP. BD.	GYPSUM BOARD
H	
H	HIGH
H.B.	HOSE BIB
H.W.	HOT WATER
HC	HANDICAPPED
HD	HEAVY DUTY
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HELV	HELVETICA (TEXT STYLE)
HEX	HEXAGONAL
HGR	HANGER
HM	HOLLOW METAL
HO	HOPPER
HOC	HOLLOW CORE
HORIZ	HORIZONTAL
HPT	HIGH POINT
HQ	HEADQUARTERS
HR	HOUR
HS	HEADED STUDS
HT	HEIGHT
HVAC	HEATING, VENTING & AIR CONDITION
I	
I.D.	INSIDE DIAMETER
I.E.	THAT IS TO SAY/ IN OTHER WORDS
INCL	INCLUDE
INCR	INCREMENT
INFO	INFORMATION
INST	INSTRUMENT
INSTL	INSTALL
INSTL'N	INSTALLATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JC	JOINT COVER
JCT	JUNCTION
JST	JOIST
JT	JOINT
K	
KG	KILOGRAM
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
L	
L.G.S.	LIGHT GAUGE STEEL
L.P.	LOW POINT
LAM.	LAMINATE
LAV.	LAVATORY
LB	POUND
LBL	LABEL
LGT	LENGTH
LNDRY	LAUNDRY
LNG	LONG
LOC	LOCATION
LVR	LOUVER
M	
M	METER
M.BATH	MASTER BATHROOM
M.BED	MASTER BEDROOM
M.E.P.	MECHANICAL/ ELECTRICAL/ PLUMBING
M.O.	MASONRY OPENING
MACH	MACHINE
MAINT	MAINTENANCE
MANUF	MANUFACTURER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MIN	MINUTES (USED ONLY ON DOOR SCHEDULE)
MISC	MISCELLANEOUS
ML	MATCH LINE
MLD	MOLDING
MM	MILLIMETER
MOD	MODULAR
MONOX	CARBON MONOXIDE
MOS	MOSAIC
MOV	MOVABLE
MST	MASTER
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MUL	MULLION
N	
N	NORTH
N.E.C.	NATIONAL ELECTRIC CODE
N.F.P.A.	NATIONAL FIRE PREVENTION ASSOCIATION
N.F.R.C.	NATIONAL FENESTRATION RATING COUNCIL
N.I.C.	NOT IN CONTRACT
N.R.C.A.	NATIONAL ROOFING CONTRACTORS ASSOCIATION
N.T.S.	NOT TO SCALE
NA	NOT APPLICABLE
NAT	NATIONAL
NO	NUMBER
NOM	NOMINAL
NPRN	NEOPRENE
NR	NOISE REDUCTION
NRC	NR COEFFICIENT
NTL	NATURAL
O	
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
O.F.C.I.	OWNER-FURNISHED, CONTRACTOR-INSTALLED
O.F.O.I.	OWNER-FURNISHED, OWNER-INSTALLED
O.F.S.	OUTSIDE FACE OF STUD
O.H.	OPPOSITE HAND
O.S.B.	ORIENTED STRAND BOARD
O/	OVER
OA	OVERALL
OF.D.	OVERFLOW DRAIN
OFF.	OFFICE
OH	OVERHEAD
OP.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
P	
P.BD.	PARTICAL BOARD
P.LAM.	PLASTIC LAMINATE
P.T.	PRESSURE TREATED (PAINTED)
PANT	PANTRY
PART	PARTITION
PCS	PIECES
PD	POWDER ROOM
PERF	PERFORATED
PFN	PRE FINISHED
PL	PLATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PRCST	PRE CAST
PREP	PREPARATION
PREV	PREVIOUS
PRMLD	PRE MOLDED
PS	PAINTED STEEL
PTDF	PRESSURE TREATED DOUGLAS FIR
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PW	PASS WINDOW
Q	
QM	QUIRK MITER
QT	QUARRY TILE
QTY.	QUANTITY
R	
R	RADIUS
R	RISER
R.C.	REINFORCED CONCRETE
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RCVG	RECEIVING
RE	REFER
REF	REFERENCE
REFL	REFLECTED
REFRIG	REFRIGERATOR
REINF	REINFORCE
REM	REMAIN
REQ'D	REQUIRED
REQT	REQUIREMENT
RESL	RESILIENT
REV	REVISION
RM	ROOM
RND	ROUND
RVS	REVERSE
RWL	RAIN WATER LEADER
S	
S	SOUTH
S.C.	SOLID CORE
S.S.D.	SEE STRUCTURAL DRAWINGS
S.T.C.	SOUND TRANSMISSION COEFFICIENT
SCHD	SCHEDULE
SD	SOUND RATED DOOR
SECT	SECTION
SERV	SERVICE
SH	SINGLE-HUNG
SHT.	SHEET
SHWR	SHOWER
SIM.	SIMILAR
SL	SLIDER
SPECS	SPECIFICATIONS
SPL	SPECIAL
SQ.	SQUARE
SS	STAINLESS STEEL
ST	STREET
STD.	STANDARD
STL	STEEL
STO	STORAGE
STRUCT.	STRUCTURAL
SYST	SYSTEM
T	
T	TILE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.B.D.	TO BE DETERMINED
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.F.F.	TOP OF FINISH FLOOR
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.S.F.	TOP OF SUB FLOOR
T.O.ST.	TOP OF STEEL (SLAB)
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
TB	TILE BASE
TEMP.	TEMPERED
THK	THICK(NESS)
THR	THRESHOLD
TKBD	TACKBOARD
TOIL	TOILET
TOSS	TOP OF STRUCTURAL SLAB
TR	TREAD
TRD	TREAD
TYP.	TYPICAL
TZ	TERRAZZO
U	
U.B.C.	UNIFORM BUILDING CODE
U.F.A.S.	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
U.F.C.	UNIFORM FIRE CODE
U.L.	UNDERWRITER'S LAB
U.M.C.	UNIFORM MECHANICAL CODE
U.N.O.	UNLESS NOTED OTHERWISE
U.P.C.	UNIFORM PLUMBING CODE
U.P.S.	UNINTERRUPTED POWER SYSTEM
UTIL	UTILITY
V	
V.I.F.	VERIFY IN FIELD
VAR	VARIES
VB	VINYL BASE
VCB	VINYL COVER BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIN.	VINYL
VP	VAPOR/ MOISTURE RESISTANT
W	
W	WEST
W	WIDTH
W.C.	WATER CLOSET
W.GL	WIRE GLASS
W.H.	WATER HEATER
W.P.	WEATHER PROOF
W.R.	WEATHER RESISTANT
W.U.I.	WILDLAND-URBAN INTERFACE
W/	WITH
W/O	WITHOUT
WD.	WOOD
WDW.	WINDOW
WHPV	WATER HEATER POWER VENT

ABBREVIATIONS OF TEXT | 1

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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
SYMBOLS & ABBREVIATIONS

SHEET NUMBER
A 0.1

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EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

Ross Valley Fire Department
777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Mixed Use Commercial/Residential — Page:1of 3
ADDRESS: 401 San Anselmo Ave — Date: 9/25/24
San Anselmo, CA. — Reviewed by: Rob Bastianon
(415) 258-4673
TYPE OF REVIEW: Planning — Email: rbastianon@rossvalleyfire.org
Building Dept. 8/28/24 — Fire Dept. # 24-0278 — Review No. 1
Fire Department Standards can be found at: ***www.rossvalleyfire.org***

ITEM #	SHEET	COMMENTS	Corr. Made
		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. **An illuminated directory shall be installed in accordance with RVFD Standard #205A**	
		Submitter's Response: Correction has been completed. See Sheet ___of ☐Plans ☐Calculations.	

If re-submittal is required, all conditions listed above shall be included in revised drawings.
Fire and life safety systems may require a separate permit. Fire permits may be noted as deferred.

Ross Valley Fire Department
777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Mixed Use Commercial/Residential — Page:1of 3
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San Anselmo, CA. — Reviewed by: Rob Bastianon
(415) 258-4673
TYPE OF REVIEW: Planning — Email: rbastianon@rossvalleyfire.org
Building Dept. 8/28/24 — Fire Dept. # 24-0278 — Review No. 1
Fire Department Standards can be found at: ***www.rossvalleyfire.org***

Applicant*:
Address

Applicant is responsible for distributing these Plan Review comments to the Design Team.

Occupancy Class: **B/R2**	Fire Flow Req: **1500 GPM**	Sprinklers Required: **YES**
Type of Construction: **III**	On-site Hyd. Req: **NO**	Fire Alarm Required: **YES**
Bldg Area: **8655**	Turn-Around Req: **NO**	Permits Required: **Sprinklers**
Stories: + **2**	Fire Flow Test Required: **NO**	**Fire Alarm**
Height:	Wildland Urban Interface: **NO**	

The project listed above has been reviewed and determined to be:

( ) **APPROVED** (no modifications required)
(X) **COMPLETE AS NOTED** (minor modifications required - review attached comments)
( ) **NOT APPROVED** (revise per attached comments and resubmit)
( ) **INCOMPLETE** (provide additional information per attached comments and resubmit)

NOTE: *Please review the comments and make corrections and/or add notes as required. Changes and/or additions shall be clouded and referenced by date on a legend. Approval of this plan does not approve any omission or deviation from the applicable regulations. Final approval is subject to field inspection. Approved plans shall be on site and available for review at all times.*

ROSS VALLEY FIRE DEPT
Approved
_____ Approved with Conditions
_____ Not Approved – need revision
_____ Incomplete
Date: 9/25/24

Inspections required:

( ) Access/Water Supply prior to delivery of combustibles
( ) Defensible Space/Vegetation Management Plan
(X) Fire Alarm
(X) Final

Ross Valley Fire Department
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FIRE DEPARTMENT PLAN REVIEW

PROJECT: Mixed Use Commercial/Residential — Page:1of 3
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ITEM #	SHEET	COMMENTS	Corr. Made
1		The scope of work consists of creating a mixed-use commercial/residential occupancy. All work shall comply with Current fire code at time of building permit submittal.	
		Submitter's Response: Correction has been completed. See Sheet ___of ☐Plans ☐Calculations.	
2		A fire sprinkler system shall be installed throughout the building which complies with the requirements of the National Fire Protection Association (NFPA) 13 (commercial), 13-R (apartments) and local standards. **The NFPA 13 portion shall be designed to a minimum ordinary 2 hazard for future use.** Separate deferred permits shall be required for these systems. 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 as a deferred permit.**	
		Submitter's Response: Correction has been completed. See Sheet ___of ☐Plans ☐Calculations.	
3		A fire alarm system shall be installed throughout the building which complies with the requirements of the National Fire Protection Association (NFPA) 72 and local standards. Separate deferred permits shall be required for these systems. 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 as a deferred permit.**	
		Submitter's Response: Correction has been completed. See Sheet ___of ☐Plans ☐Calculations.	
4		A Knox Box shall be installed to gain access to the fire systems during an emergency. Please order box from our website to ensure that it is key to our code.	
		Submitter's Response: Correction has been completed. See Sheet ___of ☐Plans ☐Calculations.	
5		A minimum 2A10BC rated fire extinguisher shall be installed for every 3000sf and 75 feet of travel.	
		Submitter's Response: Correction has been completed. See Sheet ___of ☐Plans ☐Calculations.	
6		Address numbers at least 6'' tall must be in place adjacent to the front doors. If not clearly visible from the street, additional numbers are required. Residential numbers must be internally illuminated (backlit), placed to a light or be reflective numbers. If your project is a new structure or	

1 CONDITIONS OF APPROVAL - FIRE
12" = 1'-0"

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DATE
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SHEET TITLE
CONDITIONS OF APPROVAL

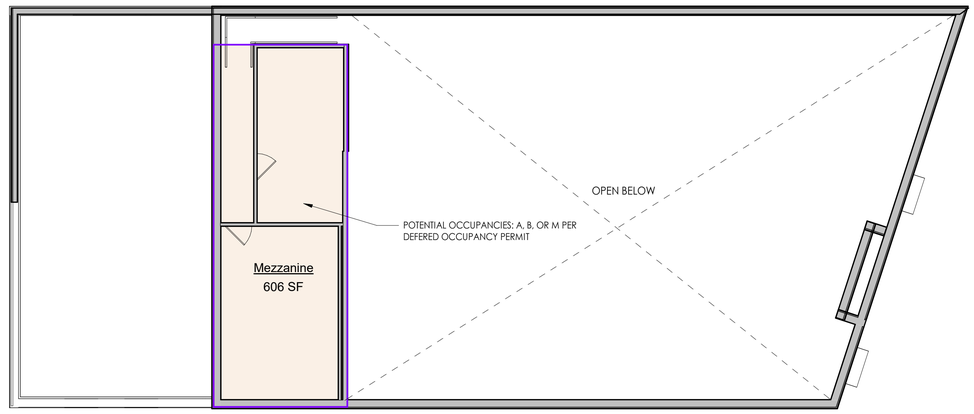
SHEET NUMBER
A 0.2

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Building Area Legend

Mezzanine

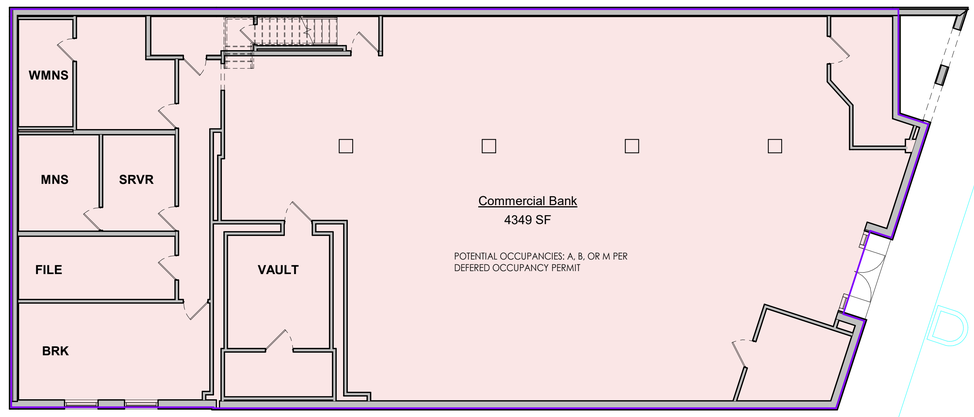


2 TOSF LEVEL2
1/8" = 1'-0"

Area Schedule - Existing		
Name	Area	Level
Commercial Bank	4,349 SF	TOS Level 1
Mezzanine	606 SF	TOSF LEVEL2
Total Area	4,955 SF	

Building Area Legend

Commercial Bank



1 TOS Level 1
1/8" = 1'-0"

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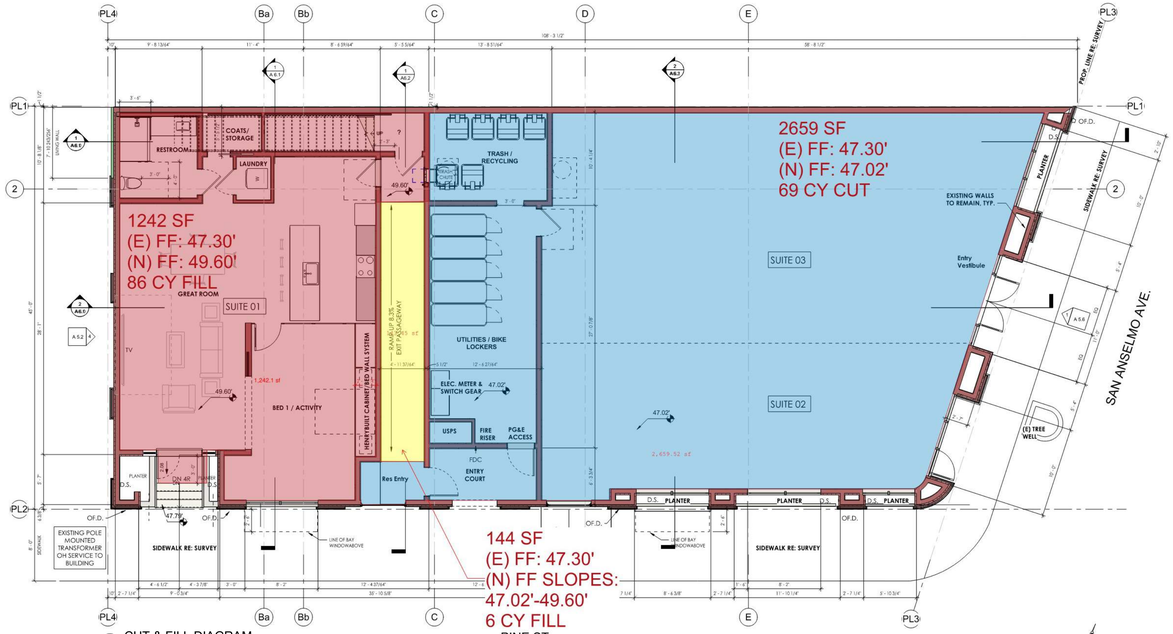
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SHEET TITLE
AREA PLANS - EXISTING

SHEET NUMBER
A 0.4a

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5 CUT & FILL DIAGRAM
12" = 1'-0"

	sf	ft	cf	cy		
	1242	1.883333	2339.1	86.633	fill	red shaded area on diagram
	2659	-0.69667	-1852.436667	-68.609	cut	blue shaded area on diagram
	144	2.163333	155.76	5.769	fill	yellow shaded area on diagram
SUM	4045					

exterior grade beams (assume 24"x24")

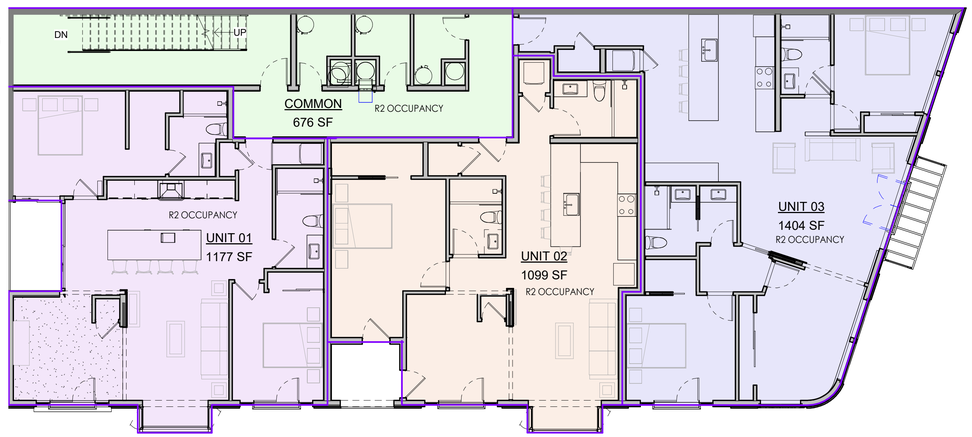
	sf	ft			
24x24 GB	-4	286	-1144	-42.370	cut

interior grade beams (assume 24"x24")

	sf	ft			
24x24 GB	-4	132.5	-530	-19.630	cut

SUM	92.402 fill
SUM	-130.609 cut
Total Offhaul	38.2 Offhaul Approx 3 dump truck loads

4 Cut & Fill Calculations
12" = 1'-0"



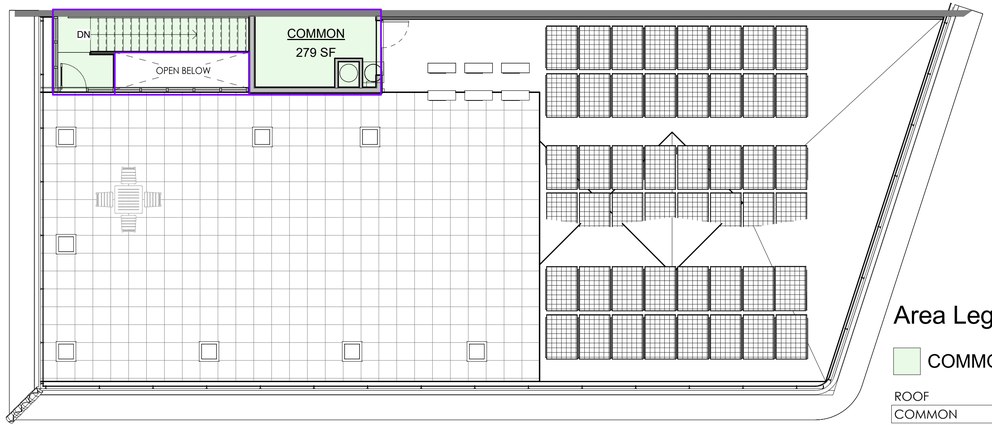
2 SECOND FLOOR AREA
1/8" = 1'-0"

Area Legend

- COMMON
- UNIT 01
- UNIT 02
- UNIT 03

TOSF LEVEL2

COMMON	676 SF
UNIT 01	1177 SF
UNIT 02	1099 SF
UNIT 03	1404 SF
	4356 SF



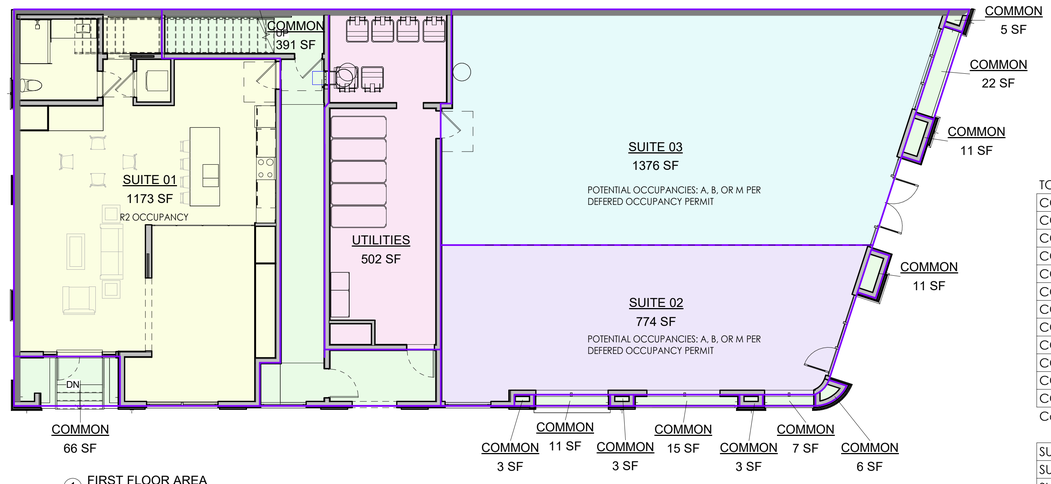
3 THIRD FLOOR AREA
1/8" = 1'-0"

Area Legend

- COMMON

ROOF

COMMON	279 SF
	279 SF



1 FIRST FLOOR AREA
1/8" = 1'-0"

Area Legend

- COMMON
- SUITE 01
- SUITE 02
- SUITE 03
- UTILITIES

TOS Level 1

COMMON	66 SF
COMMON	3 SF
COMMON	3 SF
COMMON	3 SF
COMMON	6 SF
COMMON	11 SF
COMMON	11 SF
COMMON	5 SF
COMMON	22 SF
COMMON	7 SF
COMMON	15 SF
COMMON	11 SF
Coverage	162 SF

SUITE 01	1173 SF
SUITE 02	774 SF
SUITE 03	1376 SF
UTILITIES	502 SF
COMMON	391 SF
FAR	4215 SF
	4377 SF

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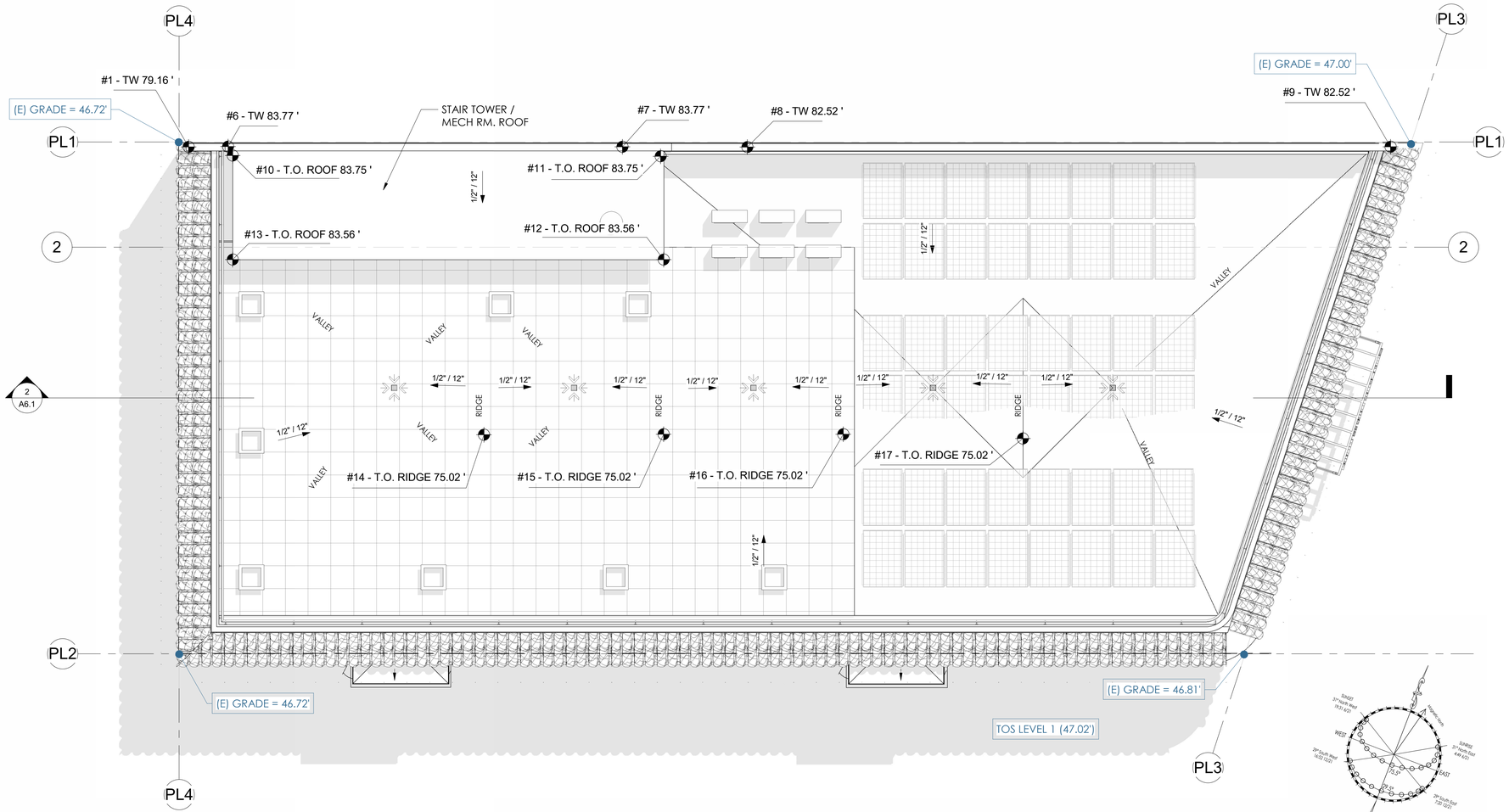
DATE
3/24/2025

401 SAN ANSELMO AVE.
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SHEET TITLE
AREA PLANS - PROPOSED

SHEET NUMBER
A 0.4b

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1 ROOF STORY POLE LAYOUT
3/16" = 1'-0"

Graphic Scale: 3 /16 inch = 1 foot

BUILDING CORNER AND RIDGE HEIGHTS AND STORY POLE LEGEND

MARK	BASE ELEVATION @ EXISTING GRADE IN FEET	TOP OF BLDG. CORNER OR RIDGE	HEIGHT ABOVE REFERENCE BASE ELEVATION
#1	46.72	78.52	31.80
#2	47.00	78.08	31.08
#3	46.81	78.08	31.27
#4	46.72	78.08	31.36
#5	46.72	78.08	31.36
#6	46.72	83.77	37.05
#7	46.72	83.77	37.05
#8	46.72	82.52	35.80
#9	47.00	82.52	35.52
#10	46.72	85.75	39.03
#11	46.72	83.75	37.03
#12	46.72	83.56	36.84
#13	46.72	83.56	36.84
#14	47.00	75.02	28.02
#15	47.00	75.02	28.02
#16	47.00	75.02	28.02
#17	47.00	75.02	28.02

ELEVATION MARKER

NOTES:

1- INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 3 & 4 TO IDENTIFY NORTH WEST GABLE END SLOPE

2- INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 5 & 21 TO IDENTIFY NORTH EAST HIP.

3- INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 13 & 20 TO IDENTIFY SOUTH EAST HIP.

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401 SAN ANSELMO AVE.
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SHEET TITLE
STORY POLE LAYOUT PLAN

SHEET NUMBER
A 0.4c

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EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE



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3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STREET VIEW

SHEET NUMBER
A 0.5a

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DR. SAN RAFAEL, CA 94901
PHONE: 650-793-2856 WWW.EIDARCHITECTS.COM

EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE



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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STREET VIEW

SHEET NUMBER
A 0.5b

ENVIRONMENTAL INNOVATIONS IN DESIGN
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401 SAN ANSELMO AVE.
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SHEET TITLE
STREET VIEW

SHEET NUMBER
A 0.5c

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DR. SAN RAFAEL, CA 94901
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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STREET VIEW

SHEET NUMBER
A 0.5d

ENVIRONMENTAL INNOVATIONS IN DESIGN
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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STREET VIEW

SHEET NUMBER
A 0.5e

ENVIRONMENTAL INNOVATIONS IN DESIGN
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401 SAN ANSELMO AVE.
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SHEET TITLE
INTERIOR VIEW

SHEET NUMBER
A 0.5f

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DR. SAN RAFAEL, CA 94901
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DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
INTERIOR VIEW

SHEET NUMBER
A 0.5g

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DR. SAN RAFAEL, CA 94901
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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
INTERIOR VIEW

SHEET NUMBER
A 0.5h

ENVIRONMENTAL INNOVATIONS IN DESIGN
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SHEET TITLE
INTERIOR VIEW

SHEET NUMBER
A 0.5i

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SHEET TITLE
INTERIOR VIEW

SHEET NUMBER
A 0.5j

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9.



6.



3.



8.



5.



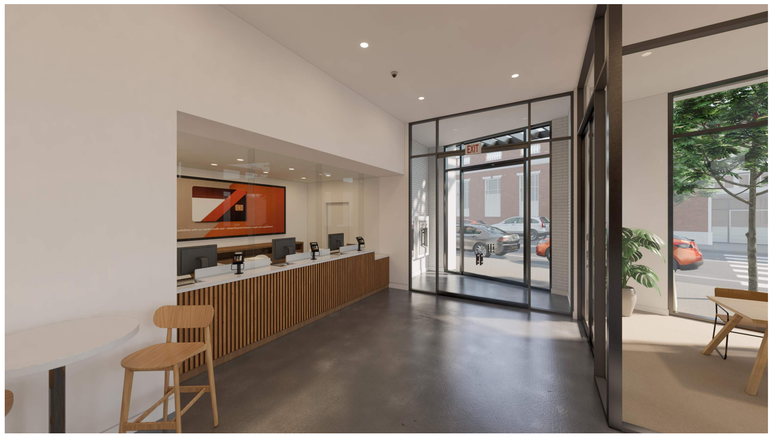
2.



7.



4.



1.

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SHEET TITLE
INTERIOR VIEWS

SHEET NUMBER
A 0.5k

ENVIRONMENTAL INNOVATIONS IN DESIGN
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ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS
Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Left View — Clear Photo Three



Photo Four

Photo Four Caption: Rear View — Clear Photo Four

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: ____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: ____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?
☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name:
Address:
City: State: ZIP Code:
Signature: Date:
Telephone: Ext.: Email:
Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: ____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: ____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: ____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: ____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: ____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name:
Address:
City: State: ZIP Code:
Signature: Date:
Telephone: Ext.: Email:
Comments:

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

A1. Building Owner's Name: Stuart Welte

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: APN: 007-251-22 Marin County Records

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Non-Residential

A5. Latitude/Longitude: Lat. 37°58'26.05" N Long. 122°33'44.58" Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983 ☒ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 1A

A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s): N/A sq. ft.
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: N/A Engineered flood openings: N/A
d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:
a) Square footage of attached garage: N/A sq. ft.
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: N/A Engineered flood openings: N/A
d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Town of San Anselmo B1.b. NFIP Community Identification Number: 060180
B2. County Name: Marin County B3. State: CA B4. Map/Panel No.: 06041C0456 B5. Suffix: F
B6. FIRM Index Date: 08/15/2017 B7. FIRM Panel Effective/Revised Date: 03/16/2016
B8. Flood Zone(s): Zone AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 48.6
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA
B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View — Clear Photo One

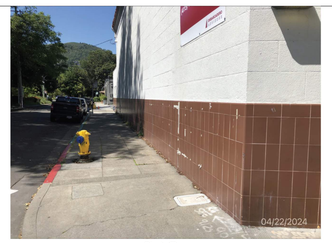


Photo Two

Photo Two Caption: Right View — Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: G6. Date Permit Issued:

G7. Date Certificate of Compliance/Occupancy Issued:

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: ____ ☐ feet ☐ meters Datum:

G9.b. Elevation of bottom of as-built lowest horizontal structural member: ____ ☐ feet ☐ meters Datum:

G10.a. BFE (or depth in Zone AO) of flooding at the building site: ____ ☐ feet ☐ meters Datum:

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: ____ ☐ feet ☐ meters Datum:

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: Title:
NFIP Community Name:
Telephone: Ext.: Email:
Address:
City: State: ZIP Code:
Signature: Date:
Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: sfbayortho_6 Stamped Disk Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	47.1	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	N/A	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☒ feet ☐ meters
d) Attached garage (top of slab):	N/A	☒ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	48.70	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	46.50	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	47.50	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	N/A	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No
☒ Check here if attachments and describe in the Comments area.

Certifier's Name: Stanley T. Gray License Number: PLS 6784
Title: President
Company Name: Meridian Surveying Engineering, Inc.
Address: 777 Grand Ave Suite 202
City: San Rafael State: CA ZIP Code: 94904
Signature: Date: 05/08/2024
Telephone: (415) 456-5450 Ext.: Email: surveyrequest@meridiansurvey.com

PROFESSIONAL LAND SURVEYOR STANLEY T. GRAY PLS 6784 STATE OF CALIFORNIA

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
1. Lat and Long obtained from Google Earth.
2. Elevation based on BM sfbayortho_6 Stamped Disk Elevation 22.55 FT per SFEI San Francisco Bay Area Orthophotos November 7,2014
3. Lowest equipment: Water Heater 1.55' up FF.
4. Building interpolates at 48.6 FT per BFE from AE Zone of Firm Panel 06041C456F.

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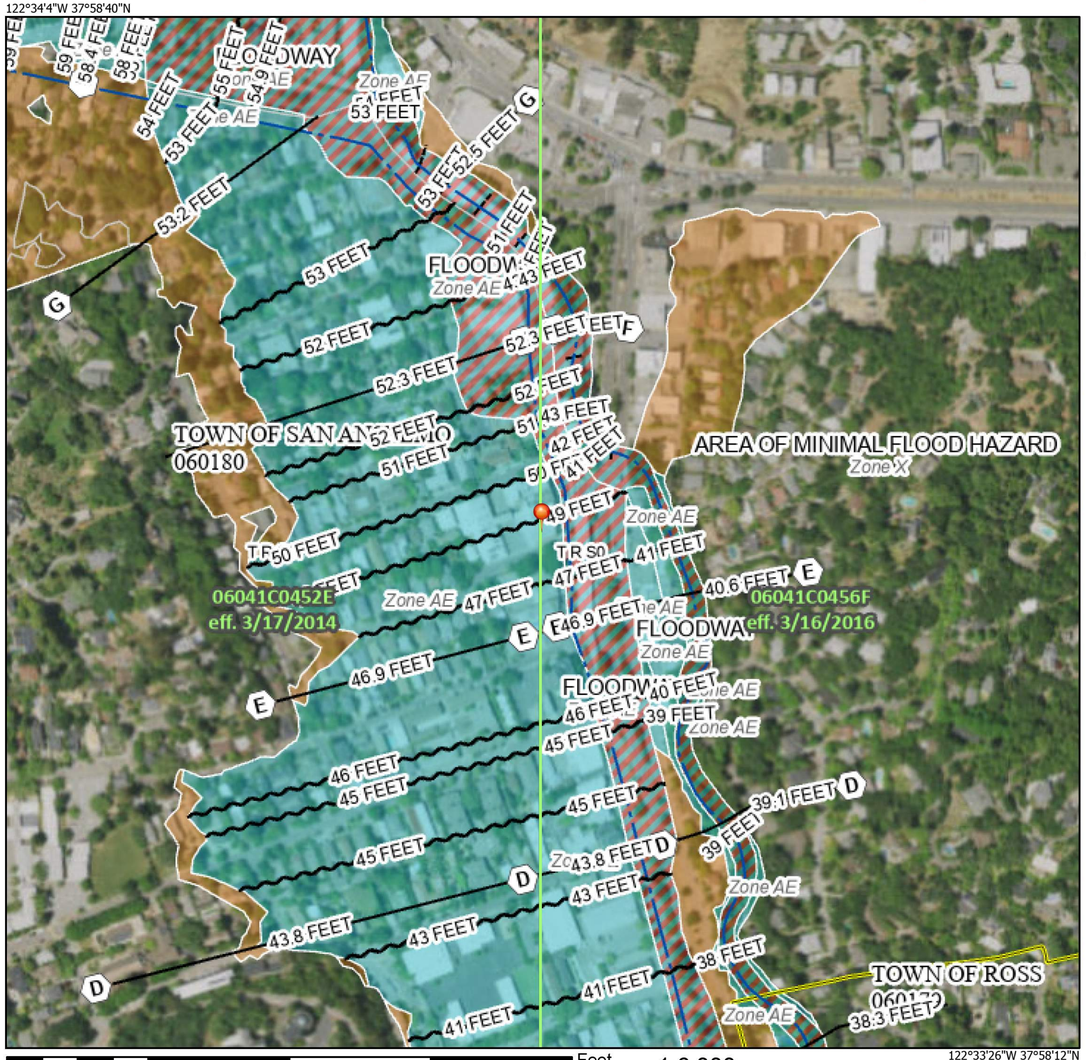
SHEET TITLE
FEMA BFE & SPOT ELEVATIONS

SHEET NUMBER
A 0.9a

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PHONE: 650-793-2856 WWW.EIDARCHITECTS.COM

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National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

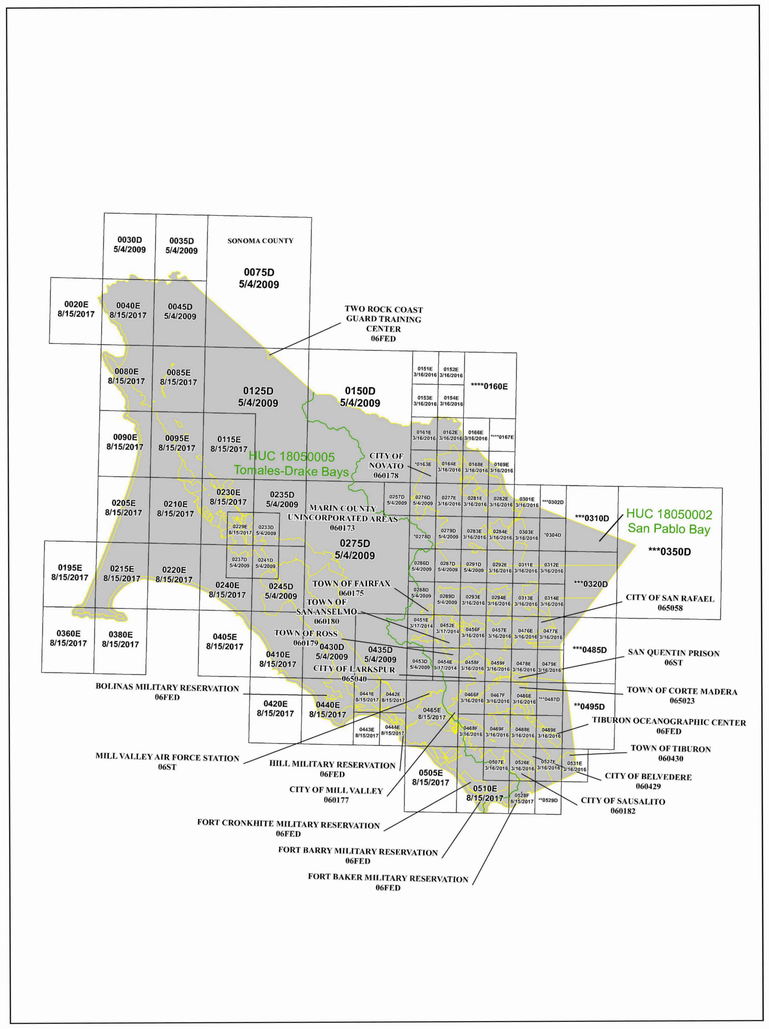
MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/8/2024 at 4:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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1 inch = 26,000 feet 1:312,000

Map Projection:
NAD 1983 HARN StatePlane California III FIPS 0403 Feet
Western Hemisphere; Vertical Datum: NAVD88

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
HTTP://MSC.FEMA.GOV

SEE FLOOD INSURANCE STUDY FOR ADDITIONAL INFORMATION

*PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED
**AREA ALL WITHIN ZONE VE (EL 9)
***OPEN WATER AREA
****OUTSIDE COUNTY BOUNDARY

COUNTY LOCATOR

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP INDEX

MARIN COUNTY, CALIFORNIA AND INCORPORATED AREAS
PANELS PRINTED:
0020, 0030, 0035, 0040, 0045, 0075, 0080, 0085, 0090, 0095, 0115, 0125, 0150, 0153, 0154, 0161, 0162, 0164, 0166, 0168, 0169, 0195, 0205, 0210, 0215, 0220, 0229, 0230, 0233, 0235, 0237, 0240, 0241, 0245, 0257, 0275, 0276, 0277, 0279, 0281, 0282, 0283, 0284, 0286, 0287, 0288, 0289, 0291, 0292, 0293, 0294, 0301, 0303, 0311, 0313, 0314, 0360, 0380, 0405, 0410, 0420, 0430, 0435, 0440, 0441, 0442, 0443, 0444, 0451, 0452, 0453, 0454, 0456, 0457, 0458, 0459, 0465, 0466, 0467, 0468, 0469, 0476, 0477, 0478, 0479, 0486, 0488, 0489, 0505, 0507, 0510, 0526, 0527, 0528, 0531,

FEMA
MAP NUMBER
06041CINDOD
MAP REVISED
August 15, 2017

1 FEMA MAPS 1
12" = 1'-0"

3/23/2025 10:25:55 PM

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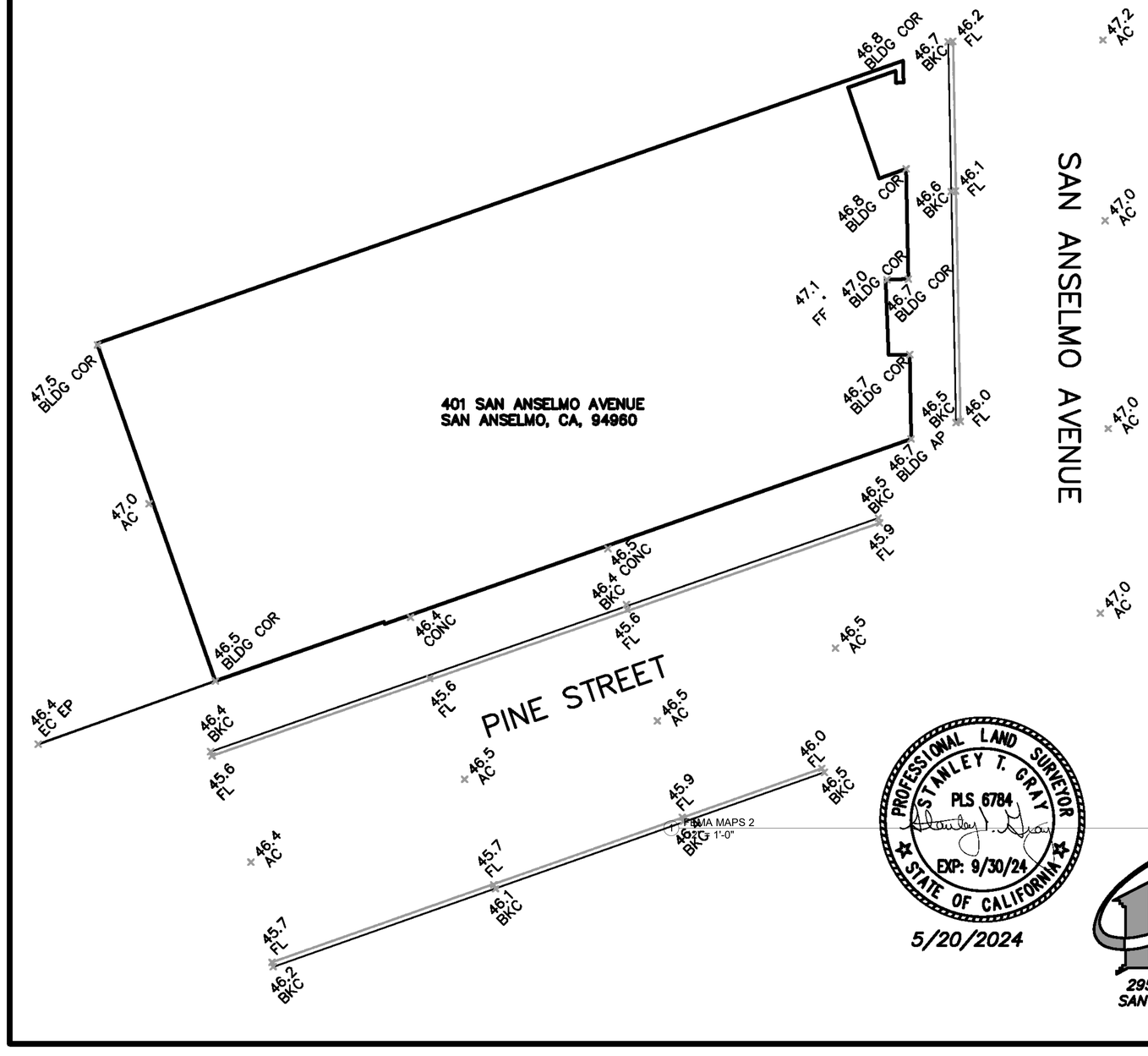
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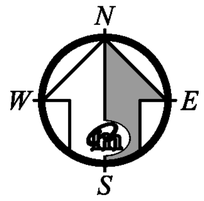
401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
FEMA BFE & SPOT ELEVATIONS

SHEET NUMBER
A 0.9b

ENVIRONMENTAL INNOVATIONS IN DESIGN
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PHONE: 650-793-2856 WWW.EIDARCHITECTS.COM
EID ARCHITECTS ECO FUNCTIONAL ARCHITECTURE

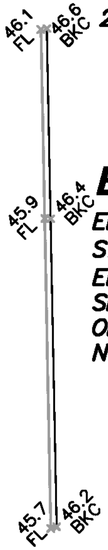




GRAPHIC SCALE

20 0 10 20

1 INCH = 20 FEET



BASIS OF ELEVATION

ELEVATION SOURCED FROM BM
Sfbayortho_6 (STAMPED DISK)
ELEVATION =22.55'
SFEI SAN FRANCISCO BAY AREA
ORTHOPHOTOS
NOVEMBER 7, 2014

LEGEND

- BUILDING LINE
- CONC
- BACK OF CURB (BKC)
- FLOWLINE (FL)

PROFESSIONAL LAND SURVEYOR
STANLEY T. GRAY
PLS 6784
EXP: 9/30/24
STATE OF CALIFORNIA

5/20/2024

NOTE:
RECORD=MEASURED.

FEMA EXHIBIT

MERIDIAN SURVEYING ENGINEERING, INC.
2958 VAN NESS AVENUE
SAN FRANCISCO, CA 94109
(415) 440-4131
(24033)
777 GRAND AVENUE, #202
SAN RAFAEL, CA 94901
(415) 456-5450
surveyrequest@meridiansurvey.com

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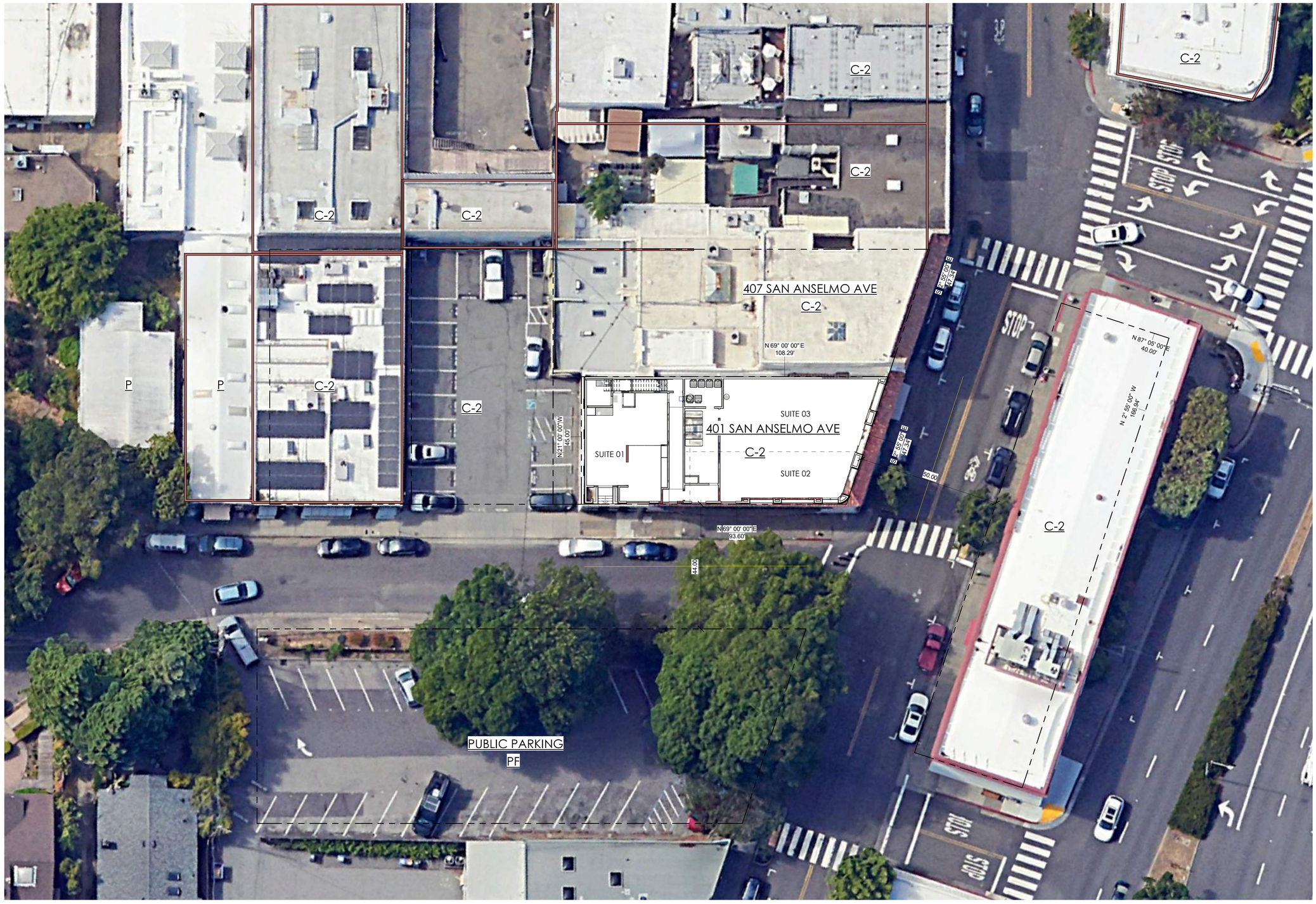
DATE
3/24/2025

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SAN ANSELMO, CA 94960

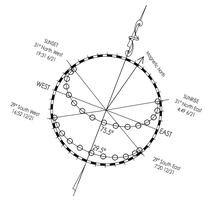
SHEET TITLE
FEMA BFE & SPOT ELEVATIONS

SHEET NUMBER
A 0.9c

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ECO FUNCTIONAL ARCHITECTURE



1 Site
1/16" = 1'-0"



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DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
SITE PLAN - CONTEXTURAL

SHEET NUMBER
A 1.1

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EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

421 SAN ANSELMO AVE

407 SAN ANSELMO AVE

401 SAN ANSELMO AVE

WELLS FARGO BANK

AWNING

ROOF PROJECTION

AWNING

AWNING

AWNING

S 2° 55' 00" E 47.34'

S 2° 55' 00" E 47.34'

N 69° 00' 00" E 108.29'

N 69° 00' 00" E 93.60'

S 69° 00' 00" W 93.60'

N 21° 00' 00" W 45.00'

N 21° 00' 00" W 45.00'

60.88'

71.70'

73.70'

75.03'

MECH

DRIVE

PARKING

PARKING

PARKING

PARKING

PARKING

STOP

STOP

50.00

44.00

SAN ANSELMO AVENUE (50')

PINE STREET (44')

SSMH
RIM=47.04
INV=36.24

9" CMP

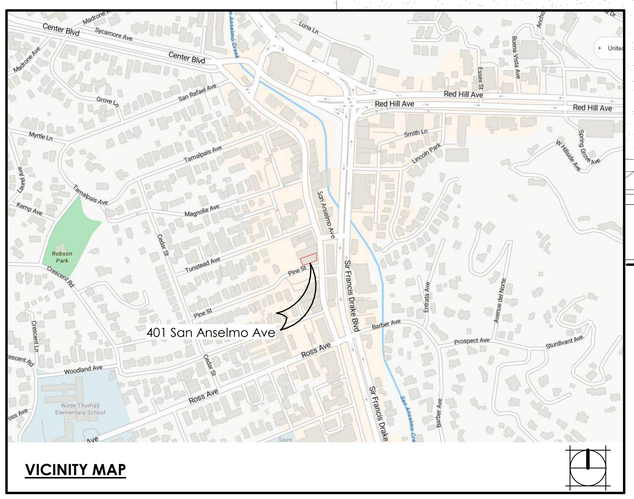
12" CMP

WM

WV

GV

SD



VICINITY MAP

1 Site - Existing
1/8" = 1'-0"

3/23/2025 10:25:57 PM

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DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
SITE PLAN - EXISTING

SHEET NUMBER
A 1.1b

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EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

421 SAN ANSELMO AVE

407 SAN ANSELMO AVE

401 SAN ANSELMO AVE

WELLS FARGO BANK

DRIVE

PARKING

PARKING

PARKING

PARKING

PINE STREET (44')

SAN ANSELMO AVENUE (50')

STOP

STOP

AWNING

ROOF PROJECTION

AWNING

AWNING

AWNING

BAY WINDOW

AWNING

BAY WINDOW

AWNING

AWNING

SLOPE TO DRAIN

SOLAR TUBE

MECH

SOLAR

SOLAR

SLOPE TO DRAIN

RAMP

RAMP

SSMH
RIM=47.04
INV=36.24

N 69° 00' 00" E
108.29'

N 69° 00' 00" E
93.60'

S 2° 55' 00" E
47.34'

S 2° 55' 00" E
47.34'

N 21° 00' 00" W
45.00'

N 21° 00' 00" W
45.00'

83.56'

74.78'

75.26'

50.00

44.00

VICINITY MAP

401 San Anselmo Ave

1 Site - Proposed
1/8" = 1'-0"

3/23/2025 10:25:58 PM

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DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
SITE PLAN - PROPOSED

SHEET NUMBER
A 1.1c

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ECO FUNCTIONAL ARCHITECTURE



2 Site - Existing Lighting
1/8" = 1'-0"

1 Site - Proposed Copy 1
1/8" = 1'-0"

LIGHTING LEGEND

	SYM	TYPE	MODEL	LAMP	LUMENS (PER FIXTURE)	QUANTITY
A		DOWN LIGHT AT WALL		LED	----	5

Legend - Lighting Existing

LIGHTING LEGEND

	SYM	TYPE	MODEL	LAMP	LUMENS (PER FIXTURE)	QUANTITY
A		WALL LIGHT (FULLY SHIELDED)	 VISUAL COMFORT - KW 2779BZ	LED, 12W	1,400 LM	6
B		WALL SCONCE (FULLY SHIELDED)	 ZERO - CITY	LED, 23W	2,215 LM	2
C		RECESSED CEILING	 RAB LIGHTING - VAN17-30	LED, 30W	4,400 LM	2
D		ADDRESS NUMBER				2

Legend - Lighting Proposed

3/23/2025 10:26:00 PM

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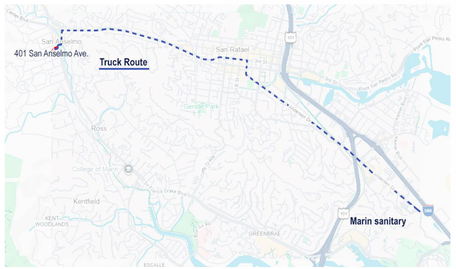
SHEET TITLE
LIGHTING PLAN -EXISTING, PROPOSED

SHEET NUMBER
A 1.1d

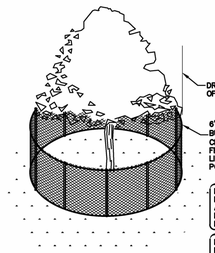
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5 Truck Route
1/8" = 1'-0"

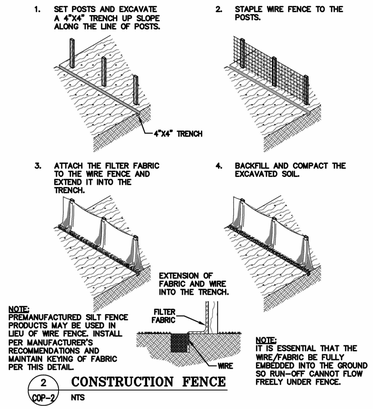


6' HIGH STEEL FENCE POSTS BURIED 2' INTO THE GROUND ON 6' CENTERS WITH 6' HIGH CHAIN LINK FENCING. POST TO BE AT DRIP LINE OF TREE WHERE EVER POSSIBLE.

NOTE: REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE: LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

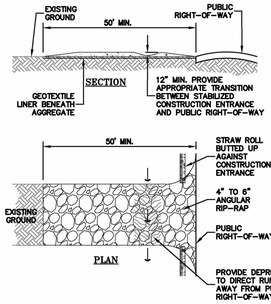
1 COP-2 EXISTING TREE PROTECTION DETAIL
NTS



NOTE: PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.

NOTE: IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

2 COP-2 CONSTRUCTION FENCE
NTS



NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

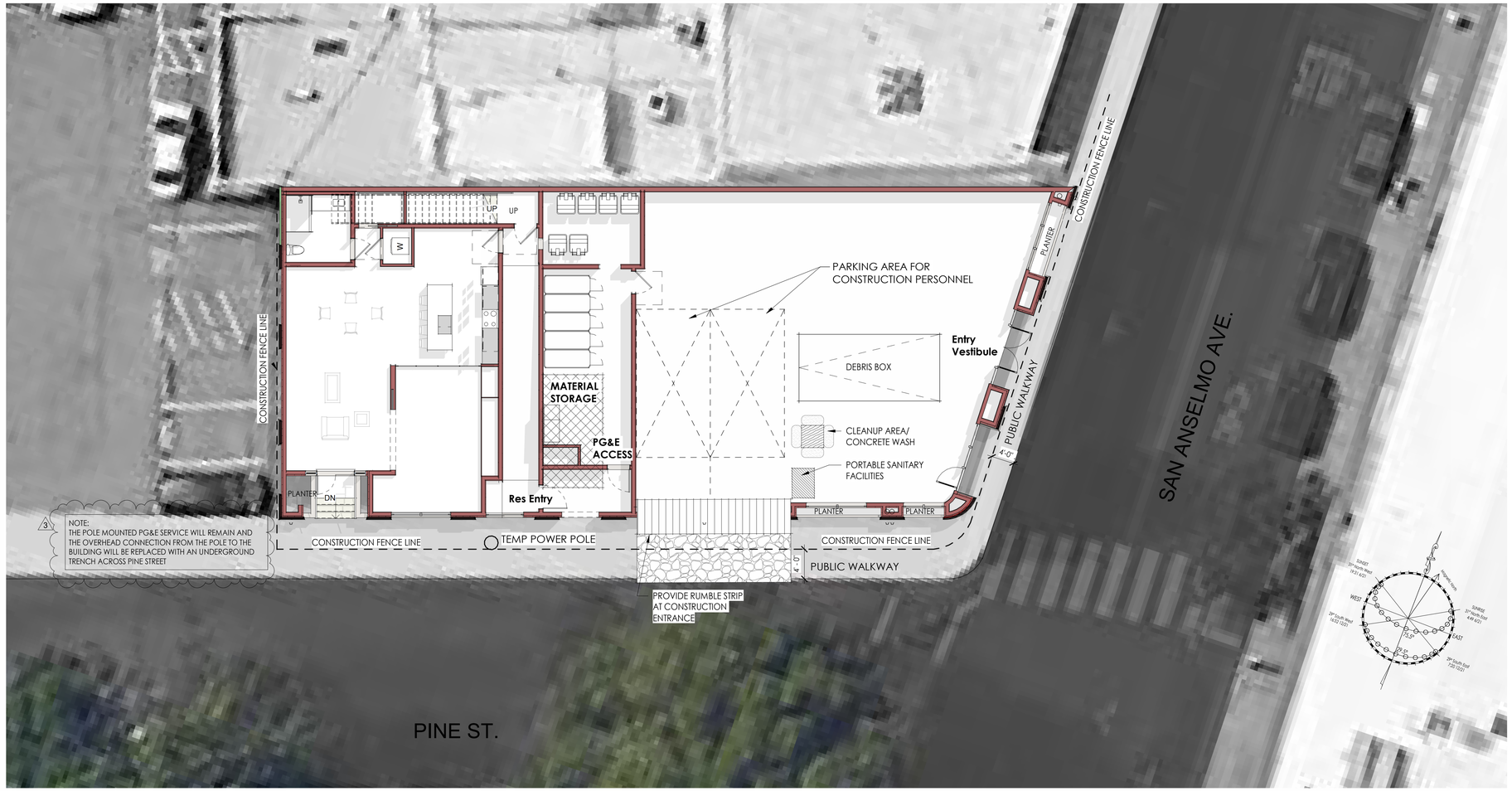
ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL WITH MAINTENANCE PROVIDED AS NECESSARY.

PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

3 COP-2 CONSTRUCTION ENTRANCE
NTS

LEGEND

- CONSTRUCTION PARKING AREA, 1" RECYCLED CRUSHED ROCK
- CONSTRUCTION MATERIAL STORAGE
- DEBRIS BOX
- PORTABLE SANITARY FACILITIES
- CONSTRUCTION TRAILER
- CONSTRUCTION ENTRANCE
- CLEAN UP AREA/ CONC. WASHOUT



1 CONSTRUCTION MANAGEMENT PLAN
1/8" = 1'-0"

FOUNDATION EXCAVATION NOTE:
ALL FUTURE EXCAVATIONS FROM THE SITE FOR SITE DEVELOPMENT (STRUCTURES AND IMPROVEMENTS) SHALL NOT BE STOCKPILED ON-SITE AND SHALL BE OFF HAULED TO AN APPROVED DUMP LOCATION.

DUST CONTROL NOTE:
WATER FROM FIRE HYDRANT SHALL NOT BE USED FOR DUST CONTROL PURPOSES. WATER FOR DUST CONTROL SHALL BE FROM ON-SITE METER/SERVICE OR APPROVED WHARF HYDRANT LOCATION.

1. CONSTRUCTION TRAILER & DEBRIS BOX - DUE TO THE LIMITED AVAILABLE SPACE ON SITE FOR THE STORAGE OF MATERIALS, PARKING, DEBRIS BOX AND JOBSITE TRAILER, THE CONTRACTOR WILL IDENTIFY AN OFF-SITE LOCATION FOR THE STAGING OF MATERIALS TO BE TRANSFERRED TO THE SITE AS NEEDED, AND WILL ARRANGE FOR TRANSPORTATION OF WORK CREWS TO AND FROM THE REMOTE FACILITY TO ALLEVIATE THE NEED FOR SUB CONTRACTOR/ LABOR PARKING WITHIN THE NEIGHBORHOOD. THE DEBRIS BOX WILL BE LOCATED ON SITE, TO BE ACCESSIBLE FROM A PAVED OR ROCKED ACCESS ROAD AND MUST NOT BE IN THE PUBLIC RIGHT-OF-WAY.
2. PARKING AREA FOR CONSTRUCTION PERSONNEL - TWO CONSTRUCTION PARKING SPACES SHALL BE LOCATED ONSITE. A MAXIMUM OF THREE PARKING SPACES MAY BE RESERVED AT PINE STREET PUBLIC LOT, TO BE PERMITTED BY THE PUBLIC WORKS DEPARTMENT. ALL OTHER PARKING WILL BE LOCATED OFF-SITE AND ON PRIVATE PROPERTY SO AS TO NOT ADVERSELY AFFECT ANY EXISTING ON-STREET PARKING.
3. ENCROACHMENT PERMITS - SHALL BE OBTAINED AS DEFERRED SUBMITTAL ITEMS PER CONSTRUCTION SCHEDULE AS NEEDED. SIGNS, DELINEATORS, AND FLAG PERSONS SHALL BE AVAILABLE ON-SITE TO MANAGE BRIEF INTERRUPTIONS OF VEHICLE AND PEDESTRIAN TRAFFIC. THE CONSTRUCTION ACCESS SHALL BE LIMITED TO A SINGLE DRIVEWAY. THE REMAINING FRONTAGE IS PROVIDED WITH TEMPORARY CONSTRUCTION FENCING TO RESTRICT ADDITIONAL ACCESS POINTS. FOUR FOOT WIDE CLEAR PUBLIC WALKWAY SHALL BE MAINTAINED ALONG STREET FRONTAGE.
4. SANITARY FACILITIES - THE TEMPORARY SANITARY FACILITIES SHALL BE PLACED OUT OF VIEWS OF ADJACENT NEIGHBORING PROPERTIES. THE FACILITIES SHALL BE ABLE TO BE ACCESSED FROM A PAVED OR ROCKED ROAD OR DRIVEWAY. THE SANITARY FACILITIES MAY NOT BE LOCATED IN THE PUBLIC RIGHT OF WAY. TOWN PREFERS FACILITIES TO BE GREEN OR BROWN IN COLOR.
5. CLEAN-UP AREA - SPECIFIED ON-SITE CLEANING OF EQUIPMENT IS SHOWN ON SITE FOR CEMENT FORMS AND TRUCKS, PAINT BRUSHES, PLASTERING TOOLS, AND SAID CLEAN-UP AREA MUST BE SPECIFIED AND POSTED WITH A SIGN. THIS AREA MUST NOT BE LOCATED BENEATH ANY TREE'S CANOPY OR IN ANY PROPOSED PLANTING AREA. RUN OFF FROM THE CLEAN-UP AREA CAN BE CONTAINED BY PROVIDING A TEMPORARY BASE OF WOOD CHIPS OR OTHER NATURAL ABSORBENT MATERIAL TO BE DISPOSED OF OFF SITE.
6. CONSTRUCTION MATERIALS STORAGE - AN AREA SHALL BE DESIGNATED ON-SITE FOR THE STORAGE OF A LIMITED AMOUNT OF CONSTRUCTION MATERIALS TO BE MANAGED BY THE JOB-SITE MANAGER. THE MAJORITY OF MATERIALS WILL BE STAGED OFF-SITE TO ALLOW FOR AS-NEEDED DELIVERY TO THE SITE, TO BE TIMED TO NOT COINCIDE WITH HIGH-TRAFFIC DEMAND PERIODS.
7. TOWN OF SAN ANSELMO ALLOWABLE CONSTRUCTION HOURS:
   MONDAY THROUGH FRIDAY: 7:00 AM TO 7:00 PM
   SATURDAYS: 9:00 AM TO 5:00 PM
   SUNDAYS: 12:00 PM TO 5:00 PM
   QUIET HOURS: 7:00 AM TO 8:00 AM
   HOLIDAYS: NO CONSTRUCTION ALLOWED ON HOLIDAYS OBSERVED BY THE TOWN.

2 CONSTRUCTION NOTES
1/16" = 1'-0"

3/24/2025 9:17:40 AM

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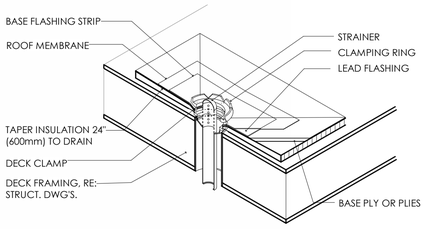
DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
SITE CONSTRUCTION OPERATION PLAN

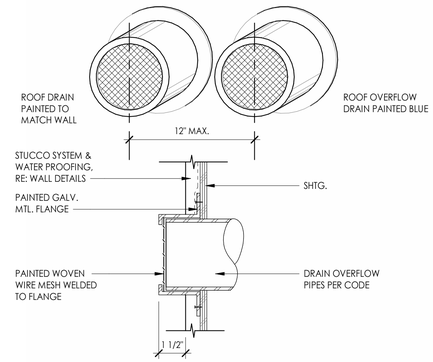
SHEET NUMBER
A 1.2

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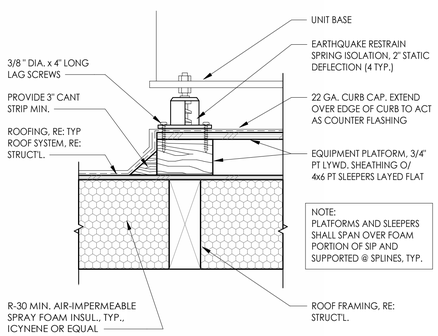


NOTE:
1. MINIMUM 30" (750mm) SQUARE. 4 LB. LEAD FLASHING SET IN APPEX FLASH OR APPEX GRIP. FLANGE MUST BE PRIMED WITH APPEX PRIME PRIOR TO STRIPPING.
2. MEMBRANE PLIES, METAL FLASHING, AND FLASH IN PLIES EXTEND UNDER CLAMPING RING. STRIPPING MEMBRANE EXTENDS 4" (100mm) BEYOND EDGE OF FLASHING SHEET, BUT NOT BEYOND EDGE OF SUMP.
3. INSTALL OVERFLOW DRAIN PER CODE.

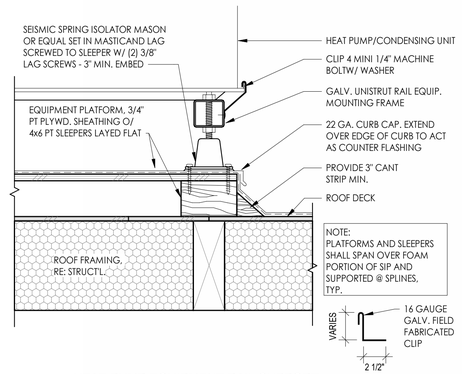
4 BALCONY FLOOR DRAIN
1 1/2" = 1'-0"



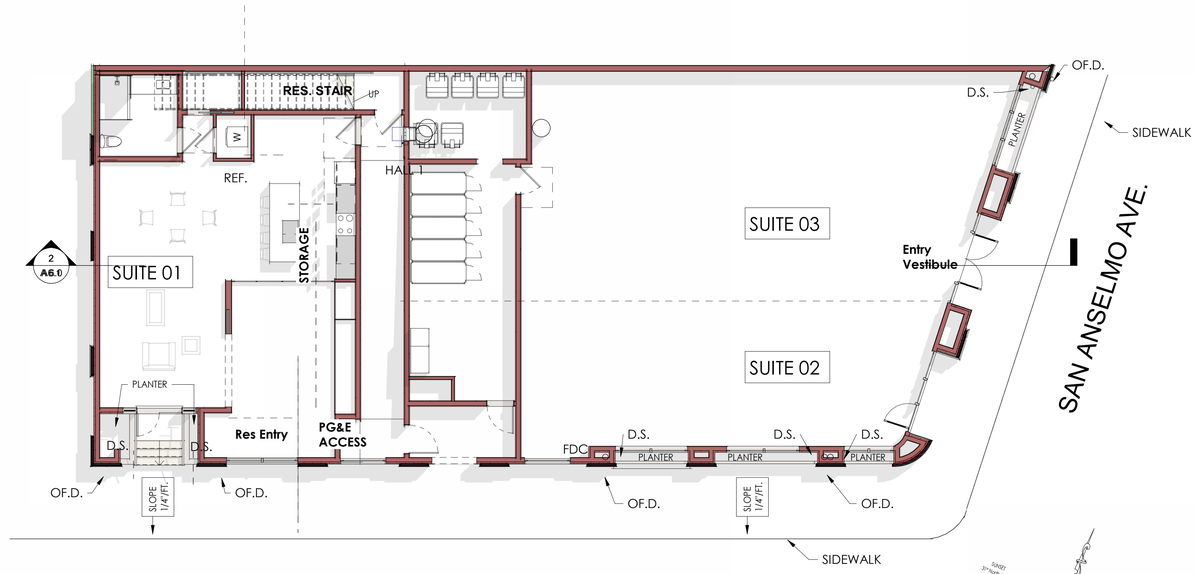
3 ROOF OVERFLOW DRAIN
3" = 1'-0"



5 ROOF EQUIPMENT SUPPORT
1 1/2" = 1'-0"

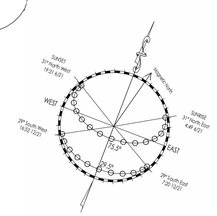


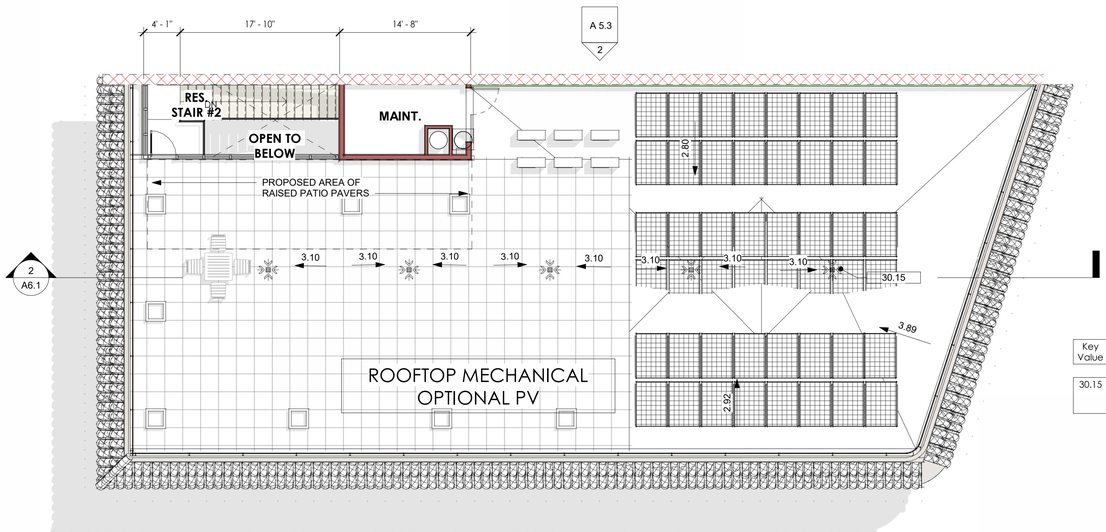
6 HEAT PUMP EQUIPMENT RAIL SUPPORT
1 1/2" = 1'-0"



PINE ST.

2 FIRST FLOOR DRAINAGE PLAN
1/8" = 1'-0"





Key Value	Keynote Text
30.15	ROOF DRAIN AND OVERFLOW DRAIN PER CODE. DAYLIGHT ABOVE GRADE, MAX. 12" ABOVE GRADE. RE: DETAILS.

1 ROOF DRAINAGE PLAN
1/8" = 1'-0"

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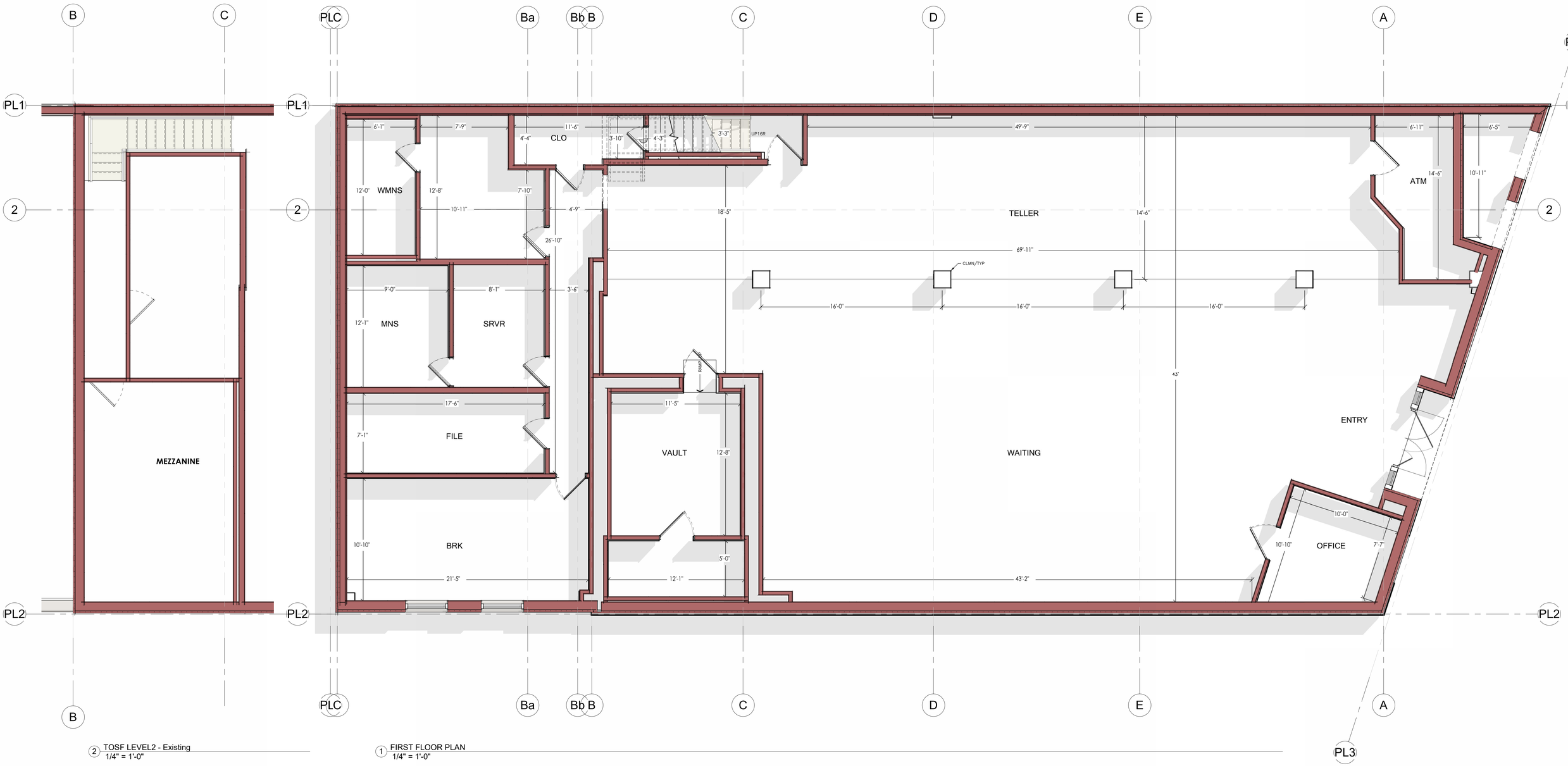
DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
DRAINAGE / STORMWATER MANAGEMENT PLAN

SHEET NUMBER
A 1.3

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2 TOSF LEVEL2 - Existing
1/4" = 1'-0"

1 FIRST FLOOR PLAN
1/4" = 1'-0"

3/23/2025 10:26:05 PM

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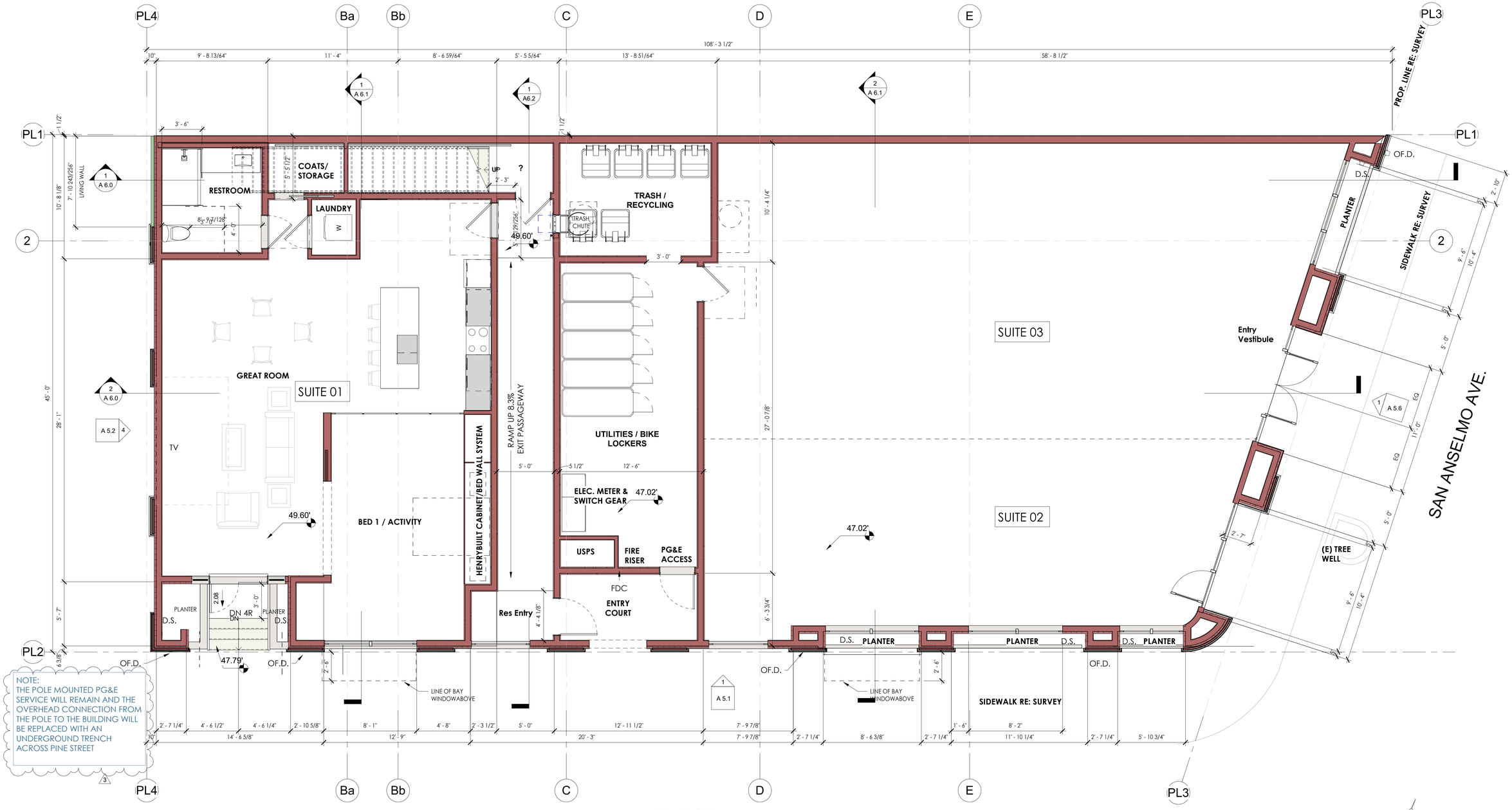
401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
EXISTING FLOOR PLAN

SHEET NUMBER
A 3.0

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1 FIRST FLOOR PLAN
1/4" = 1'-0"

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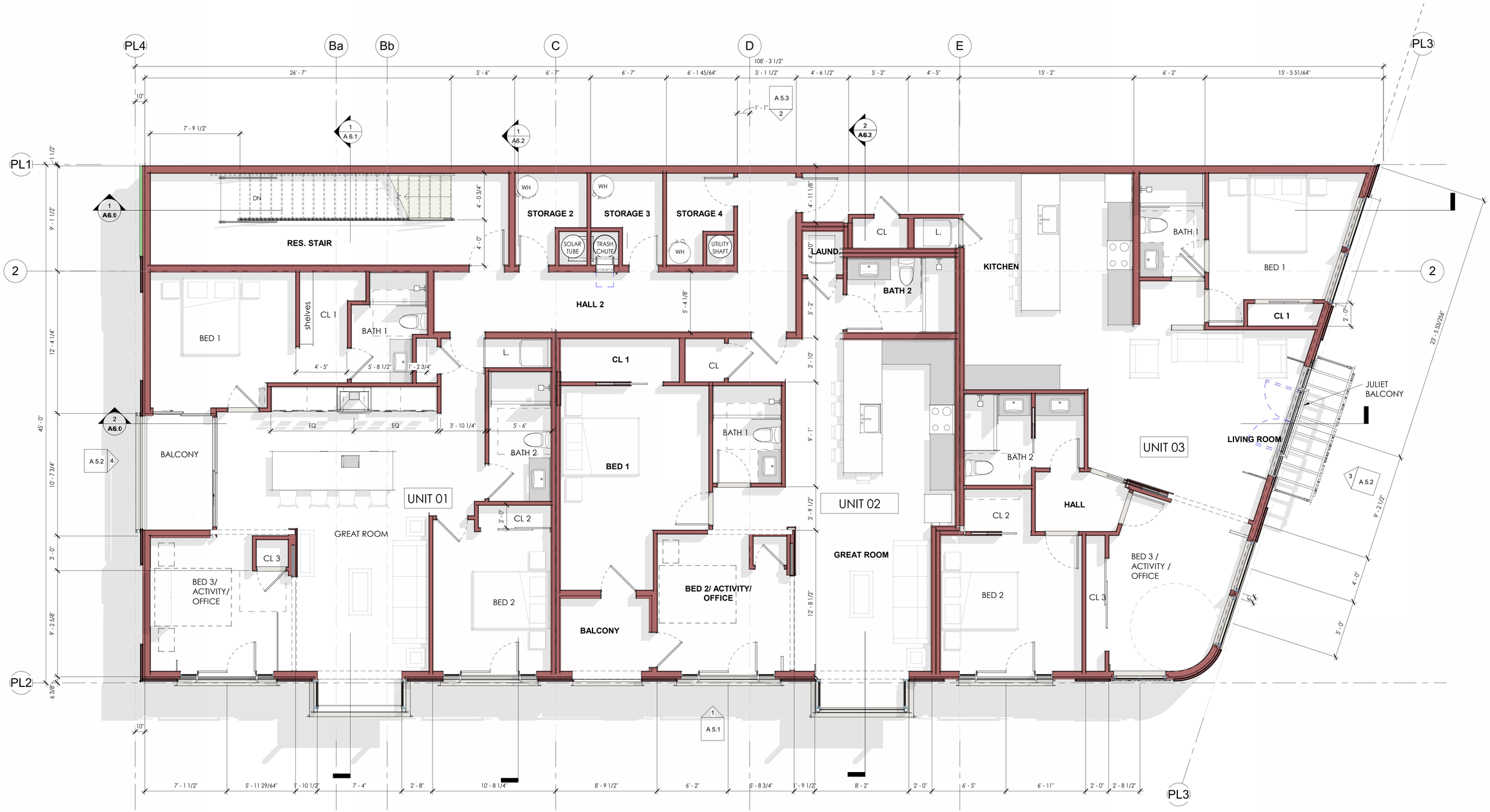
DATE
3/24/2025

401 SAN ANSELMO AVE.
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SHEET TITLE
GROUND FLOOR PLAN

SHEET NUMBER
A 3.1

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1 TOSF LEVEL2
1/4" = 1'-0"

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SHEET TITLE
SECOND FLOOR PLAN

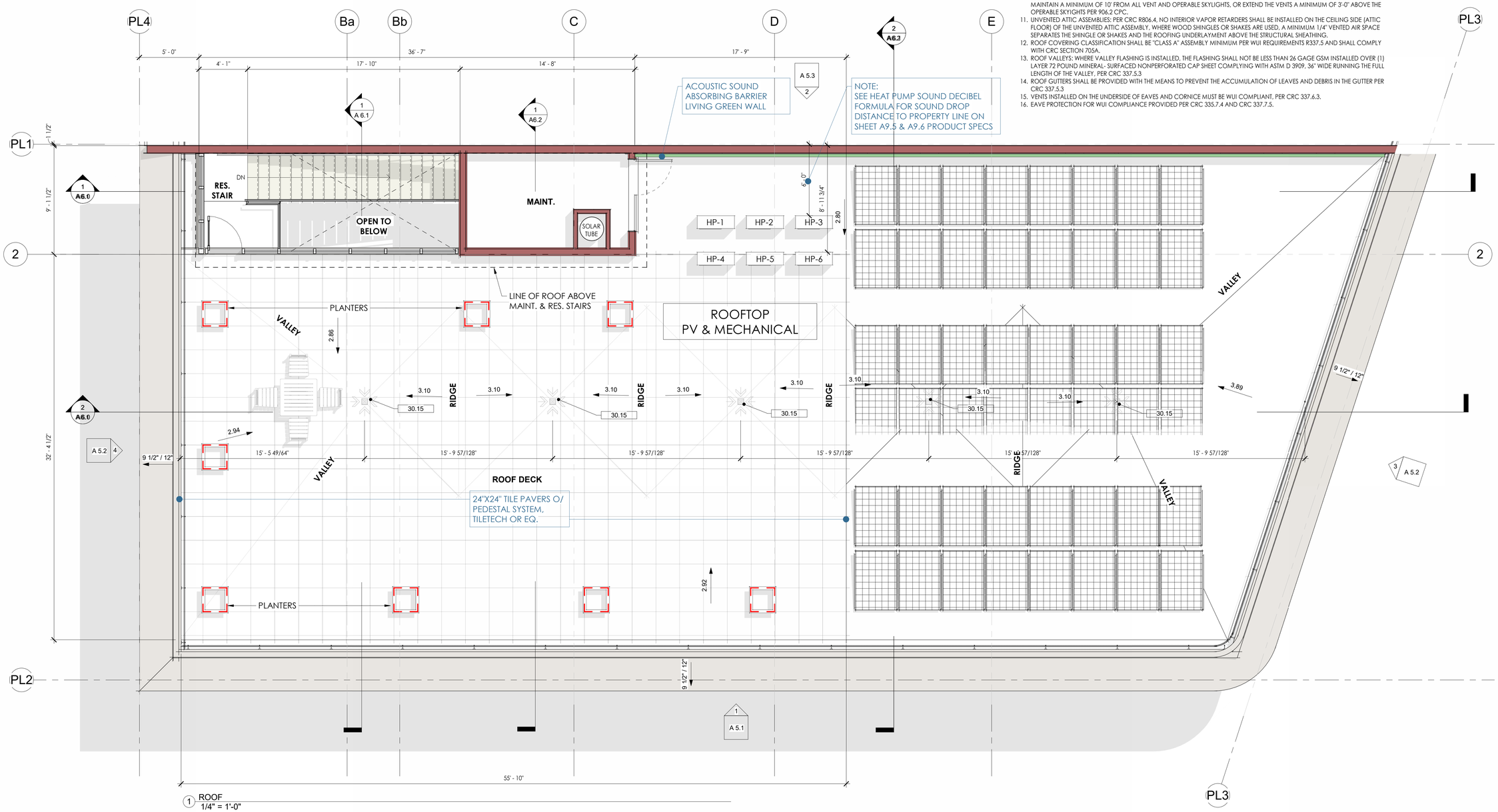
SHEET NUMBER
A 3.2

ENVIRONMENTAL INNOVATIONS IN DESIGN
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Key Value	Keynote Text
30.15	ROOF DRAIN AND OVERFLOW DRAIN PER CODE. DAYLIGHT ABOVE GRADE, MAX. 12" ABOVE GRADE. RE: DETAILS.

GENERAL NOTES - ROOF PLAN

1. ALL EXTERIOR WALLS ARE MEASURED FROM FACE OF STUD & FACE OF CONCRETE AT FOUNDATION. INTERIOR FRAMED WALLS ARE MEASURED TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
2. ALL ANGLES ARE 45 DEGREE UNLESS NOTED OTHERWISE.
3. PROVIDE FIREBLOCKING AT THE INTERSECTION OF VERTICAL AND HORIZONTAL SPACE MEMBRANE PENETRATIONS, CONCEALED SPACES BETWEEN ATTICS AND CHASES IN COMPLIANCE WITH CBC.
4. SEE BUILDING ELEVATION SHEETS FOR GUTTER AND DOWNSPOUT LOCATIONS.
5. ALL DOWNSPOUT LEADERS & AREA DRAINS SHALL CONNECT TO APPROVED SITE DRAINAGE IMPROVEMENTS (RE: CIVIL/ LANDSCAPE DRAWINGS).
6. ALL OPENINGS IN TOP PLATE FOR WIRE AND CABLE SHALL BE TIGHTLY SEALED TO PREVENT THE PASSAGE OF AIR.
7. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECK, THE SPACE SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS, OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NON PERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
8. INSTALL ROOFING MATERIALS PER THE MOST CURRENT EDITION OF 2016 CRC (CHAPTER R902) & MANUFACTURER'S RECOMMENDATIONS. RE: DETAILS & VERIFY EXACT ROOF COVERING MANUFACTURER & PRODUCT TYPE AND COLOR W/ DEVELOPER & ARCHITECT PRIOR TO INSTALLATION.
9. INSTALL FLASHING AT ALL TRANSITIONS OF ROOF PLANE SURFACES.
10. ALL MECHANICAL / PLUMBING VENTS SHALL PENETRATE THE ROOF AT REAR-FACING SLOPES WHERE POSSIBLE, OR SIDE-FACING SLOPES AS AN ALTERNATE. ALL ROOF MOUNTED METAL VENTS OR COMPONENTS SHALL BE PAINTED TO MATCH ROOF COLOR. MAINTAIN A MINIMUM OF 10' FROM ALL VENT AND OPERABLE SKYLIGHTS, OR EXTEND THE VENTS A MINIMUM OF 3'-0" ABOVE THE OPERABLE SKYLIGHTS PER 906.2 CPC.
11. UNVENTED ATTIC ASSEMBLIES: PER CRC R806.4, NO INTERIOR VAPOR RETARDERS SHALL BE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY, WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4" VENTED AIR SPACE SEPARATES THE SHINGLE OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
12. ROOF COVERING CLASSIFICATION SHALL BE "CLASS A" ASSEMBLY MINIMUM PER WUI REQUIREMENTS R337.5 AND SHALL COMPLY WITH CRC SECTION 705A.
13. ROOF VALLEYS: WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN 26 GAGE GSM INSTALLED OVER (1) LAYER 72 POUND MINERAL- SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, 36" WIDE RUNNING THE FULL LENGTH OF THE VALLEY, PER CRC 337.5.3
14. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER PER CRC 337.5.3
15. VENTS INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICE MUST BE WUI COMPLIANT, PER CRC 337.6.3.
16. EAVE PROTECTION FOR WUI COMPLIANCE PROVIDED PER CRC 335.7.4 AND CRC 337.7.5.



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

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SHEET TITLE
ROOF PLAN

SHEET NUMBER
A 3.3

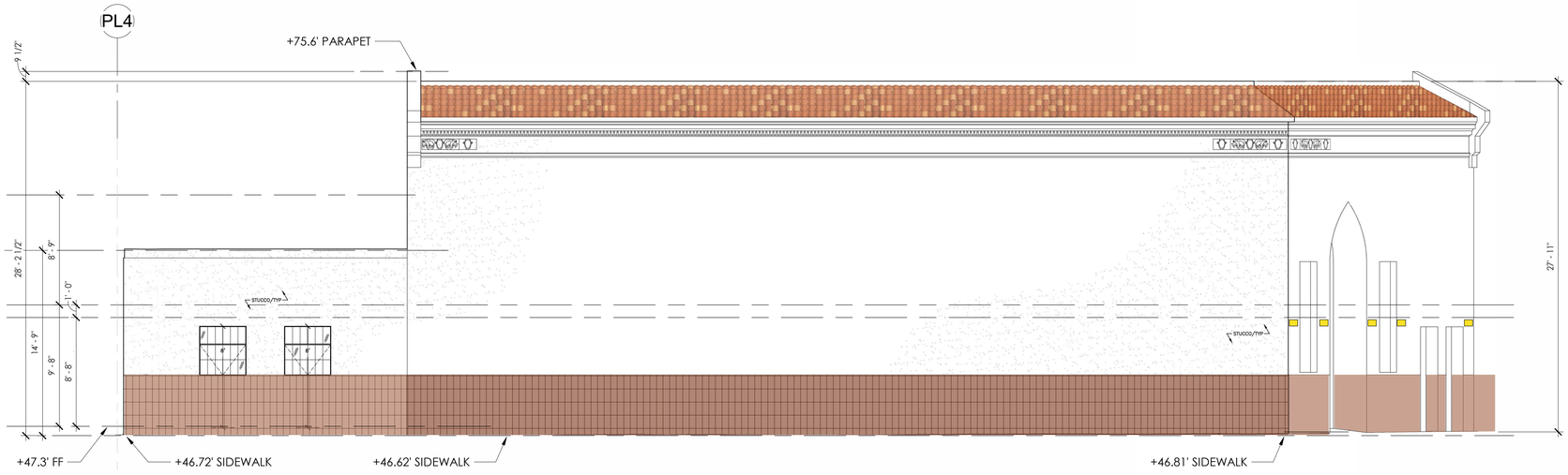
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LIGHTING LEGEND

	SYM	TYPE	MODEL	LAMP	LUMENS (PER FIXTURE)	QUANTITY
A		DOWN LIGHT AT WALL		LED	----	5

LIGHTING LEGEND

	SYM	TYPE	MODEL	LAMP	LUMENS (PER FIXTURE)	QUANTITY
A		WALL LIGHT (FULLY SHIELDED)	 VISUAL COMFORT - KW 2779BZ	LED, 12W	1,400 LM	6
B		WALL SCONCE (FULLY SHIELDED)	 ZERO - CITY	LED, 23W	2,215 LM	2
C		RECESSED CEILING	 RAB LIGHTING - VAN17-30	LED, 30W	4,400 LM	2
D		ADDRESS NUMBER				2



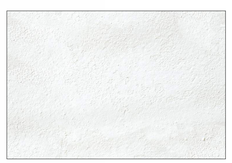
2 EXISTING ELEVATION - SOUTH
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"



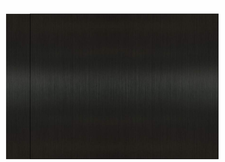
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TERRA COTTA BARREL ROOF TILES, REDLAND CLAY TILE, OLD SEDONA OR EQ.



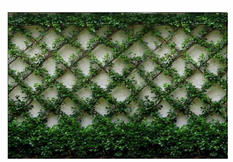
2
STUCCO - SMOOTH TROWELED COLOR - KMW57-1 CLOUD WHITE



3
STUCCO - SMOOTH TROWELED COLOR - KM-5828-2 BIG BAND



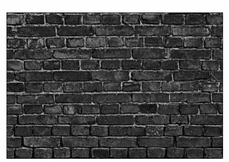
4
BREAK METAL - BRUSHED ALUM. COLOR - BLACK



5
METAL TRELLIS WITH VINES



6
AWNING CANVAS MATERIAL COLOR - KM4635-3 TANGLEWOOD



7
BRICK VENEER - McNEAR OR EQ. COLOR - NORFOLK BLACK



8
CAST STONE TRIM - TRAVERTINE OR EQ. COLOR - LIGHT CREAM



9
BAY WINDOW ROOF AND FASCIA COLOR - NATURAL COPPER



10
CORNICE TRIM COLOR - BEHR - LIMOUSINE LEATHER MQ5-05

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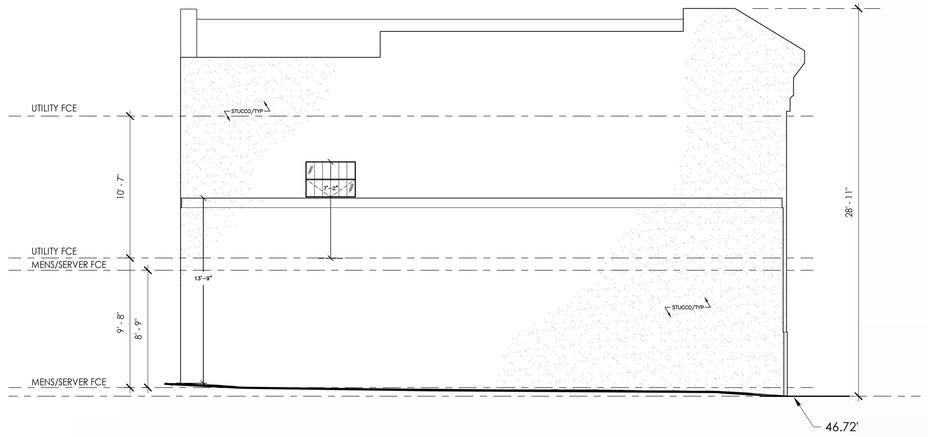
401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
ELEVATIONS - SOUTH

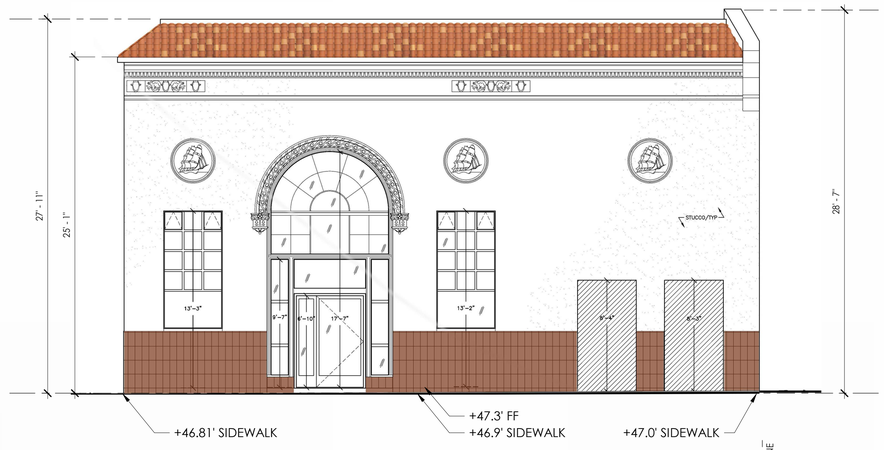
SHEET NUMBER
A 5.1

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1 EXISTING ELEVATION - WEST
3/16" = 1'-0"



2 EXISTING ELEVATION - EAST
3/16" = 1'-0"

LIGHTING LEGEND

SYM	TYPE	MODEL	LAMP	LUMENS (PER FIXTURE)	QUANTITY
A	DOWN LIGHT AT WALL		LED	----	5

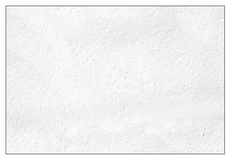
LIGHTING LEGEND

SYM	TYPE	MODEL	LAMP	LUMENS (PER FIXTURE)	QUANTITY
A	WALL LIGHT (FULLY SHIELDED)	 VISUAL COMFORT - KW 2779BZ	LED, 12W	1,400 LM	6
B	WALL SCONCE (FULLY SHIELDED)	 ZERO - CITY	LED, 23W	2,215 LM	2
C	RECESSED CEILING	 RAB LIGHTING - VAN17-30	LED, 30W	4,400 LM	2
D	ADDRESS NUMBER				2





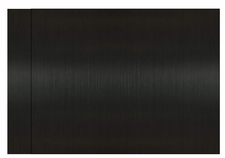
1
TERRA COTTA BARREL ROOF TILES, REDLAND CLAY TILE, OLD SEDONA OR EQ.



2
STUCCO - SMOOTH TROWELED
COLOR - KMW57-1 CLOUD WHITE



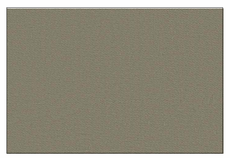
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STUCCO - SMOOTH TROWELED
COLOR - KM-5828-2 BIG BAND



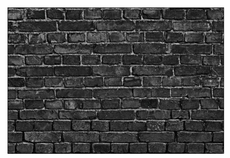
4
BREAK METAL - BRUSHED ALUM.
COLOR - BLACK



5
METAL TRELLIS WITH VINES



6
AWNING CANVAS MATERIAL
COLOR - KM4635-3 TANGLEWOOD



7
BRICK VENEER - McNEAR OR EQ.
COLOR - NORFOLK BLACK



8
CAST STONE TRIM - TRAVERTINE OR EQ.
COLOR - LIGHT CREAM



9
BAY WINDOW ROOF AND FASCIA
COLOR - NATURAL COPPER



10
CORNICE TRIM
COLOR - BEHR - LIMOUSINE LEATHER
MQ5-05

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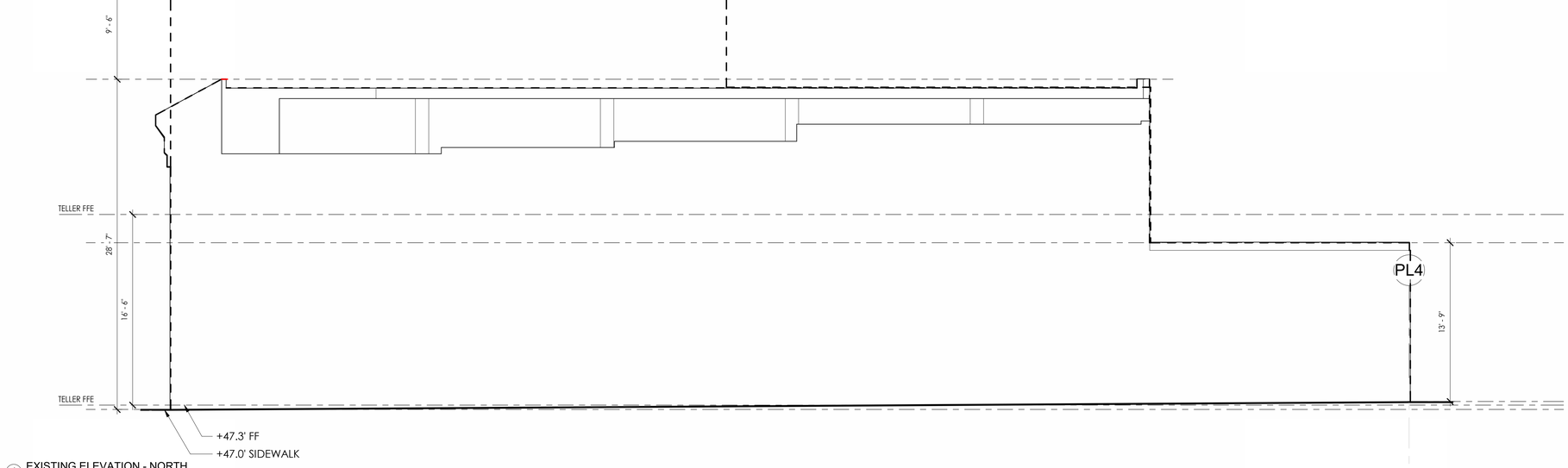
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SAN ANSELMO, CA 94960

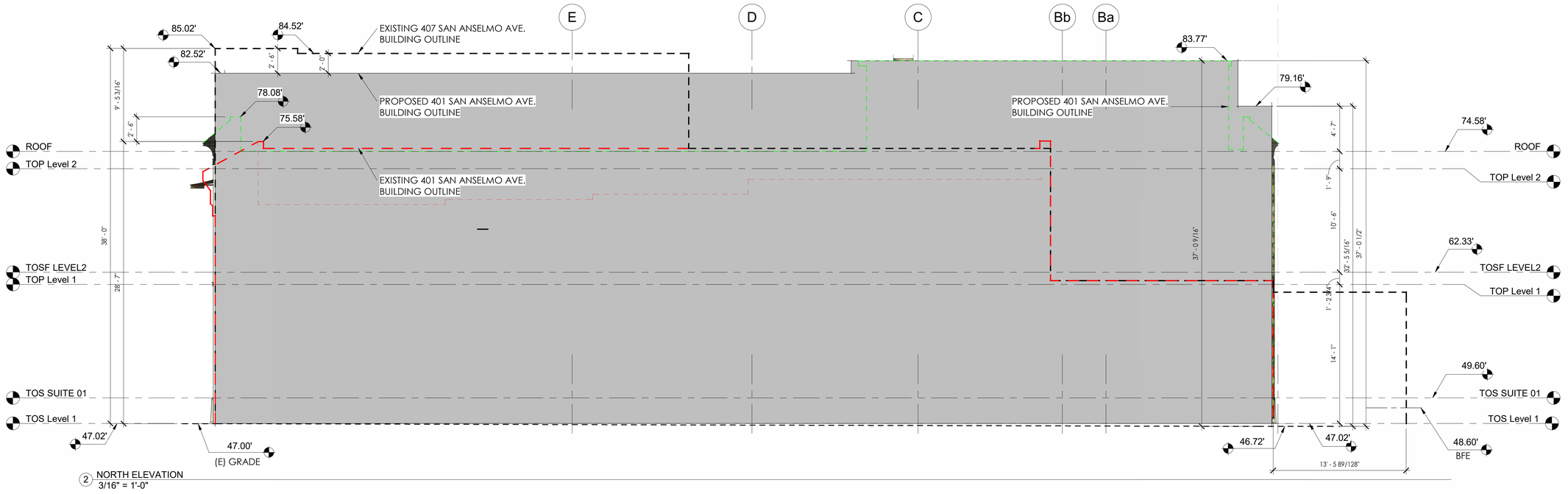
SHEET TITLE
ELEVATIONS - EAST/ WEST

SHEET NUMBER
A 5.2

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1 EXISTING ELEVATION - NORTH
3/16" = 1'-0"

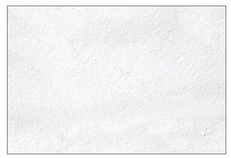


2 NORTH ELEVATION
3/16" = 1'-0"



1

TERRA COTTA BARREL ROOF TILES, REDLAND CLAY TILE, OLD SEDONA OR EQ.



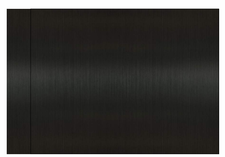
2

STUCCO - SMOOTH TROWELED
COLOR - KMW57-1 CLOUD WHITE



3

STUCCO - SMOOTH TROWELED
COLOR - KM-5828-2 BIG BAND



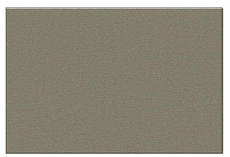
4

BREAK METAL - BRUSHED ALUM.
COLOR - BLACK



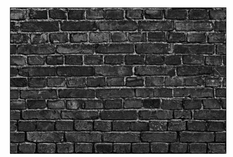
5

METAL TRELLIS WITH VINES



6

AWNING CANVAS MATERIAL
COLOR - KM4635-3 TANGLEWOOD



7

BRICK VENEER - McNEAR OR EQ.
COLOR - NORFOLK BLACK



8

CAST STONE TRIM - TRAVERTINE OR EQ.
COLOR - LIGHT CREAM



9

BAY WINDOW ROOF AND FASCIA
COLOR - NATURAL COPPER



10

CORNICE TRIM
COLOR - BEHR - LIMOUSINE LEATHER MQ5-05

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SHEET TITLE
ELEVATIONS - NORTH

SHEET NUMBER
A 5.3

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Article 7. (Excerpts) - Permanent Signs on Nonresidential Uses

10-9.701 - Nonresidential uses.
Legal nonresidential uses and establishments may erect, maintain and display permanent and principal signs as described in this chapter. Unless otherwise provided, all signs described in this chapter are subject to a sign permit. Rules for temporary signs are stated in Article 8 of this chapter. However, in the case of a newly opened, newly re-opened or "coming soon" establishment, temporary versions of the signs authorized by this article may be displayed without permit for a period not to exceed thirty (30) calendar days.

(Ord. 1053, eff. January 12, 2007)

10-9.707 - Other nonresidential establishments—Ground floor.
All ground-floor nonresidential establishments for which specific rules are not provided by other sections of this article may display signs, subject to:

(a)Ground floor uses. Not more than two (2) signs per use, to be located on the primary building face, the total area of such signs not to exceed one (1) square foot for each lineal foot of the primary building face devoted to that use, up to a maximum total sign area of 100 square feet, except that:(1)If a single use extends from one (1) street, through a building, to another street opposite and generally parallel to the first, **or if a use is conducted on a corner, each of the building faces fronting a street shall be considered a primary building face for the purposes of determining the area and location of the signs permitted by such use, but the total area of permitted signs shall nevertheless not exceed 100 square feet per use;(2)A use shall be permitted two (2) signs**, located on the primary building face, and having a total area not exceeding one and one-half (1½) square feet for each lineal foot of primary building face devoted to that use, up to a maximum of 150 square feet per use, if that use fronts on a street (or on two (2) or more adjacent parallel streets) having a total of four (4) or more lanes of traffic; and(3)Where the primary building face does not front on a public street, two (2) signs per use may be erected and maintained on the building face, if there is any, which does front on a public street, but the total square footage of each use's signs shall be no greater than would be permitted if the frontage devoted to that use were the primary building face.

Article 8. - Temporary, Moveable and Informational Signs, Nonresidential

10-9.807 - Informational signs.
Signs displaying consumer information, such as hours of operation, help wanted, credit cards honored, association affiliations, vacancy, restrooms, danger warnings, hours of operation, open/closed, etc., may be displayed on nonresidential uses, subject to: maximum total display area of all such signs: four (4) square feet; location: flush on the building face or on a door or window. Such signs do not count towards the total amount of display area otherwise allowed. Permits are not required for such signs.

(Ord. 1053, eff. January 12, 2007)

10-9.805 - Address numbers.
In addition to the signs otherwise allowed, all nonresidential uses may display address numbers not greater than eighteen (18") inches in height.

(Ord. 1053, eff. January 12, 2007)

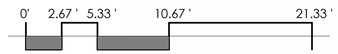
10-9.814 - Projecting sign.
Each nonresidential establishment located in a commercial or professional zone may erect, maintain and display one (1) projecting sign, subject to: sidewalk clearance - at least seven (7') feet six (6") inches; maximum size: not taller than six (6") inches; total area per side: not exceeding three (3) square feet; illumination: not allowed; maximum projection over public right-of-way: forty-two (42") inches, and then only if allowed by Chapter 10 and authorized by an encroachment permit.

(Ord. 1053, eff. January 12, 2007)

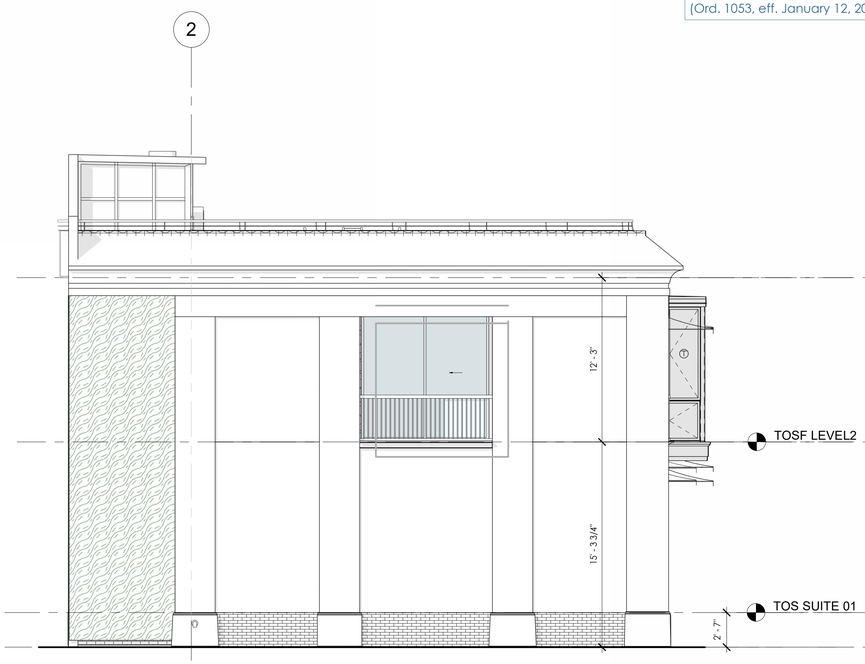
NOTE:
PER CBC MAX. FENESTRATION PER FLOOR AT WEST FACADE = 112.5 SQFT.



1 East Storefront Glazing
3/16" = 1'-0"



Graphic Scale: 3 /16 inch = 1 foot



3 West Storefront Glazing
3/16" = 1'-0"



2 South Storefront Glazing
3/16" = 1'-0"

Per Signage ordinace, Chapter 9, Article 7:
Primary Commercial Building Face = 56 Lineal ft. x 1.5 sqft. per 1Lineal Ft. =
Allowable Signage area = 84 sqft max. .
Proposed Signage Area = 19.82 sqft.

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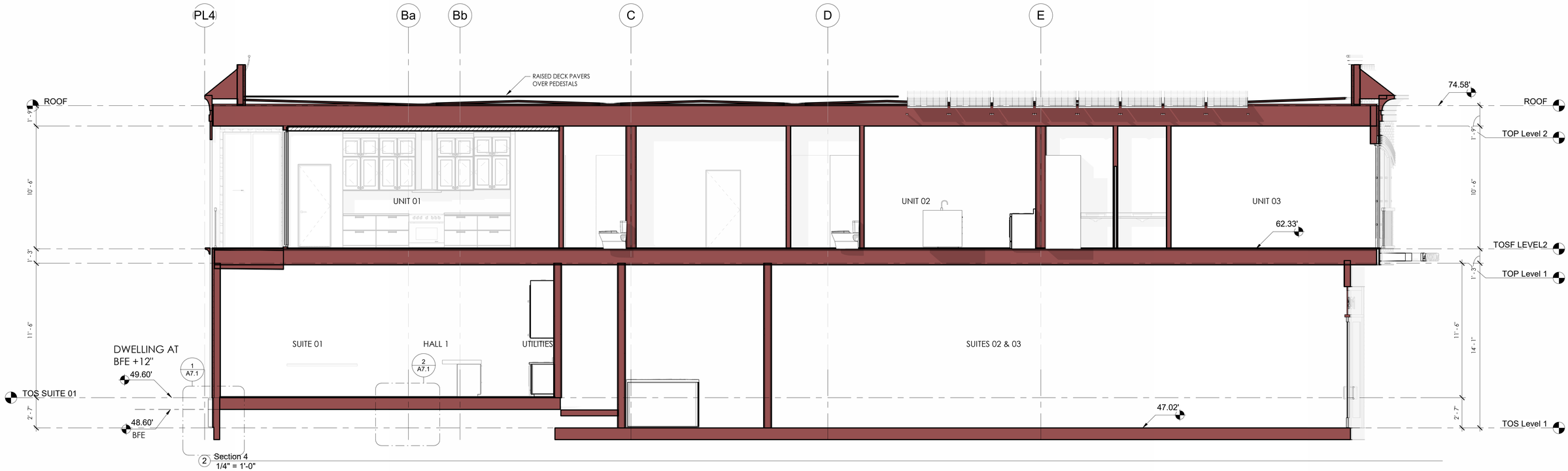
DATE
3/24/2025

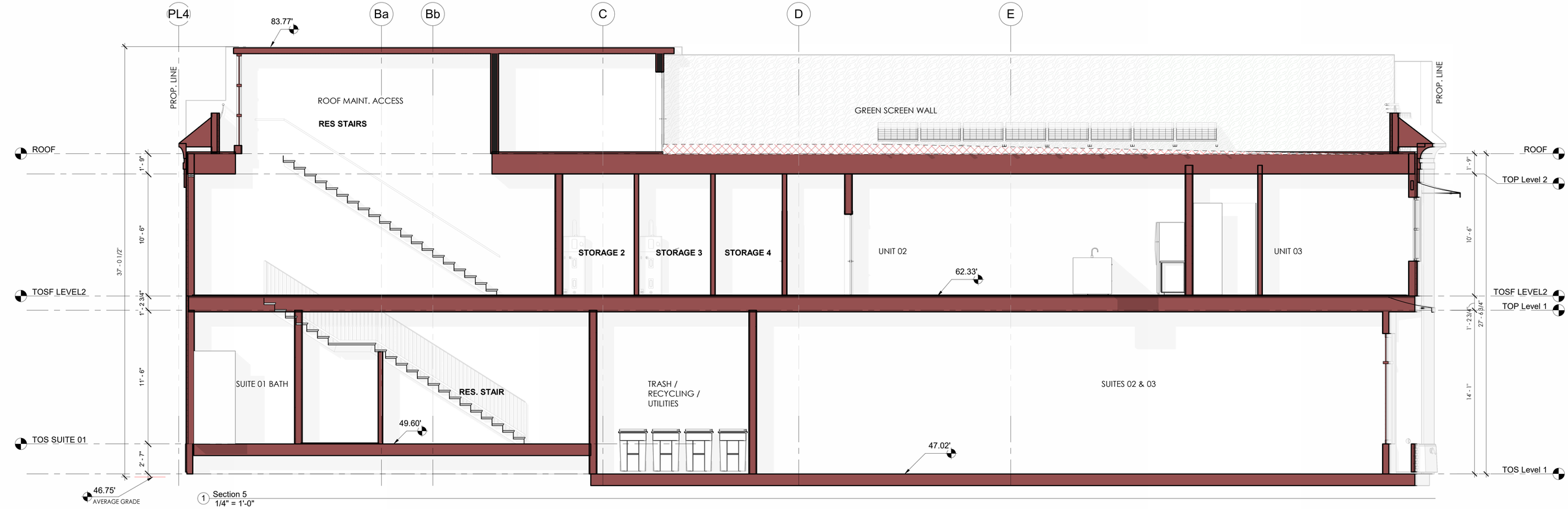
401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
COMMERCIAL SIGNAGE

SHEET NUMBER
A 5.6

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ECO FUNCTIONAL ARCHITECTURE





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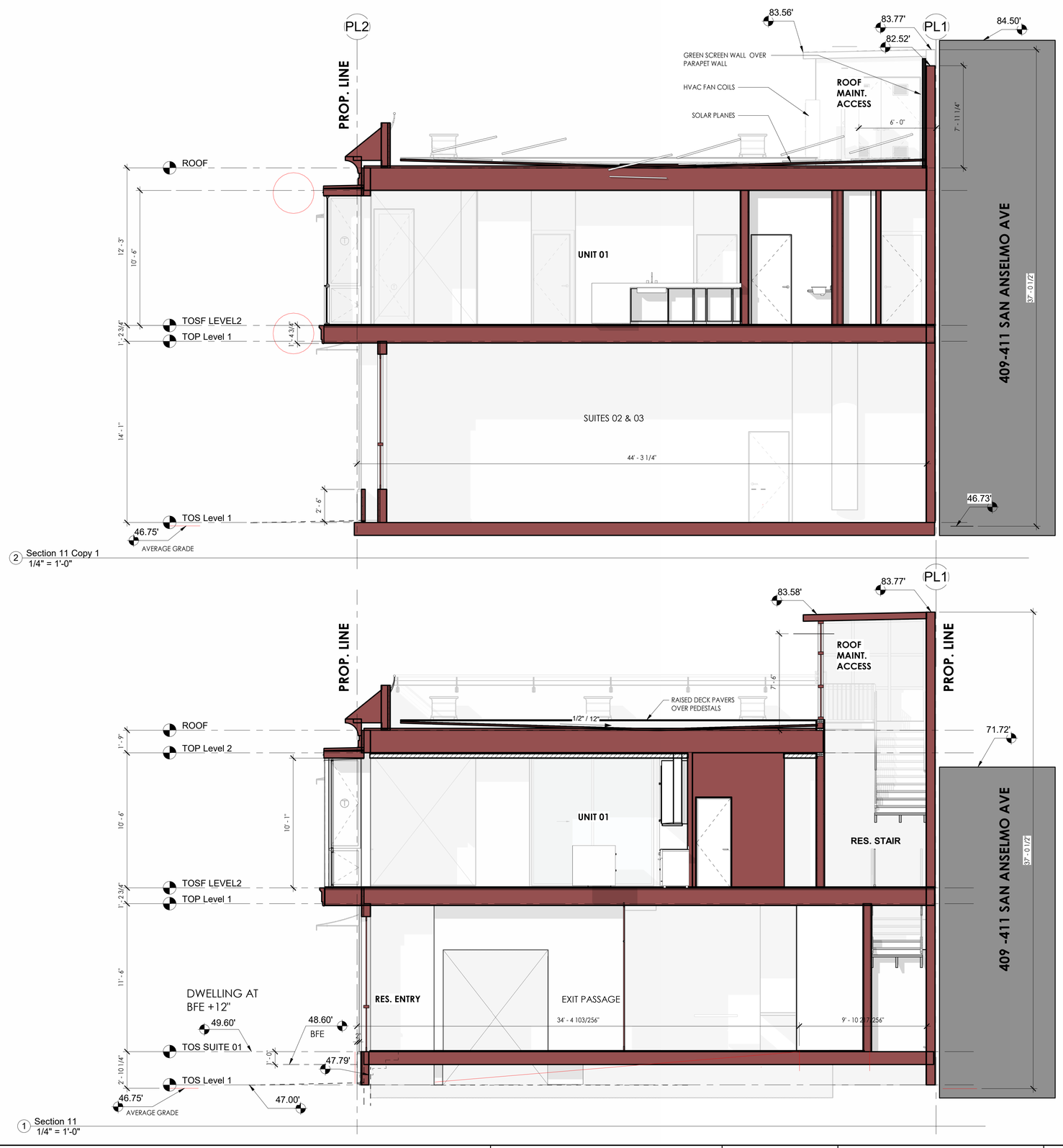
401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
SECTIONS

SHEET NUMBER
A 6.0

ENVIRONMENTAL INNOVATIONS IN DESIGN
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SHEET TITLE
SECTIONS

SHEET NUMBER
A 6.1

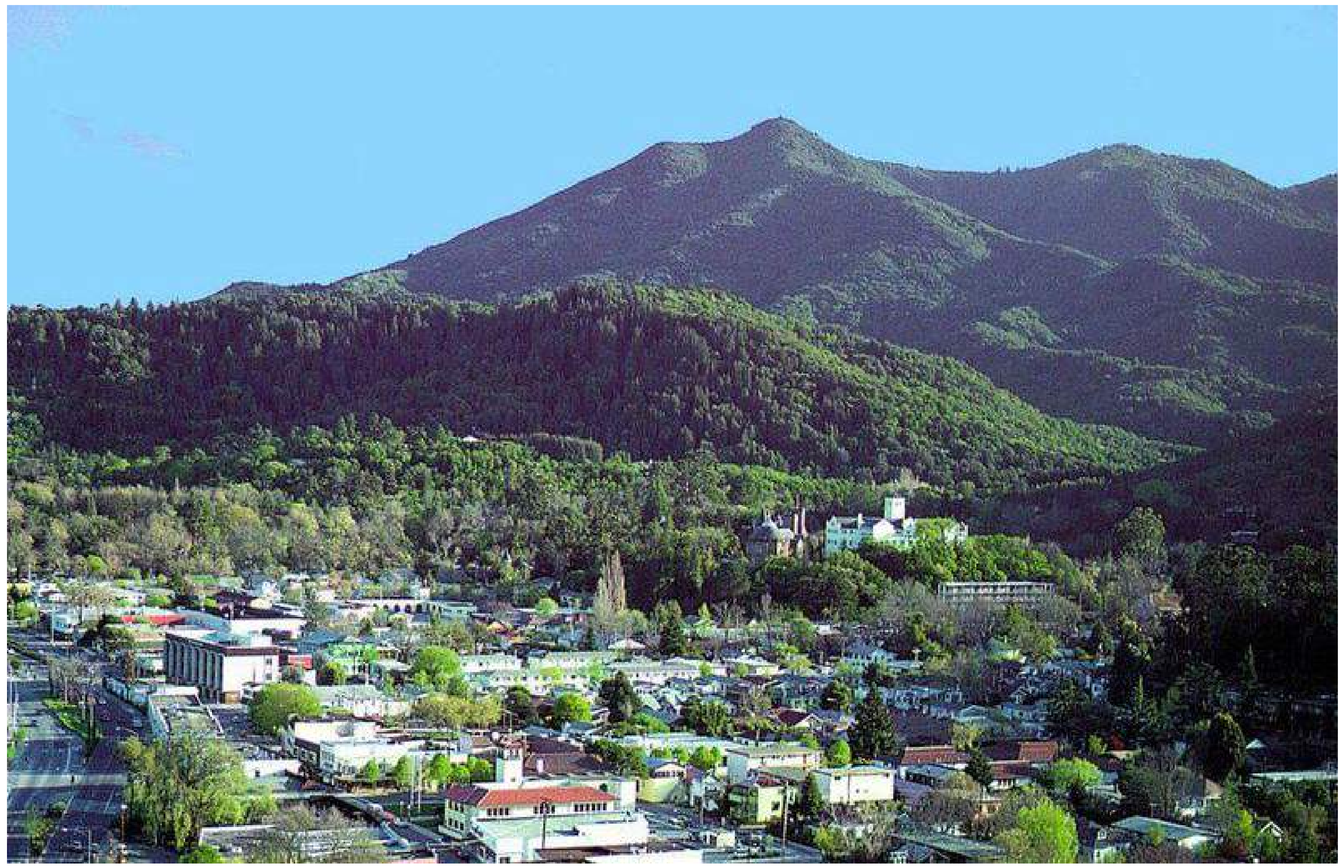
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DOWNTOWN SAN ANSELMO



STREET FAIR



NATURAL BEAUTY AROUND SAN ANSELMO

ADDRESSING HOUSING IN SAN ANSELMO, EXCERPTS FROM HOUSING ELEMENTS REVISION 6

In contrast to the past, the Town's current vision is one that values and promotes residential development as a key component of a vibrant community. While preparing the Housing Element Update, and in response to recent state legislation, the community has had an opportunity to rethink its future and patterns of development. While community character and natural amenities are still a top priority for the Town, the Town is dedicated to unlocking the untapped potential within the community by increasing housing. The Town is committed to encouraging and facilitating housing by the redevelopment of underutilized properties and vacant sites. With a focus on sustainable and thoughtful urban planning, the Town envisions a future where underutilized and vacant spaces transform into vibrant, welcoming neighborhoods and celebrate inclusivity, economic vitality, and a more dynamic, diverse, and thriving community.

Underutilization. San Anselmo's housing opportunity sites are currently underutilized, primarily commercial properties. Since San Anselmo is a built-out community with very few vacant sites remaining for development, underutilized, nonvacant properties are the focus for housing opportunity sites as the redevelopment of underutilized nonvacant sites is more realistic during the RHNA Cycle 6. To encourage higher density redevelopment of utilized properties, the Town will allow missing middle housing types in all residential districts, adopt objective design standards for missing middle housing, and adopt pre-approved plans for missing middle housing (Program 3.1).

As the Town seeks to meet the state mandate to plan for 1,000 new housing units at all levels of affordability, which housing types do you feel are most appropriate for San Anselmo?

Participants were given the opportunity to select multiple responses for this question. Medium density multifamily housing (5-15 units/site) received the most votes, with 16 percent of HEAC members choosing this housing type.

How can San Anselmo address housing affordability within Town limits?

The allowance for an increase in density received the most votes with 64 percent of participants choosing this option. Streamlining the residential approval process (ADRB) received the second most votes with 50 percent of participants choosing this option.

ADDRESSING HOUSING IN SAN ANSELMO, FROM DRAFT HOUSING ELEMENTS REVISION 6

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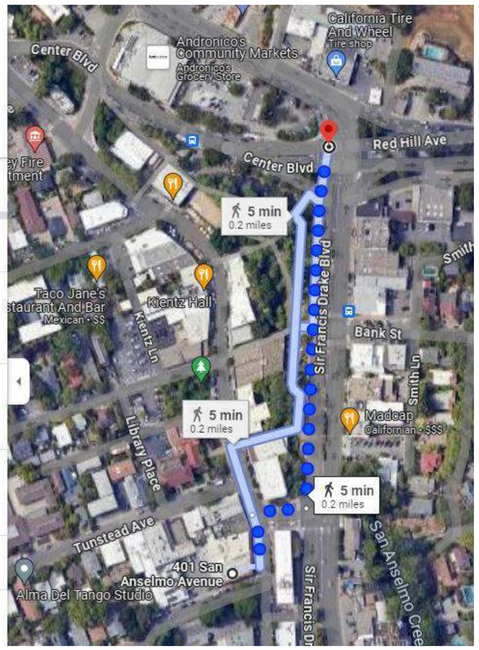
SHEET TITLE: HOUSING ELEMENT DENSITY

SHEET NUMBER: A 9.1

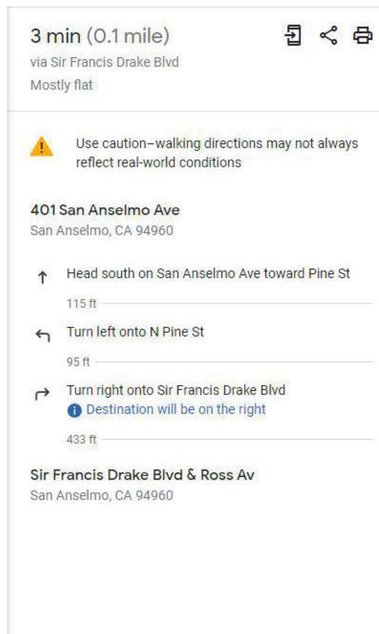
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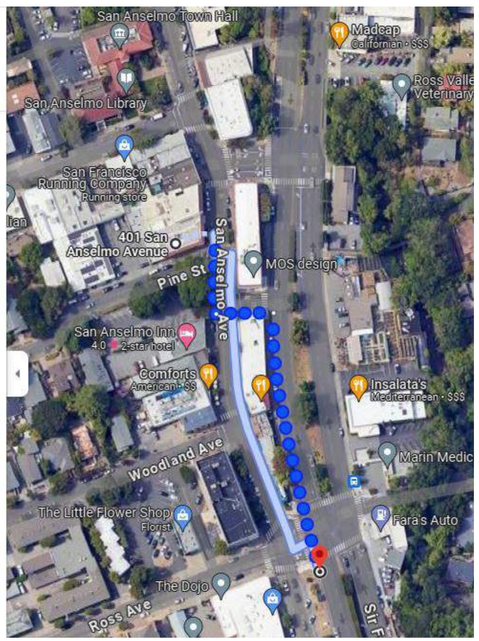
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DISTANCE TO HUB





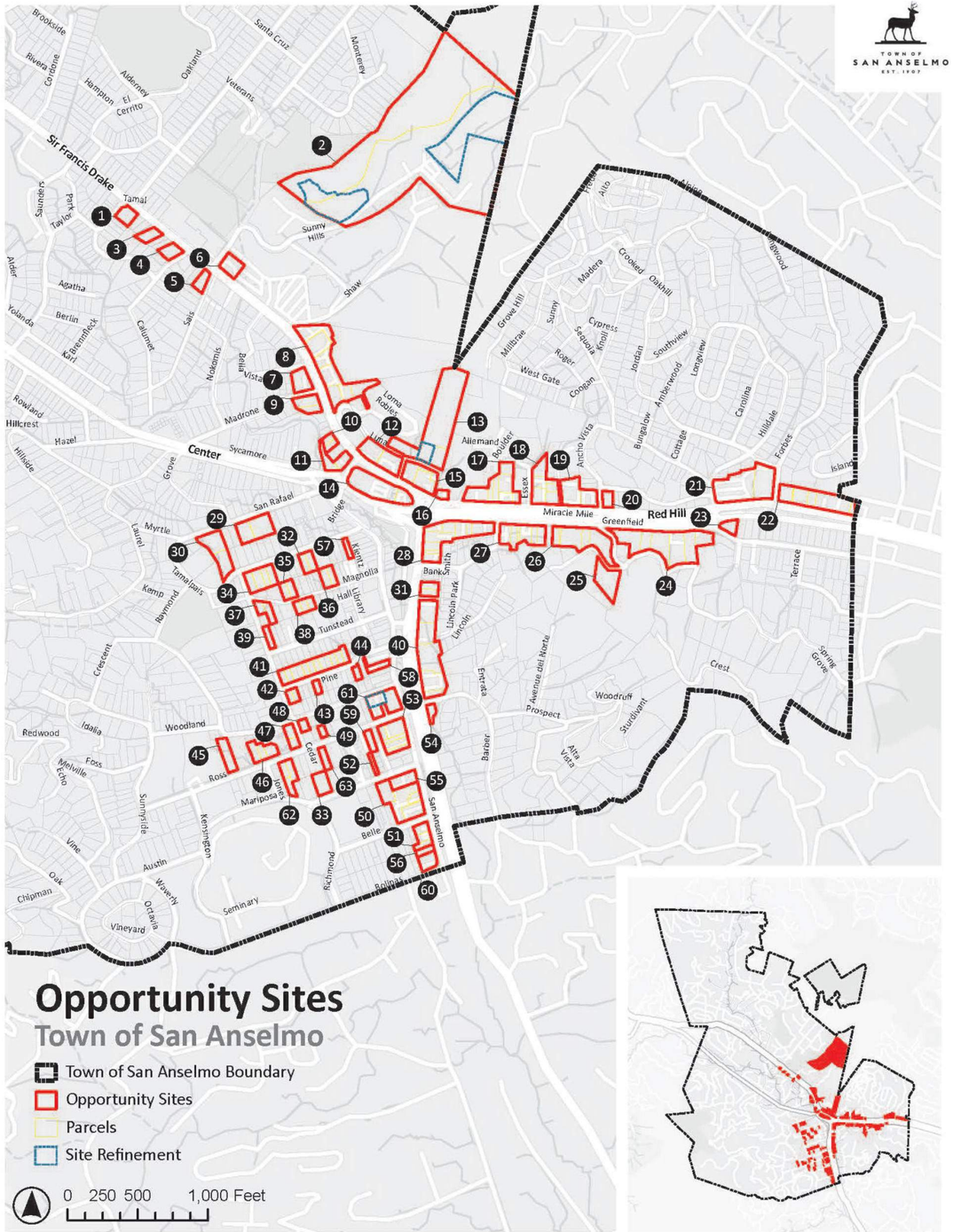
PUBLIC TRANSIT

ADDRESSING HOUSING IN SAN ANSELMO, EXCERPTS FROM HOUSING ELEMENTS REVISION 6, cont.

To better accommodate the densities needed to accommodate affordable housing development, the Housing Element include Action 5.3a that will establish an affordable housing overlay district to allow greater building height, density, and floor area ratio for multifamily and mixed-use developments that provide a specified percent of units as affordable to low- and very-low-income households. This overlay zone will be applied in addition to the rezonings proposed for the housing opportunity sites as stipulated under Action 5.7a, and it is not necessary to meet the Regional Housing Needs Allocation. Rather, the Affordable Housing Overlay Zone will serve as an additional tool to enhance the development of affordable housing in San Anselmo. The Affordable Housing Overlay Zone will apply to properties zoned SPD, C-3, and R-3. In addition, property owners will be able to request a zoning amendment to fall within the Affordable Housing Overlay Zone, and the Town will waive rezoning fees.

To improve the flexibility of the Town's parking standards the Zoning Code, the Housing Element includes Action 5.2c to amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with Assembly Bill (AB) 2097 and Action 5.2d which will amend the Zoning Code to include flexible parking requirements and reductions in areas outside of a half-mile of public transit under certain circumstances.

Proximity to Transit. If the opportunity site is located within a quarter mile of a transit stop, it was deemed suitable for redevelopment. Per Government Code Section 65583.2, subdivisions (h) and (i) the Town cannot require parking for development within a quarter mile of a transit stop. This significantly increases the potential yield of redevelopment, making it more financially feasible to undertake.



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401 SAN ANSELMO AVE.
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SHEET TITLE
HOUSING ELEMENT PARKING & TRANSIT

SHEET NUMBER
A 9.2

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EXISTING 1



PROPOSED 1



EXISTING 2



PROPOSED 2

GREEN BUILDING ELEMENTS

These new homes will be built to exceed current energy efficiency requirements, while fostering the overall goal of creating an architecturally pleasing aesthetic and progressively sustainable design. Green programming features will include:

- ♦ Net-zero energy consumption
- ♦ Recycled, Re-used materials at walls, roofs, floors.
- ♦ Recycling of 85% of Construction Waste
- ♦ High Efficiency Heating and Cooling Systems
- ♦ Passive & Mechanical Ventilation for Indoor Air Quality
- ♦ Plentiful, well oriented Daylighting
- ♦ Tankless or High Efficiency Water Heaters
- ♦ On-Demand Hot Water Recirculation Pumps
- ♦ Photovoltaic and/or Hot Water Panels on Roofs
- ♦ Southerly Oriented Roofs for Solar Efficiency
- ♦ Advanced framing techniques and assemblies
- ♦ Use of Fly Ash and Recycled Rebar in Concrete
- ♦ Heat dissipating technologies at exterior walls
- ♦ Low-E, thermally insulated Windows
- ♦ Drought Tolerant, Water Efficient Landscaping
- ♦ Electrical Vehicle charging stations
- ♦ Improved Energy Performance above
- ♦ Title-24 Energy Compliance Requirements



EXISTING 3



PROPOSED 3

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401 SAN ANSELMO AVE.
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SHEET TITLE
SUSTAINABILITY & DOWNTOWN VITALITY

SHEET NUMBER
A 9.3

ENVIRONMENTAL INNOVATIONS IN DESIGN
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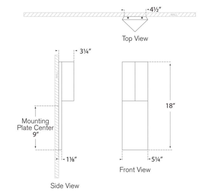
TEAR SHEET



Rega 18" Folded Sconce
Item # KW 2779BZ

Designer: Kelly Wearstler

Height: 18"
Width: 5.25"
Extension: 3.25"
Backplate: 4.5" x 18" Rectangle
Finishes: AB, BZ
Lightsource: Dedicated LED
Wattage: 12w (1400lm)
Weight: 5 Pounds



VISUAL COMFORT & CO.

1 EXTERIOR DOWN LIGHT - WALL WASH
12" = 1'-0"



ZERO CITY
VÄGGARMATUR/WALL FIXTURE



Utförande
Lackerad aluminium. Svart RAL 9005 och Gråbrun RAL 7006, andra färger på förfrågan. Inre skärm/reflektor i vitlackerad aluminium. Kan beställas utan galler på begäran. IK10.

LED info
Armaturlumen 2215LM, 2455LM. Systemeffekt 23W, 28W.
Korrelerad färgtemperatur 3000K. Färgtolerans SDCM 3. Färgåtergivning RA >80. L80 80.000h.

Montage
På vägg.

Anslutning
Kopplingsdosa med 5-polig plint i vägglåsa

Design
Thomas Bernstrand 2016.

Finish
Painted aluminum, black RAL 9005 or grey-brown RAL 7006. Other colours on request.. Internal shade in white painted aluminum. Can be made without grid on request. IK10.

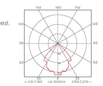
LED info
Luminaire Luminous Flux 2215LM, 2455LM. System power 23W, 28W
CCT 3000K. SDCM 3. CRI >80. L80 80.000h.

Installation
On wall.

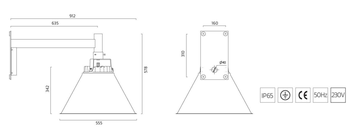
Connection
Junction box in the wall bracket.

Design
Thomas Bernstrand 2016.

Kan beställas förberedd för ZHAGA
Can be ordered prepared for ZHAGA







3 EXTERIOR DOWN LIGHT - GARAGE
12" = 1'-0"









Modern 10" Bronze Backlit Numbers

The Luxello Modern 10" Bronze Backlit Numbers are large exterior LED illuminated business address numbers suitable for outdoor houses and commercial buildings installations.

The 10" building house numbers are CNC from a solid piece of aluminum brushed finished and hardened with an anodized surface treatment for prolonged exterior protection.

The large scale numbers features an acrylic illuminated casing that screws together like a swiss mechanical watch. The CREE LED panels are interchangeable and can be replaced at any time. The numbers have an input voltage of 10 – 16 Volt AC or DC. Optional wall spacers help to maintain a 1/2 inch distance of the wall.

Custom size Exterior Illuminated Numbers are available upon request. Numbers come in White, Blue, Amber or Green or Red LED illuminations and in either Brushed, Bronze, Brass or brushed black. please contact us for further information on how to order these.

Description

Modern 10" Bronze Backlit Numbers
Size H: 10", W 3" – 5.5"
Thickness: .88"
Model: LUX-NR-10
Screw Down Casing Light: 12 – 19 CREE LED
10 – 16 Volt AC / DC
Lead time 6 weeks

EXTERIOR BACK LITE ADDRESS NUMBERS
2 12" = 1'-0"

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SHEET TITLE
LIGHTING SPECIFICATIONS

SHEET NUMBER
A 9.4

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Submittal Data Sheet
3 Ton VRV-IV S Heat Pump Unit
RXTQ36TAVJU

FEATURES

- Variable Refrigerant Temperature (VRT) technology allows VRV IV S series to deliver improved efficiencies and year round comfort
- Improved efficiencies with SEER values up to 18.0 and HSPF values up to 10.0
- Engineered with highly reliable Daikin Swing compressors
- All inverter compressors to increase efficiency and avoid starting current rush
- Can provide heating down to -4°F
- Added safety with optional auto changeover to auxiliary heat
- Easier installation with over 60% weight reduction compared to VRV III S

BENEFITS

- Single-phase technology enables installation in light commercial and residential applications
- Broader diversity with up to 10 indoor units connectivity
- Space saving compact design
- Design flexibility with long piping lengths up to 984ft total and 49ft vertical separation between indoor units
- Designed with reduced MOP to optimize installation costs
- Backed by best in class 10-years Parts Limited Warranty and 10-years Replacement Compressor Limited Warranty*



VRV IV AHRI CERTIFIED R-410A INVERTER

Submittal Data Sheet
3 Ton VRV-IV S Heat Pump Unit
RXTQ36TAVJU

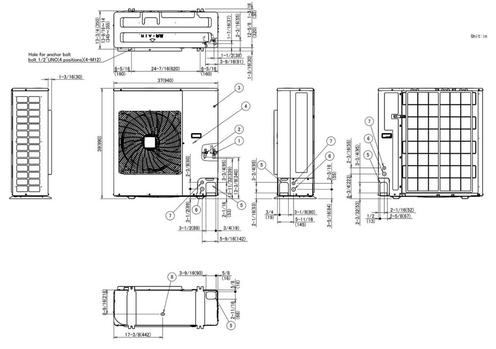
PERFORMANCE			
Outdoor Unit Model No.	RXTQ36TAVJU	Outdoor Unit Name:	3 Ton VRV-IV S Heat Pump Unit
Type:	Heat Pump		
Rated Cooling Conditions:	Indoor (°F DB/DB): 80 / 67 Ambient (°F DB/WB): 95 / 75	Rated Heating Conditions:	Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43
Rated Piping Length(ft):	25		
Rated Height Difference (ft):			
Rated Cooling Capacity (Btu/hr):	34,200	Rated Heating Capacity (Btu/hr):	37,000
Cooling Input Power (kW):	3.13	Heating Input Power (kW):	3.12
EER (Non-Ducted/Ducted):	12.00 / 9.70	Heating COP (Non-Ducted/Ducted):	/
SEER (Non-Ducted/Ducted):	18.00 / 15.50	HSPF (Non-Ducted/Ducted):	10.3 / 9.0
Max/Min Cooling Capacity (Btu/hr):	/	Max/Min Heating Capacity (Btu/hr):	

OUTDOOR UNIT DETAILS			
Power Supply (V/Hz/Ph):	208-230 / 60 / 1	Compressor Type:	Inverter
Power Supply Connections:		Capacity Control Range (%):	14 - 100
Min. Circuit Amps MCA (A):	16.50	Airflow Rate (H) (CFM):	2,682
Max Overcurrent Protection (MOP) (A):	25.00	Gas Pipe Connection (inch):	5/8
Max Starting Current MSC(A):		Liquid Pipe Connection (inch):	3/8
Rated Load Amps RLA(A):	15.3	Sound Pressure (H) (dBA):	58
Dimensions (HxWxD) (in):	39.00 x 37.00 x 12-5/8	Sound Power Level (dBA):	75
Net Weight (lb):	172		

Submittal Data Sheet
3 Ton VRV-IV S Heat Pump Unit
RXTQ36TAVJU

SYSTEM DETAILS			
Refrigerant Type:	R-410A	Cooling Operation Range (°F DB):	23 - 122
Holding Refrigerant Charge (lbs):	6.4	Heating Operation Range (°F WB):	-4 - 60
Additional Charge (lb/ft):		Max. Pipe Length (Vertical) (ft):	98
Pre-charge Piping (Length) (ft):		Cooling Range w/Baffle (°F DB):	-
Max. Pipe Length (Total) (ft):	820	Heating Range w/Baffle (°F WB):	-
Max Height Separation (Ind to Ind ft):			

DIMENSIONAL DRAWING



PROPOSED ROOF-TOP HVAC UNITS - HP-1 THRU HP-8

SOUNDS EMITTED FROM ROOF MOUNTED EQUIPMENT MAY NOT EXCEED FIFTY DECIBELS FROM THE UNIT AT THE PROPERTY LINE

Sound drop over distance, dB over distance

This calculator uses the Inverse Square Law which allows you to estimate the sound reduction over distance. It can be applied in situations where the sound can propagate freely and is not confined by walls or other large objects. The sound level drops by 6dB when you double the distance to the sound source.
10 times the distance drops the sound level by 20dB.

Enter 3 values and the calculator will calculate the 4th value for you.

L1: 75 dB at distance d1: .1 m (or ft)

L2: 49.0 dB at distance d2: 2 m (or ft)

C calculate

L = sound level in db or dBA, d = distance in m (meter) or ft (feet). Do not mix units. Use either ft or m.

Formula used by the above calculator

$i2/i1=(d1/d2)^2$
$\Delta L=10*\text{Log}(i2/i1)$
where ΔL is the difference in sound levels (L1-L2) in dB (or dBA).
The quotient i2/i1 is the sound intensity ratio.

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SHEET TITLE
PRODUCT SPECS - ROOF TOP EQUIPMENT

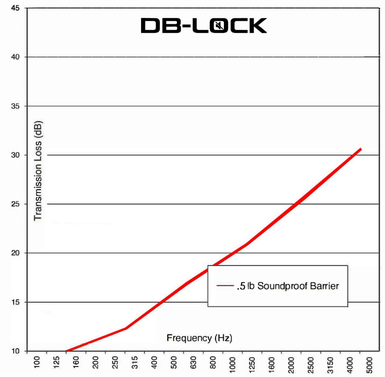
SHEET NUMBER
A 9.5

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ACOUSTIMAC
ALWAYS SOUND YOUR BEST

Transmission Loss
Mass Loaded Vinyl



Noise Transmission Loss (dB)/Frequency (HZ)							
Material	125	250	500	1000	2000	4000	STC
dB3 .5 lb.	10	13	17	21	26	31	21

Available weights material per sq. ft.

Typical Physical Properties for dB3 1lb.	
Color	Black
Tensile Strength	MD 215 PSI AMD 236 PSI
Tear Strength	MD 99 PSI AMD 95 PSI
Temperature Range	-40°F to +180°F

Certified UL product.
Approved for use in wall, floor and ceiling

UL assemblies; a requirement for all commercial construction.

CLASSIFIED UL





DIAMOND PATTERN SS316
STAINLESS STEEL PLANT WALL TRELLIS.JPG



Royal Trumpet Vine





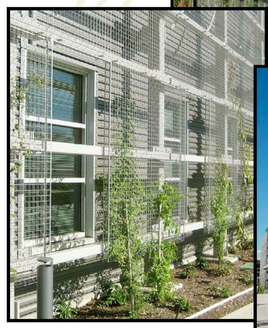
Hardiness Zone 10b

Installed 2009

Horizon at Playa Vista- Playa Vista, CA
A custom pattern of wall mounted greenscreen® panels is used to describe a sophisticated visual texture on the surface of parking and store entries serving a multi-building office cluster.

greenscreen®
1743 S. LA CIENEGA BLVD. LOS ANGELES, CA. 90035 T - 800.450.3494 www.greenscreen.com



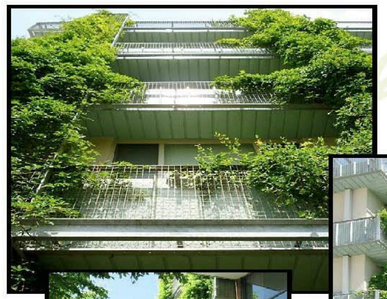


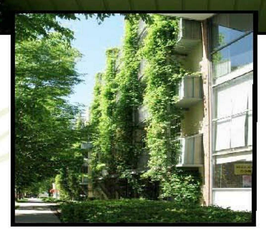


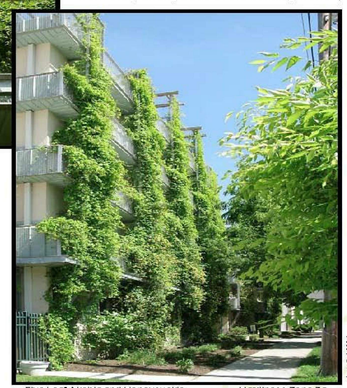
Hardiness Zone 8b

Central Bus - Seattle, WA
greenscreen® panels are mounted to a steel frame with a simple attachment clip, producing a green facade trellis structure for a variety of vines that will shade this south building exposure.

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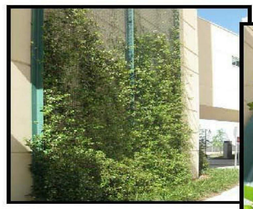
Five Leaf Akebia and Honeysuckle

Hardiness Zone 7a

Installed 2004

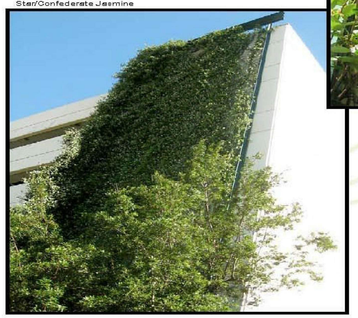
Eastern Village CoHousing - Silver Spring, MD
greenscreen® panels mounted to balconies are also connected vertically to the roof garden on this four story residential building. Two plant species grow intertwined from the planting beds at the building front.

greenscreen®
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Star/Confederate Jasmine



Hardiness Zone 9a

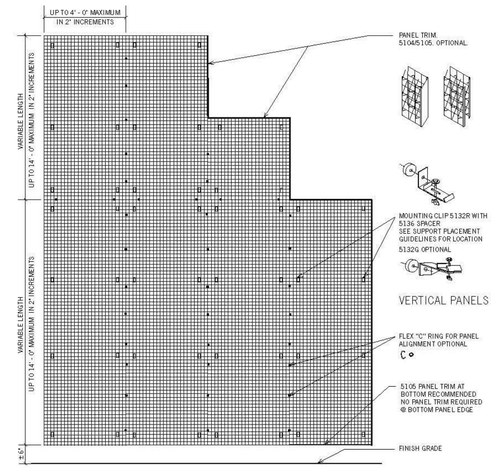
Installed 2002

Houston Memorial Hospital - Houston, TX
Tall sections of greenscreen® wall mounted panels fill with evergreen Star Jasmine at the parking structure adjacent to the hospital.

greenscreen®
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mounting options

Wall Mounted
This example showing multiple modular panels in a wall hung application references typical trims and clips from our Accessory Items list. Combine custom screen sizes and profiles for your own unique greenscreen®.



Mounting Options WALL MOUNTED

Fall '15

greenscreen® 1743 S. La Cienega Blvd. Los Angeles CA 90035 T - 800.450.3494 www.greenscreen.com

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DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
PRODUCT SPECS - GREEN SCREEN WALL, SOUNDPROOFING

SHEET NUMBER
A 9.6

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DR. SAN RAFAEL, CA 94901
PHONE: 650-793-2856 WWW.EIDARCHITECTS.COM

EID ARCHITECTS
ECO-FUNCTIONAL ARCHITECTURE



BLUELIGHT SYSTEM AND PANIC BUTTONS AT ENTRY STAIRCASE AND ENTRY



EMERGENCY PRESS BUTTON



24/7 SIVE STREAMING PATROL CAMERAS

401 SAN ANSELMO AVE

N89° 00' 00"E
108.29'

N21° 00'00"W
45.00'

PARKING

DRIVE

PARKING

AWNING

AWNING

AWNING

AWNING

BAY WINDOW

AWNING

BAY WINDOW

AWNING

N 69° 00' 00"E
93.60'

PINE STREET (44')

STOP

SSMH
RIM=47.04
INV=36.24

1 Site - Proposed - Safety Features
3/16" = 1'-0"

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DATE
03/12/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
PEDESTRIAN SAFETY FEATURES

SHEET NUMBER
A 9.8

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DR. SAN RAFAEL, CA 94901
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EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

GARDENER'S SUPPLY COMPANY

Self-Watering LavaStone® Modern Square



Description

Unique Planter Has the Look of Stone, but the Lightweight Versatility of Plastic

- This item ships directly from our supplier within 1 to 2 days.
- Aged stone appearance — but super lightweight!
- Durable and frost-proof
- Unique story: made from real volcano ash!
- Self-watering insert provides consistent moisture and reduces watering needs
- Centered drainage hole with removable rubber plug

Old world charm meets new school functionality in these unique planters: the stately beauty and durability of aged stone pottery at a fraction of the weight — plus better weather resistance and a helpful self-watering reservoir. The secret? (Warning: you may erupt into applause when you hear it.) LavaStone planters are made with volcanic ash from an eruption of Mount Pinatubo in the Philippines! Mixed with bonding resins, this utterly unique material creates a strong but lightweight compound that is molded over a fiberglass frame. The resulting planters look remarkably like stone, but weigh significantly less. An elegant embellishment for your deck or patio, driveway or pool side, LavaStone planters add old world romance to your yard and garden, but won't require modern machinery to move should you find a more appealing spot to show them off. The LavaStone material is also available in the following planters:

- Self-Watering LavaStone® Modern Rectangle
- Self-Watering LavaStone® Anson Pot, 18" Diameter
- Self-Watering LavaStone® Anson Pot, 22" Diameter

With the addition of 2 of our innovative Self-Watering Inserts, the convenience of this planter shoots up into the stratosphere, providing up to 2.5 gallons of water to keep plants happy and hydrated in two ways: wicking and evaporation. The insert has a water level indicator and an easy-fill tube to take the guesswork out of when to add water.

Product Details

- Volcanic ash (29%), Crushed stone (29%), Polyester resin (32%), Styrene (7%), Fiberglass (3%)
- 20" L x 20" W x 20" H
- Weight: 29.75 lbs.
- Soil capacity: 86.1 quarts

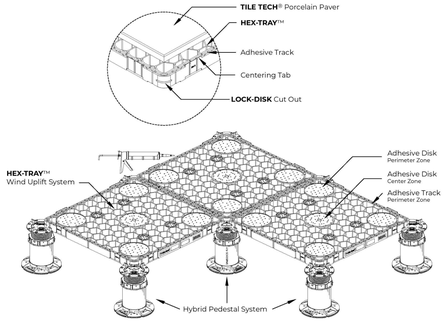




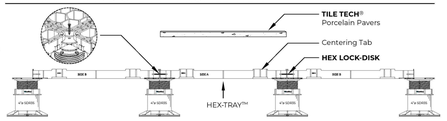


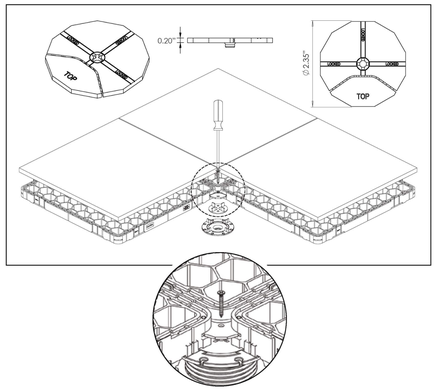
SELF WATERING PLANTER 12" = 1'-0" 2

Hex-Tray™ Wind Uplift System Specifications.



HEX-TRAY™ WIND UPLIFT - PROFILE VIEW





A simple solution to keep you grounded.

High wind uplift conditions can potentially impact rooftop decks, causing damage and endangering people's safety. Porcelain pavers, known for their resistance to many environmental factors, can be subject to the forces exerted by strong winds.

Tile Tech's Hex-Tray™ system creates a solid paver surface tested to meet stringent building code requirements.

Our system locks down tight, utilizing the entire roof paver surface, preventing horizontal and vertical movement.

Utilizing our Hex-Lock Disk and Chem Link M-1 applied to the Adhesive Disk regions on the Hex-Tray™, along with a 1-1/4" screw is inserted into Hex-Lock Disk, wind uplift is stabilized in elevated applications in both moderate and extreme weather conditions.

Vol. 25

TileTech® MFG PAVER SYSTEMS

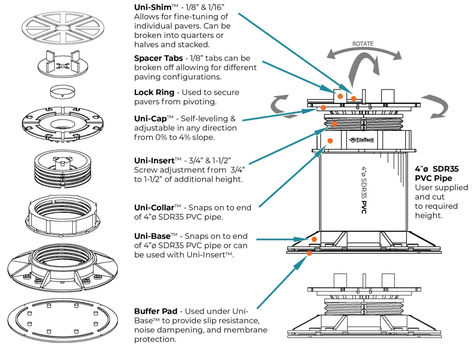


PRODUCT GUIDE

Pavers That Elevate™

Our Hybrid Pedestal System.

The beauty of our hybrid system is surprisingly simple. It's designed for use with off-the-shelf SDR-35 PVC pipe. Easily cut with a standard 12" chop saw, allowing the pedestal system to vary in height up to 54", (with Lateral Bracing and Tray System).



Uni-Shim™ - 1/8" & 1/16" Allows for fine-tuning of individual pavers. Can be broken into quarters or halves and stacked.

Spacer Tabs - 1/8" tabs can be broken off allowing for different paving configurations.

Lock Ring - Used to secure pavers from pivoting.

Uni-Cap™ - Self-leveling & adjustable in any direction from 0% to 4% slope.

Uni-Insert™ - 3/4" & 1-1/2" Screw adjustment from 3/4" to 1-1/2" of additional height.

Uni-Collar™ - Snaps on to end of 4"ø SDR35 PVC pipe.

Uni-Base™ - Snaps on to end of 4"ø SDR35 PVC pipe or can be used with Uni-Insert™.

Buffer Pad - Used under Uni-Base™ to provide slip resistance, noise dampening, and membrane protection.

4"ø SDR35 PVC Pipe User supplied and cut to required height.

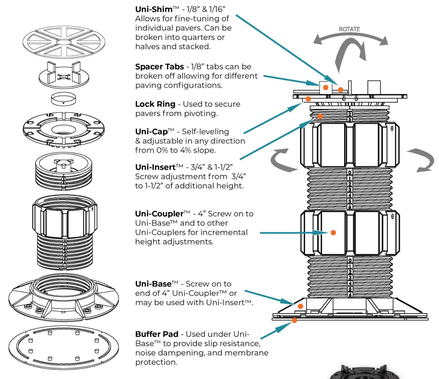
Pedestal Properties	Test Method	Results
Axial Load without PVC pipe	ASTM C-293	10,000 lbs.
Axial Load with PVC pipe	ASTM C-293	2,000 lbs.
Self-Ignition Temperature	ASTM D-1929	800° F (427° C)
Softening Point	ASTM C-1525	228° F
Freeze Thaw	ASTM C-1645	Unaffected
Material	HDPP - High Density Polypropylene * Resistant to oils, acids, alkalis, bitumen, mold, and algae.	



For complete material & installation specifications, please visit our website or contact us.

Our Standard Pedestal System.

Adjust your height from 2-1/4" to 24" with our 4" Uni-Coupler™ from Tile Tech®. A convenient solution providing durable support for a raised surface.



Uni-Shim™ - 1/8" & 1/16" Allows for fine-tuning of individual pavers. Can be broken into quarters or halves and stacked.

Spacer Tabs - 1/8" tabs can be broken off allowing for different paving configurations.

Lock Ring - Used to secure pavers from pivoting.

Uni-Cap™ - Self-leveling & adjustable in any direction from 0% to 4% slope.

Uni-Insert™ - 3/4" & 1-1/2" Screw adjustment from 3/4" to 1-1/2" of additional height.

Uni-Coupler™ - 4" Screw on to Uni-Base™ and to other Uni-Couplers for incremental height adjustments.

Uni-Base™ - Screw on to end of 4" Uni-Coupler™ or may be used with Uni-Insert™.

Buffer Pad - Used under Uni-Base™ to provide slip resistance, noise dampening, and membrane protection.

Pedestal Properties	Test Method	Results
Axial Load	ASTM C-638	10,000 lbs.
Self-Ignition Temperature	ASTM D-1929	800° F (427° C)
Softening Point	ASTM C-1525	228° F
Freeze Thaw	ASTM C-1645	Unaffected
Material	HDPP - High Density Polypropylene * Resistant to oils, acids, alkalis, bitumen, mold, and algae.	



For complete material & installation specifications, please visit our website or contact us.

Stone Series™ Nominal Sizes: *12" x 24" x 3/4" 24" x 24" x 3/4" *24" x 48" x 3/4"



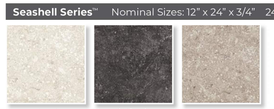
*Sand Stone | *Gray Stone | *Black Stone | Multicolor | Terracotta

Quartzite Slate Series™ Nom. Sizes: 12" x 24" x 3/4" 24" x 24" x 3/4" *24" x 48" x 3/4"



White | Sandy | Cloud | Laguna | *PA Bluestone

Seashell Series™ Nominal Sizes: 12" x 24" x 3/4" 24" x 24" x 3/4" *24" x 48" x 3/4"



Cool | *Black | Tan

Travertine Series™ Nominal Sizes: 12" x 24" x 3/4" 24" x 24" x 3/4" 24" x 48" x 3/4"



Pearl | Tan | Cross Shell | Cross Silver | Cross Walnut

Cement Series™ Nominal Sizes: 24" x 24" x 3/4" 16" x 48" x 3/4" 24" x 48" x 3/4"



Cenere | Cemento | Sandalo

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ECO FUNCTIONAL ARCHITECTURE
51 COLEMAN DR
SAN RAFAEL, CA
94901-1917
650·226·8770

LICENSED ARCHITECT
STUART M. WELTE, AIA
C-26427
3-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960
APN: 007-251-22

SHEET TITLE:
PRODUCT SPECIFICATIONS - PEDISTAL PAVER SYSTEM

PERMIT ISSUE DATE: TBD

REVISIONS ON THIS SHEET:

NO.	DATE

SHEET ISSUE DATE: 03/12/2025

SHEET NO.
A 9.9

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Stormwater and the Construction Industry

Protect Natural Features



Bad

Good

Minimize clearing.

Minimize the amount of exposed soil.

Identify and protect areas where existing vegetation, such as trees, will not be disturbed by construction activity.

Protect streams, stream buffers, wild woodlands, wetlands, or other sensitive areas from any disturbance or construction activity by fencing or otherwise clearly marking these areas.

Construction Phasing



Bad

Good

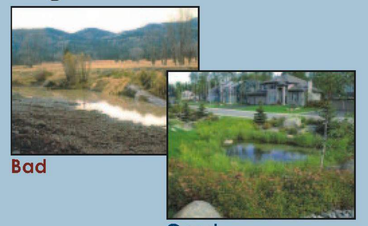
Sequence construction activities so that the soil is not exposed for long periods of time.

Schedule or limit grading to small areas.

Install key sediment control practices before site grading begins.

Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.

Vegetative Buffers



Bad

Good

Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.

Maintain buffers by mowing or replanting periodically to ensure their effectiveness.

Silt Fencing



Bad

Good

Inspect and maintain silt fences after each rainstorm.

Make sure the bottom of the silt fence is buried in the ground.

Securely attach the material to the stakes.

Don't place silt fences in the middle of a waterway or use them as a check dam.

Make sure stormwater is not flowing around the silt fence.

Maintain your BMPs!

Site Stabilization



Bad

Good

Vegetate, mulch, or otherwise stabilize all exposed areas as soon as land alterations have been completed.

Construction Entrances



Bad

Good

Remove mud and dirt from the tires of construction vehicles before they enter a paved roadway.

Properly size entrance BMPs for all anticipated vehicles.

Make sure that the construction entrance does not become buried in soil.

SAN MATEO COUNTYWIDE STORMWATER POLLUTION PREVENTION PROGRAM (STOPPP)
A program of C/CAG
www.flowstobay.org

Slopes



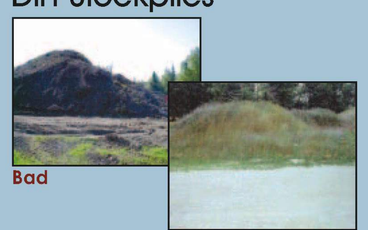
Bad

Good

Rough grade or terrace slopes.

Break up long slopes with sediment barriers, or under drain, or divert stormwater away from slopes.

Dirt Stockpiles



Bad

Good

Cover or seed all dirt stockpiles.

Storm Drain Inlet Protection



Bad

Good

Use rock or other appropriate material to cover the storm drain inlet to filter out trash and debris.

Make sure the rock size is appropriate (usually 1 to 2 inches in diameter).

If you use inlet filters, maintain them regularly.

Source: www.epa.gov/npdes/menuofbmps

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DATE
03/12/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STORM WATER & EROSION CONTROL

SHEET NUMBER
BMP-1

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DR. SAN RAFAEL, CA 94901
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Stormwater and the Construction Industry

Planning and Implementing Erosion and Sediment Control Practices

The construction industry is a critical participant in the nation's efforts to protect streams, rivers, lakes, wetlands, and oceans. Through the use of best management practices (BMPs), construction site operators are the key defense against erosion and sedimentation.

As stormwater flows over a construction site, it picks up pollutants like sediment, debris, and chemicals. High volumes of stormwater can also cause stream bank erosion, and destroy downstream aquatic habitat. Preventing soil erosion and sedimentation is an important responsibility at all construction sites.

In addition to the environmental impact, uncontrolled erosion can have a significant financial impact on a construction project. It costs money and time to repair gullies, replace vegetation, clean sediment-clogged storm drains, replace poorly installed BMPs, and mitigate damage to other people's property or to natural resources.

Best Management Practice (BMP)
A BMP is a method used to prevent or control stormwater runoff and the discharge of pollutants, including sediment, into local waterbodies. Silt fences, inlet protection, and site-stabilization techniques are typical BMPs on a construction site.

Operator
An operator is someone who has control over and the ability to modify construction plans and specifications (e.g. owner, general contractor)

or

Someone who has control over the day-to-day operations at a site (e.g., owner, general contractor) that are necessary to ensure compliance with the permit requirements. It is the responsibility of a construction site owner or operator to contain stormwater runoff and prevent erosion during **all** stages of a project.

There may be more than one person at a site who meets these definitions and must apply for permit coverage. (States may have different definitions of the term "operator.")

So what's being done about polluted runoff?

The Clean Water Act includes the National Pollutant Discharge Elimination System (NPDES) permitting program. As of January 2003, 44 states and territories are authorized to issue NPDES stormwater permits. If your state isn't authorized to operate the NPDES stormwater permit program, EPA issues the permits. Permits vary from state to state, so contact your state or EPA for specific information. Your permitting authority has specific information on your state's NPDES stormwater permit program. In general, construction permits require construction operators to do all of the following:

- Develop and implement a stormwater pollution prevention plan
- Submit a permit application or notice of intent (NOI)
- Comply with the permit, including maintaining BMPs and inspecting the site

Under the NPDES program, construction activities that disturb 1 or more acres are required to obtain stormwater permit coverage. States have different names for the plans that construction operators must develop, such as

- Stormwater pollution prevention plan
- Erosion and sediment control plan
- Erosion control and stormwater management plan
- Stormwater management plan
- Water pollution control plan
- Pollution prevention plan

This document uses the term "*Plan*."

I think I need a permit... Where do I start?

All land-disturbing activities, including clearing, grading, and excavation, that disturb **1 or more acres** are required to be covered under a state or EPA-issued NPDES construction stormwater permit **prior to land disturbance.** Permit requirements vary by state. Begin by researching the specific requirements in your state. You might already be subject to local erosion and sediment control requirements, but that doesn't release you from the requirements of the NPDES program at the state or EPA level. Although you must comply with both sets of requirements, in most cases they have been designed to be complementary. Contact your permitting authority to find out exactly what you need to do. A good place to start your search is the Construction Industry Compliance Assistance web site at http://www.envcap.org/cica.

The NPDES permit requirements include small construction activities that are part of a larger common plan of development or sale, such as a single lot within a larger subdivision. For developments with multiple operators, all operators must have permit coverage for their individual parts of the larger development, no matter how large or small each operation happens to be. When there are multiple operators at one site, they're encouraged to develop and share one comprehensive Plan and obtain permit coverage as co-permitees.

The **owner or operator** of the construction site is responsible for complying with the requirements of the permit. Responsibilities include developing a Plan, obtaining permit coverage, implementing BMPs, and stabilizing the site at the end of the construction activity.

Construction sites that discharge unpermitted stormwater are in violation of the Clean Water Act and may be subject to fines of up to $27,500 a day per violation.

Determine your eligibility

All construction activity that disturbs 1 or more acres of land, as well as activity that disturbs less than 1 acre but is part of a larger common plan of development, must obtain permit coverage.

Read and understand your stormwater permit requirements

Get a copy of the permit for construction activities and a permit application (or notice of intent form) from your state or EPA permitting authority.

Develop a Plan

Most states do not require you to submit your Plan. However, you do need to keep the Plan on site. If that's impractical, you may post a notice that tells where the Plan is kept so it can be accessed by the permitting authority and other interested parties.

You'll need to post a copy of your completed application on site. Put it in a place where the public can see it so they'll know your site is covered by an NPDES permit!

Apply for permit coverage

Once you understand your permit requirements and have developed a Plan, you can submit a stormwater permit application (or notice of intent) to your permitting authority. This must be done before beginning any land disturbance on the site. Some states require a few days of lead time, so check with your permitting authority. Once you've submitted the application, you must satisfy the conditions of the permit.

Implement the Plan

Be prepared to implement the BMPs in your Plan before construction begins. Ensure that BMPs are properly maintained, and upgrade and repair them as necessary.

Developing and Implementing a Plan

You must have a Plan that includes erosion and sediment control and pollution prevention BMPs. These Plans require

- Advance planning and training to ensure proper implementation of the BMPs
- Erosion and sediment control BMPs in place until the area is permanently stabilized
- Pollution prevention BMPs to keep the construction site "clean"
- Regular inspection of the construction site to ensure proper installation and maintenance of BMPs

Fortunately, the practices and measures that must be included in your Plan are already part of the standard operating procedures at many construction sites.

Six steps are associated with developing and implementing a stormwater Plan. There's a wealth of information available on developing pollution prevention plans. Please contact your permitting authority for help in finding additional guidance materials, or visit www.epa.gov/npdes/stormwater. A sample construction plan is available at www.epa.gov/npdes/pubs/sample_swppp.pdf.

1. Site Evaluation and Design Development

- **Collect site information**
- **Develop site plan design**
- **Prepare pollution prevention site map**

The first step in preparing a Plan is to define the characteristics of the site and the type of construction that will occur. This involves collecting site information, identifying natural features that should be protected, developing a site plan design, describing the nature of the construction activity, and preparing a pollution prevention site map.

2. Assessment

- **Measure the site area**
- **Determine the drainage areas**
- **Calculate the runoff coefficient**

The next step is assessing the impact the project will have on stormwater runoff. Determine the drainage areas and estimate the runoff amounts and velocities. For more information on calculatng the runoff coefficient, go to www.epa.gov/npdes/pubs/chap02_conguide.pdf, page 11.

3. Control Selection and Plan Design

- **Review and incorporate state or local requirements**
- **Select erosion and sediment controls**
- **Select other controls**
- **Select stormwater management controls**
- **Indicate the location of controls on the site map**
- **Prepare an inspection and maintenance plan**
- **Coordinate controls with construction activity**
- **Prepare sequence of major activities**

In the third step you'll actually document your procedures to prevent and control polluted stormwater runoff. You must delineate areas that will not be disturbed, including critical natural areas like streamside areas, floodplains, and trees. You must also identify the measures (or BMPs) you'll use to protect these areas.

Phasing your project to minimize the amount of exposed soil at any given time is a highly effective way to prevent erosion. Erosion control measures designed to prevent soil from being mobilized include diversions to route stormwater away from exposed soils and stabilization with vegetation, mulch, and geotextiles. Sedimentation control measures designed to remove sediment from stormwater or prevent it from leaving the site include silt fences, sediment traps, and diversions.

You'll need to select erosion and sediment controls—including stabilization measures for protecting disturbed areas and structural controls for diverting run-off and removing sediment—that are appropriate for your particular site. The appropriateness of the control measures will depend on several factors, but will be influenced most directly by the site characteristics. Some stabilization measures you might consider are temporary seeding, permanent seeding, and mulching. Structural control measures include earth dikes, silt fences, and sediment traps. No single BMP will meet all of the erosion and sedimentation control needs of a construction site. A combination of BMPs is necessary. For more information on the types of BMPs appropriate for your construction site, see the BMP fact sheet series available at www.epa.gov/npdes/menuofbmps.

Soil erosion control tips...

- Design the site to infiltrate stormwater into the ground and to keep it out of storm drains. Eliminate or minimize the use of stormwater collection and conveyance systems while maximizing the use of stormwater infiltration and bioretention techniques.
- Minimize the amount of exposed soil on site.
  - To the extent possible, plan the project in stages to minimize the amount of area that is bare and subject to erosion. The less soil exposed, the easier and cheaper it will be to control erosion.
  - Vegetate disturbed areas with permanent or temporary seeding immediately upon reaching final grade.
  - Vegetate or cover stockpiles that will not be used immediately.
- Reduce the velocity of stormwater both onto and away from the project area.
  - Interceptors, diversions, vegetated buffers, and check dams are a few of the BMPs that can be used to slow down stormwater as it travels across and away from the project site.
  - Diversion measures can also be used to direct flow away from exposed areas toward stable portions of the site.
  - Silt fences and other types of perimeter filters should never be used to reduce the velocity of runoff.
- Protect defined channels immediately with measures adequate to handle the storm flows expected.
  - Sod, geotextile, natural fiber, riprap, or other stabilization measures should be used to allow the channels to carry water without causing erosion. Use softer measures like geotextile or vegetation where possible to prevent downstream impacts.
- Keep sediment on site.
  - Place aggregate or stone at construction site vehicle exits to accommodate at least two tire revolutions of large construction vehicles. Much of the dirt on the tires will fall off before the vehicle gets to the street.
  - Regular street sweeping at the construction entrance will prevent dirt from entering storm drains. Do not hose paved areas.
  - Sediment traps and basins are temporary structures and should be used in conjunction with other measures to reduce the amount of erosion.
- Maintaining all BMPs is critical to ensure their effectiveness during the life of the project.
  - Regularly remove collected sediment from silt fences, berms, traps, and other BMPs.
  - Ensure that geotextiles and mulch remain in place until vegetation is well established.
  - Maintain fences that protect sensitive areas, silt fences, diversion structures, and other BMPs.

Other BMPs and Activities to Control Polluted Runoff

You'll need to select other controls to address potential pollutant sources on your site. Construction materials, debris, trash, fuel, paint, and stockpiles become pollution sources when it rains. Basic pollution prevention practices can significantly reduce the amount of pollution leaving construction sites. The following are some simple practices that should be included in the Plan and implemented on site:

- Keep potential sources of pollution out of the rain as practicable (e.g., inside a building, covered with plastic or tarps, or sealed tightly in a leak-proof container).
- Clearly identify a protected, lined area for concrete truck washouts. This area should be located away from streams, storm drain inlets, or ditches and should be cleaned out periodically.
- Park, refuel, and maintain vehicles and equipment in one area of the site to minimize the area exposed to possible spills and fuel storage. This area should be well away from streams, storm drain inlets, or ditches. Keep spill kits close by and clean up any spills or leaks immediately, including spills on pavement or earthen surfaces.
- Practice good housekeeping. Keep the construction site free of litter, construction debris, and leaking containers. Keep all waste in one area to minimize cleaning.
- Never hose down paved surfaces to clean dust, debris, or trash. This water could wash directly into storm drains or streams. Sweep up materials and dispose of them in the trash. Never bury trash or debris!
- Dispose of hazardous materials properly.

4. Certification and Notification

- **Certify the Plan**
- **Submit permit application or notice of intent**

Once the Plan has been developed, an authorized representative must sign it. Now is the time to submit the permit application or notice of intent. Your permit might require that the Plan be kept on site, so be sure to keep it available for the staff implementing the Plan.

Erosion and sedimentation control practices are only as good as their installation and maintenance.

5. Implementing and Maintaining a Plan

- **Implement controls**
- **Inspect and maintain controls**
- **Update/change the Plan**
- **Report releases of hazardous materials**

A Plan describes the practices and activities you'll use to prevent stormwater contamination and meet the NPDES permit requirements. Make sure that the Plan is implemented and that the Plan is updated as necessary to reflect changes on the site.

Erosion and sedimentation control practices are only as good as their installation and maintenance. Train the contractors that will install the BMPs and inspect immediately to ensure that the BMPs have been installed correctly.

Regularly inspect the BMPs (especially before and after rain events) and perform any necessary repairs or maintenance immediately. Many BMPs are designed to handle a limited amount of sediment. If not maintained, they'll become ineffective and a source of sediment pollution.

It's also important to keep records of BMP installation, implementation, and maintenance. Keep track of major grading activities that occur on the site, when construction activities cease (temporarily or permanently), and when a site is temporarily or permanently stabilized.

If construction plans change at any time, or if more appropriate BMPs are chosen for the site, update the Plan accordingly.

6. Completing the Project: Final Stabilization and Termination of the Permit

- **Final stabilization**
- **Notice of Termination**
- **Record retention**

Many states and EPA require a Notice of Termination (NOT) or other notification signifying that the construction activity is completed. An NOT is required when

- Final stabilization has been achieved on all portions of the site for which the permittee is responsible.
- Another operator has assumed control over all areas of the site that have not been finally stabilized. That operator would need to submit a new permit application to the permitting authority.
- For residential construction only, temporary stabilization of a lot has been completed prior to transference of ownership to the homeowner, with the homeowner being made aware of the need to perform final stabilization.

Permittees must keep a copy of their permit application and their Plan for at least 5 years following final stabilization. This period may be longer depending on state and local requirements.

Preconstruction Checklist

- A site description, including
  - Nature of the activity
  - Intended sequence of major construction activities
  - Total area of the site
  - Existing soil type and rainfall runoff data
  - A site map with:
    - Drainage patterns
    - Approximate slopes after major grading
    - Area of soil disturbance
    - Outline of areas which will not be disturbed
    - Location of major structural and nonstructural soil erosion controls
    - Areas where stabilization practices are expected to occur
    - Surface waters
    - Stormwater discharge locations
  - Name of the receiving water(s)
- A description of controls:
  - Erosion and sediment controls, including
    - Stabilization practices for all areas disturbed by construction
    - Structural practices for all drainage/discharge locations
  - Stormwater management controls, including
    - Measures used to control pollutants occurring in stormwater discharges after construction activities are complete
    - Velocity dissipation devices to provide nonerosive flow conditions from the discharge point along the length of any outfall channel
  - Other controls, including
    - Waste disposal practices that prevent discharge of solid materials
    - Measures to minimize offset tracking of sediments by construction vehicles
    - Measures to ensure compliance with state or local waste disposal, sanitary sewer, or septic system regulations
  - Description of the timing during the construction when measures will be implemented
- State or local requirements incorporated into the Plan
- Inspection and maintenance procedures for control measures identified in the Plan
- Contractor certification and Plan certification

Implementation Checklist

- Maintain records of construction activities, including
  - Dates when major grading activities occur
  - Dates when construction activities temporarily cease on the site or a portion of the site
  - Dates when construction activities permanently cease on the site or a portion of the site
  - Dates when stabilization measures are completed on the site
- Prepare inspection reports summarizing
  - Name of person conducting BMP inspections
  - Qualifications of person conducting BMP inspections
  - BMPs/areas inspected
  - Observed conditions
  - Necessary changes to the Plan
- Report releases of reportable quantities of oil or hazardous materials
  - Notify the National Response Center at 800-424-8802 immediately
  - Report releases to your permitting authority immediately, or as specified in your permit. You must also provide a written report within 14 days.
  - Modify the Plan to include
    - The date of release
    - Circumstances leading to the release
    - Steps taken to prevent reoccurrence of the release
- Modify Plan as necessary
  - Incorporate requests of the permitting authority to bring the Plan into compliance
  - Address changes in design, construction operation, or maintenance that affect the potential for discharge of pollutants

An ounce of prevention is worth a pound of cure! It's far more efficient and cost-effective to prevent pollution than it is to try to correct problems later. Installing and maintaining simple BMPs and pollution prevention techniques on site can greatly reduce the potential for stormwater pollution and can also save you money!

Visit www.epa.gov/npdes/stormwater for more information.

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THE YEAR OF CLEAN WATER

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DATE 03/12/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STORM WATER & EROSION CONTROL

SHEET NUMBER
BMP-2

ENVIRONMENTAL INNOVATIONS IN DESIGN
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ECO-FUNCTIONAL ARCHITECTURE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

3/23/2025 10:26:50 PM

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DATE 03/12/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE: CAL GREEN 1

SHEET NUMBER: GB 1

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DRIVE, SAN RAFAEL, CA 94901
PHONE: 650-793-2856 WWW.EIDARCHITECTS.COM
EID ARCHITECTS ECO FUNCTIONAL ARCHITECTURE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

3/23/2025 10:26:52 PM

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DATE 03/12/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE: CAL GREEN 2

SHEET NUMBER: GB 2

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DRIVE, SAN RAFAEL, CA 94901
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EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- E — ELECTRICAL OVERHEAD LINE
- T — TELEPHONE OVERHEAD LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- SS — SANITARY SEWER LINE
- G — G — GAS LINE (PAINT STRIPING)
- BENCHMARK
- CATV — CABLE TV UTILITY BOX
- CAMP — CAMPHOR
- FF — FINISH FLOOR
- FIRE HYDRANT
- FL — FLOW LINE
- GM — GAS METER
- GV — GAS VALVE
- GUY ANCHOR
- INV — INVERT
- JOINT POLE
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- STREET LIGHT
- STREET SIGN
- TEL — TELEPHONE UTILITY BOX
- TC — TOP OF CURB
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- CONCRETE
- TRUNCATED DOMES

FEMA FLOOD NOTE

FLOOD ZONE: AE

100-YEAR BASE FLOOD ELEVATION (BFE): 49.6' (NAVD88 DATUM) PER FLOOD INSURANCE STUDY FLOOD PROFILE FOR SAN ANSELMO CREEK OVERFLOW

FEMA FLOOD INSURANCE RATE MAP NO.: 06041C0456F EFFECTIVE DATE: MARCH 16, 2016

FEMA FLOOD INSURANCE STUDY FOR MARIN COUNTY, CA NO.: 06041CV003D REVISED: AUGUST 15, 2017

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 4,543± SQUARE FEET / 0.104± ACRES

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

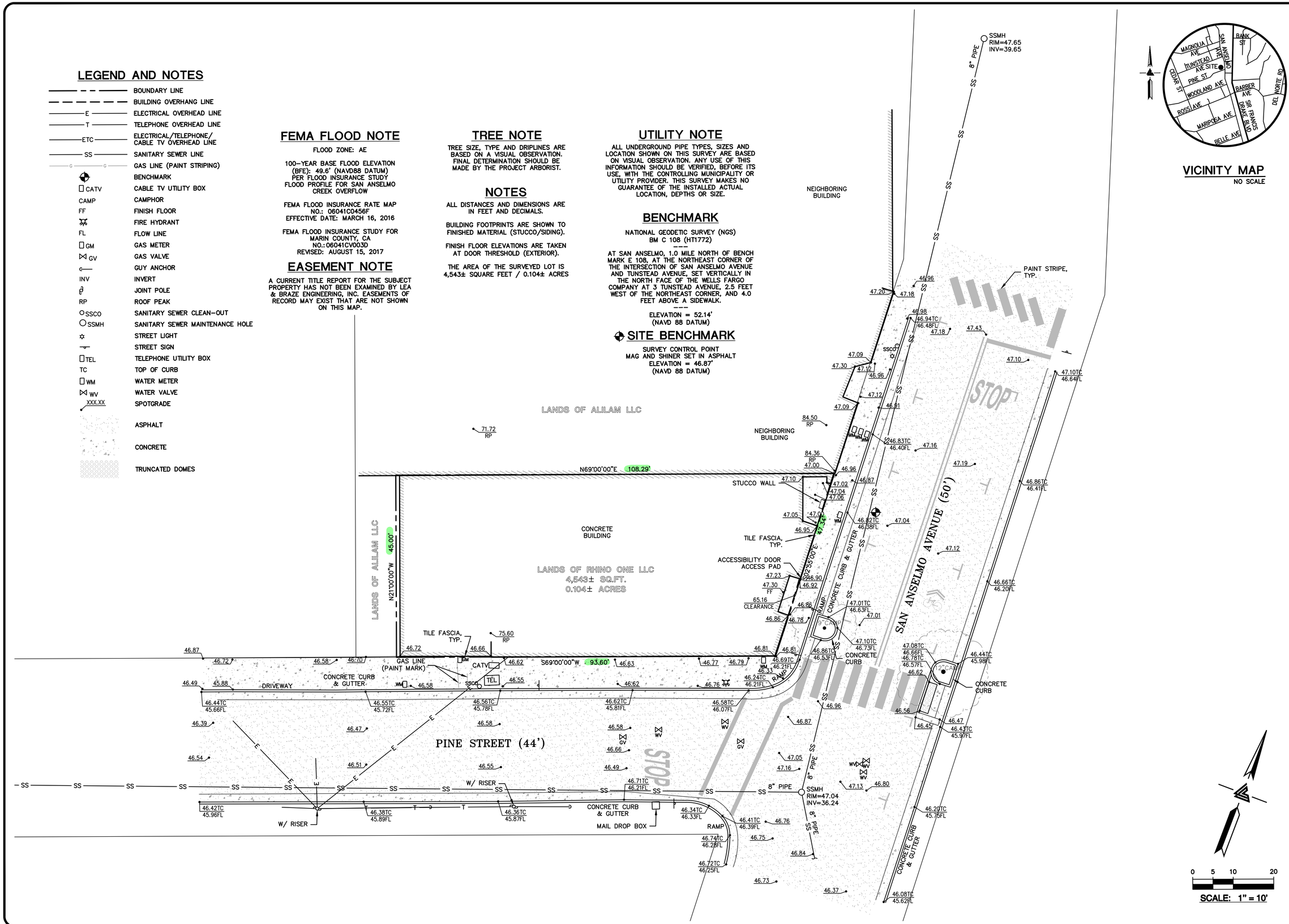
NATIONAL GEODETIC SURVEY (NGS)
BM C 108 (HT1772)

AT SAN ANSELMO, 1.0 MILE NORTH OF BENCH MARK E 108, AT THE NORTHEAST CORNER OF THE INTERSECTION OF SAN ANSELMO AVENUE AND TUNSTEAD AVENUE, SET VERTICALLY IN THE NORTH FACE OF THE WELLS FARGO COMPANY AT 3 TUNSTEAD AVENUE, 2.5 FEET WEST OF THE NORTHEAST CORNER, AND 4.0 FEET ABOVE A SIDEWALK.

ELEVATION = 52.14'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 46.87'
(NAVD 88 DATUM)



VICINITY MAP

NO SCALE

0 5 10 20

SCALE: 1" = 10'

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7823
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS

MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086

REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SAN JOSE
SAN LUIS OBISPO

WWW.LEABRAZE.COM

SAN ANSELMO AVENUE
SAN ANSELMO
CALIFORNIA

401 SAN ANSELMO AVENUE
SAN ANSELMO
MARIN COUNTY

APN: 007-251-22

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–

JOB NO:	2242055
DATE:	11-25-24
SCALE:	1"=10'
BNDY BY:	RM
FIELD BY:	EH
DRAWN BY:	KF
SHEET NO:	SU1

1 OF 1 SHEETS

TOWN OF
SAN ANSELMO
EST. 1907

525 San Anselmo Avenue, San Anselmo, CA 94960-2682
www.townofsananselmo.org
(415) 258-4600 | Fax (415) 459-2477

Appeal Fee for Non-Applicant: $940.00 **Appeal Fee for Applicant:** $2,933.00

APPEAL OF ADMINISTRATIVE OR PLANNING COMMISSION ACTION

Appellant's Name and Address:

RHINO ONE, LLC
77 Kensington Road, San Anselmo, CA 94960

Daytime Phone and Email:

415-640-3503
Laura@embarcaderoadvisors.com

Address of Subject Property (if applicable): 401 Anselmo Avenue; APN 007-251-22

Date of Planning Commission action or date of written notice of administrative action:
4/21/2025

Action being appealed: Condition No. 13 of Resolution No. 2025-06 approving PRO2024-00248, Mixed Use Development at 401 San Anselmo Avenue.

Reason(s) why the action should not be sustained. (San Anselmo Municipal Code Sec. 1-4.03)

SEE ATTACHED LETTER

Signature of Appellant(s)

04/28/2025
Date

A written appeal shall be filed with the Town Clerk within 10 calendar days after receipt of written notice of the administrative decision which is being appealed or within 10 calendar days after the Planning Commission decision. (San Anselmo Municipal Code Section 1-4.02)

Buchalter

425 Market Street
Suite 2900
San Francisco, CA 94105
415.227.0900 Phone
415.227.0770 Fax

415.227.3508 Direct
aguerra@buchalter.com

April 28, 2025

Mr. Serge Avila, Town Clerk
Town of San Anselmo
525 San Anselmo Avenue
San Anselmo, CA 94960-2682

RE: 401 San Anselmo Road – Appeal of Condition of Approval #13 included in PRO2024-0048(APN 007-251-22, PRO2024-0048)

Dear Mr. Avila:

Buchalter represents Rhino One, LLC the property owner and applicant ("client"), as land use counsel for the above-referenced four-unit mixed-use residential project located at 401 San Anselmo Road (the "Project"). Our client appreciates the Town Planning Commission's approval of PRO2024-0048 (Resolution No. 2025-06) at its meeting on April 21, 2025 authorizing approval of a conditional use permit and variances and issuance of a demolition permit, grading permit and design review ("Project Approvals"). The Town Planning Commission however, imposed Condition of Approval #13 on our client's Project as part of the Project Approvals (see Exhibit B of Resolution No. 2025-06) which makes our client's Project infeasible. Condition of Approval #13 requires a performance bond at 125% of the total cost for the Project. While our client appreciates the Planning Commission's approval of the 401 San Anselmo Road Project and the associated Project Approvals, Condition of Approval #13 imposes an unreasonable financial burden that is inconsistent with state housing laws, violates the Mitigation Fee Act, and compromises the project's financial feasibility as further explained below.

On behalf of our client, Buchalter files this appeal to request that the Town Council review and reject the Planning Commission's imposition of Condition of Approval #13, and uphold the approval of the Project and PRO2024-0048 as set forth in Exhibit B of Resolution No. 2025-06 without Condition #13. On behalf of our client, we also request that the Town not stay the effectiveness of the approval of PRO2024-0048 itself while the appeal of Condition of Approval

#13 is under review. This appeal is necessary to preserve our client's rights and remedies under California law.

Basis for Appeal

On behalf of our client, we are appealing Condition of Approval #13 because it imposes an unlawful and disproportionate financial burden on our client's four unit mixed use housing project through requirements that:

1. Lack legal justification under California law;
2. Are applied inconsistently and selectively to our client's project; and
3. Further degrade the financial feasibility of the already-smaller housing project with the imposition of excessive additional costs and risk on the developer, resulting in increased rents for the ultimate occupants of the future units.

Condition of Approval #13 should be denied and omitted from the Project Approvals for the reasons set forth below.

The Town Has Inconsistently Imposed the Performance Bond Requirement.

The Town has applied the 125% performance bond requirement only on our client's project specifically, because it involves demolition of an existing building, while other similarly scoped projects on the same road have not been subject to these requirements. Our client asked the Planning Commission at its April 7, 2025 meeting why their project was being singled out with the bond requirement when the developers of the old Jack's Medical at 121 Tunstead Avenue and Wood's Beer and Wine located at 647 San Anselmo Avenue were not required to obtain such a bond. A Planning Commissioner responded to our client that they are a "victim of circumstance" because the other developers have not finished their projects, and they did not demolish their buildings. However, this distinction lacks merit because:

- Both the Jack's Medical and Wood's Beer and Wine buildings are currently boarded up with construction fencing and impose the same visual and economic effect on the main shopping street as our client's proposed project would;
- The distinction between "demolition" versus "remodeling" creates an arbitrary and discriminatory standard without objective criteria and it is not addressed in the Town's ordinance requiring a performance bond for housing developments;
- The effect on the community and potential risks that a performance bond is meant to mitigate are functionally identical in both scenarios;
- The other projects on the same road are subject to less onerous financial requirements than our client's project despite creating similar impacts.

This inconsistent application should be rejected because it creates an unfair and discriminatory burden on our client's 4-unit housing project without proper justification.

Condition No. 13 Violates the Mitigation Fee Act and State Housing Laws

The Mitigation Fee Act allows the City to impose fees that have a reasonable relationship to the burden posed by the development. (*Boatworks, LLC v. City of Alameda* (2019) 35 Cal.App.5th 290, 301.) Any fee or exaction charged by a local agency cannot exceed the estimated reasonable cost of providing the service or facility for which the fee or exaction is imposed. (Gov. Code, § 66005, subd. (a).) If the amount of any fee or proportion of an exaction is challenged, the local agency has the burden of proving that the requirement does not exceed the reasonable cost of the service, facility, or regulatory activity for which it is imposed. (Gov. Code, § 66024, subd. (a).) When a property owner believes that the fees or exactions, are improper and beyond the jurisdiction and authority of the local agency, the proper procedure is a challenge to the validity of the fee or condition by mandamus. (Code Civ. Proc., § 1094.5; *McLain Western #1 v. County of San Diego* (1983) 146 Cal.App.3d 772, 776.) In our case, the Town must show that there is a rough proportionality between the magnitude of the fiscal exaction and the effects of the proposed development. (*Ehrlich v. City of Culver City* (1996) 12 Cal.4th 854, 859–860.) The Planning Commission's decision concerning the obligation to post a bond in the amount of 125% of the total project costs violates the Mitigation Fee Act and Supreme Court precedent.

- **Mitigation Fee Act (Gov't Code §§66000, et seq. Violation:** Condition #13 is an "exaction" under the Mitigation Fee Act that requires:
  - An "essential nexus" to the project's impact, which is lacking here because:
    - The building has been vacant for three years.
    - It is a non-conforming use.
    - It is functionally unusable without substantial and expensive renovation.
    - The current vacant building poses more ongoing risk to surrounding properties than a controlled, professionally managed demolition and construction project.
  - The 125% performance bond clearly exceeds fees that are "roughly proportional" to the impact. This disproportionality is particularly harmful because:
    - Rhino One already reduced the size of its project from 10 to 4 dwelling units at the Town's direction as spot zoning was the only viable option to pursue the larger development
    - Our client reduced the size of the building and reduced rentable square feet at the request of Public Works.
    - Rhino One designed the Project to function optimally, fit contextually, and be environmentally sustainable, all at higher costs to our client.
    - Our client is paying substantial permit fees that impact the project's feasibility and costs to the ultimate tenants.

- The Town has not provided any detailed studies and findings justifying the 125% bond amount and no documentation has been provided demonstrating that the fees are proportional to the Project's impact.

The Town has failed to demonstrate any nexus between the impacts of our client's project and Condition 13's 125% bond requirement. Moreover, SB 8 limits local governments' ability to apply restrictive policies to housing projects and prohibits imposing non-objective standards that impede housing development. The selective application of the performance bond requirement to our client's Project because it involves the demolition of a building is a non-objective standard.

Condition 13 Renders the Project Infeasible Due to Improper Application of the Bond Requirements

The required performance bond at 125% would total approximately $5 million for the $4 million project which represents:

- A significant carrying cost that renders the project financially infeasible
- An amount that substantially exceeds industry standards
- A requirement that lacks proper justification for our client's specific project

In that regard, our client contacted multiple bond carriers to determine the financial impact of this requirement:

- Two carriers (CNA Surety and Jet Surety) declined to offer coverage based on the excessive amount requested
- Two others are willing to offer coverage but impose extensive requirements, including broad sweeping personal guarantees and financials that demonstrate total amount of the bond coverage
- Industry average premiums for performance bonds of this size range from 1.5-3%, which would result in premium costs between $112,500-$225,000 for this single bond

Most critically, bond carriers likely require that our client demonstrate they have available funds equal to the entire amount of the construction bond (approximately $5 million) as collateral. This requirement alone renders compliance practically impossible. Rhino One is a small family business and does not have $5 million in cash readily available to post as collateral. Moreover, to secure the bond, personal guarantees would be required that extend far beyond the corporate level — reaching into the personal assets of the business owners, including their personal residences, spousal assets, retirement accounts, trusts, and all other financial holdings. These sweeping personal guarantees pose disproportionate and existential risks to small business owners, threatening not just business viability but personal and family security as well. This excessive requirement effectively excludes small businesses like ours from contributing to the betterment of

the community and appears designed to thwart new business and housing development in San Anselmo. By imposing financial requirements that only large developers with substantial liquid assets can meet, the Town is systematically preventing small, local businesses from participating in community development and contributing to the creation of additional housing.

It is also important to note that this bond requirement does not exist in isolation. While we acknowledge that San Anselmo's affordable housing in-lieu fee operates within the framework of California housing laws, it imposes yet another significant financial burden on this modest 4-apartment unit project. Our client initially planned to construct an on-site affordable accessory dwelling unit (ADU) and designed the project accordingly. However, the requirement for a 45- to 55-year deed restriction made this financially infeasible under realistic rental revenue projections, forcing our client to elect to pay the in-lieu fee instead. For the 4-unit project, the in-lieu fee totals $243,630.60. Combined with estimated permit fees of approximately $160,000 and the high-end estimate of the performance bond premium (up to $150,000), these requirements collectively impose more than $553,630.60 in additional financial burden—funds that could otherwise be used to enhance building quality, environmental performance, or affordability for future residents.

The cost burden imposed by the Town's additional requirements, means the small 4-unit project simply cannot absorb this level of additional cost. These financial burdens disincentivize precisely the scale of infill housing promoted in the Town's own most recent Housing Element. The combination of density restrictions, in-lieu fees, and now this performance bond requirement may force our client to compromise on quality, sustainability, or abandon the project entirely. The financial impact of this bond requirement, both in terms of direct costs and the extensive financial risk and qualification requirements, makes this project financially infeasible.

Furthermore, it is important to note that the reduction in the size of the project from 10 to 4 units was specifically due to density requirements in the C-2 district. Consequently, our client has already spent more than double the budgeted architectural fees on the redesign from 10 to 4 units. To now impose this excessive bond requirement on an already-reduced project compounds the financial challenges our client faces in delivering much-needed housing to San Anselmo. Every additional cost directly impacts the Project's feasibility. The cumulative costs described above are directly undermining the project's feasibility and represent exactly the kind of barriers to housing development that recent California legislation seeks to prevent.

The Town's New Requirement Lacks Transparency and Procedural Fairness

Beyond the substantive legal issues mentioned above, the process by which the Planning Commission imposed this requirement raises serious procedural concerns:

- Our client has been in discussions with the Town regarding this project since 2023.

- The Town Council apparently adopted the bond requirement resolution after our client presented its initial 10-unit project in a Planning Commission study session.
- The Planning Department staff never advised our client about the new requirement until the April 4th Planning Commission meeting staff report was released.
- This lack of timely notice directly contradicts the transparency goals of AB 1820 and the Mitigation Fee Act

This history suggests that the bond requirement may have been targeted at our client's specific project or category of projects without proper notice or opportunity for input. Such retroactive application of new requirements to ongoing projects is precisely what California housing laws seek to prevent.

Condition of Approval No. 13 is of Questionable Origin and Application

The Town appears to have applied this bond requirement without:

- Conducting a nexus study specific to the proposed market-rate housing project
- Providing findings that justify the application to the Project
- Demonstrating how the new requirement serves a legitimate governmental interest
- Explaining why a 125% bond is necessary for this Project

The Town has not provided any evidence of the rationale, origins, or proper legal basis for applying this specific bond percentage to our client's Project. If this requirement was originally designed for another purpose or project type (such as much larger developments or affordable housing projects), it represents an improper extension when applied to our client's four-unit apartment project without the legally required justification and analysis.

Condition No. 13 Conflicts with State Housing Laws Encouraging Housing Development

Recent California legislation consistently supports housing production and opposes unjustified barriers to residential development:

- AB 1 820 (effective January 1, 2025) requires transparency in development fees and exactions, recognizing that unpredictable and excessive fees make housing projects financially infeasible
- SB 8 aim to streamline housing approvals and limit local impediments to housing development
- AB 602 requires impact fees to be proportional and justified

This legislative framework demonstrates California's clear policy direction to remove unreasonable barriers to housing development, and this excessive bond requirement directly contradicts that policy direction.

Requested Relief

Based on the above grounds, we request that the Town Council uphold PRO2024-0048 and reject Condition #13 and eliminate that condition because it violates multiple provisions of California law, creates an unreasonable financial burden and risk, and is being applied inconsistently without proper justification. We respectfully request that:

1. Condition of Approval #13 on Exhibit B be removed entirely as an improper exaction under the Mitigation Fee Act; and
2. The Town be directed to apply consistent standards to all mixed use projects regardless of whether they involve demolition or remodeling.

This relief is necessary to ensure compliance with state housing laws, to prevent the imposition of an unreasonable financial burden and disproportionate personal risk on our client, and to allow the development of much-needed housing in San Anselmo. Our client has already incurred more than double their budgeted architectural fees on the redesign from 10 to 4 units, and every additional cost or requirement directly impacts what can be delivered in terms of quality, environmental features, and affordability. At some point, something must give - either through reduced quality, fewer environmental elements, increased costs passed on to occupants, or project abandonment. The Town's numerous requirements and barriers create significant expenses that are making it increasingly difficult to develop any housing in San Anselmo.

Notice of Mitigation Fee Act Protest of Condition No. 13

The Mitigation Fee Act proscribes procedures for protesting the imposition of fees and other exactions imposed on a development project by a local agency. (Gov. Code, §§ 66000–66025; *Warmington Old Town Associates, L.P. v. Tustin Unified School Dist.* (2002) 101 Cal.App.4th 840.) Government Code section 66020, subdivision (a), requires the party protesting the imposition of a fee, dedication, or exaction to tender any required payment or provide a guarantee of future payment and serve written notice of its protest on the local agency. (Gov. Code, §§ 66020, subd. (a), 66021, subd. (a).) Please be advised that this letter serves as our notice that our client protests the imposition of Condition No. 13 under the Mitigation Fee Act as an unlawful exaction at the first opportunity after its imposition. This appeal preserves all rights to challenge this condition through all available legal remedies, including judicial review if necessary.

Conclusion

Our client remains committed to developing a high-quality housing project that benefits the Town of San Anselmo. Unfortunately, the cumulative effect of the Town's requirements—most critically this bond requirement—places the entire project at risk. Each additional significant financial obstacle necessitates redesigns that diminish the overall quality, desirability, and environmental performance of the project. It must be clearly understood that the larger issue is the unreasonable level of personal liability and financial exposure that securing such a bond would impose. Our client is unwilling to expose their personal residence, life savings, and family assets to satisfy the demands of bond carriers. Simply put, our client will not proceed with this project if a performance bond remains a condition of approval. The bond requirement set forth in Condition No. 13 is not merely a financial obstacle—it is an insurmountable barrier that will kill the project entirely if left in place. No amount of redesign, scaling back, or value engineering can overcome the fundamental impossibility created by this condition.

Rhino One does not appeal the Planning Commission's approval of the Project and PRO2024-0048; our client objects to and appeals only Condition of Approval #13 regarding the performance bond requirement. We respectfully request that the Town allow the Project Approval to remain in effect, and not stay the Project during the pendency of the Town Council's review of the validity of this specific condition. We appreciate the Council's consideration of this appeal and look forward to resolving this issue promptly so we can proceed with the development process.

Respectfully,

BUCHALTER
A Professional Corporation



Alicia Guerra
Shareholder

AG:nj

Attachment

cc: David Donery, Town Manager
Heidi Scoble, Planning and Building Director
Megan Acevedo, Town Attorney
Laura Allen
Michael Day

Castro, Georgina

From: Laura Allen <Laura@embarcaderoadvisors.com>
Sent: Friday, April 25, 2025 4:30 PM
To: Guerra, Alicia C.; Michael Day
Cc: Shanna Romano
Subject: FW: Town of San Anselmo Performance Bond Discussion
Attachments: EPIC Concord Subdivision Request Form.pdf; EPIC_Contractor's Kit_Concord.pdf

This message has originated from an **External Email**. Laura Allen <laura@embarcaderoadvisors.com>:

Laura Allen
415.640.3503

From: Jonathan Russell <jonathan.russell@epicbrokers.com>
Sent: Friday, April 25, 2025 4:27 PM
To: Laura Allen <Laura@embarcaderoadvisors.com>
Cc: Jonathan Wheat <jonathan.wheat@epicbrokers.com>
Subject: Town of San Anselmo Performance Bond Discussion

Hi Laura,

It was great connecting with you this afternoon to get a better understanding of your situation. While the Town is within their rights to set their bond requirements, what they choose to do can certainly be a deterrent to surety markets. A 125% bond amount is not a standard requirement and brings along with it many questions. A performance bond for this type of project is considered a “subdivision” bond, which carries inherently more risk. Post the 2008 housing market crash many surety companies exited the subdivision market altogether and have never re-entered. The fact that this bond is already considered riskier paired with the town requiring a higher than normal bond amount raises the risk profile considerably. As a surety bond is a financial guarantee, the underwriting process is more aligned with banking relationships and the requirements can be quite onerous.

With subdivision, once you get above a $2 million bond requirement the underwriting standards become more strict. The first of the two forms attached is a standard subdivision request form, which highlights some of the initial information we would need to begin the underwriting process with a Surety company. It’s not an exhaustive list as the Surety could require more information based on their initial review but it’s the best place to start. The second form attached, is called a contractor’s kit and it’s a packet of information which we would typically acquire when setting up a Surety program for a contractor. Given the size of this project at ~$4.5 million with a bond requirement pushing the value to ~$5.625 million, the additional information requests noted in this packet would likely be required.

One key item I always want to highlight upfront when it comes to bonding is that any surety market is going to require corporate indemnity, as well as personal indemnity of any Owners with greater than 10% stake in the entity being bonded. Personal indemnity includes the individual, their spouse, and any trusts. The reason for this is that sureties write to zero loss ratio meaning if they pay out a claim they expect to be fully reimbursed for the

costs and they don't want Owner transferring assets. They will look to corporate assets first and then personal assets if they need to. I'm not sure if your company is private equity owned/backed, but if so, that further complicates the indemnity process because the surety would likely want them to provide some sort of indemnity as well.

Finally, surety bonds as a product differ than insurance. Once a surety agrees to issue a bond, they are stuck with that liability through the lifecycle of the project until it is 100% completed and released by the Obligee (Town of Anselmo in this case). They have no ability to cancel a performance bond once it's been issued, which is why the underwriting process is so stringent and takes so much time (up to 4 weeks or more depending on the complexity of the situation). If we can find a market that is willing to support a bond, the bond cost will fall somewhere between an estimated 2.5% - 3% of the bond value (i.e. $140,625 - $168,750).

While writing bonds is my business, a bond is not always the best product/solution for every situation. In this case I think all parties would probably be better served finding an agreeable solution that doesn't involve obtaining a bond. If your contract includes guarantee language, then the Town would already have recourse and getting a surety involved would be redundant at that point. If you would like us to begin the process of obtaining the bond it would be best to provide us with a completed "EPIC Concord Subdivision Request Form".

I don't like to be that negative person, but I always feel obligated to be upfront about how onerous the surety bonding process is when talking to someone looking into bonding. It was a pleasure meeting you today and I look forward to hearing back from you.

Thanks,

EPIC Insurance Brokers & Consultants
EDGEWOOD PARTNERS INSURANCE CENTER
CA LICENSE 0B29370

Jonathan Russell, AFSB
Account Executive, Surety
License: 0B29370 | CA License: 0L51560
Direct (925) 822-9116 | Office (800) 234-6363
jonathan.russell@epicbrokers.com
1390 Willow Pass Road, Suite 800, Concord, CA 94520

EPIC | edgewood partners insurance center

JONATHAN RUSSELL (jonathan.russell@epicbrokers.com)

1390 Willow Pass Rd. #800
Concord CA, 94520
Ph: (925) 822-9116
CA License 0B29370

SUBDIVISION BOND REQUEST FORM

Date Bond Needed: _____ Requested By: _____ Telephone #: _____

Developer (Principal): _____

Address: _____

_____

Project/Subdivision Name: _____

Tract No.: _____ Tax ID: _____

Type of Project: **(Single Family Homes, Condos, Apartments, Offices, Shopping Center, Industrial, Etc.)** _____

Property Value: _____ Total Debt on Property: _____

Anticipated Start Date: _____ Completion Date: _____

Name of Governmental Entity Requiring Bonds: _____

Address: _____

Type of Bond(s) Needed	Performance	Labor & Material
	$	$
	$	$
	$	$
	$	$
	$	$
	$	$

Financing Information:

Name: _____ Loan Officer: _____

Address: _____ Phone: _____

_____

Total Construction Loan: $ _____

Amount Set Aside for Improvements: $ _____

Is a Set Aside Letter Available: YES ☐ NO ☐ (Attach Copy of Lenders Form)

If conventional development financing is not being utilized, state below how improvements will be financed.

Providing all the applicable documents listed below will be required as part of the underwriting and approval process:

- Assurance Letter from Construction Lender/Fund Control Facility
- Engineer's Estimate of Costs to Complete Offsite Improvements
- Required Bond Forms
- Subdivision Agreement
- Vicinity Map
- Engineer's Environmental Survey

FOR NEWLY FORMED ENTITIES REQUESTING A BOND

In addition to the above project documents, we would need the following:

- Entity Organizational Documents (i.e. operating agreement, partnership agreement, etc.)
- Information regarding all owners of the entity

Legal Name: _____
Resident Address: _____
City/State/Zip: _____
SS#: _____ % Ownership: _____

Are Any of Your Assets in Trust? (If Yes, provide copy of Trust Document): _____Yes _____ No
Spouse Name: _____
Spouse SS#: _____
Personal Net Worth, Excluding Business $ _____

Legal Name: _____
Resident Address: _____
City/State/Zip: _____
SS#: _____ % Ownership: _____

Are Any of Your Assets in Trust? (If Yes, provide copy of Trust Document): _____Yes _____ No
Spouse Name: _____
Spouse SS#: _____
Personal Net Worth, Excluding Business $ _____

Note: The Surety may require their own application after review of all the above items. A signed indemnity agreement will be required before release of any bond.

CONTRACTOR'S KIT

Below is the Underwriting Checklist for the Contract Surety Bond Application Process:

1. **Contractor's Questionnaire** – Form enclosed.

2. **Last 3 Fiscal Year-End Business Financial Statements*** (If financial statements were not prepared for prior fiscal year-ends, please submit Federal Tax Returns.)

3. **Current Interim Business Financial Statement** – if the Fiscal Year End financial statement is over 6 months old.

4. **Aging Schedules for Accounts Receivable and Accounts Payable**.

5. **Current Personal Financial Statements for all Owners/Stockholders** – Please include bank/brokerage statements to support any cash balances listed. Enclosed form may be used.

6. **Current Work in Progress Schedule** – Enclosed form may be used.

7. **Bank Reference Letter** – Form enclosed.

8. **Copy of any current bank line of credit agreements**.

9. **Resumes for all Owners/Stockholders and any Key Employees** – Enclosed form may be used.

10. **A Company Brochure, any Promotional Materials and/or a Statement of Qualifications outlining the company's history and goals**.

11. **Bond Request Forms** – For immediate bond needs, our bid bond request form and performance and payment bond request forms are enclosed for your use.

12. **Personal Credit Authorization** – Form Enclosed.

* We prefer all financial statements be prepared by a CPA on Reviewed basis at fiscal year-end and a compiled basis at the 6-month interim date. The statements should include full disclosure notes and schedules. The percentage of completion method is preferred, but financial statements prepared on the accrual method are acceptable. **CASH BASIS/INCOME TAX BASIS FINANCIAL STATEMENTS ARE NOT ACCEPTABLE** to the majority of our surety markets.

If you have any questions with regard to the completion and submission of this application or with any of the enclosed forms, please feel free to contact us.

EPIC
1390 Willow Pass Rd, #800, Concord, CA 94520 – PHONE: 800-234-6363, WWW.EPICBROKERS.COM
CA LICENSE NUMBER: 0B29370

Contractor's Questionnaire

CONTRACTOR

NAME AS LICENSED	OFFICE PHONE	FAX

BUSINESS ADDRESS

WEBSITE	E-MAIL ADDRESS	MOBILE PHONE

TYPE OF CONSTRUCTION	YEAR BUSINESS STARTED

PERCENTAGE OF WORK PERFORMED AS A GENERAL	PERCENTAGE AS A SUBCONTRACTOR	PERCENTAGE SUBBED TO OTHERS

DO YOU BOND MAJOR SUBS?	CONSTRUCTION LICENSES HELD – LIST TYPE AND STATE

ENTITY TYPE (CORP, S-CORP, SOLE PROP, PARTNERSHIP, JV OR LLC)	FEDERAL TAX ID NUMBER

PLEASE CHECK YES OR NO	**YES**	**NO**
Is the company a subsidiary, parent, or holding company of any other company?		
Has there been any change in the control of the company or any related entity in the past 3 years?		
Has the company ever failed to complete a contract?		
Has the company, any stockholder, owner, partner, subsidiary, parent, holding company or Affiliate ever filed for bankruptcy, or been placed in receivership?		
Affiliate ever filed for bankruptcy, or been placed in receivership?		
Are there any liens filed against the company's or related entity's projects?		
Is the company, any stockholder, owner, partner or related entity an indemnitor or guarantor to any creditor?		
Have any or all of the company's accounts receivable or retentions been assigned, pledged, hypothecated, sold or discounted?		
Are there any guarantees or contingent liabilities outstanding other than as noted in the latest financial statement?		
Are you involved in any litigation?		
Do you have a continuity plan? If yes, please provide a copy.		
Are any assets of the company or any Indemnitor held in trust? If yes, please provide a copy.		

Explain all "YES" answers below – use additional pages if necessary.

PRINCIPALS OF THE COMPANY

NAME (AS IT SHOULD APPEAR ON INDEMNITY AGREEMENT)		POSITION OR TITLE		% OF OWNERSHIP
RESIDENCE ADDRESS		OWN OR RENT	HOME PHONE	
SOCIAL SECURITY NO.	DATE OF BIRTH	HOW LONG IN INDUSTRY		HOW LONG WITH FIRM
PERSONAL BANK	BANK ADDRESS		ACCOUNT NUMBERS	
SPOUSE NAME	SPOUSE SOCIAL SECURITY NO.		SPOUSE DATE OF BIRTH	

NAME (AS IT SHOULD APPEAR ON INDEMNITY AGREEMENT)		POSITION OR TITLE		% OF OWNERSHIP
RESIDENCE ADDRESS		OWN OR RENT	HOME PHONE	
SOCIAL SECURITY NO.	DATE OF BIRTH	HOW LONG IN INDUSTRY		HOW LONG WITH FIRM
PERSONAL BANK	BANK ADDRESS		ACCOUNT NUMBERS	
SPOUSE NAME	SPOUSE SOCIAL SECURITY NO.		SPOUSE DATE OF BIRTH	

NAME (AS IT SHOULD APPEAR ON INDEMNITY AGREEMENT)		POSITION OR TITLE		% OF OWNERSHIP
RESIDENCE ADDRESS		OWN OR RENT	HOME PHONE	
SOCIAL SECURITY NO.	DATE OF BIRTH	HOW LONG IN INDUSTRY		HOW LONG WITH FIRM
PERSONAL BANK	BANK ADDRESS		ACCOUNT NUMBERS	
SPOUSE NAME	SPOUSE SOCIAL SECURITY NO.		SPOUSE DATE OF BIRTH	

NAME (AS IT SHOULD APPEAR ON INDEMNITY AGREEMENT)		POSITION OR TITLE		% OF OWNERSHIP
RESIDENCE ADDRESS		OWN OR RENT	HOME PHONE	
SOCIAL SECURITY NO.	DATE OF BIRTH	HOW LONG IN INDUSTRY		HOW LONG WITH FIRM
PERSONAL BANK	BANK ADDRESS		ACCOUNT NUMBERS	
SPOUSE NAME	SPOUSE SOCIAL SECURITY NO.		SPOUSE DATE OF BIRTH	

****IF ADDITIONAL SPACE IS NEEDED, COPY THIS PAGE****

BUSINESS BANKING

NAME OF BANK		PHONE	FAX
ADDRESS			YEARS WITH THIS BANK
CONTACT NAME		ACCOUNT NUMBERS	
LINE OF CREDIT AMOUNT	HOW SECURED		AMOUNT IN USE

ACCOUNTING

NAME OF ACCOUNTING FIRM		PHONE	FAX
ADDRESS			YEARS WITH THIS FIRM
CONTACT NAME		FISCAL YEAR END	
COMPILED, REVIEWED OR AUDITED FINANCIAL STATEMENT?		HOW OFTEN ARE FINANCIAL STATEMENTS PREPARED	
DOES THIS FIRM ALSO PREPARE THE BUSINESS AND PERSONAL TAX RETURNS?		IF NOT, EXPLAIN	
DATE OF LAST IRS AUDIT	RESULTS		

BONDING

NAME OF PRIOR BONDING COMPANY		PHONE	FAX
NAME OF UNDERWRITER			YEARS WITH THIS COMPANY
AMOUNT OF LARGEST SINGLE CONTRACT BONDED		DATE COMPLETED	
LARGEST WORK ON HAND AMOUNT AT ANY ONE TIME $ YEAR? CONSISTING OF HOW MANY CONTRACTS?			
BOND LINE DESIRED SINGLE CONTRACT $ TOTAL WORK PROGRAM AT ONE TIME $			
HAS ANY BONDING COMPANY EVER DECLINED TO FURNISH YOUR COMPANY WITH A BOND? IF YES, WHY?			
HAVE YOU PROVIDED COLLATERAL TO THE BONDING COMPANY?		IF YES, DESCRIBE TYPE AND AMOUNT	
REASON FOR CHANGING BONDING COMPANIES			

INSURANCE

NAME OF INSURANCE AGENT/BROKER		PHONE	FAX
****PLEASE PROVIDE A COPY OF A RECENT INSURANCE CERTIFICATE****			

REFERENCES

LIST THE 5 LARGEST CONTRACTS COMPLETED IN THE LAST 6 YEARS:

OWNER/OBLIGEE	PHONE	FAX
ADDRESS	CONTACT NAME	E-MAIL ADDRESS
JOB DESCRIPTION/LOCATION	CONTRACT PRICE	$GROSS PROFIT (LOSS)
BONDING COMPANY	YEAR COMPLETED	

OWNER/OBLIGEE	PHONE	FAX
ADDRESS	CONTACT NAME	E-MAIL ADDRESS
JOB DESCRIPTION/LOCATION	CONTRACT PRICE	$GROSS PROFIT (LOSS)
BONDING COMPANY	YEAR COMPLETED	

OWNER/OBLIGEE	PHONE	FAX
ADDRESS	CONTACT NAME	E-MAIL ADDRESS
JOB DESCRIPTION/LOCATION	CONTRACT PRICE	$GROSS PROFIT (LOSS)
BONDING COMPANY	YEAR COMPLETED	

OWNER/OBLIGEE	PHONE	FAX
ADDRESS	CONTACT NAME	E-MAIL ADDRESS
JOB DESCRIPTION/LOCATION	CONTRACT PRICE	$GROSS PROFIT (LOSS)
BONDING COMPANY	YEAR COMPLETED	

OWNER/OBLIGEE	PHONE	FAX
ADDRESS	CONTACT NAME	E-MAIL ADDRESS
JOB DESCRIPTION/LOCATION	CONTRACT PRICE	$GROSS PROFIT (LOSS)
BONDING COMPANY	YEAR COMPLETED	

LIST 5 PRINCIPAL MATERIAL SUPPLIERS/SUBCONTRACTORS:

COMPANY NAME	PHONE	FAX
ADDRESS	CONTACT NAME	E-MAIL ADDRESS

COMPANY NAME	PHONE	FAX
ADDRESS	CONTACT NAME	E-MAIL ADDRESS

COMPANY NAME	PHONE	FAX
ADDRESS	CONTACT NAME	E-MAIL ADDRESS

COMPANY NAME	PHONE	FAX
ADDRESS	CONTACT NAME	E-MAIL ADDRESS

COMPANY NAME	PHONE	FAX
ADDRESS	CONTACT NAME	E-MAIL ADDRESS

ADDITIONAL INFORMATION

CREDIT AUTHORIZATION

THE UNDERSIGNED AFFIRMS TO EPIC. THAT THE FOREGOING STATEMENTS ARE TRUE AND CORRECT AND MADE FOR THE PURPOSE OF SECURING BONDS. THE UNDERSIGNED FURTHER AFFIRMS AND UNDERSTANDS THAT SURETYSHIP IS CREDIT, AND AUTHORIZES EPIC, OR IT'S DESIGNATED SURETY COMPANIES, TO CONFIRM AND GATHER INFORMATION SUCH AS BUSINESS AND PERSONAL CREDIT REPORTS AND OTHER SUCH INFORMATION IT CONSIDERS NECESSARY FOR EVALUATING WHETHER OR NOT CREDIT SHOULD BE GRANTED.

COMPANY NAME	CONTACT NAME
SIGNATURE	DATE

Email: **Website:** www.epicbrokers.com

EPIC
1390 Willow Pass Rd, #800, Concord, CA 94520 – PHONE: 800-234-6363
CA LICENSE NUMBER: 0B29370

PERSONAL FINANCIAL STATEMENT

NAME	PHONE
ADDRESS	SOCIAL SECURITY NUMBER
SPOUSE'S NAME	SPOUSE'S SOCIAL SECURITY NUMBER

PERSONAL FINANCIAL STATEMENT DATED:			
ASSETS		**LIABILITIES**	
CASH ON HAND		PERSONAL NOTES PAYABLE TO BANKS	
CASH IN BANKS (SCHEDULE 1)			
STOCKS, BONDS, SECURITIES (SCHEDULE 2)			
		NOTES PAYABLE REAL ESTATE (SCHEDULE 4)	
PERSONAL ACCOUNTS, NOTES, LOANS RECEIVABLE (SCHEDULE 3)			
		NOTES PAYABLE TO RELATIVES	
REAL ESTATE IMPROVED (SCHEDULE 4)		PERSONAL ACCOUNTS AND NOTES PAYABLE TO OTHERS	
		RENTS AND INTEREST DUE	
REAL ESTATE UNIMPROVED (SCHEDULE 4)		TAXES DUE ON REAL ESTATE	
		LIENS ON REAL ESTATE (SCHEDULE 4)	
AUTOMOBILES (SCHEDULE 5)			
		OTHER LIABILITIES (ITEMIZE)	
OTHER PERSONAL PROPERTY (SCHEDULE 5)			
CASH VALUE LIFE INSURANCE (SCHEDULE 6)			
OTHER ASSETS		**TOTAL LIABILITIES**	
		NET WORTH	
TOTAL ASSETS		**TOTAL LIABILITIES AND NET WORTH**	

ANNUAL INCOME		**ANNUAL EXPENSES**	
SALARY OR WAGES		PROPERTY TAXES	
DIVIDENDS/INTEREST		FEDERAL AND STATE INCOME TAX	
RENTAL INCOME		OTHER EXPENSES	
OTHER INCOME			
TOTAL ANNUAL INCOME		**TOTAL ANNUAL EXPENSE**	

SCHEDULE 1 – CASH IN BANKS

NAME OF BANK AND LOCATION	TYPE OF ACCOUNT	CURRENT CASH BALANCE

SCHEDULE 2 – STOCKS, BONDS, SECURITIES

NAME/DESCRIPTION OF SECURITY	NO. OF SHARES	MARKET VALUE	DIVIDENDS/INCOME PAID LAST 2 YEARS	IF PLEDGED, TO WHOM AND FOR WHAT PURPOSE

SCHEDULE 3 – PERSONAL ACCOUNTS, NOTES, LOANS RECEIVABLE

NAME OF PERSON/DEBTOR	AMOUNT OWED TO YOU	PURPOSE OF LOAN OR NATURE OF DEBT	DESCRIPTION OF SECURITY HELD	DATE PAYMENT EXPECTED

SCHEDULE 4 – REAL ESTATE

DESCRIPTION OF PROPERTY	TITLE IN THE NAME OF	MARKET VALUE	COST WHEN PURCHASED	MORTGAGES OR LIENS	MONTHLY PAYMENTS	MONTHLY INCOME

SCHEDULE 5 – PERSONAL PROPERTY/EQUIPMENT/AUTOMOBILES

DESCRIPTION OF ITEM	AGE OF ITEM	MARKET VALUE	COST	AMOUNT OWED ON ITEM	MONTHLY PAYMENT

SCHEDULE 6 – CASH VALUE OF LIFE INSURANCE

INSURANCE COMPANY	NAME OF INSURED	BENEFICIARY	FACE VALUE	CASH VALUE	AMOUNT BORROWED

THE MAKER OF THE FOREGOING OR ACCOMPANYING STATEMENT HEREBY AUTHORIZES EPIC, OR ITS REPRESENTATIVES, TO CONFIRM THE BANK BALANCES CLAIMED AND ALL OTHER ITEMS COMPRISING SAID STATEMENT. THE UNDERSIGNED CERTIFIES THAT THE INFORMATION INSERTED ABOVE IS TRUE AND CORRECT.

DATED:
SIGNATURE:

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CA LICENSE NUMBER: 0B29370

WORK IN PROGRESS SCHEDULE

NAME OF CONTRACTOR	DATE OF SCHEDULE

Uncompleted Contracts – Job Description and Location	Contract Price with Approved Change Orders	Contractor's Total Cost	Billed To Date – Include Retention	Costs to Date	Estimated Cost to Complete	Estimated Completion Date	% Complete
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							

CONTRACTS COMPLETED SINCE LAST FISCAL YEAR END STATEMENT OR LAST STATUS REPORT

CONTRACT DESCRIPTION AND LOCATION	FINAL CONTRACT PRICE	TOTAL COST	GROSS PROFIT/LOSS
1.			
2.			
3.			
4.			
5.			
6.			

COMMENTS:

SIGNATURE AND TITLE OF PERSON COMPLETING FORM: **DATE:**

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CA LICENSE NUMBER: 0B29370

BANK INQUIRY FORM

DEPOSITOR PLEASE COMPLETE THIS TOP PORTION

NAME AND ADDRESS OF BANK:	BUSINESS NAME AND ADDRESS:
ATTENTION:	ACCOUNT NUMBERS
FAX NUMBER:	
THE UNDERSIGNED HEREBY AUTHORIZES THE FOLLOWING INFORMATION TO BE RELASED TO EPIC.	PERSONAL NAME AND ADDRESS
SIGNATURE	ACCOUNT NUMBERS
DATE	

BANK COMPLETE THIS BOTTOM PORTION

We have been asked to write bonds or are currently writing bonds for the above applicant, and your bank has been given as a reference. Please complete the following:

THE CONFIDENTIALITY OF THIS INFORMATION WILL BE PRESERVED EXCEPT WHERE DISCLOSURE OF THIS INFORMAITON IS REQUIRED BY APPLICABLE LAW. WE WILL NOT HOLD YOU OR ANY STAFF MEMBER RESPONSIBLE FOR THE ACCURACY OF THIS REPORT.

DEPOSITORY ACCOUNTS:

THE CUSTOMER HAS BEEN WITH OUR BANK SINCE:				
ACCOUNT NUMBER	TYPE OF ACCOUNT	AVERAGE BALANCE	CURRENT BALANCE	OVERDRAFT FLOATS/ RETURNED CHECKS?

CREDIT ACCOUNTS:

WE HAVE GRANTED THEM CREDIT SINCE:		
CURRENT LINE OF CREDIT EXTENDED:		
IS THE LINE SECURED?	IF YES, WHAT TYPE OF SECURITY?	
CURRENT BALANCE ON LINE OF CREDIT:		
RENEWAL DATE OF THE LINE OF CREDIT:	HAS THE LINE BEEN HANDLED AS AGREED?	
OTHER LOANS EXTENDED:	CURRENT BALANCE:	MONTHLY PAYMENTS:
HAVE THESE LOANS BEEN HANDLED AS AGREED?		
WHAT IS YOUR EXPERIENCE AND OPINION OF THIS APPLICANT'S FINANCIAL RESPONSIBILITY AND BUSINESS REPUTATION?		

THANK YOU FOR YOUR COOPERATION. PLEASE FAX THIS DOCUMENT TO US AT 925-609-5363.

EPIC

BANK OFFICER

NAME:
PHONE NUMBER:
SIGNATURE X
DATE:

RESUME

PERSONAL INFORMATION

NAME		SOCIAL SECURITY NUMBER
HOME ADDRESS		HOME PHONE NUMBER
DATE OF BIRTH	DRIVERS LICENSE #	E-MAIL ADDRESS
SPOUSE'S NAME		SPOUSE'S SOCIAL SECURITY NUMBER

EDUCATION

HIGH SCHOOL	YEAR GRADUATED
NAME OF COLLEGE OR TRADE SCHOOL	YEARS ATTENDED
DEGREES/CERTIFICATES OBTAINED	MAJOR/COURSES STUDIED
ADDITIONAL EDUCATION	

EMPLOYMENT HISTORY

CURRENT EMPLOYER	DATE STARTED WITH CURRENT EMPLOYER
POSITION	
RESPONSIBILITIES	

PAST EMPLOYER	DATES EMPLOYED
POSITION	
RESPONSIBILITIES	

PAST EMPLOYER	DATES EMPLOYED
POSITION	
RESPONSIBILITIES	

FEEL FREE TO SUBSTITUTE YOUR PREPARED RESUME FOR THIS FORM

EPIC
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Bid Bond Request Form

General Information

Bid Date _____ Time of Bid _____

Contractor's Name _____

Owner/Obligee _____

Address (Obligee)_____

Job/Project Description _____

_____

Job Details

Contract/Solicitation Number _____

Estimated Contract Amount $ _____Estimated Start Date_____

Completion Time_____ Calendar Days_____ or Working Days _____

Bid Bond Percentage _____Liquidated Damages $ _____ Warranty Period_____

Hazardous Waste Remediation (Y or N)_____Details_____

Cost Breakdown (Rough Estimate…Include a 10% Cushion for Increases):	
$	**Contractor's Labor Cost**
$	**Contractor's Material/Equipment Costs**
$	**Major Sub-contractor Costs (HVAC, Electrical, Roofing, Etc.)**
$	**1.**
$	**2.**
$	**3.**
$	**4.**
$	**Miscellaneous Sub-contractor Costs (Provide Additional Pages If Needed)**
$	**Gross Profits**
$	**Totals**

Bid Bond Forms (Please indicate)

Obligee Forms (Please Attach)_____ Generic _____AIA Forms_____ Federal Form24_____

Current Work on Hand (Cost to Complete)$ _____

Delivery Via

Hold for Pick Up_____ Date _____ Time _____

Regular Mail (Address) _____

FedEx **Priority** (Account #)_____or Ontrac (Account#)_____

MEMO

_____

Email: **Website:** www.epicbrokers.com

Performance and Payment Bond Request Form

General Information

Contractor's Name _____

Owner/Obligee _____

Address (Obligee)_____

Job/Project Description _____

_____

Contract Details

Contract/Solicitation Number _____

Contract Amount $ _____Estimated Start Date_____

Completion Time_____ Calendar Days_____ or Working Days _____

Performance Bond % _____Payment Bond %_____ Maintenance Bond %_____ Liquidated

Damages $ _____ Warranty Period_____

Hazardous Waste Remediation (Y or N)_____Details_____

Cost Breakdown (Rough Estimate…Include a 10% Cushion for Increases):	
$	**Contractor's Labor Cost**
$	**Contractor's Material/Equipment Costs**
$	**Major Sub-contractor Costs (HVAC, Electrical, Roofing, Etc.)**
$	**1.**
$	**2.**
$	**3.**
$	**4.**
$	**Miscellaneous Sub-contractor Costs (Provide Additional Pages If Needed)**
$	**Gross Profits**
$	**Totals**

Bond Forms (Please indicate)

Obligee Bond Forms (Please Attach)_____ Generic _____AIA Forms_____ Federal Form25_____

Current Work on Hand (Cost to Complete)$ _____

******WE MUST ALSO HAVE THE FOLLOWING ITEMS TO PROCESS YOUR FINAL BOND REQUEST****:**

BID RESULTS, AWARD LETTER AND A COMPLETE COPY OF THE CONTRACT/AGREEMENT

Delivery Via

Hold for Pick Up_____ Date _____ Time _____

Regular Mail (Address) _____

FedEx **Priority** (Account #)_____or Ontrac (Account#)_____

MEMO

_____

Email: **Website:** www.epicbrokers.com

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CA LICENSE NUMBER: 0B29370

1390 Willow Pass Rd, #800, Concord, CA 94520 – PHONE: 800-234-6363
CA LICENSE NUMBER: 0B29370

PERSONAL CREDIT AUTHORIZATION FORM

AUTHORIZATION IS HEREBY GIVEN TO EPIC TO OBTAIN PERSONAL CREDIT REPORTS FOR ALL OWNERS/STOCKHOLDERS, THEIR SPOUSES AND ANY OTHER PROSPECTIVE INDEMNITORS. SUCH INFORMATION WILL ONLY BE SHARED WITH SELECT SURETY COMPANIES FOR THE PURPOSE OF EVALUATING WHETHER OR NOT SURETY CREDIT SHOULD BE GRANTED.

COMPANY NAME	DATE

PLEASE OBTAIN SIGNATURES FOR ALL OWNERS/STOCKHOLDERS AND SPOUSES

SIGNATURE	SIGNATURE
TYPED OR PRINTED NAME	TYPED OR PRINTED NAME
DATE OF BIRTH	DATE OF BIRTH
SOCIAL SECURITY NUMBER	SOCIAL SECURITY NUMBER
DRIVERS LICENSE NUMBER	DRIVERS LICENSE NUMBER
HOME ADDRESS	HOME ADDRESS

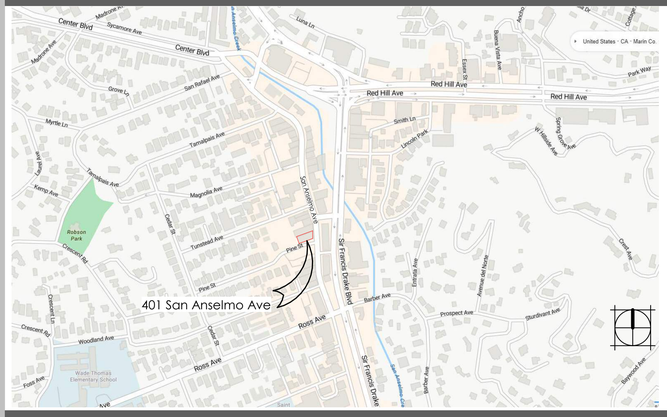
SIGNATURE	SIGNATURE
TYPED OR PRINTED NAME	TYPED OR PRINTED NAME
DATE OF BIRTH	DATE OF BIRTH
SOCIAL SECURITY NUMBER	SOCIAL SECURITY NUMBER
DRIVERS LICENSE NUMBER	DRIVERS LICENSE NUMBER
HOME ADDRESS	HOME ADDRESS

PLEASE COPY THIS PAGE AS NEEDED TO INCLUDE ADDITIONAL SIGNATURES

401 SAN ANSELMO AVE



VICINITY MAP



DRAWING INDEX

Sheet No	Sheet Name
Architectural	
A 0.0	COVER SHEET
A 0.1	SYMBOLS & ABBREVIATIONS
A 0.2	CONDITIONS OF APPROVAL
A 0.4a	AREA PLANS - EXISTING
A 0.4b	AREA PLANS - PROPOSED
A 0.4c	STORY POLE LAYOUT PLAN
A 0.5a	STREET VIEW
A 0.5b	STREET VIEW
A 0.5c	STREET VIEW
A 0.5d	STREET VIEW
A 0.5e	STREET VIEW
A 0.5f	INTERIOR VIEW
A 0.5g	INTERIOR VIEW
A 0.5h	INTERIOR VIEW
A 0.5i	INTERIOR VIEW
A 0.5j	INTERIOR VIEW
A 0.5k	INTERIOR VIEWS
A 0.9a	FEMA BFE & SPOT ELEVATIONS
A 0.9b	FEMA BFE & SPOT ELEVATIONS
A 0.9c	FEMA BFE & SPOT ELEVATIONS
A 1.1	SITE PLAN - CONTEXTURAL
A 1.1b	SITE PLAN - EXISTING
A 1.1c	SITE PLAN - PROPOSED
A 1.1d	LIGHTING PLAN -EXISTING, PROPOSED
A 1.2	SITE CONSTRUCTION OPERATION PLAN

Sheet No	Sheet Name
A 1.3	DRAINAGE / STORMWATER MANAGEMENT PLAN
A 3.0	EXISTING FLOOR PLAN
A 3.1	GROUND FLOOR PLAN
A 3.2	SECOND FLOOR PLAN
A 3.3	ROOF PLAN
A 5.1	ELEVATIONS - SOUTH
A 5.2	ELEVATIONS - EAST/ WEST
A 5.3	ELEVATIONS - NORTH
A 5.6	COMMERCIAL SIGNAGE
A 6.0	SECTIONS
A 6.1	SECTIONS
A 9.1	HOUSING ELEMENT DENSITY
A 9.2	HOUSING ELEMENT PARKING & TRANSIT
A 9.3	SUSTAINABILITY & DOWNTOWN VITALITY
A 9.4	LIGHTING SPECIFICATIONS
A 9.5	PRODUCT SPECS - ROOF TOP EQUIPMENT
A 9.6	PRODUCT SPECS - GREEN SCREEN WALL, SOUNDPROOFING
A 9.8	PEDESTRIAN SAFETY FEATURES
A 9.9	PRODUCT SPECIFICATIONS - PEDISTAL PAVER SYSTEM
GB 1	CAL GREEN 1
GB 2	CAL GREEN 2
BMP-1	STORM WATER & EROSION CONTROL
BMP-2	STORM WATER & EROSION CONTROL
SU1	SURVEY

Total Sheets: 49

PROJECT DATA SUMMARY

COMMERCIAL - ZONING C-2
OCCUPANCY - B, M, R-2, U2
TYPE V-B CONSTRUCTION

PLANNING PERMIT # PRO2024-0048
BUILDING PERMIT NUMBER: TBD
APN# 007 - 251 - 22
LOT AREA: 4,543 SF GROSS

Jurisdiction - Town of San Anselmo

This project site is in the "AE" FEMA Flood Zone.

NFPA 13R AUTOMATIC FIRE SPRINKLERS AND INTERIOR SMOKE ALARMS PROVIDED AT DWELLING PER FIRE PROTECTION DISTRICT.

ALL CONSTRUCTION SHALL COMPLY WITH 2022 CRC, CBC, CPC, CMC, CEC and 2022 California Energy Code, CITY MUNICIPAL CODE, ALL LOCAL AMENDMENTS / ORDINANCES, and ALL LOCAL SUB-TRADE CODES. CONTRACTOR SHALL COMPLY WITH 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, REFER TO G8 SHEETS.

GEOTECHNICAL NOTE:
- The Geotechnical aspects of the construction including demolition and rough site grading, at-grade foundation excavations, subgrade preparation and the installation of surface drainage control systems, should be performed in accordance with the recommendations presented in the geotechnical report prepared by Engineers. Engineers should be provided at least 48 hours advance notification of any geotechnical aspects of the construction and should be present to observe and test, as necessary, the earthwork, foundation, and drainage installation phases of the project.

SCOPE OF WORK:

THE SCOPE OF WORK FOR THIS DOWNTOWN DISTRICT INFILL PROJECT INCLUDES THE ADAPTIVE RE-USE AND BUILDING CODE UPDATING OF THE EXISTING TWO STORY BUILDING TO INCLUDE GROUND FLOOR COMMERCIAL & RESIDENTIAL USES, NEW SECOND FLOOR RESIDENCES, AND ROOFTOP TERRACE, SOLAR PV ARRAY, & MECHANICAL EQUIPMENT.

FIRE DEPT. REQUIREMENTS:

- **WILDLAND-URBAN INTERFACE**: THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND-URBAN INTERFACE FIRE AREA. THE BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF SECTION R337 OF THE CALIFORNIA RESIDENTIAL CODE OR THE CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A., AS APPLICABLE. NOTE THAT VEGETATION CLEARANCE SHALL BE IN COMPLIANCE WITH CBC SECTION 701A.5 PRIOR TO PROJECT FINAL APPROVAL.
- **FIRE SPRINKLERS REQUIRED:** PER CRC R313.2 . AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND EXISTING ONE- AND TWO- FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE FIRE AREA TO MORE THAN 3,600 SQUARE FEET.
- **EXCEPTIONS:** 1. DETACHED ACCESSORY DWELLING UNITS (ADUS), PROVIDED THAT ALL OF THE FOLLOWING ARE MET: A) THE UNIT MEETS THE DEFINITION OF AN ACCESSORY DWELLING UNIT AS DEFINED IN THE GOVERNMENT CODE SECTION 65852.2. B) THE EXISTING PRIMARY RESIDENCE DOES NOT HAVE AUTOMATIC FIRE SPRINKLERS. C) THE DETACHED ADU DOES NOT EXCEED 1,200 SQUARE FEET IN SIZE. D) THE UNIT IS ON THE SAME LOT AS THE PRIMARY RESIDENCE. E) THE UNIT MEETS ALL ACCESS AND WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B AND C OF THE 2022 CALIFORNIA FIRE CODE, AS AMENDED.
  2. WHEN ADDITIONS ARE MADE TO EXISTING STRUCTURES, CAUSING THE FIRE AREA TO EXCEED 3,600 SQUARE FEET AND ALL OF THE FOLLOWING ARE MET: A) BUILDING ADDITIONS DOES NOT EXCEED 500 SQUARE FEET. B) THE RESULTANT STRUCTURE MEETS ALL WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B OF THE 2022 CALIFORNIA FIRE CODE, AS AMENDED.
- **WATER SUPPLY REQUIREMENTS:** POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/ OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2022 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
- **FIRE DEPARTMENT (ENGINE) TURNAROUND REQUIRED:** DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. PROVIDE AN APPROVED FIRE DEPARTMENT ENGINE DRIVEWAY TURNAROUND WITH A MINIMUM RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE. MAXIMUM GRADE IN ANY DIRECTION SHALL BE 5%. INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS D-1. [CFC SECTION 503.2.5].
- **FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY:** PROVIDE AN ACCESS DRIVEWAY WITH A PAVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING APPARATUS WEIGHING AT LEAST 75K POUNDS. A MINIMUM UNOBSTRUCTED WIDTH OF 12 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM CIRCULATING TURNING RADIUS OF 40 FEET OUTSIDE AND 20 FEET INSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET D-1. CFC SEC. 503.
- **EMERGENCY GATE/ACCESS GATE REQUIREMENTS:** GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION G-1 AND WHEN OPEN SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH FOR EMERGENCY ACCESS ROADWAYS OR DRIVEWAYS. LOCKS, IF PROVIDED, SHALL BE FIRE DEPARTMENT APPROVED BEFORE INSTALLATION. GATES ACROSS THE EMERGENCY ACCESS ROADWAYS SHALL BE EQUIPPED WITH AN APPROVED ACCESS DEVICES. IF THE GATES ARE OPERATED ELECTRICALLY, AN APPROVED KNOX KEY SWITCH SHALL BE INSTALLED; IF THEY ARE OPERATED MANUALLY, THEN AN APPROVED KNOX PADLOCK SHALL BE INSTALLED. GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY OR OTHER ROADWAY SHALL BE AT LEAST 30 FEET FROM THE ROAD BEING EXITED. CFC SEC. 503 AND 506.
- **ADDRESS IDENTIFICATION:** NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC., 505.1.
- **CONSTRUCTION SITE FIRE SAFETY:** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHAPTER 33.

PROJECT ZONING SUMMARY

Existing and Proposed Conditions

Non Residential and Multifamily Districts

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	C2		
General Plan Designation	Commercial		
Flood Zone	AE		
Lot Area (Sq. Ft.)	4543	4543	
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.	4501.4	4377	4543
Lot coverage %	99%	96.3%	100%
FLOOR AREA			
Adjusted Floor Area (sq. ft.)			
First Floor	4349	4215	
Second Floor	606	4356	
Other Floors	0	279	
Accessory Structures			
Garage area			
Total (sq. ft.)	4955	8850	9002.8
SETBACKS			
Front	0	0	0
Side	0	0	0
Side	0	0	0
Rear	0	0	0
HEIGHT / STORIES			
Maximum height	29	37'-0 1/2"	30
Stories	1	3	2
PARKING			
Onsite parking	0	0	0
GRADING QUANTITIES			
Cut		-130.609 cy	
Fill		92.402 cy	
Total Combined			
Off-Haul		38.2 cy	

Project Zoning Summary

Parcel #:	007-251-22			
Location:	401 San Anselmo Ave, CA 94960			
Zoning	C2			
Total Lot Area (SF)	4,543 Re: Survey 1of1	0.104 Acres		
Development Standards: Per Table 4A	**Permitted**		**Proposed**	
Max. Density (Units/ Acre)	20			
No. Dwelling Units	2.086		4	
Max. Lot Coverage	100%		96%	
Setbacks:				
Min. Front Setback	0		0	
Min. Rear Setback	0		0	
Min. Side Setback	0		0	
Proposed Floor Area:		1st:	4215	
		2nd:	4356	
		Roof:	279	
		Total:	8850	
FAR	2		1.95	
Stories	2		3	*
Building Height	30		37' - 1/2"	*
Parking:	Req. per unit	# units	Req. Parking	
Studio (ADU - requires no parking)	0.0	1	0.0	
2 Bed	0.0	1	0.0	
3 Bed	0.0	2	0.0	
Parking Spaces Required			0.0	
Parking Provided:			**0**	

PROJECT TEAM

UTILITIES/JOINT TRENCH:
Millennium Design & Consulting Inc.
PO Box 737
Alamo, CA 94507
Phone: (925) 783-4300
Mobile:
Email: alfred@jointutility.com

GEOTECHNICAL:
Rockridge Geotechnical, Inc.
1350 Ocean Avenue,
Emeryville, CA 94608
Phone: (510) 420-5738
Mobile:
Email:

ARCHITECT: EID Architects, LLC
Environmental Innovations in Design
51 Coleman Drive
San Rafael, CA 94901
Phone:
Mobile: (650) 793-2856
Email: stuart@EIDarchitects.com

CIVIL Eng. / Surveyor:
Lea & Braze
2495 Industrial Pkwy West
Hayward, CA 94545
Phone: (510) 887-4086
Mobile:
Email: jtoby@leabraze.com

OWNER:
Rhino One, LLC
401 San Anselmo Ave.
San Anselmo, CA 94960
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DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

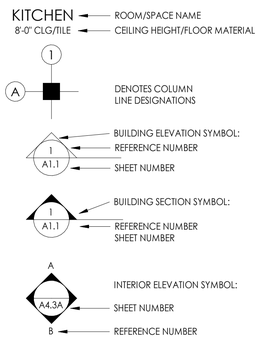
SHEET TITLE
COVER SHEET

SHEET NUMBER
A 0.0

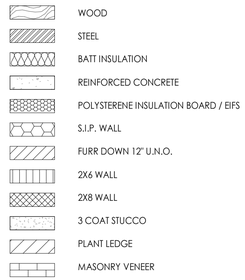
ENVIRONMENTAL INNOVATIONS IN DESIGN
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EID ARCHITECTS ECO FUNCTIONAL ARCHITECTURE

SYMBOLS LEGEND

ANNOTATION SYMBOLS



MATERIAL SYMBOLS



ABBREVIATIONS OF TEXT

#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
<	ANGLE
@	AT
A	
A.B.	ANCHOR BOLTS
A.C.P.	ASPHALT CONCRETE PAVING
A.C.T.	ACOUSTIC CEILING TILE
A.D.A.	AMERICANS WITH DISABILITIES ACT
A.F.F.	ABOVE FINISH FLOOR
A.P.	ACCESS PANEL
A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS
A/C	AIR CONDITIONER
ABV	ABOVE
ACOUST	ACOUSTICAL
AD.	ADJUSTABLE
ADH	ADHESIVE
ADJ	ADJACENT
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ATTN	ATTENUATION
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVG	AVERAGE
B	
B.I.B.	BLOWN IN BLANKET
B.U.R.	BUILT UP ROOFING
BD	BOARD
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BM	BEAM
BO	BOTTOM OF
BOL	BOLLARD
BOS	BOTTOM OF SLAB
BRKT	BRACKET
BS	BOTH SIDES
BSMT	BASEMENT
BTW	BETWEEN
BVL	BEVELED
BW	BOTH WAYS
C	
C	CARPET
C.A.R.B.	CALIFORNIA AIR RESOURCES BOARD
C.B.	CATCH BASIN
C.B.C.	CALIFORNIA BUILDING CODE
C.E.C.	CALIFORNIA ELECTRICAL CODE
C.F.C.I.	CONTRACTOR-FURNISHED, CONTRACTOR-INSTALLED
C.F.O.I.	CONTRACTOR-FURNISHED, OWNER-INSTALLED
C.M.C.	CALIFORNIA MECHANICAL CODE
C.P.C.	CALIFORNIA PLUMBING CODE
C.R.C.	CALIFORNIA RESIDENTIAL CODE
CAB	CABINET
CC	CENTER TO CENTER
CEM	CEMENT
CER	CERAMIC
CJ	CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CLS	CLOSURE
CM	CENTIMETER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPOSITE
COMP	COMPUTER
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CRSE	COURSE
CS	CASEMENT
CT	CERAMIC TILE
CTR	CENTER
CU	CUBIC
D	
D.C.	DOOR CLOSER
D.P.	DAMP PROOFING
D.S.	DOWN SPOUT
D.V.	DRYER VENT
DBL	DOUBLE
DEG	DEGREES
DEP	DEPOSIT
DEPT	DEPARTMENT
DET	DETAIL
DF	DOUGLAS FIR
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGRAM
DIFF	DIFFUSER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DO	DITTO
DR	DOOR
DWG	DRAWING
DWR	DRAWER
E	
E	EAST
E.F.	EACH FACE
E.J.	EXPANSION JOINT
E.JT.	EXPANSION JOINT
EA	EACH
EIFS	EXPANDED INSULATION FINISH SYSTEM
ELEC	ELECTRICAL
ELEV	ELEVATION
ELEVR	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENG	ENGINEER
ENT	ENTRANCE
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EW	EACH WAY
EXEC	EXECUTIVE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
F	FIXED
F TO F	FACE TO FACE
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.	FIRE HYDRANT
F.O.B.	FACE OF BUILDING
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FAB	FABRICATE
FAU	FORCED AIR UNIT
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FGL	FIBERGLASS
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FP	FIREPROOF
FSC	FOREST STEWARDSHIP COUNCIL
FT	FOOT/FEET
FURN	FURNITURE
FW	FIRE WALL
G	
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GDR	GUARD RAIL
GEN	GENERAL
GENR	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GR	GRADE
GRTG	GRATING
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
GYP. BD.	GYPSUM BOARD
H	
H	HIGH
H.B.	HOSE BIB
H.W.	HOT WATER
HC	HANDICAPPED
HD	HEAVY DUTY
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HELV	HELVETICA (TEXT STYLE)
HEX	HEXAGONAL
HGR	HANGER
HM	HOLLOW METAL
HO	HOPPER
HOC	HOLLOW CORE
HORIZ	HORIZONTAL
HPT	HIGH POINT
HQ	HEADQUARTERS
HR	HOUR
HS	HEADED STUDS
HT	HEIGHT
HVAC	HEATING, VENTING & AIR CONDITION
I	
I.D.	INSIDE DIAMETER
I.E.	THAT IS TO SAY/ IN OTHER WORDS
INCL	INCLUDE
INCR	INCREMENT
INFO	INFORMATION
INST	INSTRUMENT
INSTL	INSTALL
INSTL'N	INSTALLATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JC	JOINT COVER
JCT	JUNCTION
JST	JOIST
JT	JOINT
K	
KG	KILOGRAM
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
L	
L.G.S.	LIGHT GAUGE STEEL
L.P.	LOW POINT
LAM.	LAMINATE
LAV.	LAVATORY
LB	POUND
LBL	LABEL
LGT	LENGTH
LNDRY	LAUNDRY
LNG	LONG
LOC	LOCATION
LVR	LOUVER
M	
M	METER
M.BATH	MASTER BATHROOM
M.BED	MASTER BEDROOM
M.E.P.	MECHANICAL/ ELECTRICAL/ PLUMBING
M.O.	MASONRY OPENING
MACH	MACHINE
MAINT	MAINTENANCE
MANUF	MANUFACTURER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MIN	MINUTES (USED ONLY ON DOOR SCHEDULE)
MISC	MISCELLANEOUS
ML	MATCH LINE
MLD	MOLDING
MM	MILLIMETER
MOD	MODULAR
MONOX	CARBON MONOXIDE
MOS	MOSAIC
MOV	MOVABLE
MST	MASTER
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MUL	MULLION
N	
N	NORTH
N.E.C.	NATIONAL ELECTRIC CODE
N.F.P.A.	NATIONAL FIRE PREVENTION ASSOCIATION
N.F.R.C.	NATIONAL FENESTRATION RATING COUNCIL
N.I.C.	NOT IN CONTRACT
N.R.C.A.	NATIONAL ROOFING CONTRACTORS ASSOCIATION
N.T.S.	NOT TO SCALE
NA	NOT APPLICABLE
NAT	NATIONAL
NO	NUMBER
NOM	NOMINAL
NPRN	NEOPRENE
NR	NOISE REDUCTION
NRC	NR COEFFICIENT
NTL	NATURAL
O	
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
O.F.C.I.	OWNER-FURNISHED, CONTRACTOR-INSTALLED
O.F.O.I.	OWNER-FURNISHED, OWNER-INSTALLED
O.F.S.	OUTSIDE FACE OF STUD
O.H.	OPPOSITE HAND
O.S.B.	ORIENTED STRAND BOARD
O/	OVER
OA	OVERALL
OF.D.	OVERFLOW DRAIN
OFF.	OFFICE
OH	OVERHEAD
OP.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
P	
P.BD.	PARTICAL BOARD
P.LAM.	PLASTIC LAMINATE
P.T.	PRESSURE TREATED (PAINTED)
PANT	PANTRY
PART	PARTITION
PCS	PIECES
PD	POWDER ROOM
PERF	PERFORATED
PFN	PRE FINISHED
PL	PLATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PRCST	PRE CAST
PREP	PREPARATION
PREV	PREVIOUS
PRMLD	PRE MOLDED
PS	PAINTED STEEL
PTDF	PRESSURE TREATED DOUGLAS FIR
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PW	PASS WINDOW
Q	
QM	QUIRK MITER
QT	QUARRY TILE
QTY.	QUANTITY
R	
R	RADIUS
R	RISER
R.C.	REINFORCED CONCRETE
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RCVG	RECEIVING
RE	REFER
REF	REFERENCE
REFL	REFLECTED
REFRIG	REFRIGERATOR
REINF	REINFORCE
REM	REMAIN
REQ'D	REQUIRED
REQT	REQUIREMENT
RESL	RESILIENT
REV	REVISION
RM	ROOM
RND	ROUND
RVS	REVERSE
RWL	RAIN WATER LEADER
S	
S	SOUTH
S.C.	SOLID CORE
S.S.D.	SEE STRUCTURAL DRAWINGS
S.T.C.	SOUND TRANSMISSION COEFFICIENT
SCHD	SCHEDULE
SD	SOUND RATED DOOR
SECT	SECTION
SERV	SERVICE
SH	SINGLE-HUNG
SHT.	SHEET
SHWR	SHOWER
SIM.	SIMILAR
SL	SLIDER
SPECS	SPECIFICATIONS
SPL	SPECIAL
SQ.	SQUARE
SS	STAINLESS STEEL
ST	STREET
STD.	STANDARD
STL	STEEL
STO	STORAGE
STRUCT.	STRUCTURAL
SYST	SYSTEM
T	
T	TILE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.B.D.	TO BE DETERMINED
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.F.F.	TOP OF FINISH FLOOR
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.S.F.	TOP OF SUB FLOOR
T.O.ST.	TOP OF STEEL (SLAB)
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
TB	TILE BASE
TEMP.	TEMPERED
THK	THICK(NESS)
THR	THRESHOLD
TKBD	TACKBOARD
TOIL	TOILET
TOSS	TOP OF STRUCTURAL SLAB
TR	TREAD
TRD	TREAD
TYP.	TYPICAL
TZ	TERRAZZO
U	
U.B.C.	UNIFORM BUILDING CODE
U.F.A.S.	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
U.F.C.	UNIFORM FIRE CODE
U.L.	UNDERWRITER'S LAB
U.M.C.	UNIFORM MECHANICAL CODE
U.N.O.	UNLESS NOTED OTHERWISE
U.P.C.	UNIFORM PLUMBING CODE
U.P.S.	UNINTERRUPTED POWER SYSTEM
UTIL	UTILITY
V	
V.I.F.	VERIFY IN FIELD
VAR	VARIES
VB	VINYL BASE
VCB	VINYL COVER BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIN.	VINYL
VP	VAPOR/ MOISTURE RESISTANT
W	
W	WEST
W	WIDTH
W.C.	WATER CLOSET
W.GL	WIRE GLASS
W.H.	WATER HEATER
W.P.	WEATHER PROOF
W.R.	WEATHER RESISTANT
W.U.I.	WILDLAND-URBAN INTERFACE
W/	WITH
W/O	WITHOUT
WD.	WOOD
WDW.	WINDOW
WHPV	WATER HEATER POWER VENT

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SYMBOLS LEGEND | 2

ABBREVIATIONS OF TEXT | 1

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SHEET TITLE: SYMBOLS & ABBREVIATIONS

SHEET NUMBER: A 0.1

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ECO FUNCTIONAL ARCHITECTURE

Ross Valley Fire Department
777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Mixed Use Commercial/Residential — Page:1of 3
ADDRESS: 401 San Anselmo Ave — Date: 9/25/24
San Anselmo, CA. — Reviewed by: Rob Bastianon
(415) 258-4673
TYPE OF REVIEW: Planning — Email: rbastianon@rossvalleyfire.org
Building Dept. 8/28/24 — Fire Dept. # 24-0278 — Review No. 1
Fire Department Standards can be found at: ***www.rossvalleyfire.org***

ITEM #	SHEET	COMMENTS	Corr. Made
		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. **An illuminated directory shall be installed in accordance with RVFD Standard #205A**	
		Submitter's Response: Correction has been completed. See Sheet ___of ☐Plans ☐Calculations.	

If re-submittal is required, all conditions listed above shall be included in revised drawings.
Fire and life safety systems may require a separate permit. Fire permits may be noted as deferred.

Ross Valley Fire Department
777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

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Fire Department Standards can be found at: ***www.rossvalleyfire.org***

Applicant*:
Address

Applicant is responsible for distributing these Plan Review comments to the Design Team.

Occupancy Class: **B/R2**	Fire Flow Req: **1500 GPM**	Sprinklers Required: **YES**
Type of Construction: **III**	On-site Hyd. Req: **NO**	Fire Alarm Required: **YES**
Bldg Area: **8655**	Turn-Around Req: **NO**	Permits Required: **Sprinklers**
Stories: + **2**	Fire Flow Test Required: **NO**	**Fire Alarm**
Height:	Wildland Urban Interface: **NO**	

The project listed above has been reviewed and determined to be:

( ) **APPROVED** (no modifications required)
(X) **COMPLETE AS NOTED** (minor modifications required - review attached comments)
( ) **NOT APPROVED** (revise per attached comments and resubmit)
( ) **INCOMPLETE** (provide additional information per attached comments and resubmit)

NOTE: *Please review the comments and make corrections and/or add notes as required. Changes and/or additions shall be clouded and referenced by date on a legend. Approval of this plan does not approve any omission or deviation from the applicable regulations. Final approval is subject to field inspection. Approved plans shall be on site and available for review at all times.*

ROSS VALLEY FIRE DEPT
Approved
_____ Approved with Conditions
_____ Not Approved – need revision
_____ Incomplete
Date: 9/25/24

Inspections required:

( ) Access/Water Supply prior to delivery of combustibles
( ) Defensible Space/Vegetation Management Plan
(X) Fire Alarm
(X) Final

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FIRE DEPARTMENT PLAN REVIEW

PROJECT: Mixed Use Commercial/Residential — Page:1of 3
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Fire Department Standards can be found at: ***www.rossvalleyfire.org***

ITEM #	SHEET	COMMENTS	Corr. Made
1		The scope of work consists of creating a mixed-use commercial/residential occupancy. All work shall comply with Current fire code at time of building permit submittal.	
		Submitter's Response: Correction has been completed. See Sheet ___of ☐Plans ☐Calculations.	
2		A fire sprinkler system shall be installed throughout the building which complies with the requirements of the National Fire Protection Association (NFPA) 13 (commercial), 13-R (apartments) and local standards. **The NFPA 13 portion shall be designed to a minimum ordinary 2 hazard for future use.** Separate deferred permits shall be required for these systems. 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 as a deferred permit.**	
		Submitter's Response: Correction has been completed. See Sheet ___of ☐Plans ☐Calculations.	
3		A fire alarm system shall be installed throughout the building which complies with the requirements of the National Fire Protection Association (NFPA) 72 and local standards. Separate deferred permits shall be required for these systems. 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 as a deferred permit.**	
		Submitter's Response: Correction has been completed. See Sheet ___of ☐Plans ☐Calculations.	
4		A Knox Box shall be installed to gain access to the fire systems during an emergency. Please order box from our website to ensure that it is key to our code.	
		Submitter's Response: Correction has been completed. See Sheet ___of ☐Plans ☐Calculations.	
5		A minimum 2A10BC rated fire extinguisher shall be installed for every 3000sf and 75 feet of travel.	
		Submitter's Response: Correction has been completed. See Sheet ___of ☐Plans ☐Calculations.	
6		Address numbers at least 6'' tall must be in place adjacent to the front doors. If not clearly visible from the street, additional numbers are required. Residential numbers must be internally illuminated (backlit), placed to a light or be reflective numbers. If your project is a new structure or	

1 CONDITIONS OF APPROVAL - FIRE
12" = 1'-0"

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03/12/2025

401 SAN ANSELMO AVE.
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SHEET TITLE
CONDITIONS OF APPROVAL

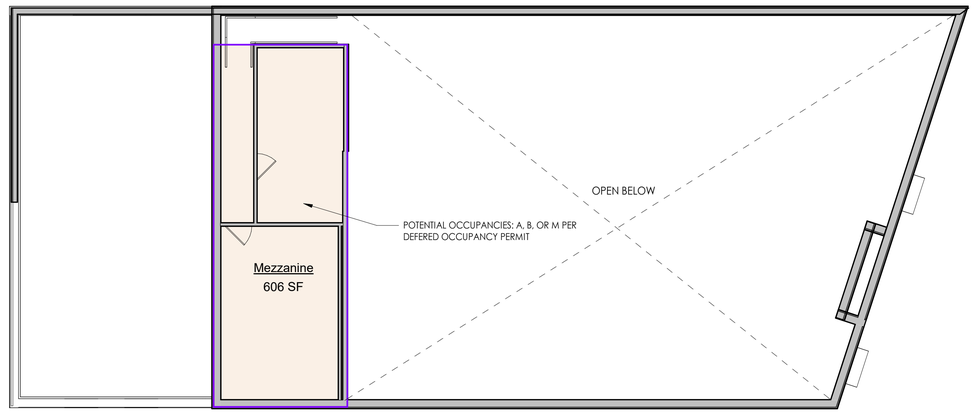
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A 0.2

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EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

Building Area Legend

Mezzanine

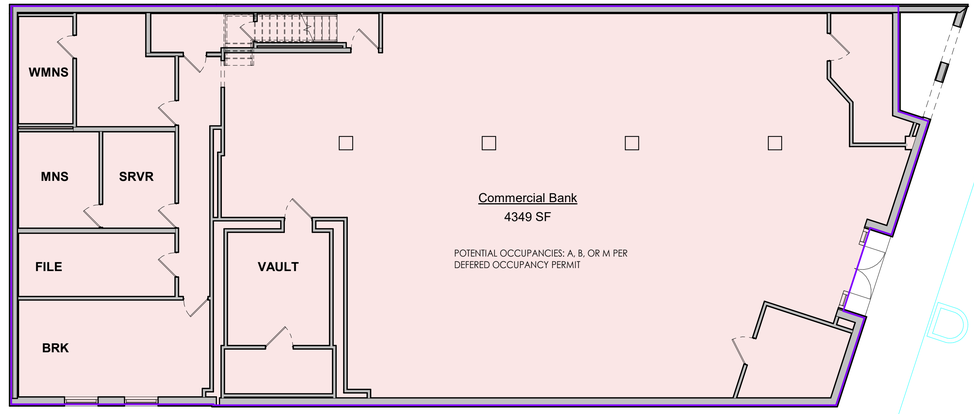


2 TOSF LEVEL2
1/8" = 1'-0"

Area Schedule - Existing		
Name	Area	Level
Commercial Bank	4,349 SF	TOS Level 1
Mezzanine	606 SF	TOSF LEVEL2
Total Area	4,955 SF	

Building Area Legend

Commercial Bank



1 TOS Level 1
1/8" = 1'-0"

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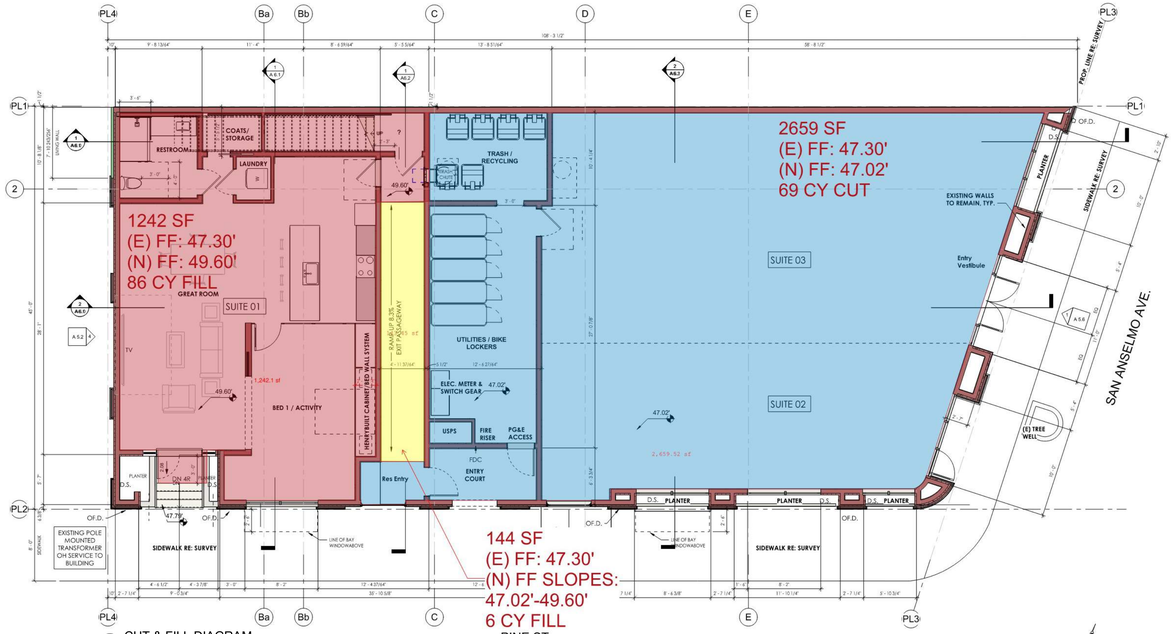
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SHEET TITLE
AREA PLANS - EXISTING

SHEET NUMBER
A 0.4a

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ECO FUNCTIONAL ARCHITECTURE



5 CUT & FILL DIAGRAM
12" = 1'-0"

	sf	ft	cf	cy		
	1242	1.883333	2339.1	86.633	fill	red shaded area on diagram
	2659	-0.69667	-1852.436667	-68.609	cut	blue shaded area on diagram
	144	2.163333	155.76	5.769	fill	yellow shaded area on diagram
SUM	4045					

exterior grade beams (assume 24"x24")

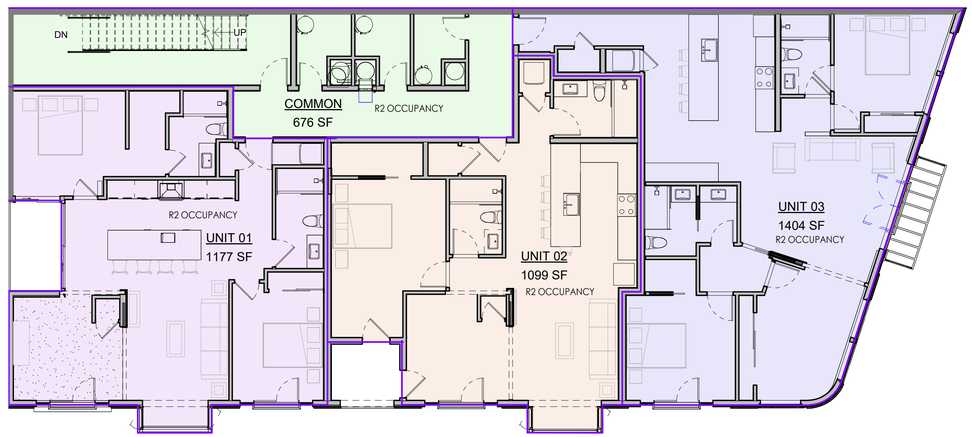
	sf	ft			
24x24 GB	-4	286	-1144	-42.370	cut

interior grade beams (assume 24"x24")

	sf	ft			
24x24 GB	-4	132.5	-530	-19.630	cut

SUM	92.402 fill
SUM	-130.609 cut
Total Offhaul	38.2 Offhaul Approx 3 dump truck loads

4 Cut & Fill Calculations
12" = 1'-0"



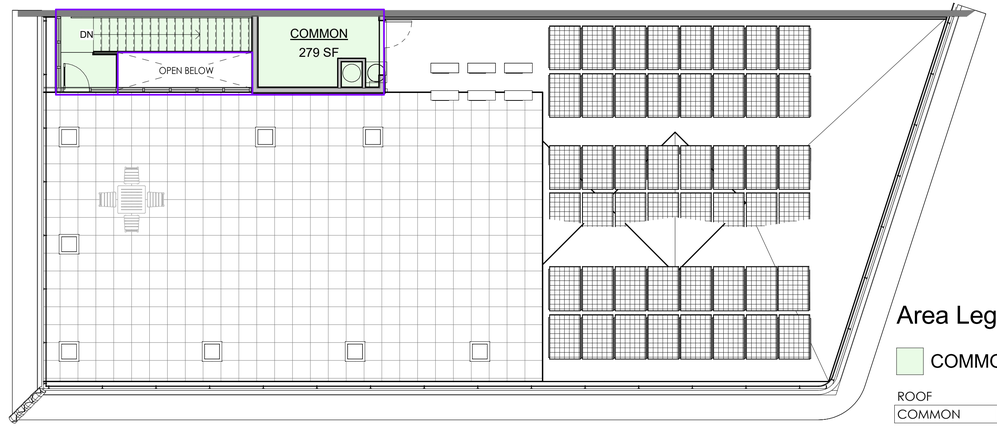
2 SECOND FLOOR AREA
1/8" = 1'-0"

Area Legend

- COMMON
- UNIT 01
- UNIT 02
- UNIT 03

TOSF LEVEL2

COMMON	676 SF
UNIT 01	1177 SF
UNIT 02	1099 SF
UNIT 03	1404 SF
	4356 SF



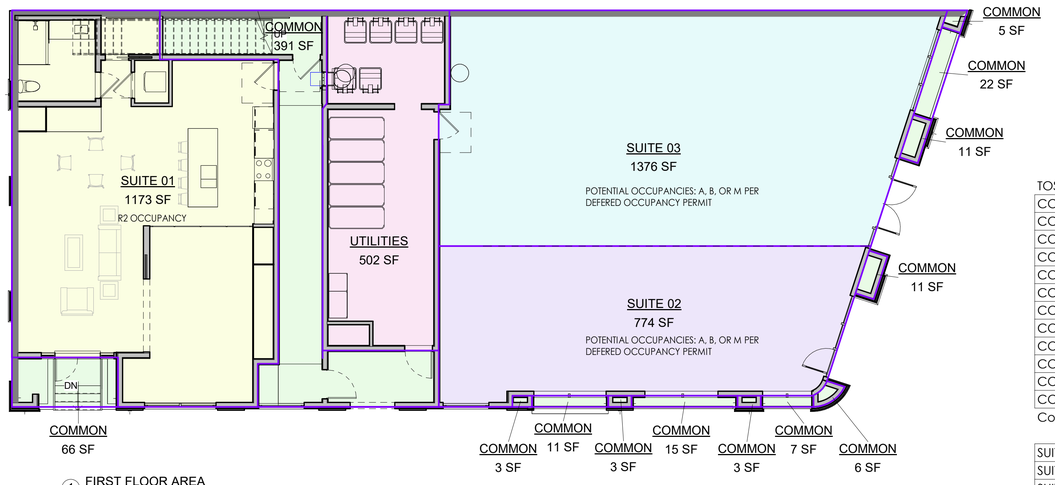
3 THIRD FLOOR AREA
1/8" = 1'-0"

Area Legend

- COMMON

ROOF

COMMON	279 SF
	279 SF



1 FIRST FLOOR AREA
1/8" = 1'-0"

Area Legend

- COMMON
- SUITE 01
- SUITE 02
- SUITE 03
- UTILITIES

TOS Level 1

COMMON	66 SF
COMMON	3 SF
COMMON	3 SF
COMMON	3 SF
COMMON	6 SF
COMMON	11 SF
COMMON	11 SF
COMMON	5 SF
COMMON	22 SF
COMMON	7 SF
COMMON	15 SF
COMMON	11 SF
Coverage	162 SF

SUITE 01	1173 SF
SUITE 02	774 SF
SUITE 03	1376 SF
UTILITIES	502 SF
COMMON	391 SF
FAR	4215 SF
	4377 SF

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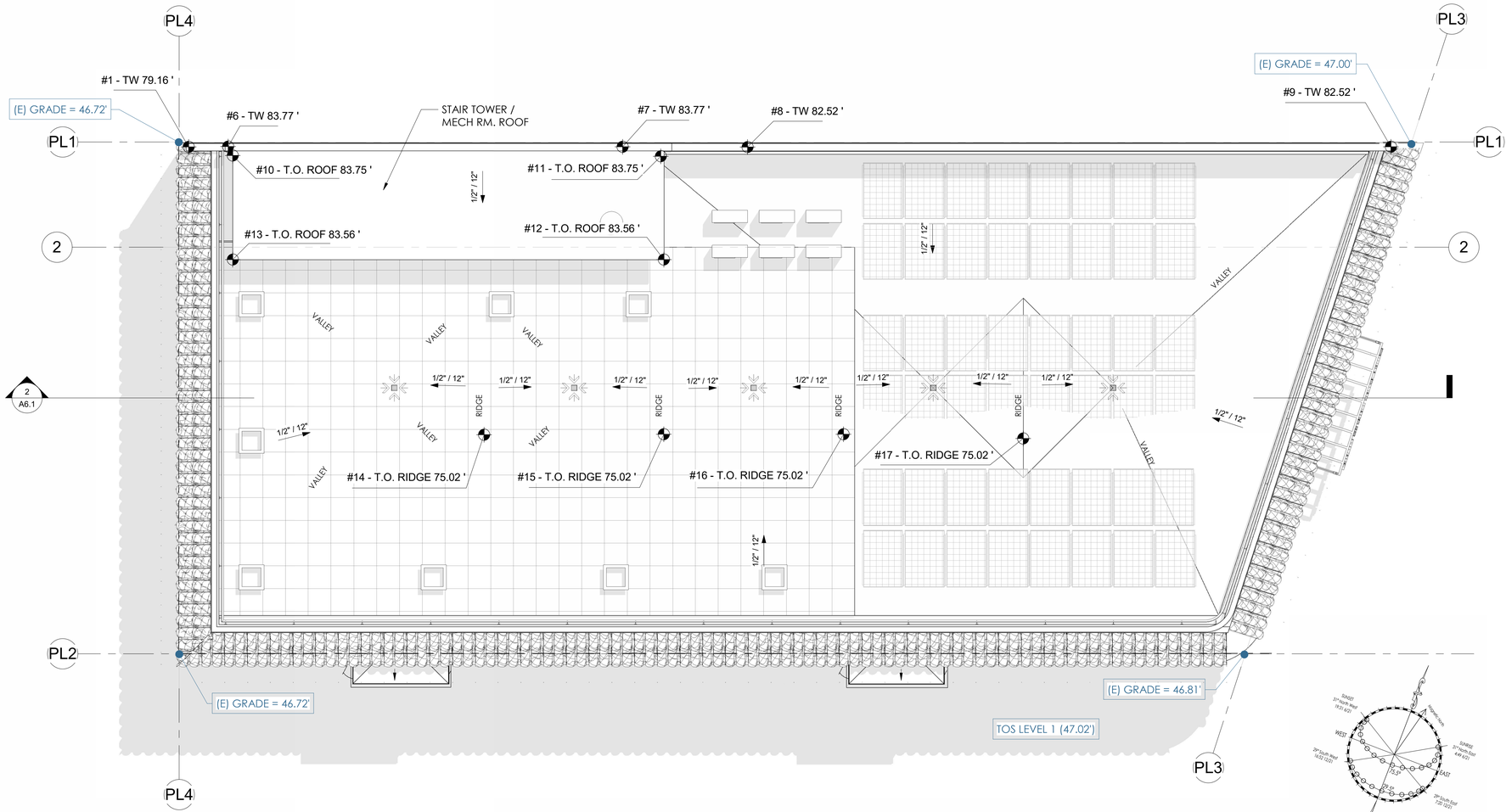
DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
AREA PLANS - PROPOSED

SHEET NUMBER
A 0.4b

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DR. SAN RAFAEL, CA 94901
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ECO FUNCTIONAL ARCHITECTURE



1 ROOF STORY POLE LAYOUT
3/16" = 1'-0"

Graphic Scale: 3 /16 inch = 1 foot

BUILDING CORNER AND RIDGE HEIGHTS AND STORY POLE LEGEND

MARK	BASE ELEVATION @ EXISTING GRADE IN FEET	TOP OF BLDG. CORNER OR RIDGE	HEIGHT ABOVE REFERENCE BASE ELEVATION
#1	46.72	78.52	31.80
#2	47.00	78.08	31.08
#3	46.81	78.08	31.27
#4	46.72	78.08	31.36
#5	46.72	78.08	31.36
#6	46.72	83.77	37.05
#7	46.72	83.77	37.05
#8	46.72	82.52	35.80
#9	47.00	82.52	35.52
#10	46.72	85.75	39.03
#11	46.72	83.75	37.03
#12	46.72	83.56	36.84
#13	46.72	83.56	36.84
#14	47.00	75.02	28.02
#15	47.00	75.02	28.02
#16	47.00	75.02	28.02
#17	47.00	75.02	28.02

ELEVATION MARKER

NOTES:

1- INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 3 & 4 TO IDENTIFY NORTH WEST GABLE END SLOPE

2- INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 5 & 21 TO IDENTIFY NORTH EAST HIP,

3- INSTALL ORANGE TAPE OR STRINGS BETWEEN POLES 13 & 20 TO IDENTIFY SOUTH EAST HIP,

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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STORY POLE LAYOUT PLAN

SHEET NUMBER
A 0.4c

ENVIRONMENTAL INNOVATIONS IN DESIGN
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DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STREET VIEW

SHEET NUMBER
A 0.5a

ENVIRONMENTAL INNOVATIONS IN DESIGN
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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STREET VIEW

SHEET NUMBER
A 0.5b

ENVIRONMENTAL INNOVATIONS IN DESIGN
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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STREET VIEW

SHEET NUMBER
A 0.5c

ENVIRONMENTAL INNOVATIONS IN DESIGN
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SAN ANSELMO, CA 94960

SHEET TITLE
STREET VIEW

SHEET NUMBER
A 0.5d

ENVIRONMENTAL INNOVATIONS IN DESIGN
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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STREET VIEW

SHEET NUMBER
A 0.5e

ENVIRONMENTAL INNOVATIONS IN DESIGN
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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
INTERIOR VIEW

SHEET NUMBER
A 0.5f

ENVIRONMENTAL INNOVATIONS IN DESIGN
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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
INTERIOR VIEW

SHEET NUMBER
A 0.5g

ENVIRONMENTAL INNOVATIONS IN DESIGN
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EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE



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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
INTERIOR VIEW

SHEET NUMBER
A 0.5h

ENVIRONMENTAL INNOVATIONS IN DESIGN
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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
INTERIOR VIEW

SHEET NUMBER
A 0.5i

ENVIRONMENTAL INNOVATIONS IN DESIGN
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ECO FUNCTIONAL ARCHITECTURE



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401 SAN ANSELMO AVE.
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SHEET TITLE
INTERIOR VIEW

SHEET NUMBER
A 0.5j

ENVIRONMENTAL INNOVATIONS IN DESIGN
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9.



6.



3.



8.



5.



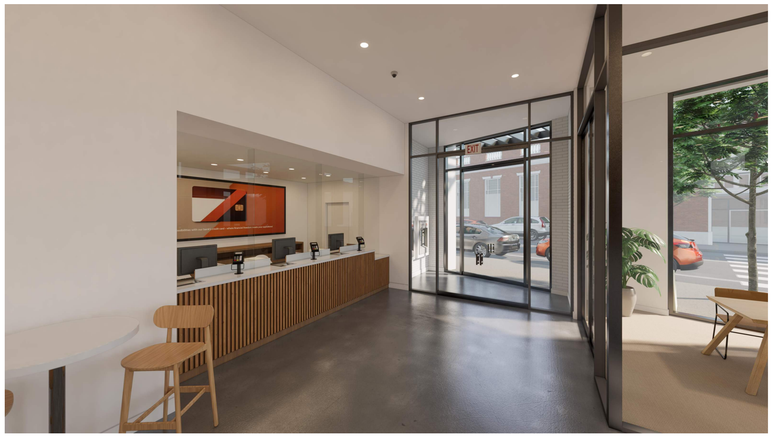
2.



7.



4.



1.

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401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
INTERIOR VIEWS

SHEET NUMBER
A 0.5k

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DR. SAN RAFAEL, CA 94901
PHONE: 650-793-2856 WWW.EIDARCHITECTS.COM

EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS
Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Left View — Clear Photo Three



Photo Four

Photo Four Caption: Rear View — Clear Photo Four

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: ____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: ____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?
☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name:
Address:
City: State: ZIP Code:
Signature: Date:
Telephone: Ext.: Email:
Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: ____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: ____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: ____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: ____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: ____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name:
Address:
City: State: ZIP Code:
Signature: Date:
Telephone: Ext.: Email:
Comments:

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

A1. Building Owner's Name: Stuart Welte

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: APN: 007-251-22 Marin County Records

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Non-Residential

A5. Latitude/Longitude: Lat. 37°58'26.05" N Long. 122°33'44.58" Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983 ☒ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 1A

A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s): N/A sq. ft.
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: N/A Engineered flood openings: N/A
d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:
a) Square footage of attached garage: N/A sq. ft.
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: N/A Engineered flood openings: N/A
d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Town of San Anselmo B1.b. NFIP Community Identification Number: 060180
B2. County Name: Marin County B3. State: CA B4. Map/Panel No.: 06041C0456 B5. Suffix: F
B6. FIRM Index Date: 08/15/2017 B7. FIRM Panel Effective/Revised Date: 03/16/2016
B8. Flood Zone(s): Zone AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 48.6
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA
B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View — Clear Photo One

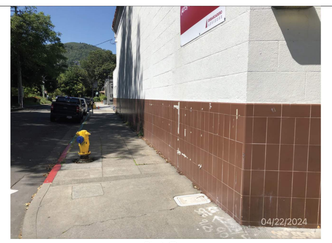


Photo Two

Photo Two Caption: Right View — Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: G6. Date Permit Issued:

G7. Date Certificate of Compliance/Occupancy Issued:

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: ____ ☐ feet ☐ meters Datum:

G9.b. Elevation of bottom of as-built lowest horizontal structural member: ____ ☐ feet ☐ meters Datum:

G10.a. BFE (or depth in Zone AO) of flooding at the building site: ____ ☐ feet ☐ meters Datum:

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: ____ ☐ feet ☐ meters Datum:

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: Title:
NFIP Community Name:
Telephone: Ext.: Email:
Address:
City: State: ZIP Code:
Signature: Date:
Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 401 San Anselmo Avenue
City: San Anselmo State: CA ZIP Code: 94960

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: sfbayortho_6 Stamped Disk Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	47.1	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	N/A	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☒ feet ☐ meters
d) Attached garage (top of slab):	N/A	☒ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	48.70	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	46.50	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	47.50	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	N/A	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No
☒ Check here if attachments and describe in the Comments area.

Certifier's Name: Stanley T. Gray License Number: PLS 6784
Title: President
Company Name: Meridian Surveying Engineering, Inc.
Address: 777 Grand Ave Suite 202
City: San Rafael State: CA ZIP Code: 94904
Signature: Date: 05/08/2024
Telephone: (415) 456-5450 Ext.: Email: surveyrequest@meridiansurvey.com

PROFESSIONAL LAND SURVEYOR STANLEY T. GRAY PLS 6784 STATE OF CALIFORNIA

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
1. Lat and Long obtained from Google Earth.
2. Elevation based on BM sfbayortho_6 Stamped Disk Elevation 22.55 FT per SFEI San Francisco Bay Area Orthophotos November 7,2014
3. Lowest equipment: Water Heater 1.55' up FF.
4. Building interpolates at 48.6 FT per BFE from AE Zone of Firm Panel 06041C456F.

3/23/2025 10:25:54 PM

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DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
FEMA BFE & SPOT ELEVATIONS

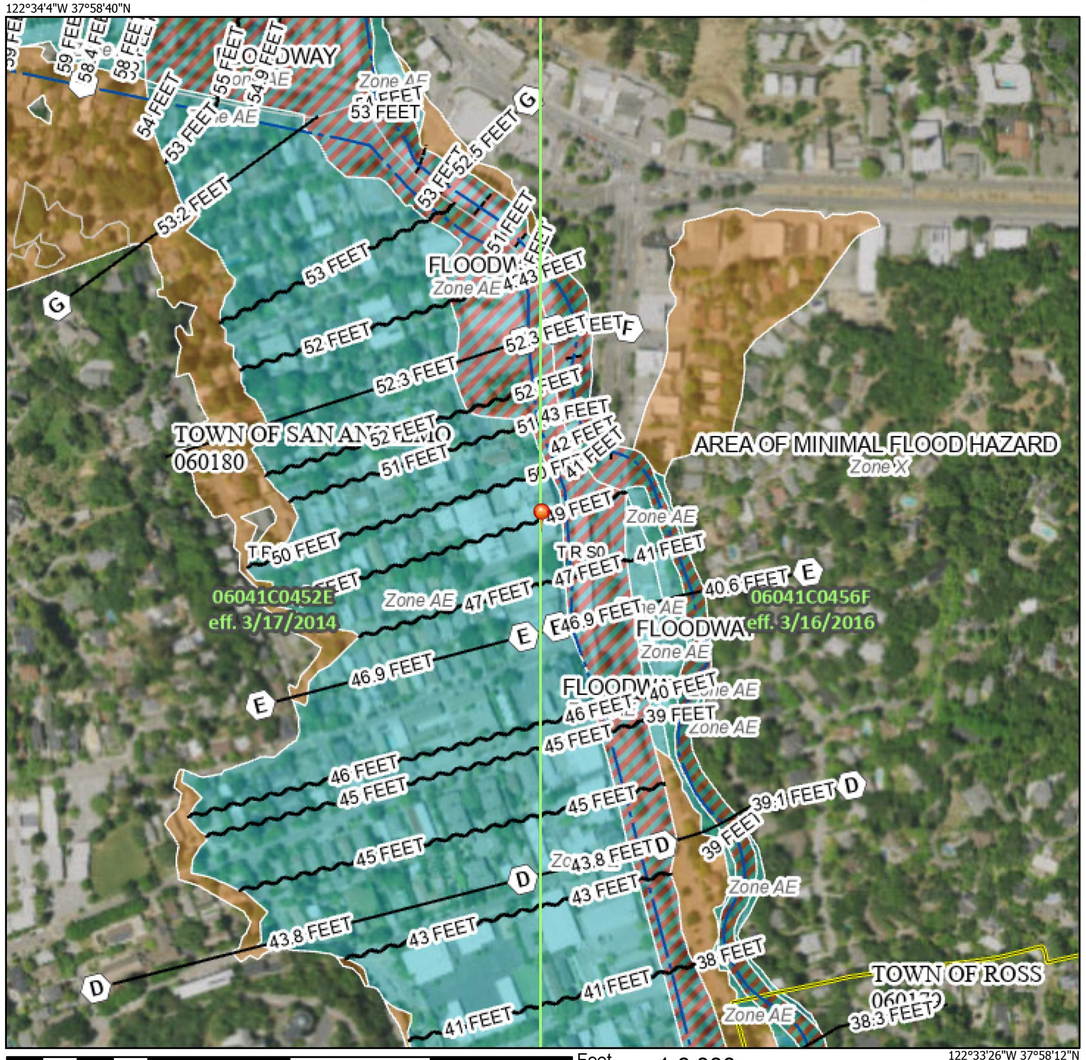
SHEET NUMBER
A 0.9a

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DR. SAN RAFAEL, CA 94901
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National Flood Hazard Layer FIRMette

FEMA

122°34'4"W 37°58'40"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

122°33'26"W 37°58'12"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

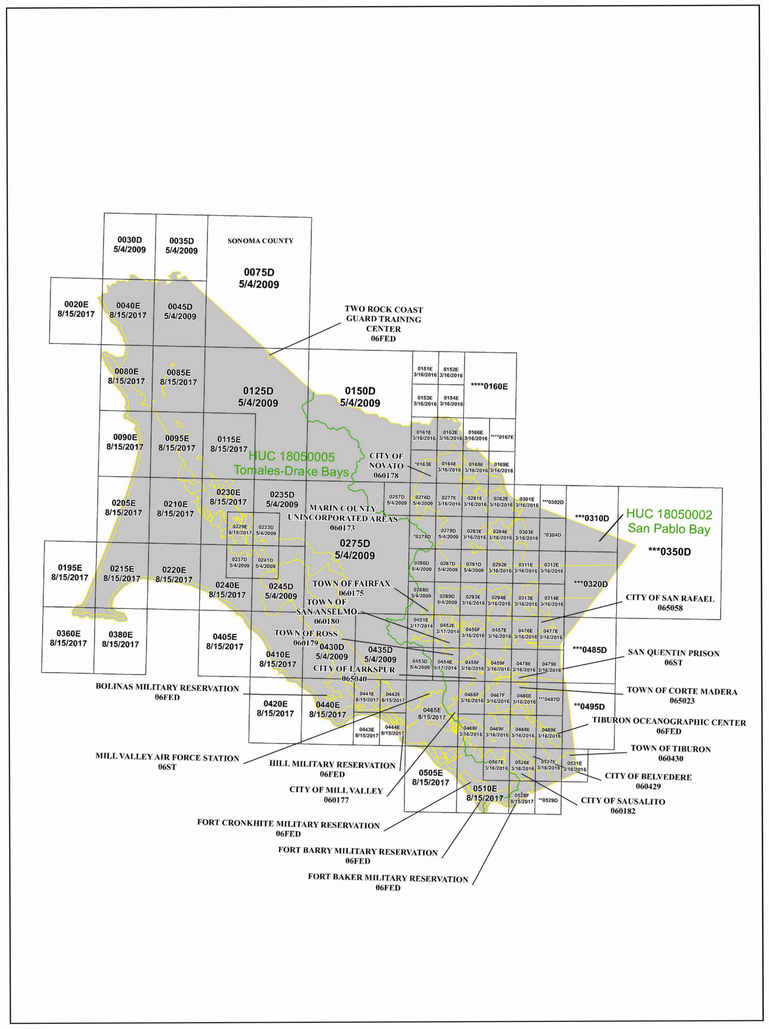
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/8/2024 at 4:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1 inch = 26,000 feet 1:312,000

0 1.25 2.5 5 7.5 10 Miles

Map Projection:
NAD 1983 HARN StatePlane California III FIPS 0403 Feet
Western Hemisphere; Vertical Datum: NAVD88

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTP://MSC.FEMA.GOV

SEE FLOOD INSURANCE STUDY FOR ADDITIONAL INFORMATION

*PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED
**AREA ALL WITHIN ZONE VE (EL 9)
***OPEN WATER AREA
****OUTSIDE COUNTY BOUNDARY

COUNTY LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP INDEX

MARIN COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANELS PRINTED:
0020, 0030, 0035, 0040, 0045, 0075, 0080, 0085, 0090, 0095, 0115, 0125, 0150, 0153, 0154, 0161, 0162, 0164, 0166, 0168, 0169, 0195, 0205, 0210, 0215, 0220, 0229, 0230, 0233, 0235, 0237, 0240, 0241, 0245, 0257, 0275, 0276, 0277, 0279, 0281, 0282, 0283, 0284, 0286, 0287, 0288, 0289, 0291, 0292, 0293, 0294, 0301, 0303, 0311, 0313, 0314, 0360, 0380, 0405, 0410, 0420, 0430, 0435, 0440, 0441, 0442, 0443, 0444, 0451, 0452, 0453, 0454, 0456, 0457, 0458, 0459, 0465, 0466, 0467, 0468, 0469, 0476, 0477, 0478, 0479, 0486, 0488, 0489, 0505, 0507, 0510, 0526, 0527, 0528, 0531,

FEMA

MAP NUMBER
06041CIND0D

MAP REVISED
August 15, 2017

1 FEMA MAPS 1
12" = 1'-0"

3/23/2025 10:25:55 PM

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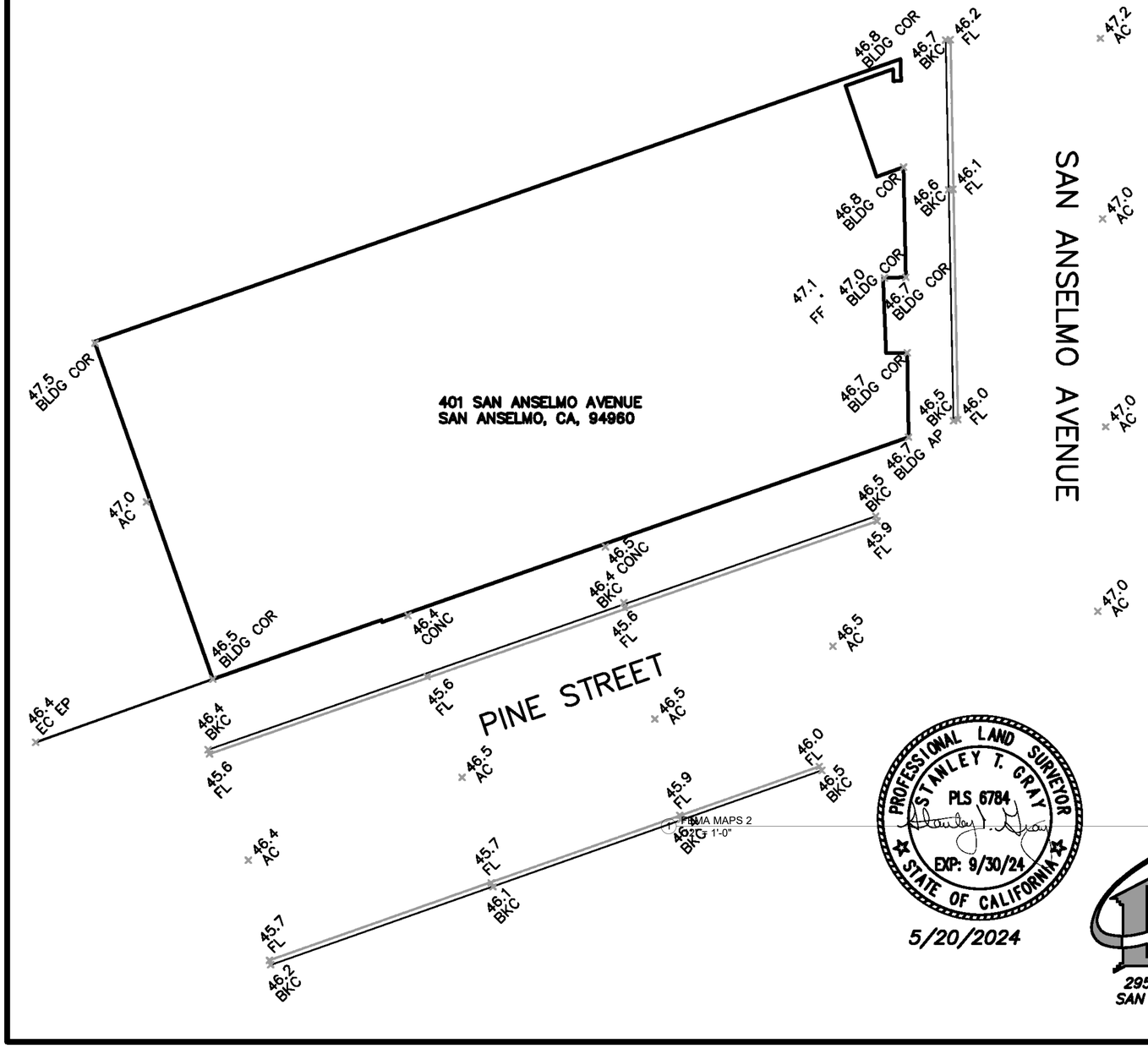
401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

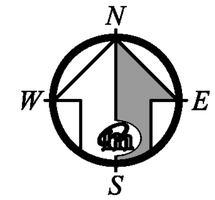
SHEET TITLE
FEMA BFE & SPOT ELEVATIONS

SHEET NUMBER
A 0.9b

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GRAPHIC SCALE

20 0 10 20

1 INCH = 20 FEET



BASIS OF ELEVATION

ELEVATION SOURCED FROM BM
Sfbayortho_6 (STAMPED DISK)
ELEVATION =22.55'
SFEI SAN FRANCISCO BAY AREA
ORTHOPHOTOS
NOVEMBER 7, 2014

LEGEND

- BUILDING LINE
- CONC
- BACK OF CURB (BKC)
- FLOWLINE (FL)

NOTE:
RECORD=MEASURED.

PROFESSIONAL LAND SURVEYOR
STANLEY T. GRAY
PLS 6784
EXP: 9/30/24
STATE OF CALIFORNIA

5/20/2024

FEMA EXHIBIT

MERIDIAN SURVEYING ENGINEERING, INC.
2958 VAN NESS AVENUE
SAN FRANCISCO, CA 94109
(415) 440-4131
(24033)
777 GRAND AVENUE, #202
SAN RAFAEL, CA 94901
(415) 456-5450
surveyrequest@meridiansurvey.com

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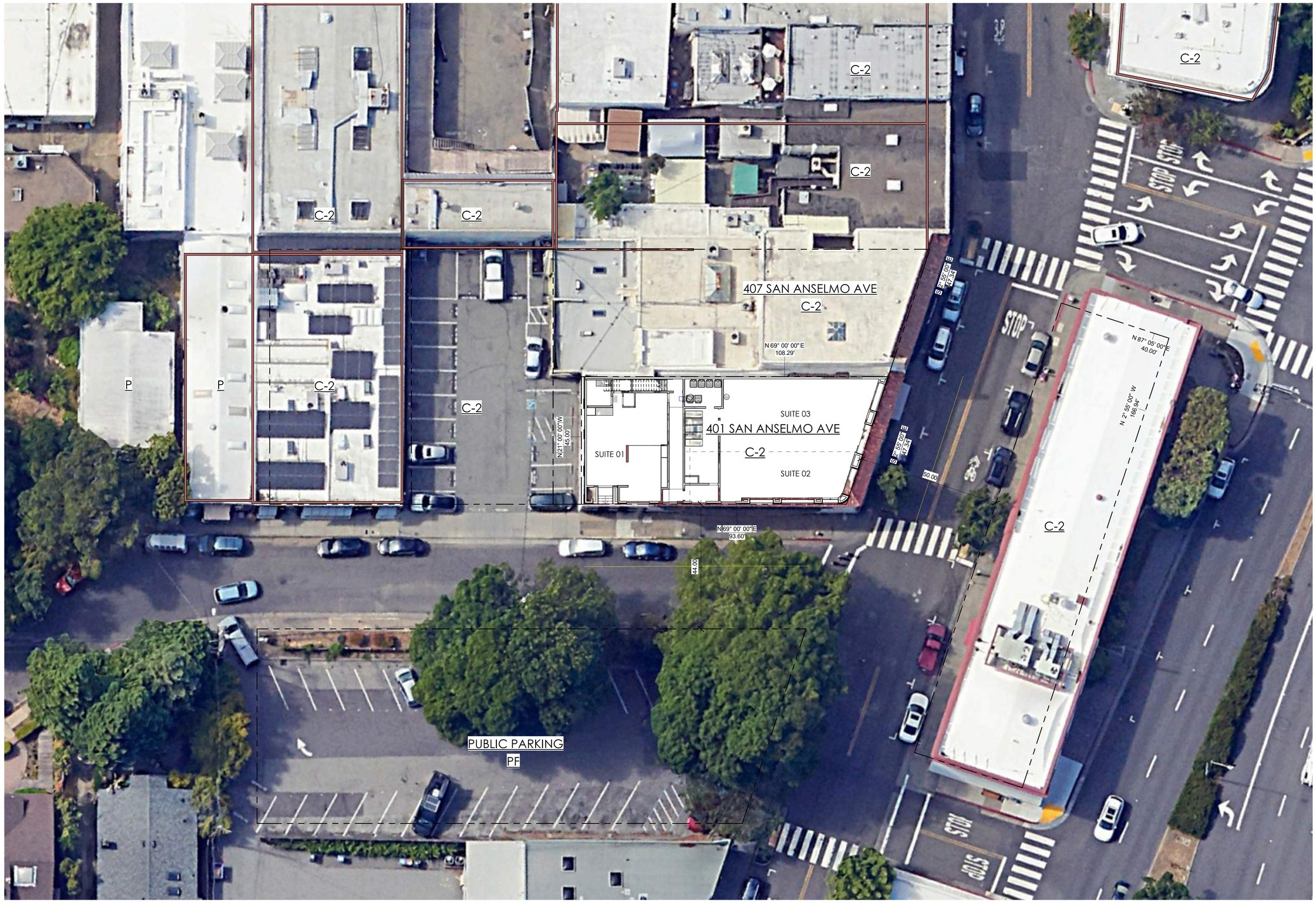
DATE
3/24/2025

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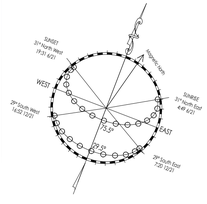
SHEET TITLE
FEMA BFE & SPOT ELEVATIONS

SHEET NUMBER
A 0.9c

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1 Site
1/16" = 1'-0"



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SHEET TITLE
SITE PLAN - CONTEXTURAL

SHEET NUMBER
A 1.1

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ECO FUNCTIONAL ARCHITECTURE

421 SAN ANSELMO AVE

407 SAN ANSELMO AVE

401 SAN ANSELMO AVE

WELLS FARGO BANK

AWNING

ROOF PROJECTION

AWNING

AWNING

AWNING

S 2° 55' 00" E 47.34'

S 2° 55' 00" E 47.34'

N 69° 00' 00" E 108.29'

N 69° 00' 00" E 93.60'

PARKING

PARKING

PARKING

PARKING

DRIVE

PARKING

PARKING

N 21° 00' 00" W 45.00'

N 21° 00' 00" W 45.00'

60.88'

71.70'

73.70'

75.03'

MECH

S 69° 00' 00" W 93.60'

PINE STREET (44')

44.00

STOP

STOP

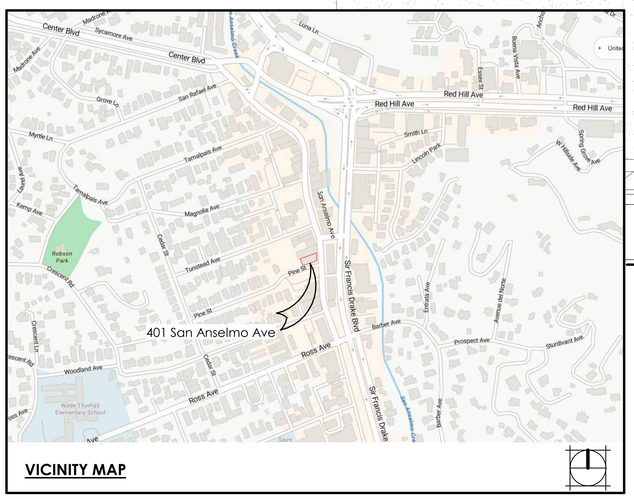
50.00

SAN ANSELMO AVENUE (50')

9" CMP

12" CMP

SSMH
RIM=47.04
INV=36.24



VICINITY MAP

1 Site - Existing
1/8" = 1'-0"

3/23/2025 10:25:57 PM

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DATE
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SHEET TITLE
SITE PLAN - EXISTING

SHEET NUMBER
A 1.1b

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EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

421 SAN ANSELMO AVE

407 SAN ANSELMO AVE

401 SAN ANSELMO AVE

DRIVE

PARKING

PARKING

N 21° 00' 00" W
45.00'

N 21° 00' 00" W

45.00

N 69° 00' 00" E
108.29'

N 69° 00' 00" E
93.60'

S 2° 55' 00" E
47.34'

S 2° 55' 00" E
47.34'

83.56'

74.78'

75.26'

SLOPE TO DRAIN

SOLAR TUBE

MECH

SOLAR

SOLAR

SLOPE TO DRAIN

AWNING

ROOF PROJECTION

AWNING

AWNING

AWNING

BAY WINDOW

AWNING

AWNING

BAY WINDOW

AWNING

AWNING

PARKING

PARKING

STOP

STOP

50.00

SAN ANSELMO AVENUE (50')

PINE STREET (44')

44.00

WELLS FARGO BANK

SSMH
RIM=47.04
INV=36.24

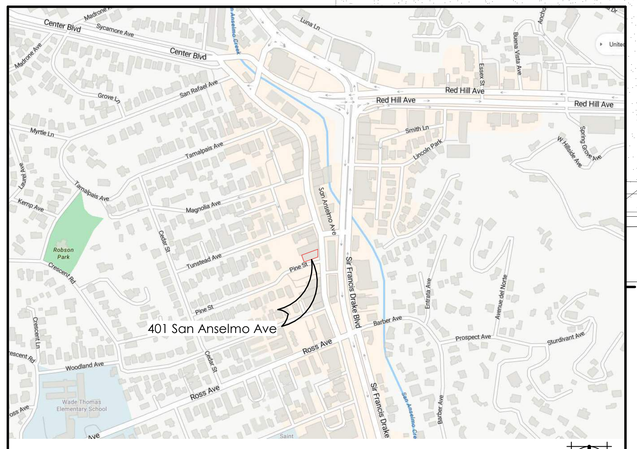
12"CMP

12"CMP

WV

GV

SS



VICINITY MAP

1 Site - Proposed
1/8" = 1'-0"

3/23/2025 10:25:58 PM

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SHEET TITLE
SITE PLAN - PROPOSED

SHEET NUMBER
A 1.1c

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2 Site - Existing Lighting
1/8" = 1'-0"

1 Site - Proposed Copy 1
1/8" = 1'-0"

LIGHTING LEGEND

	SYM	TYPE	MODEL	LAMP	LUMENS (PER FIXTURE)	QUANTITY
A		DOWN LIGHT AT WALL		LED	----	5

Legend - Lighting Existing

LIGHTING LEGEND

	SYM	TYPE	MODEL	LAMP	LUMENS (PER FIXTURE)	QUANTITY
A		WALL LIGHT (FULLY SHIELDED)	 VISUAL COMFORT - KW 2779BZ	LED, 12W	1,400 LM	6
B		WALL SCONCE (FULLY SHIELDED)	 ZERO - CITY	LED, 23W	2,215 LM	2
C		RECESSED CEILING	 RAB LIGHTING - VAN17-30	LED, 30W	4,400 LM	2
D		ADDRESS NUMBER				2

Legend - Lighting Proposed

3/23/2025 10:26:00 PM

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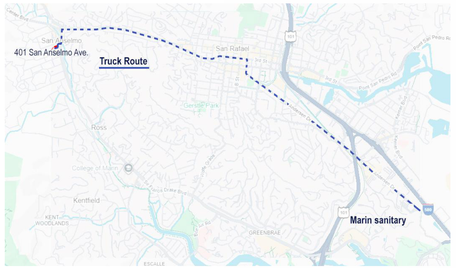
SHEET TITLE
LIGHTING PLAN -EXISTING, PROPOSED

SHEET NUMBER
A 1.1d

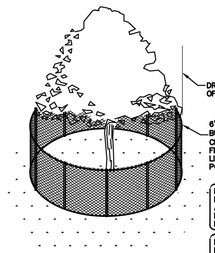
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5 Truck Route
1/8" = 1'-0"

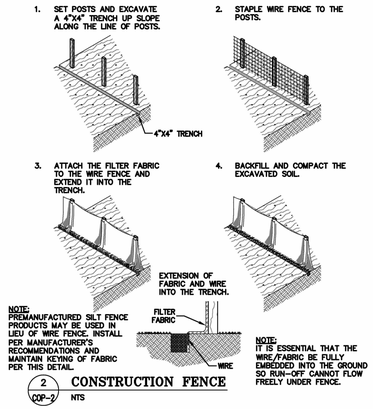


6' HIGH STEEL FENCE POSTS BURIED 2' INTO THE GROUND ON 6' CENTERS WITH 6' HIGH CHAIN LINK FENCING. POST TO BE AT DRIP LINE OF TREE WHERE EVER POSSIBLE.

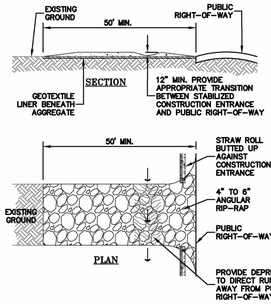
NOTE: REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE: LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

1 COP-2 EXISTING TREE PROTECTION DETAIL
NTS



2 COP-2 CONSTRUCTION FENCE
NTS



NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

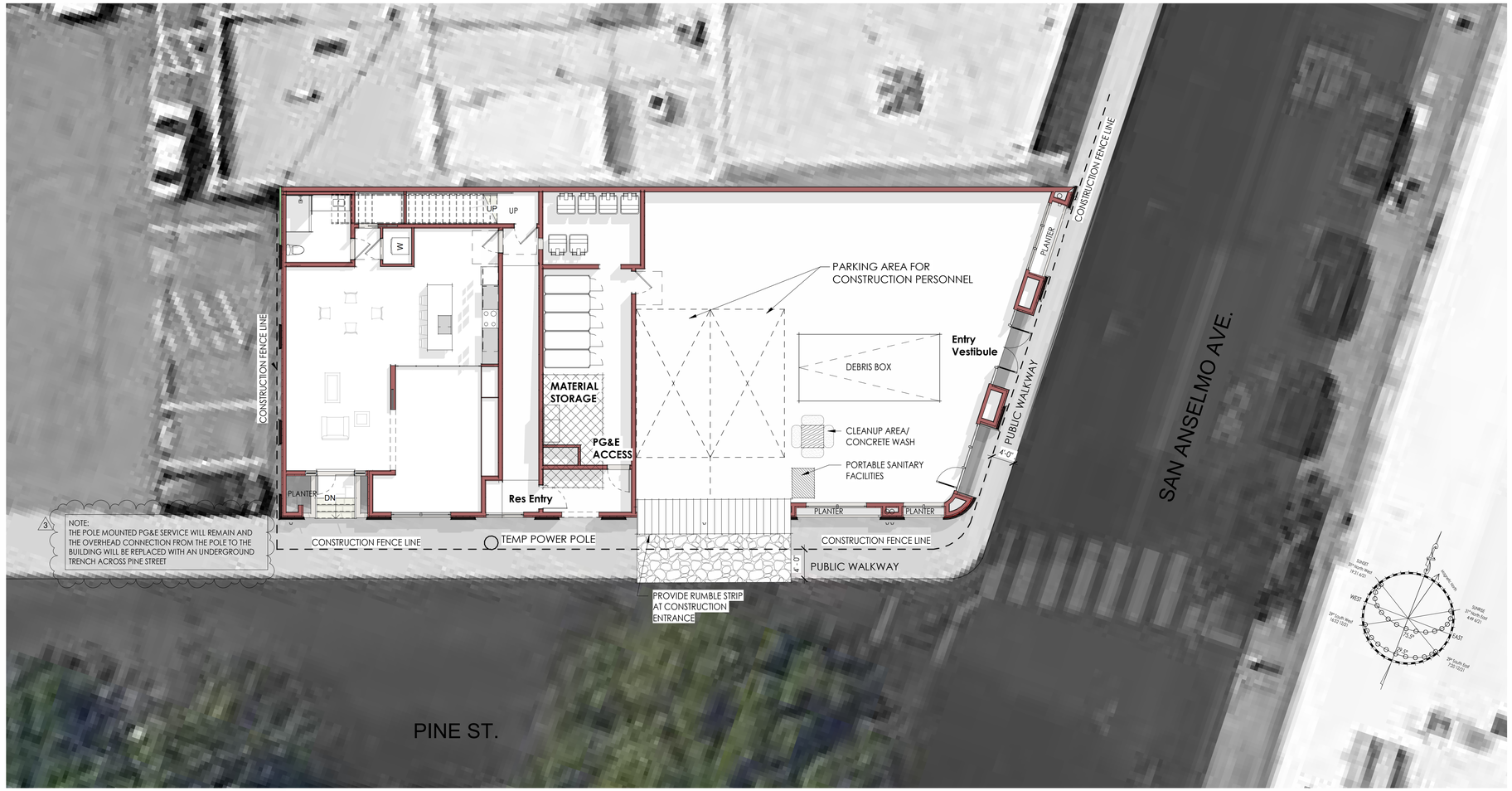
ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL WITH MAINTENANCE PROVIDED AS NECESSARY.

PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

3 COP-2 CONSTRUCTION ENTRANCE
NTS

LEGEND

- CONSTRUCTION PARKING AREA, 1" RECYCLED CRUSHED ROCK
- CONSTRUCTION MATERIAL STORAGE
- DEBRIS BOX
- PORTABLE SANITARY FACILITIES
- CONSTRUCTION TRAILER
- CONSTRUCTION ENTRANCE
- CLEAN UP AREA/ CONC. WASHOUT



1 CONSTRUCTION MANAGEMENT PLAN
1/8" = 1'-0"

FOUNDATION EXCAVATION NOTE:
ALL FUTURE EXCAVATIONS FROM THE SITE FOR SITE DEVELOPMENT (STRUCTURES AND IMPROVEMENTS) SHALL NOT BE STOCKPILED ON-SITE AND SHALL BE OFF HAULED TO AN APPROVED DUMP LOCATION.

DUST CONTROL NOTE:
WATER FROM FIRE HYDRANT SHALL NOT BE USED FOR DUST CONTROL PURPOSES. WATER FOR DUST CONTROL SHALL BE FROM ON-SITE METER/SERVICE OR APPROVED WHARF HYDRANT LOCATION.

1. CONSTRUCTION TRAILER & DEBRIS BOX - DUE TO THE LIMITED AVAILABLE SPACE ON SITE FOR THE STORAGE OF MATERIALS, PARKING, DEBRIS BOX AND JOBSITE TRAILER, THE CONTRACTOR WILL IDENTIFY AN OFF-SITE LOCATION FOR THE STAGING OF MATERIALS TO BE TRANSFERRED TO THE SITE AS NEEDED, AND WILL ARRANGE FOR TRANSPORTATION OF WORK CREWS TO AND FROM THE REMOTE FACILITY TO ALLEVIATE THE NEED FOR SUB CONTRACTOR/ LABOR PARKING WITHIN THE NEIGHBORHOOD. THE DEBRIS BOX WILL BE LOCATED ON SITE, TO BE ACCESSIBLE FROM A PAVED OR ROCKED ACCESS ROAD AND MUST NOT BE IN THE PUBLIC RIGHT-OF-WAY.
2. PARKING AREA FOR CONSTRUCTION PERSONNEL - TWO CONSTRUCTION PARKING SPACES SHALL BE LOCATED ONSITE. A MAXIMUM OF THREE PARKING SPACES MAY BE RESERVED AT PINE STREET PUBLIC LOT, TO BE PERMITTED BY THE PUBLIC WORKS DEPARTMENT. ALL OTHER PARKING WILL BE LOCATED OFF-SITE AND ON PRIVATE PROPERTY SO AS TO NOT ADVERSELY AFFECT ANY EXISTING ON-STREET PARKING.
3. ENCROACHMENT PERMITS - SHALL BE OBTAINED AS DEFERRED SUBMITTAL ITEMS PER CONSTRUCTION SCHEDULE AS NEEDED. SIGNS, DELINEATORS, AND FLAG PERSONS SHALL BE AVAILABLE ON-SITE TO MANAGE BRIEF INTERRUPTIONS OF VEHICLE AND PEDESTRIAN TRAFFIC. THE CONSTRUCTION ACCESS SHALL BE LIMITED TO A SINGLE DRIVEWAY. THE REMAINING FRONTAGE IS PROVIDED WITH TEMPORARY CONSTRUCTION FENCING TO RESTRICT ADDITIONAL ACCESS POINTS. FOUR FOOT WIDE CLEAR PUBLIC WALKWAY SHALL BE MAINTAINED ALONG STREET FRONTAGE.
4. SANITARY FACILITIES - THE TEMPORARY SANITARY FACILITIES SHALL BE PLACED OUT OF VIEWS OF ADJACENT NEIGHBORING PROPERTIES. THE FACILITIES SHALL BE ABLE TO BE ACCESSED FROM A PAVED OR ROCKED ROAD OR DRIVEWAY. THE SANITARY FACILITIES MAY NOT BE LOCATED IN THE PUBLIC RIGHT OF WAY. TOWN PREFERS FACILITIES TO BE GREEN OR BROWN IN COLOR.
5. CLEAN-UP AREA - SPECIFIED ON-SITE CLEANING OF EQUIPMENT IS SHOWN ON SITE FOR CEMENT FORMS AND TRUCKS, PAINT BRUSHES, PLASTERING TOOLS, AND SAID CLEAN-UP AREA MUST BE SPECIFIED AND POSTED WITH A SIGN. THIS AREA MUST NOT BE LOCATED BENEATH ANY TREE'S CANOPY OR IN ANY PROPOSED PLANTING AREA. RUN OFF FROM THE CLEAN-UP AREA CAN BE CONTAINED BY PROVIDING A TEMPORARY BASE OF WOOD CHIPS OR OTHER NATURAL ABSORBENT MATERIAL TO BE DISPOSED OF OFF SITE.
6. CONSTRUCTION MATERIALS STORAGE - AN AREA SHALL BE DESIGNATED ON-SITE FOR THE STORAGE OF A LIMITED AMOUNT OF CONSTRUCTION MATERIALS TO BE MANAGED BY THE JOB-SITE MANAGER. THE MAJORITY OF MATERIALS WILL BE STAGED OFF-SITE TO ALLOW FOR AS-NEEDED DELIVERY TO THE SITE, TO BE TIMED TO NOT COINCIDE WITH HIGH-TRAFFIC DEMAND PERIODS.
7. TOWN OF SAN ANSELMO ALLOWABLE CONSTRUCTION HOURS:
   MONDAY THROUGH FRIDAY: 7:00 AM TO 7:00 PM
   SATURDAYS: 9:00 AM TO 5:00 PM
   SUNDAYS: 12:00 PM TO 5:00 PM
   QUIET HOURS: 7:00 AM TO 8:00 AM
   HOLIDAYS: NO CONSTRUCTION ALLOWED ON HOLIDAYS OBSERVED BY THE TOWN.

2 CONSTRUCTION NOTES
1/16" = 1'-0"

3/24/2025 9:17:40 AM

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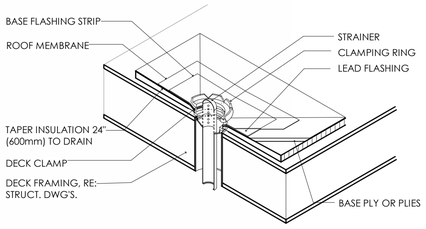
DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
SITE CONSTRUCTION OPERATION PLAN

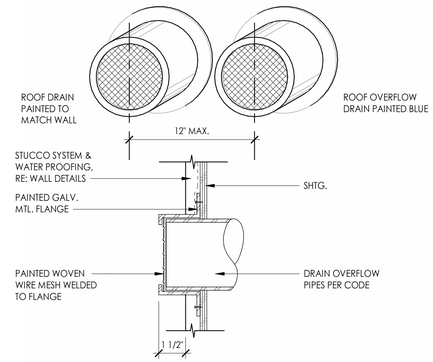
SHEET NUMBER
A 1.2

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ECO-FUNCTIONAL ARCHITECTURE

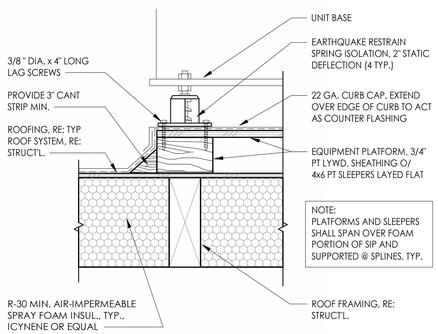


NOTE:
1. MINIMUM 30" (750mm) SQUARE. 4 LB. LEAD FLASHING SET IN APPEX FLASH OR APPEX GRIP. FLANGE MUST BE PRIMED WITH APPEX PRIME PRIOR TO STRIPPING.
2. MEMBRANE PLIES, METAL FLASHING, AND FLASH IN PLIES EXTEND UNDER CLAMPING RING. STRIPPING MEMBRANE EXTENDS 4" (100mm) BEYOND EDGE OF FLASHING SHEET, BUT NOT BEYOND EDGE OF SUMP.
3. INSTALL OVERFLOW DRAIN PER CODE.

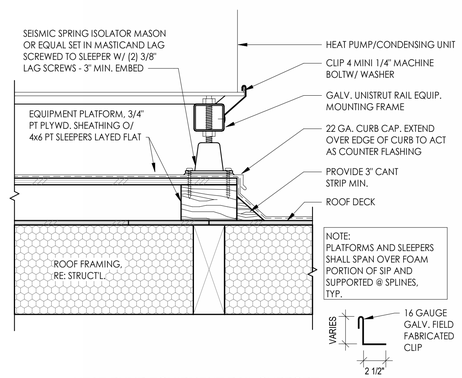
4 BALCONY FLOOR DRAIN
1 1/2" = 1'-0"



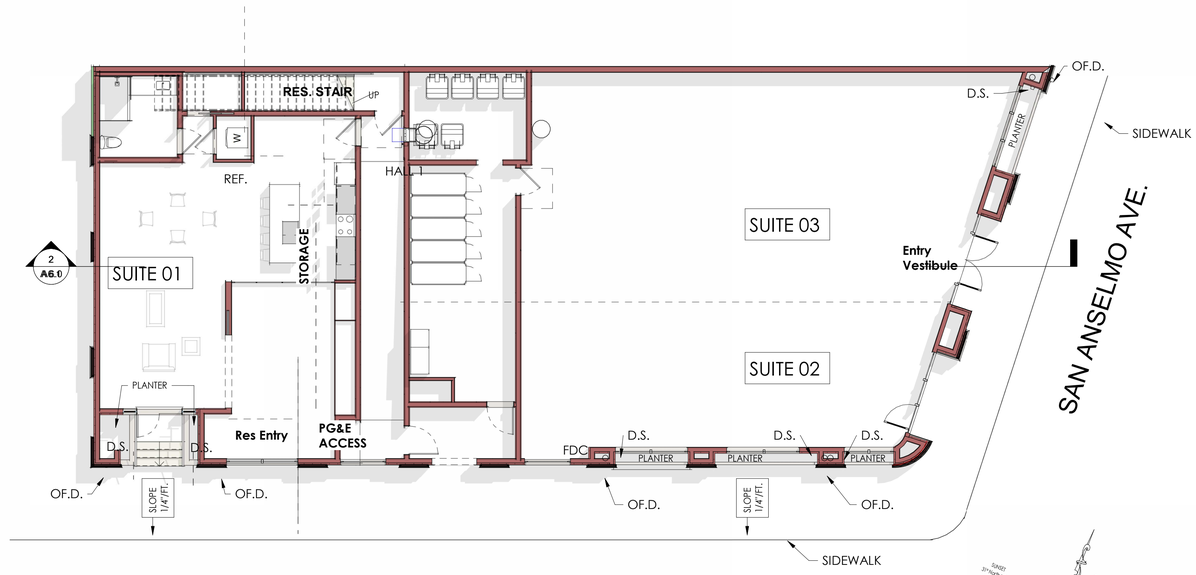
3 ROOF OVERFLOW DRAIN
3" = 1'-0"



5 ROOF EQUIPMENT SUPPORT
1 1/2" = 1'-0"

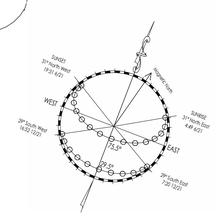


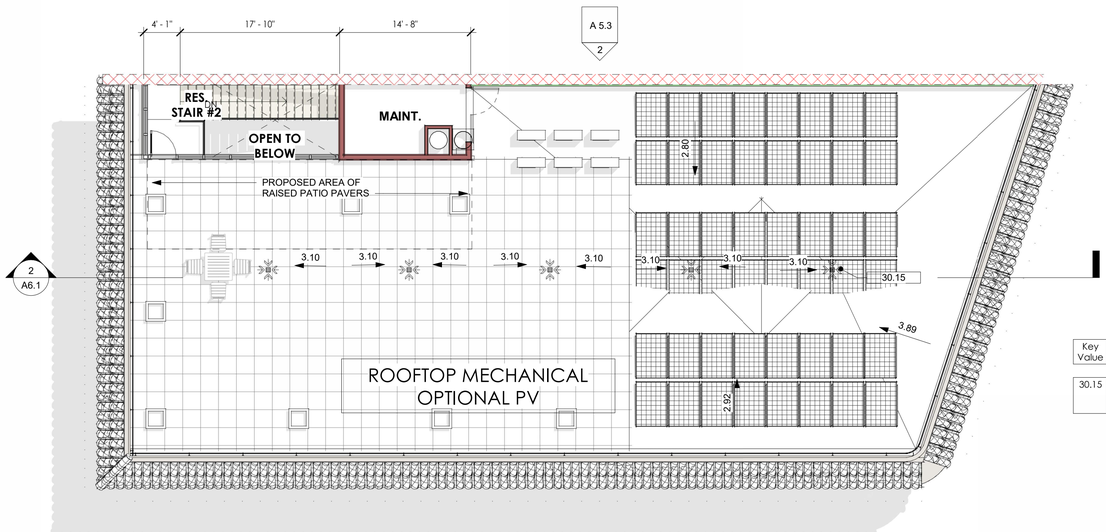
6 HEAT PUMP EQUIPMENT RAIL SUPPORT
1 1/2" = 1'-0"



PINE ST.

2 FIRST FLOOR DRAINAGE PLAN
1/8" = 1'-0"





Key Value	Keynote Text
30.15	ROOF DRAIN AND OVERFLOW DRAIN PER CODE. DAYLIGHT ABOVE GRADE, MAX. 12" ABOVE GRADE. RE: DETAILS.

1 ROOF DRAINAGE PLAN
1/8" = 1'-0"

3/23/2025 10:26:04 PM

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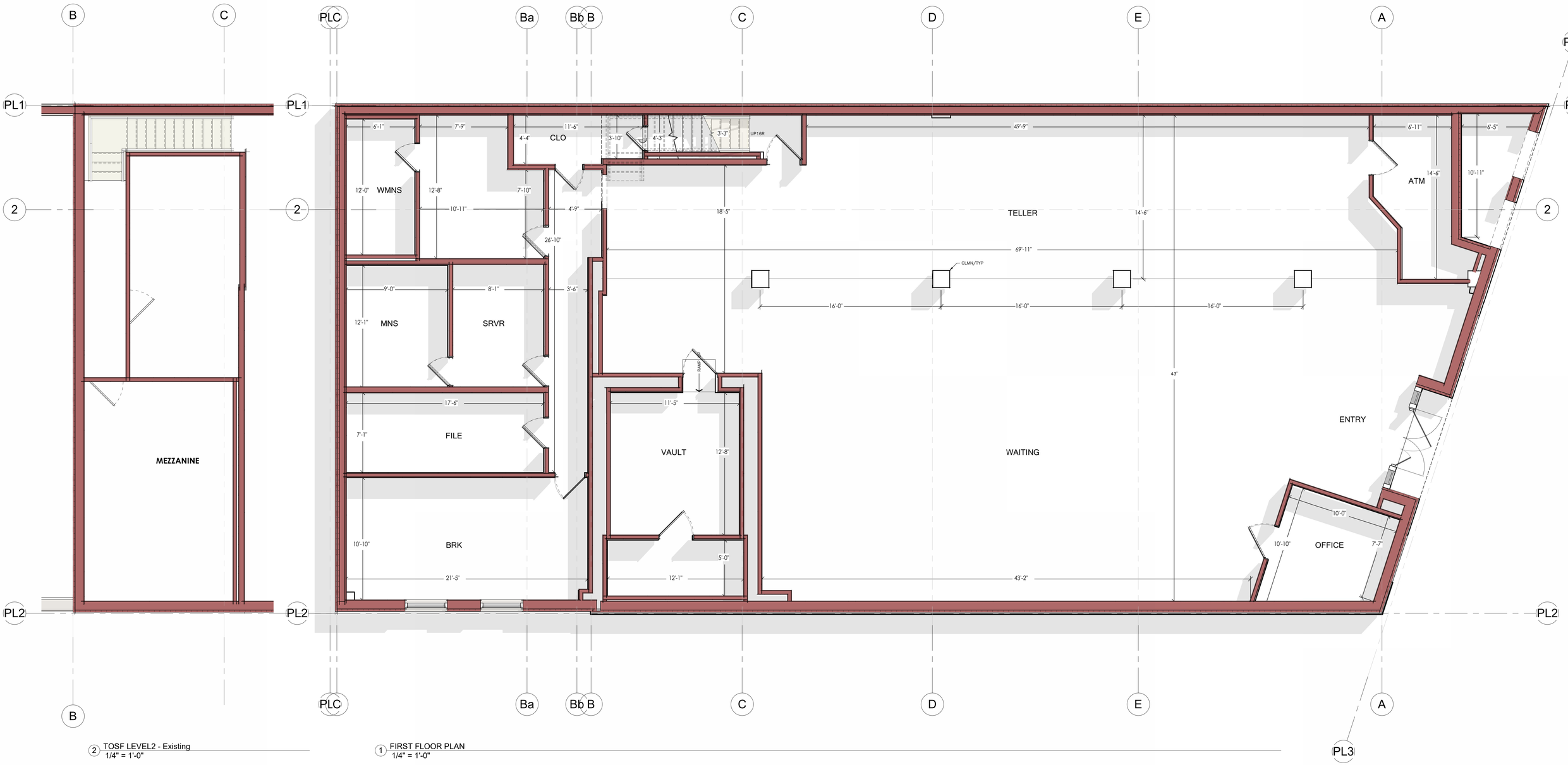
DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
DRAINAGE / STORMWATER MANAGEMENT PLAN

SHEET NUMBER
A 1.3

ENVIRONMENTAL INNOVATIONS IN DESIGN
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ECO FUNCTIONAL ARCHITECTURE



2 TOSF LEVEL2 - Existing
1/4" = 1'-0"

1 FIRST FLOOR PLAN
1/4" = 1'-0"

3/23/2025 10:26:05 PM

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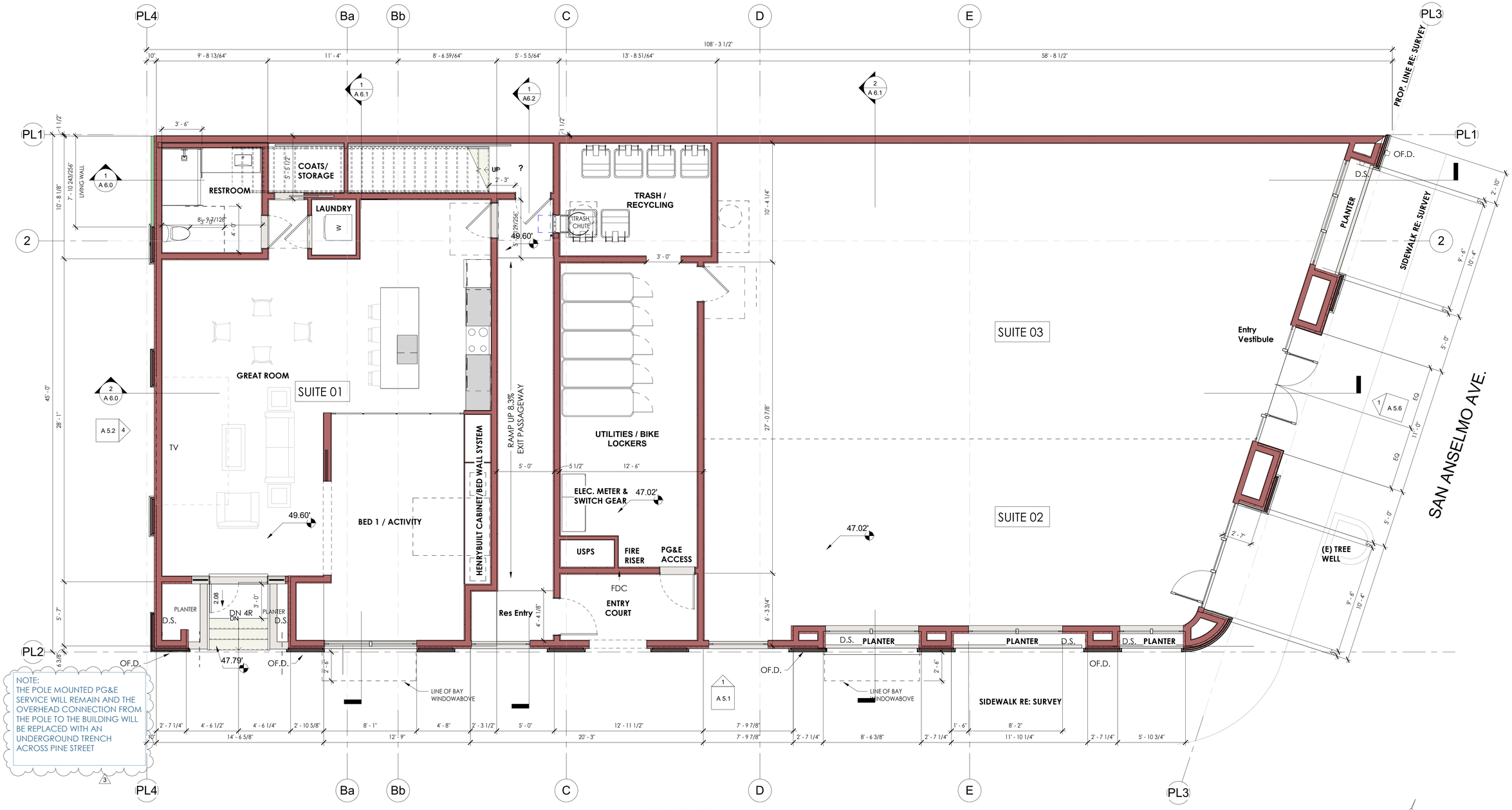
DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
EXISTING FLOOR PLAN

SHEET NUMBER
A 3.0

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51 COLEMAN DR. SAN RAFAEL, CA 94901
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1 FIRST FLOOR PLAN
1/4" = 1'-0"

3/24/2025 9:11:10 AM

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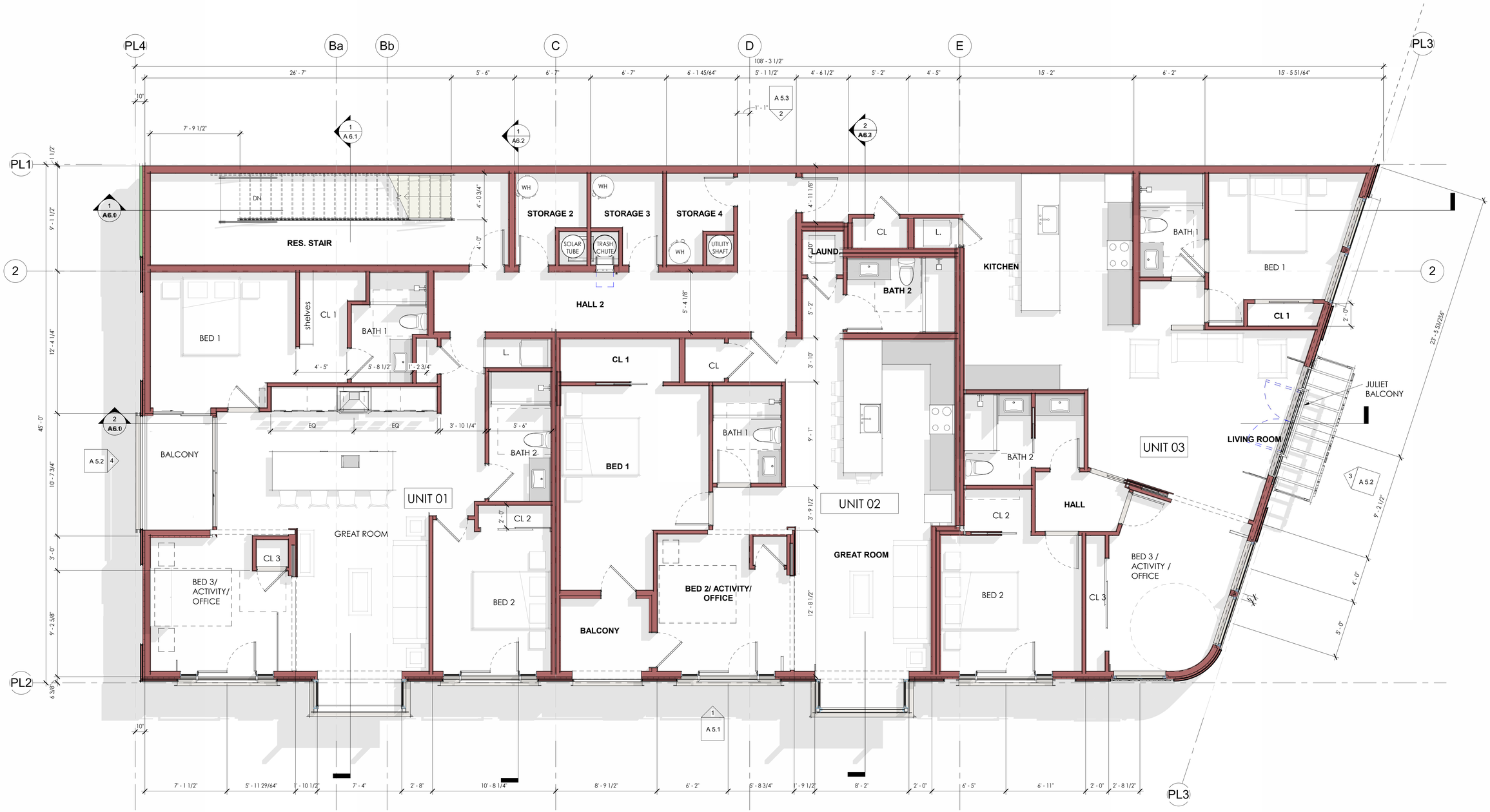
DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
GROUND FLOOR PLAN

SHEET NUMBER
A 3.1

ENVIRONMENTAL INNOVATIONS IN DESIGN
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1 TOSF LEVEL2
1/4" = 1'-0"

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DATE
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SHEET TITLE
SECOND FLOOR PLAN

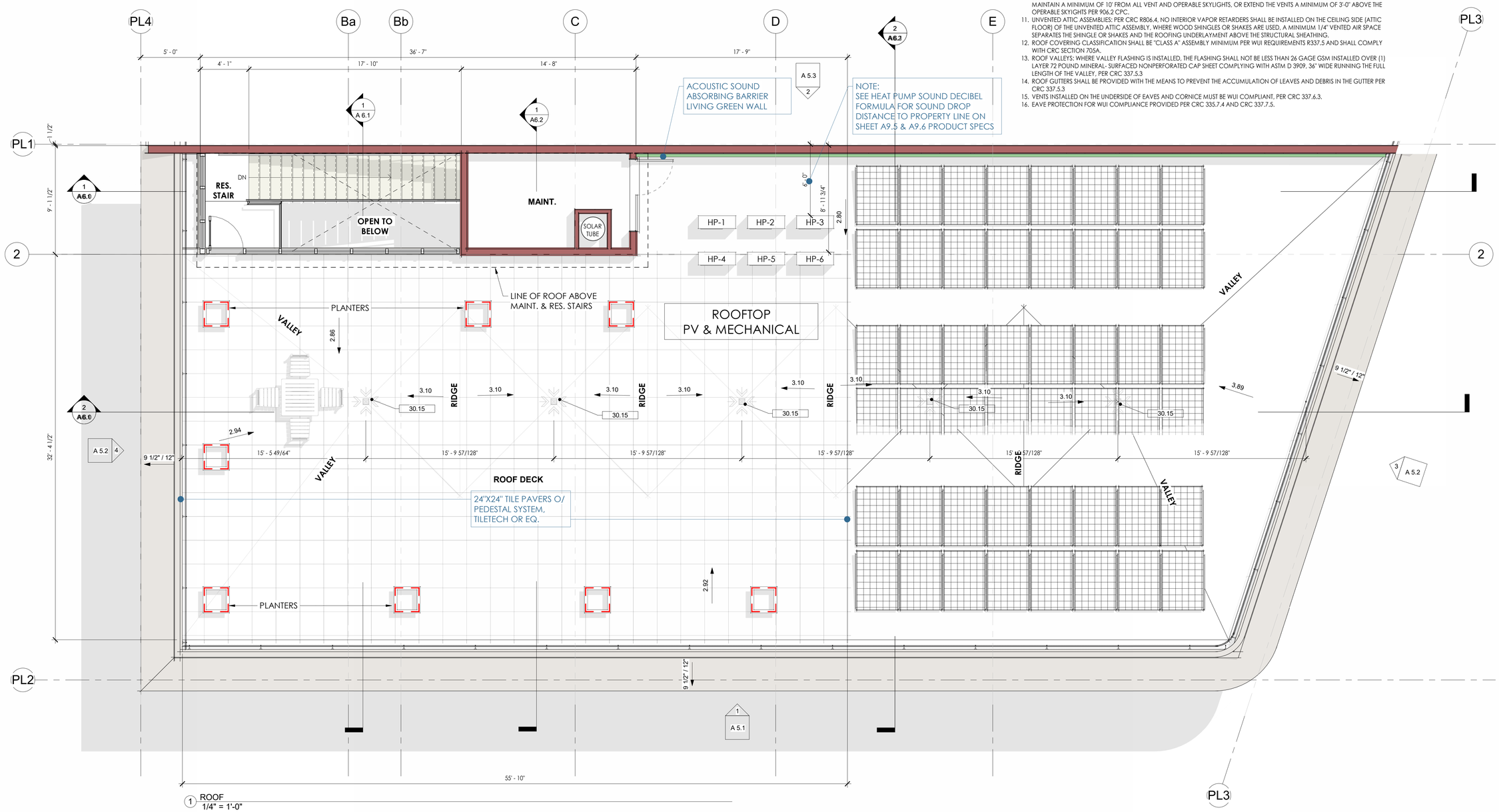
SHEET NUMBER
A 3.2

ENVIRONMENTAL INNOVATIONS IN DESIGN
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EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

Key Value	Keynote Text
30.15	ROOF DRAIN AND OVERFLOW DRAIN PER CODE. DAYLIGHT ABOVE GRADE, MAX. 12" ABOVE GRADE. RE: DETAILS.

GENERAL NOTES - ROOF PLAN

1. ALL EXTERIOR WALLS ARE MEASURED FROM FACE OF STUD & FACE OF CONCRETE AT FOUNDATION. INTERIOR FRAMED WALLS ARE MEASURED TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
2. ALL ANGLES ARE 45 DEGREE UNLESS NOTED OTHERWISE.
3. PROVIDE FIREBLOCKING AT THE INTERSECTION OF VERTICAL AND HORIZONTAL SPACE MEMBRANE PENETRATIONS, CONCEALED SPACES BETWEEN ATTICS AND CHASES IN COMPLIANCE WITH CBC.
4. SEE BUILDING ELEVATION SHEETS FOR GUTTER AND DOWNSPOUT LOCATIONS.
5. ALL DOWNSPOUT LEADERS & AREA DRAINS SHALL CONNECT TO APPROVED SITE DRAINAGE IMPROVEMENTS (RE: CIVIL/ LANDSCAPE DRAWINGS).
6. ALL OPENINGS IN TOP PLATE FOR WIRE AND CABLE SHALL BE TIGHTLY SEALED TO PREVENT THE PASSAGE OF AIR.
7. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECK, THE SPACE SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRE STOPPED WITH APPROVED MATERIALS, OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NON PERFORATED CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
8. INSTALL ROOFING MATERIALS PER THE MOST CURRENT EDITION OF 2016 CRC (CHAPTER R902) & MANUFACTURER'S RECOMMENDATIONS. RE: DETAILS & VERIFY EXACT ROOF COVERING MANUFACTURER & PRODUCT TYPE AND COLOR W/ DEVELOPER & ARCHITECT PRIOR TO INSTALLATION.
9. INSTALL FLASHING AT ALL TRANSITIONS OF ROOF PLANE SURFACES.
10. ALL MECHANICAL / PLUMBING VENTS SHALL PENETRATE THE ROOF AT REAR-FACING SLOPES WHERE POSSIBLE, OR SIDE-FACING SLOPES AS AN ALTERNATE. ALL ROOF MOUNTED METAL VENTS OR COMPONENTS SHALL BE PAINTED TO MATCH ROOF COLOR. MAINTAIN A MINIMUM OF 10' FROM ALL VENT AND OPERABLE SKYLIGHTS, OR EXTEND THE VENTS A MINIMUM OF 3'-0" ABOVE THE OPERABLE SKYLIGHTS PER 906.2 CPC.
11. UNVENTED ATTIC ASSEMBLIES: PER CRC R806.4, NO INTERIOR VAPOR RETARDERS SHALL BE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY, WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4" VENTED AIR SPACE SEPARATES THE SHINGLE OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
12. ROOF COVERING CLASSIFICATION SHALL BE "CLASS A" ASSEMBLY MINIMUM PER WUI REQUIREMENTS R337.5 AND SHALL COMPLY WITH CRC SECTION 705A.
13. ROOF VALLEYS: WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN 26 GAGE GSM INSTALLED OVER (1) LAYER 72 POUND MINERAL- SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, 36" WIDE RUNNING THE FULL LENGTH OF THE VALLEY, PER CRC 337.5.3
14. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER PER CRC 337.5.3
15. VENTS INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICE MUST BE WUI COMPLIANT, PER CRC 337.6.3.
16. EAVE PROTECTION FOR WUI COMPLIANCE PROVIDED PER CRC 335.7.4 AND CRC 337.7.5.



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

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SAN ANSELMO, CA 94960

SHEET TITLE
ROOF PLAN

SHEET NUMBER
A 3.3

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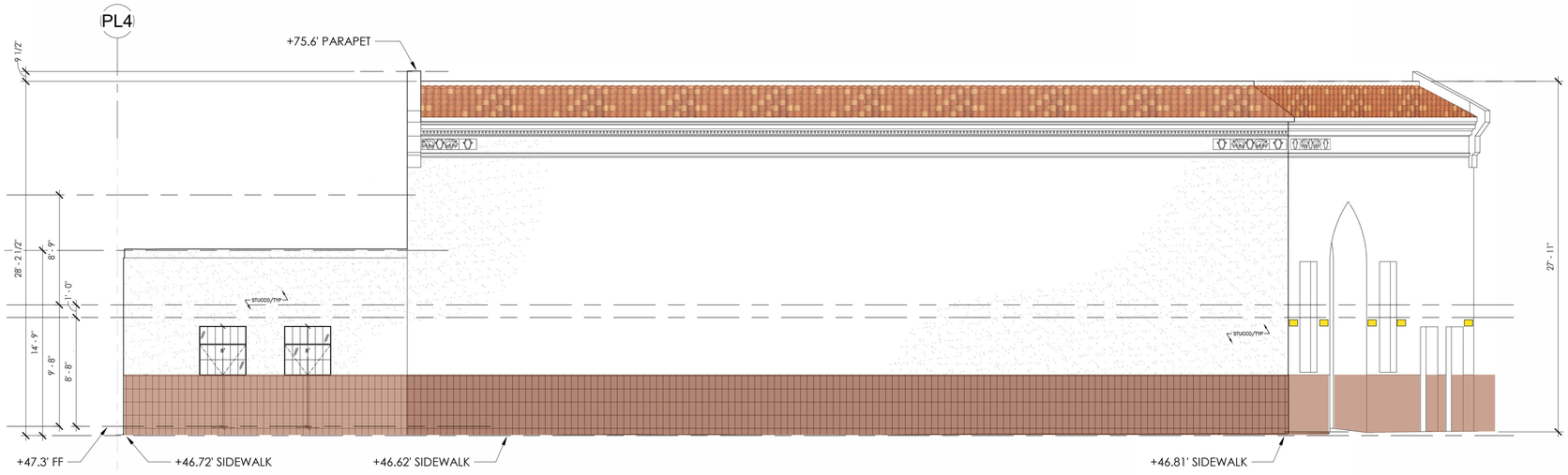
EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

LIGHTING LEGEND

	SYM	TYPE	MODEL	LAMP	LUMENS (PER FIXTURE)	QUANTITY
A		DOWN LIGHT AT WALL		LED	----	5

LIGHTING LEGEND

	SYM	TYPE	MODEL	LAMP	LUMENS (PER FIXTURE)	QUANTITY
A		WALL LIGHT (FULLY SHIELDED)	 VISUAL COMFORT - KW 2779BZ	LED, 12W	1,400 LM	6
B		WALL SCONCE (FULLY SHIELDED)	 ZERO - CITY	LED, 23W	2,215 LM	2
C		RECESSED CEILING	 RAB LIGHTING - VAN17-30	LED, 30W	4,400 LM	2
D		ADDRESS NUMBER				2



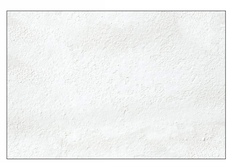
2 EXISTING ELEVATION - SOUTH
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"



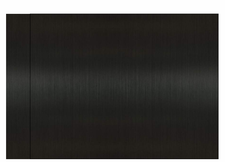
1
TERRA COTTA BARREL ROOF TILES, REDLAND CLAY TILE, OLD SEDONA OR EQ.



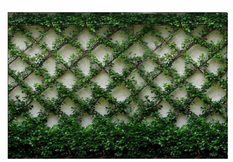
2
STUCCO - SMOOTH TROWELED
COLOR - KMW57-1 CLOUD WHITE



3
STUCCO - SMOOTH TROWELED
COLOR - KM-5828-2 BIG BAND



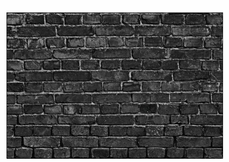
4
BREAK METAL - BRUSHED ALUM.
COLOR - BLACK



5
METAL TRELLIS WITH VINES



6
AWNING CANVAS MATERIAL
COLOR - KM4635-3 TANGLEWOOD



7
BRICK VENEER - McNEAR OR EQ.
COLOR - NORFOLK BLACK



8
CAST STONE TRIM - TRAVERTINE OR EQ.
COLOR - LIGHT CREAM



9
BAY WINDOW ROOF AND FASCIA
COLOR - NATURAL COPPER



10
CORNICE TRIM
COLOR - BEHR - LIMOUSINE LEATHER MQ5-05

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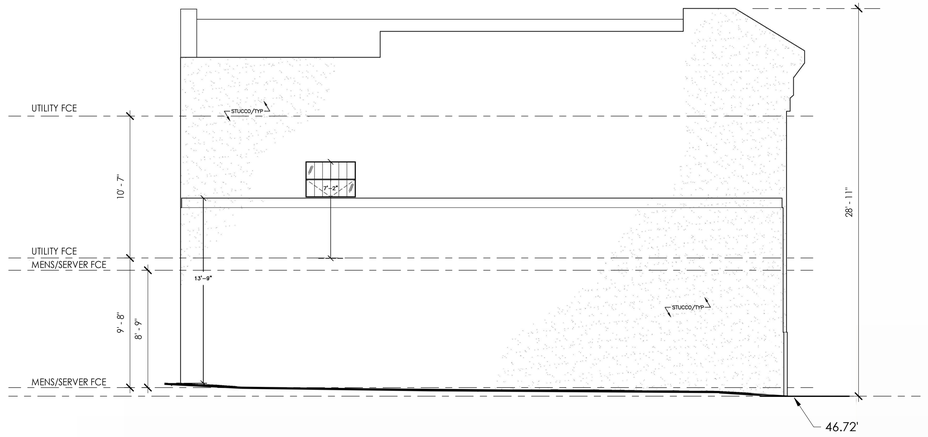
401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
ELEVATIONS - SOUTH

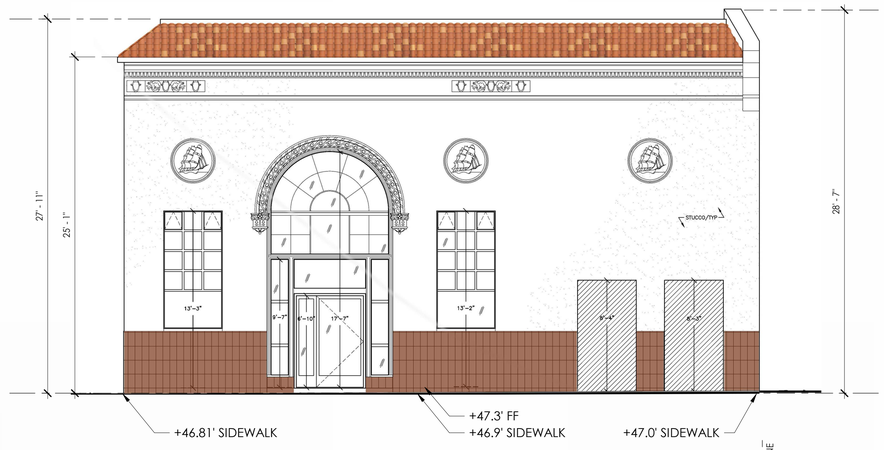
SHEET NUMBER
A 5.1

ENVIRONMENTAL INNOVATIONS IN DESIGN
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ECO FUNCTIONAL ARCHITECTURE



1 EXISTING ELEVATION - WEST
3/16" = 1'-0"



2 EXISTING ELEVATION - EAST
3/16" = 1'-0"

LIGHTING LEGEND

	SYM	TYPE	MODEL	LAMP	LUMENS (PER FIXTURE)	QUANTITY
A		DOWN LIGHT AT WALL		LED	----	5

LIGHTING LEGEND

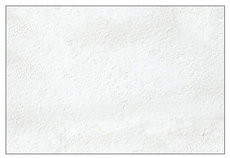
	SYM	TYPE	MODEL	LAMP	LUMENS (PER FIXTURE)	QUANTITY
A		WALL LIGHT (FULLY SHIELDED)	 VISUAL COMFORT - KW 2779BZ	LED, 12W	1,400 LM	6
B		WALL SCONCE (FULLY SHIELDED)	 ZERO - CITY	LED, 23W	2,215 LM	2
C		RECESSED CEILING	 RAB LIGHTING - VAN17-30	LED, 30W	4,400 LM	2
D		ADDRESS NUMBER				2







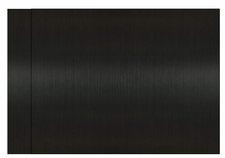
1
TERRA COTTA BARREL ROOF TILES, REDLAND CLAY TILE, OLD SEDONA OR EQ.



2
STUCCO - SMOOTH TROWELED
COLOR - KMW57-1 CLOUD WHITE



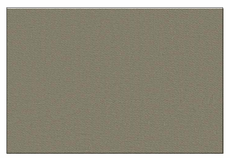
3
STUCCO - SMOOTH TROWELED
COLOR - KM-5828-2 BIG BAND



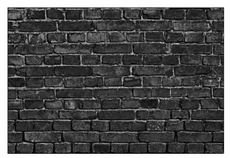
4
BREAK METAL - BRUSHED ALUM.
COLOR - BLACK



5
METAL TRELLIS WITH VINES



6
AWNING CANVAS MATERIAL
COLOR - KM4635-3 TANGLEWOOD



7
BRICK VENEER - McNEAR OR EQ.
COLOR - NORFOLK BLACK



8
CAST STONE TRIM - TRAVERTINE OR EQ.
COLOR - LIGHT CREAM



9
BAY WINDOW ROOF AND FASCIA
COLOR - NATURAL COPPER



10
CORNICE TRIM
COLOR - BEHR - LIMOUSINE LEATHER
MQ5-05

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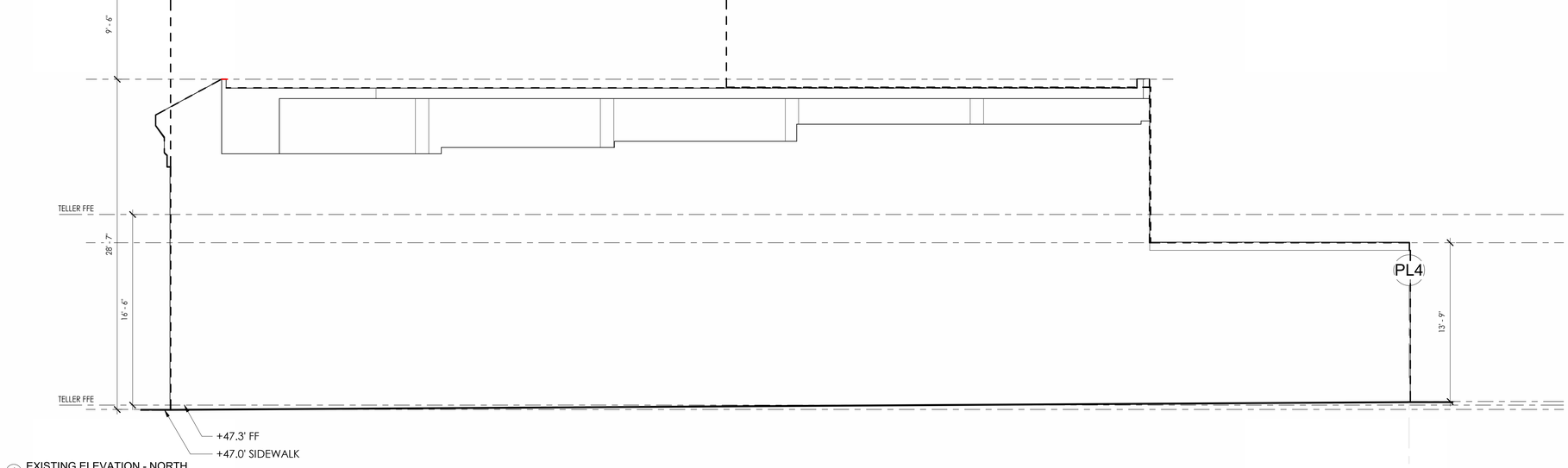
DATE
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401 SAN ANSELMO AVE.
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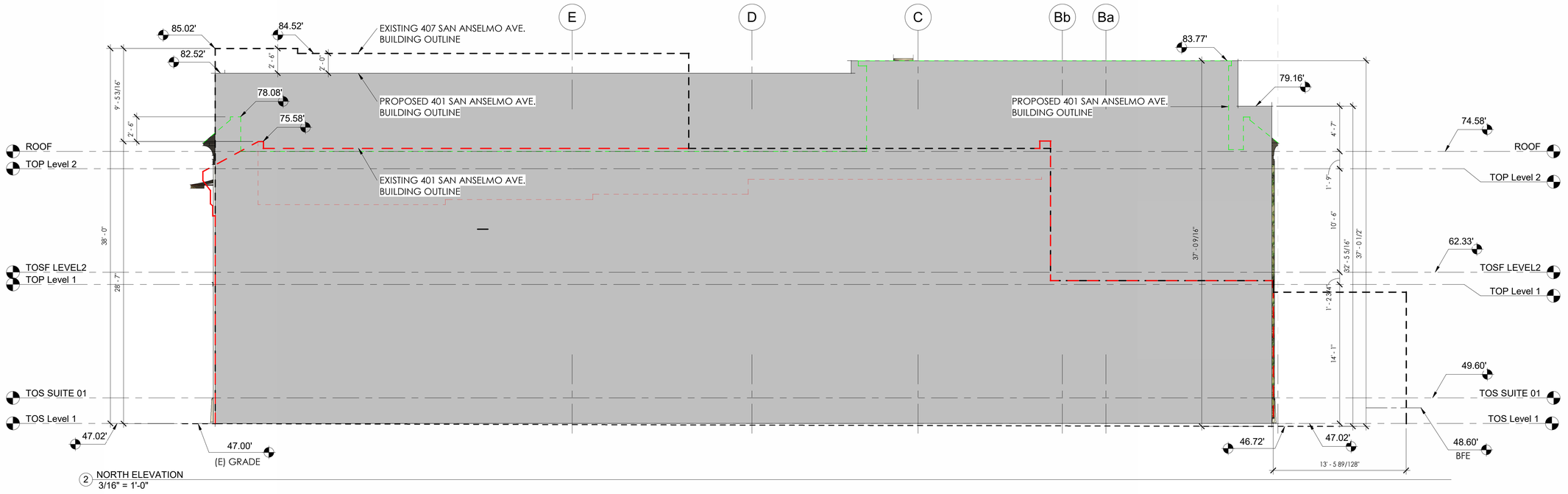
SHEET TITLE
ELEVATIONS - EAST/ WEST

SHEET NUMBER
A 5.2

ENVIRONMENTAL INNOVATIONS IN DESIGN
51 COLEMAN DR. SAN RAFAEL, CA 94901
PHONE: 650-793-2856 WWW.EIDARCHITECTS.COM
EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE



1 EXISTING ELEVATION - NORTH
3/16" = 1'-0"

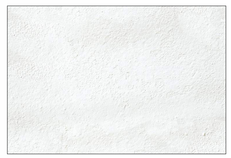


2 NORTH ELEVATION
3/16" = 1'-0"



1

TERRA COTTA BARREL ROOF TILES, REDLAND CLAY TILE, OLD SEDONA OR EQ.



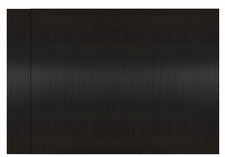
2

STUCCO - SMOOTH TROWELED
COLOR - KMW57-1 CLOUD WHITE



3

STUCCO - SMOOTH TROWELED
COLOR - KM-5828-2 BIG BAND



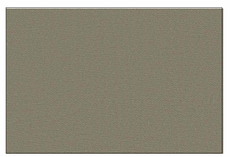
4

BREAK METAL - BRUSHED ALUM.
COLOR - BLACK



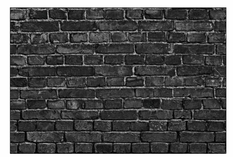
5

METAL TRELLIS WITH VINES



6

AWNING CANVAS MATERIAL
COLOR - KM4635-3 TANGLEWOOD



7

BRICK VENEER - McNEAR OR EQ.
COLOR - NORFOLK BLACK



8

CAST STONE TRIM - TRAVERTINE OR EQ.
COLOR - LIGHT CREAM



9

BAY WINDOW ROOF AND FASCIA
COLOR - NATURAL COPPER



10

CORNICE TRIM
COLOR - BEHR - LIMOUSINE LEATHER MQ5-05

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SHEET TITLE
ELEVATIONS - NORTH

SHEET NUMBER
A 5.3

ENVIRONMENTAL INNOVATIONS IN DESIGN
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ECO FUNCTIONAL ARCHITECTURE

Article 7. (Excerpts) - Permanent Signs on Nonresidential Uses

10-9.701 - Nonresidential uses.
Legal nonresidential uses and establishments may erect, maintain and display permanent and principal signs as described in this chapter. Unless otherwise provided, all signs described in this chapter are subject to a sign permit. Rules for temporary signs are stated in Article 8 of this chapter. However, in the case of a newly opened, newly re-opened or "coming soon" establishment, temporary versions of the signs authorized by this article may be displayed without permit for a period not to exceed thirty (30) calendar days.

(Ord. 1053, eff. January 12, 2007)

10-9.707 - Other nonresidential establishments—Ground floor.
All ground-floor nonresidential establishments for which specific rules are not provided by other sections of this article may display signs, subject to:

(a)Ground floor uses. Not more than two (2) signs per use, to be located on the primary building face, the total area of such signs not to exceed one (1) square foot for each lineal foot of the primary building face devoted to that use, up to a maximum total sign area of 100 square feet, except that:(1)If a single use extends from one (1) street, through a building, to another street opposite and generally parallel to the first, **or if a use is conducted on a corner, each of the building faces fronting a street shall be considered a primary building face for the purposes of determining the area and location of the signs permitted by such use, but the total area of permitted signs shall nevertheless not exceed 100 square feet per use;(2)A use shall be permitted two (2) signs**, located on the primary building face, and having a total area not exceeding one and one-half (1½) square feet for each lineal foot of primary building face devoted to that use, up to a maximum of 150 square feet per use, if that use fronts on a street (or on two (2) or more adjacent parallel streets) having a total of four (4) or more lanes of traffic; and(3)Where the primary building face does not front on a public street, two (2) signs per use may be erected and maintained on the building face, if there is any, which does front on a public street, but the total square footage of each use's signs shall be no greater than would be permitted if the frontage devoted to that use were the primary building face.

Article 8. - Temporary, Moveable and Informational Signs, Nonresidential

10-9.807 - Informational signs.
Signs displaying consumer information, such as hours of operation, help wanted, credit cards honored, association affiliations, vacancy, restrooms, danger warnings, hours of operation, open/closed, etc., may be displayed on nonresidential uses, subject to: maximum total display area of all such signs: four (4) square feet; location: flush on the building face or on a door or window. Such signs do not count towards the total amount of display area otherwise allowed. Permits are not required for such signs.

(Ord. 1053, eff. January 12, 2007)

10-9.805 - Address numbers.
In addition to the signs otherwise allowed, all nonresidential uses may display address numbers not greater than eighteen (18") inches in height.

(Ord. 1053, eff. January 12, 2007)

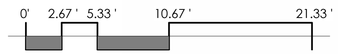
10-9.814 - Projecting sign.
Each nonresidential establishment located in a commercial or professional zone may erect, maintain and display one (1) projecting sign, subject to: sidewalk clearance - at least seven (7') feet six (6") inches; maximum size: not taller than six (6") inches; total area per side: not exceeding three (3) square feet; illumination: not allowed; maximum projection over public right-of-way: forty-two (42") inches, and then only if allowed by Chapter 10 and authorized by an encroachment permit.

(Ord. 1053, eff. January 12, 2007)

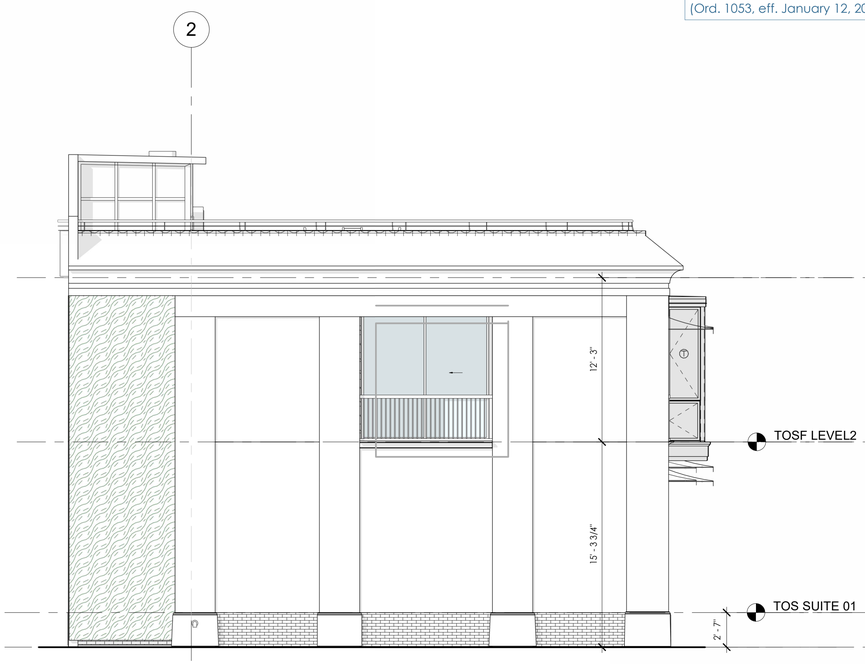
NOTE:
PER CBC MAX. FENESTRATION PER FLOOR AT WEST FACADE = 112.5 SQFT.



1 East Storefront Glazing
3/16" = 1'-0"



Graphic Scale: 3 /16 inch = 1 foot



3 West Storefront Glazing
3/16" = 1'-0"



2 South Storefront Glazing
3/16" = 1'-0"

Per Signage ordinace, Chapter 9, Article 7:
Primary Commercial Building Face = 56 Lineal ft. x 1.5 sqft. per 1Lineal Ft. =
Allowable Signage area = 84 sqft max. .
Proposed Signage Area = 19.82 sqft.

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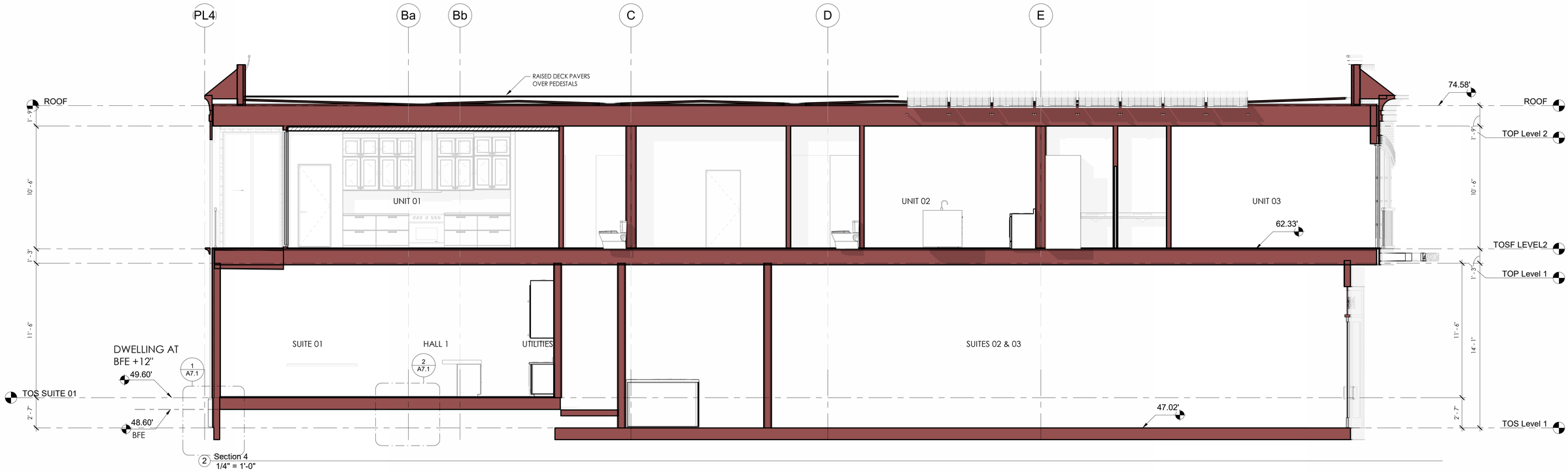
DATE
3/24/2025

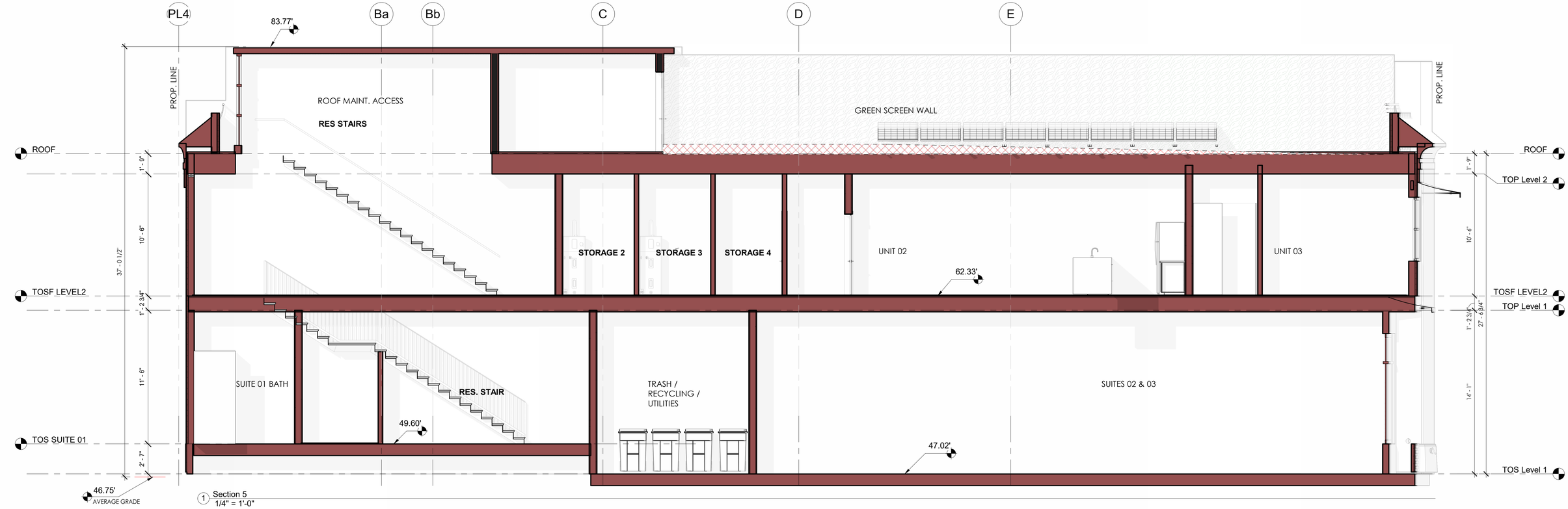
401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
COMMERCIAL SIGNAGE

SHEET NUMBER
A 5.6

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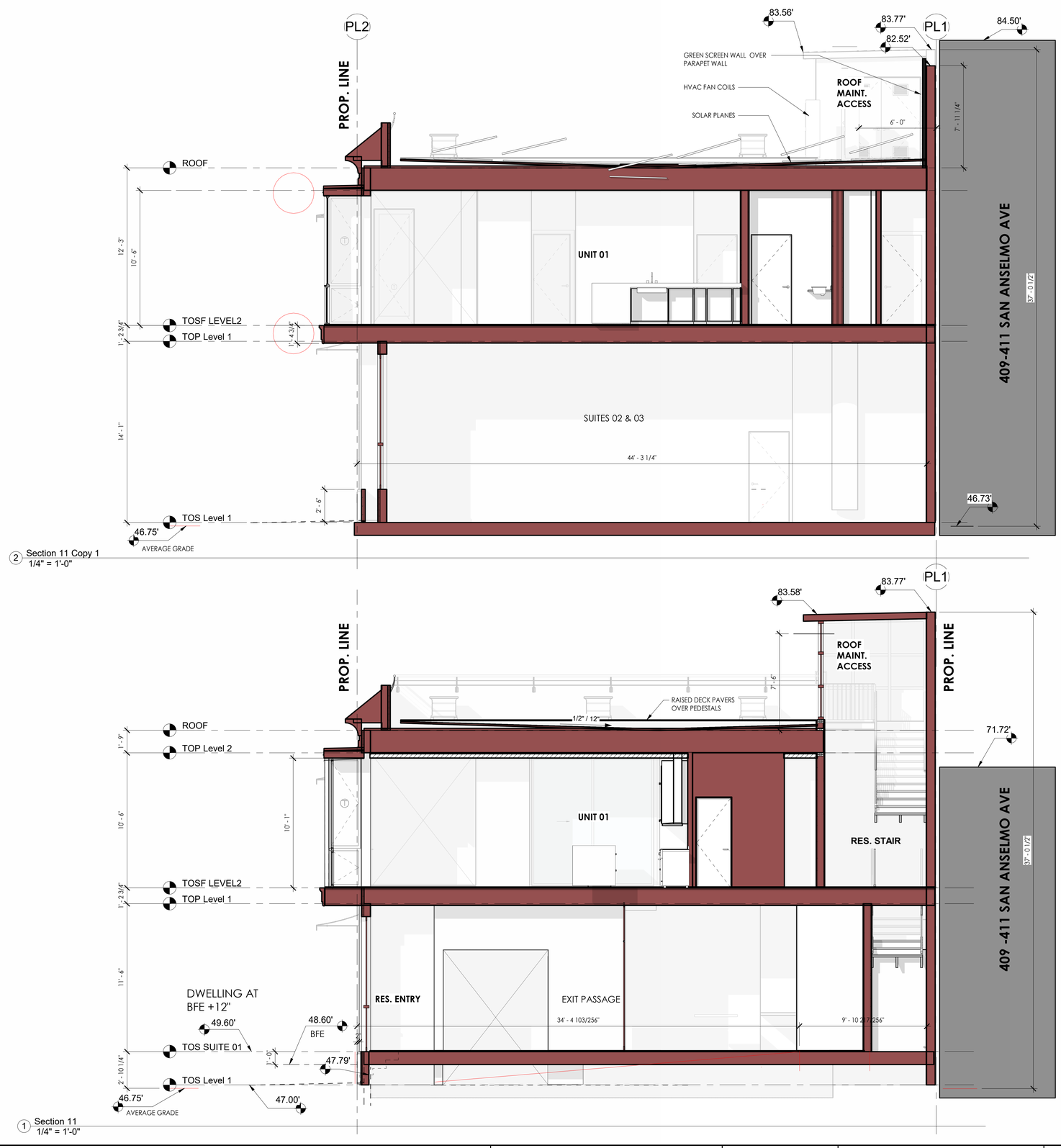
401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
SECTIONS

SHEET NUMBER
A 6.0

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SHEET TITLE
SECTIONS

SHEET NUMBER
A 6.1

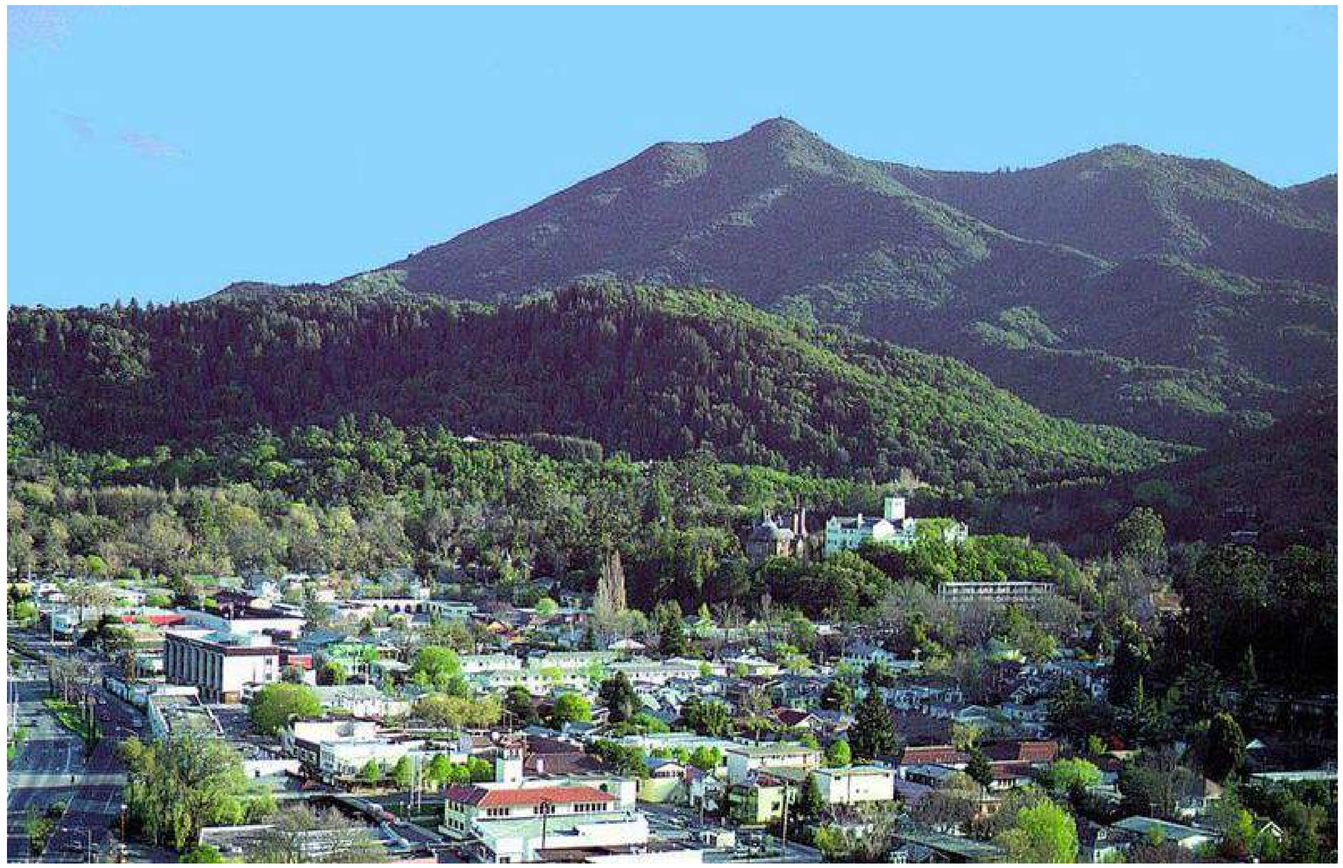
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DOWNTOWN SAN ANSELMO



STREET FAIR



NATURAL BEAUTY AROUND SAN ANSELMO

ADDRESSING HOUSING IN SAN ANSELMO, EXCERPTS FROM HOUSING ELEMENTS REVISION 6

In contrast to the past, the Town's current vision is one that values and promotes residential development as a key component of a vibrant community. While preparing the Housing Element Update, and in response to recent state legislation, the community has had an opportunity to rethink its future and patterns of development. While community character and natural amenities are still a top priority for the Town, the Town is dedicated to unlocking the untapped potential within the community by increasing housing. The Town is committed to encouraging and facilitating housing by the redevelopment of underutilized properties and vacant sites. With a focus on sustainable and thoughtful urban planning, the Town envisions a future where underutilized and vacant spaces transform into vibrant, welcoming neighborhoods and celebrate inclusivity, economic vitality, and a more dynamic, diverse, and thriving community.

Underutilization. San Anselmo's housing opportunity sites are currently underutilized, primarily commercial properties. Since San Anselmo is a built-out community with very few vacant sites remaining for development, underutilized, nonvacant properties are the focus for housing opportunity sites as the redevelopment of underutilized nonvacant sites is more realistic during the RHNA Cycle 6. To encourage higher density redevelopment of utilized properties, the Town will allow missing middle housing types in all residential districts, adopt objective design standards for missing middle housing, and adopt pre-approved plans for missing middle housing (Program 3.1).

As the Town seeks to meet the state mandate to plan for 1,000 new housing units at all levels of affordability, which housing types do you feel are most appropriate for San Anselmo?

Participants were given the opportunity to select multiple responses for this question. Medium density multifamily housing (5-15 units/site) received the most votes, with 16 percent of HEAC members choosing this housing type.

How can San Anselmo address housing affordability within Town limits?

The allowance for an increase in density received the most votes with 64 percent of participants choosing this option. Streamlining the residential approval process (ADRB) received the second most votes with 50 percent of participants choosing this option.

ADDRESSING HOUSING IN SAN ANSELMO, FROM DRAFT HOUSING ELEMENTS REVISION 6

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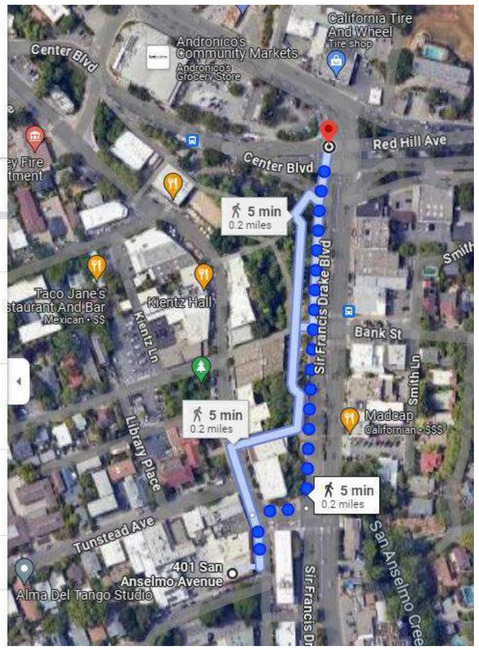
SHEET TITLE: HOUSING ELEMENT DENSITY

SHEET NUMBER: A 9.1

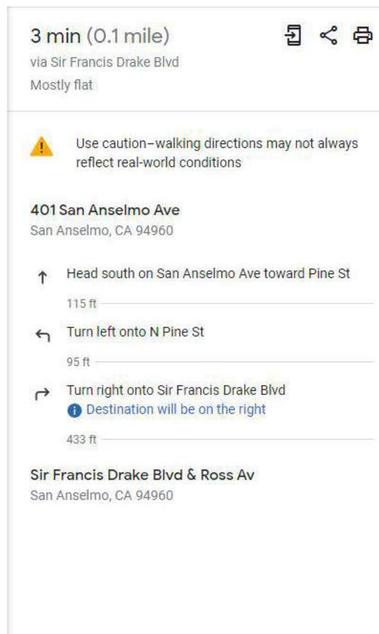
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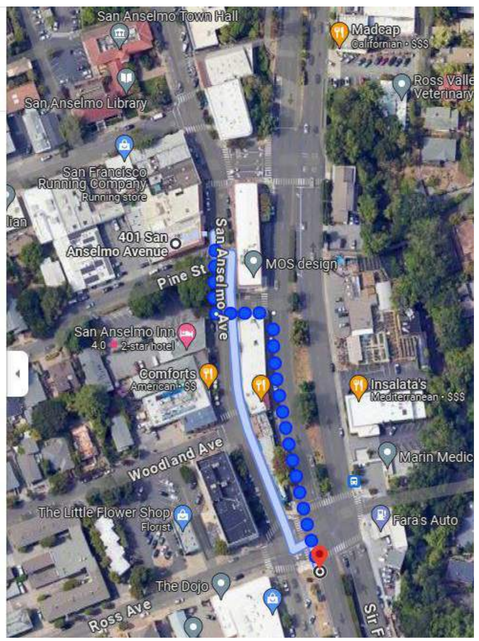
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DISTANCE TO HUB





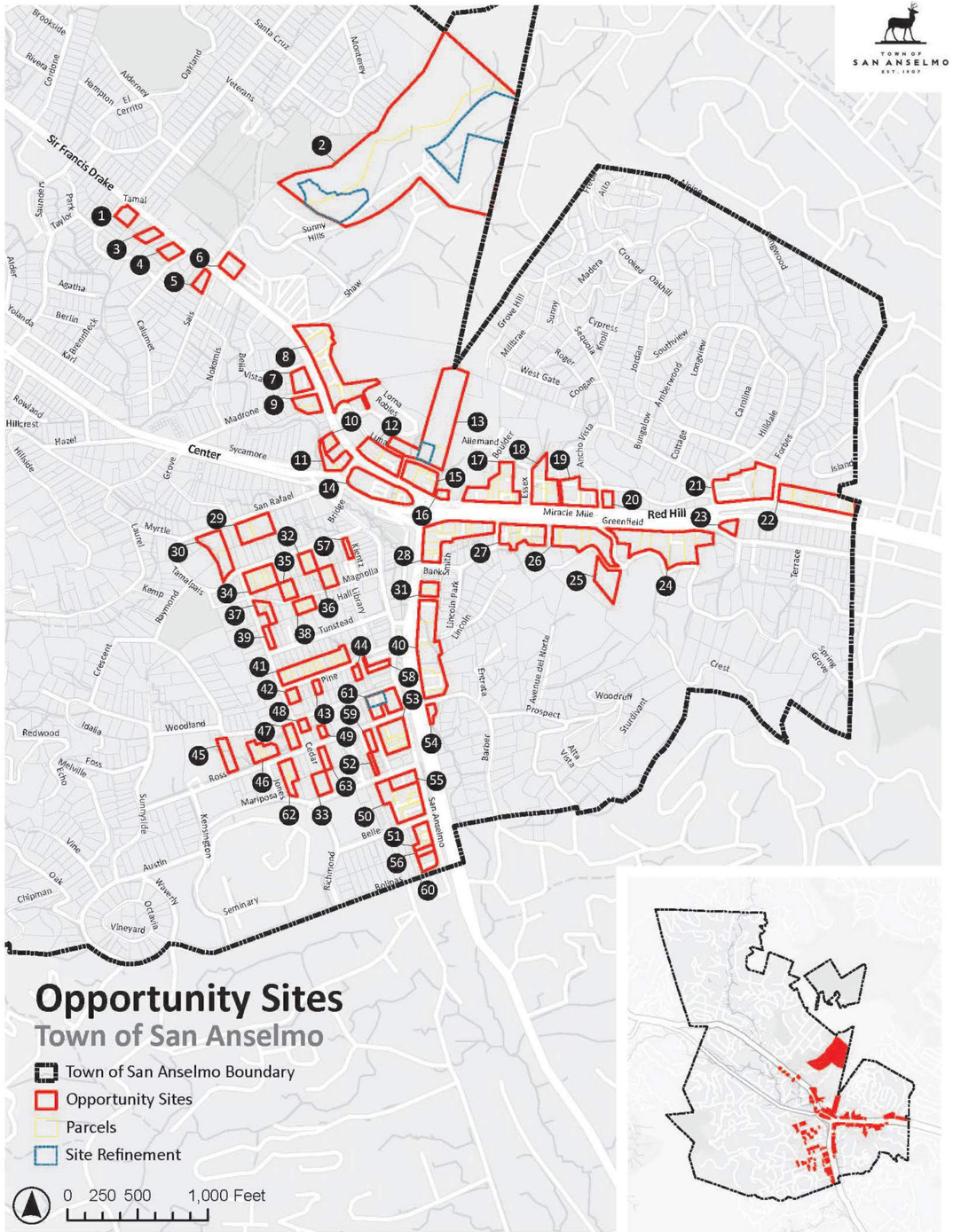
PUBLIC TRANSIT

ADDRESSING HOUSING IN SAN ANSELMO, EXCERPTS FROM HOUSING ELEMENTS REVISION 6, cont.

To better accommodate the densities needed to accommodate affordable housing development, the Housing Element include Action 5.3a that will establish an affordable housing overlay district to allow greater building height, density, and floor area ratio for multifamily and mixed-use developments that provide a specified percent of units as affordable to low- and very-low-income households. This overlay zone will be applied in addition to the rezonings proposed for the housing opportunity sites as stipulated under Action 5.7a, and it is not necessary to meet the Regional Housing Needs Allocation. Rather, the Affordable Housing Overlay Zone will serve as an additional tool to enhance the development of affordable housing in San Anselmo. The Affordable Housing Overlay Zone will apply to properties zoned SPD, C-3, and R-3. In addition, property owners will be able to request a zoning amendment to fall within the Affordable Housing Overlay Zone, and the Town will waive rezoning fees.

To improve the flexibility of the Town's parking standards the Zoning Code, the Housing Element includes Action 5.2c to amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with Assembly Bill (AB) 2097 and Action 5.2d which will amend the Zoning Code to include flexible parking requirements and reductions in areas outside of a half-mile of public transit under certain circumstances.

Proximity to Transit. If the opportunity site is located within a quarter mile of a transit stop, it was deemed suitable for redevelopment. Per Government Code Section 65583.2, subdivisions (h) and (i) the Town cannot require parking for development within a quarter mile of a transit stop. This significantly increases the potential yield of redevelopment, making it more financially feasible to undertake.



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SHEET TITLE
HOUSING ELEMENT PARKING & TRANSIT

SHEET NUMBER
A 9.2

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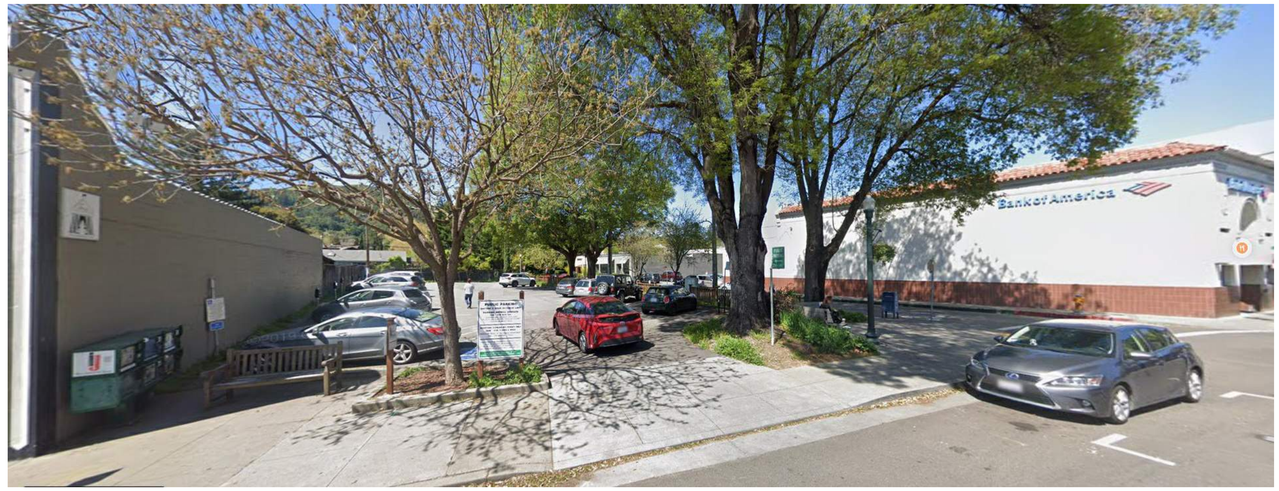
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EXISTING 1



PROPOSED 1



EXISTING 2



PROPOSED 2

GREEN BUILDING ELEMENTS

These new homes will be built to exceed current energy efficiency requirements, while fostering the overall goal of creating an architecturally pleasing aesthetic and progressively sustainable design. Green programming features will include:

- ♦ Net-zero energy consumption
- ♦ Recycled, Re-used materials at walls, roofs, floors.
- ♦ Recycling of 85% of Construction Waste
- ♦ High Efficiency Heating and Cooling Systems
- ♦ Passive & Mechanical Ventilation for Indoor Air Quality
- ♦ Plentiful, well oriented Daylighting
- ♦ Tankless or High Efficiency Water Heaters
- ♦ On-Demand Hot Water Recirculation Pumps
- ♦ Photovoltaic and/or Hot Water Panels on Roofs
- ♦ Southerly Oriented Roofs for Solar Efficiency
- ♦ Advanced framing techniques and assemblies
- ♦ Use of Fly Ash and Recycled Rebar in Concrete
- ♦ Heat dissipating technologies at exterior walls
- ♦ Low-E, thermally insulated Windows
- ♦ Drought Tolerant, Water Efficient Landscaping
- ♦ Electrical Vehicle charging stations
- ♦ Improved Energy Performance above
- ♦ Title-24 Energy Compliance Requirements



EXISTING 3



PROPOSED 3

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401 SAN ANSELMO AVE.
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SHEET TITLE
SUSTAINABILITY & DOWNTOWN VITALITY

SHEET NUMBER
A 9.3

ENVIRONMENTAL INNOVATIONS IN DESIGN
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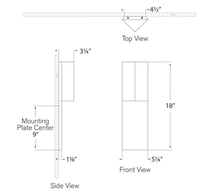
TEAR SHEET



Rega 18" Folded Sconce
Item # KW 2779BZ

Designer: Kelly Wearstler

Height: 18"
Width: 5.25"
Extension: 3.25"
Backplate: 4.5" x 18" Rectangle
Finishes: AB, BZ
Lightsource: Dedicated LED
Wattage: 12w (1400lm)
Weight: 5 Pounds



VISUAL COMFORT & CO.

4

1 EXTERIOR DOWN LIGHT - WALL WASH
12" = 1'-0"



ZERO CITY
VÄGGARMATUR/WALL FIXTURE



Utförande
Lackerad aluminium. Svart RAL 9005 och Gråbrun RAL 7006, andra färger på förfrågan. Inre skärm/reflektor i vitlackerad aluminium. Kan beställas utan galler på begäran. IK10.

LED info
Armaturlumen 2215LM, 2455LM. Systemeffekt 23W, 28W.
Korrelerad färgtemperatur 3000K. Färgtolerans SDCM 3. Färgåtergivning RA >80. L80 80.000h.

Montage
På vägg.

Anslutning
Kopplingsdosa med 5-polig plint i vägglåsa

Design
Thomas Bernstrand 2016.

Finish
Painted aluminum, black RAL 9005 or grey-brown RAL 7006. Other colours on request.. Internal shade in white painted aluminum. Can be made without grid on request. IK10.

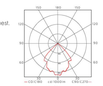
LED info
Luminaire Luminous Flux 2215LM, 2455LM. System power 23W, 28W
CCT 3000K. SDCM 3. CRI >80. L80 80.000h.

Installation
On wall.

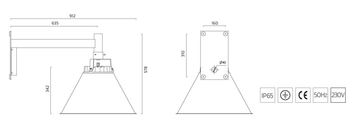
Connection
Junction box in the wall bracket.

Design
Thomas Bernstrand 2016.

Kan beställas förberedd för ZHAGA
Can be ordered prepared for ZHAGA







3 EXTERIOR DOWN LIGHT - GARAGE
12" = 1'-0"









Modern 10" Bronze Backlit Numbers

The Luxello Modern 10" Bronze Backlit Numbers are large exterior LED illuminated business address numbers suitable for outdoor houses and commercial buildings installations.

The 10" building house numbers are CNC from a solid piece of aluminum brushed finished and hardened with an anodized surface treatment for prolonged exterior protection.

The large scale numbers features an acrylic illuminated casing that screws together like a swiss mechanical watch. The CREE LED panels are interchangeable and can be replaced at any time. The numbers have an input voltage of 10 – 16 Volt AC or DC. Optional wall spacers help to maintain a 1/2 inch distance of the wall.

Custom size Exterior Illuminated Numbers are available upon request. Numbers come in White, Blue, Amber or Green or Red LED illuminations and in either Brushed, Bronze, Brass or brushed black. please contact us for further information on how to order these.

Description

Modern 10" Bronze Backlit Numbers
Size H: 10", W 3" – 5.5"
Thickness: .88"
Model: LUX-NR-10
Screw Down Casing Light: 12 – 19 CREE LED
10 – 16 Volt AC / DC
Lead time 6 weeks

EXTERIOR BACK LITE ADDRESS NUMBERS
2 12" = 1'-0"

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SHEET TITLE
LIGHTING SPECIFICATIONS

SHEET NUMBER
A 9.4

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Submittal Data Sheet
3 Ton VRV-IV S Heat Pump Unit
RXTQ36TAVJU

FEATURES

- Variable Refrigerant Temperature (VRT) technology allows VRV IV S series to deliver improved efficiencies and year round comfort
- Improved efficiencies with SEER values up to 18.0 and HSPF values up to 10.0
- Engineered with highly reliable Daikin Swing compressors
- All inverter compressors to increase efficiency and avoid starting current rush
- Can provide heating down to -4°F
- Added safety with optional auto changeover to auxiliary heat
- Easier installation with over 60% weight reduction compared to VRV III S

BENEFITS

- Single-phase technology enables installation in light commercial and residential applications
- Broader diversity with up to 10 indoor units connectivity
- Space saving compact design
- Design flexibility with long piping lengths up to 984ft total and 49ft vertical separation between indoor units
- Designed with reduced MOP to optimize installation costs
- Backed by best in class 10-years Parts Limited Warranty and 10-years Replacement Compressor Limited Warranty*



VRV IV AHRI CERTIFIED R-410A INVERTER

Submittal Data Sheet
3 Ton VRV-IV S Heat Pump Unit
RXTQ36TAVJU

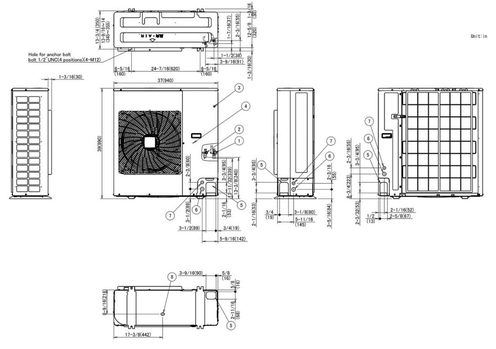
PERFORMANCE			
Outdoor Unit Model No.	RXTQ36TAVJU	Outdoor Unit Name:	3 Ton VRV-IV S Heat Pump Unit
Type:	Heat Pump		
Rated Cooling Conditions:	Indoor (°F DB/DB): 80 / 67 Ambient (°F DB/WB): 95 / 75	Rated Heating Conditions:	Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43
Rated Piping Length(ft):	25		
Rated Height Difference (ft):			
Rated Cooling Capacity (Btu/hr):	34,200	Rated Heating Capacity (Btu/hr):	37,000
Cooling Input Power (kW):	3.13	Heating Input Power (kW):	3.12
EER (Non-Ducted/Ducted):	12.00 / 9.70	Heating COP (Non-Ducted/Ducted):	/
SEER (Non-Ducted/Ducted):	18.00 / 15.50	HSPF (Non-Ducted/Ducted):	10.3 / 9.0
Max/Min Cooling Capacity (Btu/hr):	/	Max/Min Heating Capacity (Btu/hr):	

OUTDOOR UNIT DETAILS			
Power Supply (V/Hz/Ph):	208-230 / 60 / 1	Compressor Type:	Inverter
Power Supply Connections:		Capacity Control Range (%):	14 - 100
Min. Circuit Amps MCA (A):	16.50	Airflow Rate (H) (CFM):	2,682
Max Overcurrent Protection (MOP) (A):	25.00	Gas Pipe Connection (inch):	5/8
Max Starting Current MSC(A):		Liquid Pipe Connection (inch):	3/8
Rated Load Amps RLA(A):	15.3	Sound Pressure (H) (dBA):	58
Dimensions (HxWxD) (in):	39.00 x 37.00 x 12-5/8	Sound Power Level (dBA):	75
Net Weight (lb):	172		

Submittal Data Sheet
3 Ton VRV-IV S Heat Pump Unit
RXTQ36TAVJU

SYSTEM DETAILS			
Refrigerant Type:	R-410A	Cooling Operation Range (°F DB):	23 - 122
Holding Refrigerant Charge (lbs):	6.4	Heating Operation Range (°F WB):	-4 - 60
Additional Charge (lb/ft):		Max. Pipe Length (Vertical) (ft):	98
Pre-charge Piping (Length) (ft):		Cooling Range w/Baffle (°F DB):	-
Max. Pipe Length (Total) (ft):	820	Heating Range w/Baffle (°F WB):	-
Max Height Separation (Ind to Ind ft):			

DIMENSIONAL DRAWING



PROPOSED ROOF-TOP HVAC UNITS - HP-1 THRU HP-8

SOUNDS EMITTED FROM ROOF MOUNTED EQUIPMENT MAY NOT EXCEED FIFTY DECIBELS FROM THE UNIT AT THE PROPERTY LINE

Sound drop over distance, dB over distance

This calculator uses the Inverse Square Law which allows you to estimate the sound reduction over distance. It can be applied in situations where the sound can propagate freely and is not confined by walls or other large objects. The sound level drops by 6dB when you double the distance to the sound source.
10 times the distance drops the sound level by 20dB.

Enter 3 values and the calculator will calculate the 4th value for you.

L1: 75 dB at distance d1: .1 m (or ft)

L2: 49.0 dB at distance d2: 2 m (or ft)

C calculate

L = sound level in db or dBA, d = distance in m (meter) or ft (feet). Do not mix units. Use either ft or m.

Formula used by the above calculator

$i2/i1=(d1/d2)^2$
$\Delta L=10*\text{Log}(i2/i1)$
where ΔL is the difference in sound levels (L1-L2) in dB (or dBA).
The quotient i2/i1 is the sound intensity ratio.

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SHEET TITLE
PRODUCT SPECS - ROOF TOP EQUIPMENT

SHEET NUMBER
A 9.5

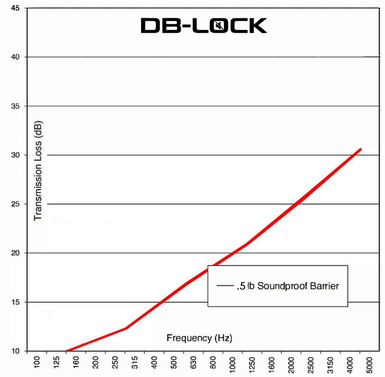
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ACOUSTIMAC
ALWAYS SOUND YOUR BEST

Transmission Loss

Mass Loaded Vinyl



Noise Transmission Loss (dB)/Frequency (HZ)							
Material	125	250	500	1000	2000	4000	STC
dB3 .5 lb.	10	13	17	21	26	31	21

Available weights material per sq. ft.

Typical Physical Properties for dB3 1lb.	
Color	Black
Tensile Strength	MD 215 PSI AMD 236 PSI
Tear Strength	MD 99 PSI AMD 95 PSI
Temperature Range	-40°F to +180°F

Certified UL product.
Approved for use in wall, floor and ceiling

UL assemblies; a requirement for all commercial construction.

CLASSIFIED UL





DIAMOND PATTERN SS316
STAINLESS STEEL PLANT WALL TRELLIS.JPG



Royal Trumpet Vine





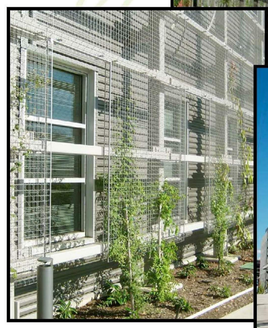
Hardiness Zone 10b

Installed 2009

Horizon at Playa Vista- Playa Vista, CA
A custom pattern of wall mounted greenscreen® panels is used to describe a sophisticated visual texture on the surface of parking and store entries serving a multi-building office cluster.

greenscreen®
1743 S. LA CIENEGA BLVD. LOS ANGELES, CA. 90035 T - 800.450.3494 www.greenscreen.com



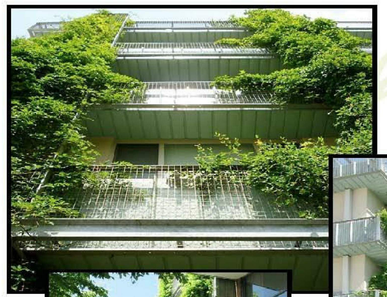




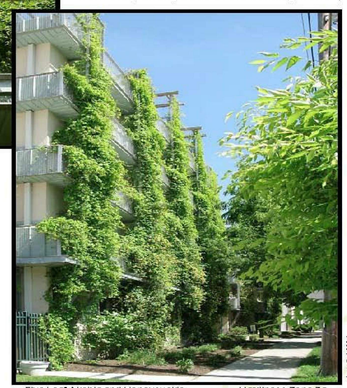
Hardiness Zone 8b

Central Bus - Seattle, WA
greenscreen® panels are mounted to a steel frame with a simple attachment clip, producing a green facade trellis structure for a variety of vines that will shade this south building exposure.

greenscreen®
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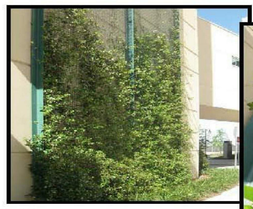


Five Leaf Akebia and Honeysuckle Hardiness Zone 7a

Installed 2004

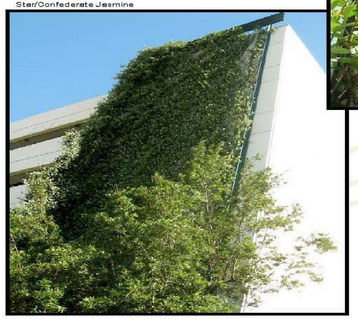
Eastern Village CoHousing - Silver Spring, MD
greenscreen® panels mounted to balconies are also connected vertically to the roof garden on this four story residential building. Two plant species grow intertwined from the planting beds at the building front.

greenscreen®
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Star/Confederate Jasmine



Hardiness Zone 9a

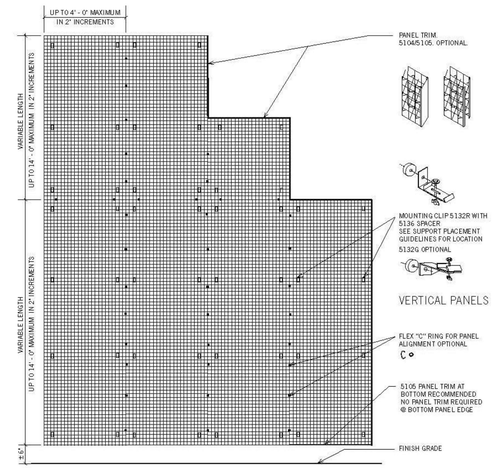
Installed 2002

Houston Memorial Hospital - Houston, TX
Tall sections of greenscreen® wall mounted panels fill with evergreen Star Jasmine at the parking structure adjacent to the hospital.

greenscreen®
1743 S. LA CIENEGA BLVD. LOS ANGELES, CA. 90035 T - 800.450.3494 www.greenscreen.com

mounting options

Wall Mounted
This example showing multiple modular panels in a wall hung application references typical trims and clips from our Accessory Items list. Combine custom screen sizes and profiles for your own unique greenscreen®.



Mounting Options WALL MOUNTED

Fall '15

greenscreen® 1743 S. La Cienega Blvd. Los Angeles CA 90035 T - 800.450.3494 www.greenscreen.com

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DATE
3/24/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
PRODUCT SPECS - GREEN SCREEN WALL, SOUNDPROOFING

SHEET NUMBER
A 9.6

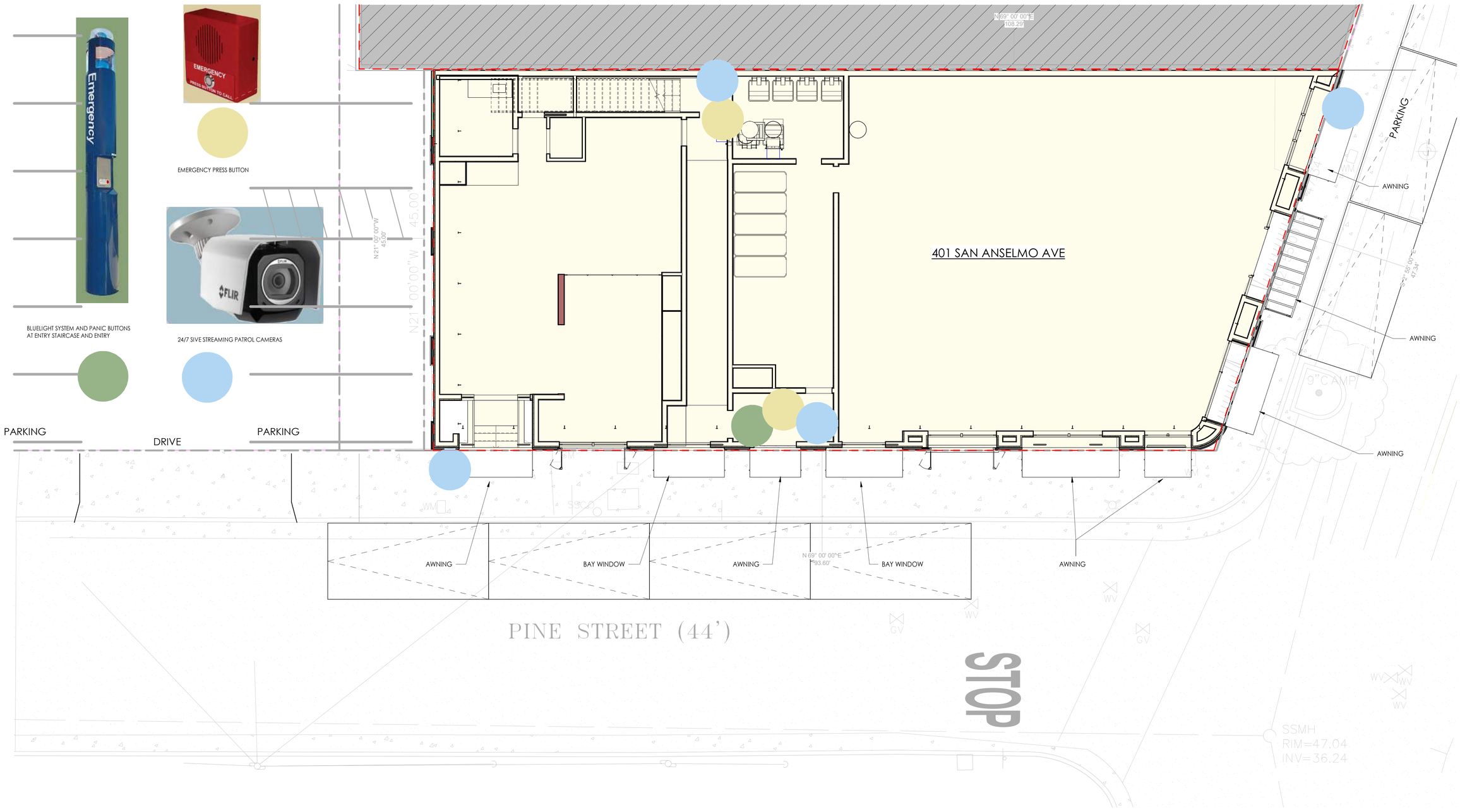
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51 COLEMAN DR. SAN RAFAEL, CA 94901
PHONE: 650-793-2856 WWW.EIDARCHITECTS.COM

EID ARCHITECTS
ECO-FUNCTIONAL ARCHITECTURE

BLUELIGHT SYSTEM AND PANIC BUTTONS AT ENTRY STAIRCASE AND ENTRY

EMERGENCY PRESS BUTTON

24/7 SIVE STREAMING PATROL CAMERAS



1 Site - Proposed - Safety Features
3/16" = 1'-0"

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DATE
03/12/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
PEDESTRIAN SAFETY FEATURES

SHEET NUMBER
A 9.8

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PHONE: 650-793-2856 WWW.EIDARCHITECTS.COM

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ECO FUNCTIONAL ARCHITECTURE

GARDENER'S SUPPLY COMPANY

Self-Watering LavaStone® Modern Square



Description

Unique Planter Has the Look of Stone, but the Lightweight Versatility of Plastic

- This item ships directly from our supplier within 1 to 2 days.
- Aged stone appearance — but super lightweight!
- Durable and frost-proof
- Unique story: made from real volcano ash!
- Self-watering insert provides consistent moisture and reduces watering needs
- Centered drainage hole with removable rubber plug

Old world charm meets new school functionality in these unique planters: the stately beauty and durability of aged stone pottery at a fraction of the weight — plus better weather resistance and a helpful self-watering reservoir. The secret? (Warning: you may erupt into applause when you hear it.) LavaStone planters are made with volcanic ash from an eruption of Mount Pinatubo in the Philippines! Mixed with bonding resins, this utterly unique material creates a strong but lightweight compound that is molded over a fiberglass frame. The resulting planters look remarkably like stone, but weigh significantly less. An elegant embellishment for your deck or patio, driveway or pool side, LavaStone planters add old world romance to your yard and garden, but won't require modern machinery to move should you find a more appealing spot to show them off. The LavaStone material is also available in the following planters:

- Self-Watering LavaStone® Modern Rectangle
- Self-Watering LavaStone® Anson Pot, 18" Diameter
- Self-Watering LavaStone® Anson Pot, 22" Diameter

With the addition of 2 of our innovative Self-Watering Inserts, the convenience of this planter shoots up into the stratosphere, providing up to 2.5 gallons of water to keep plants happy and hydrated in two ways: wicking and evaporation. The insert has a water level indicator and an easy-fill tube to take the guesswork out of when to add water.

Product Details

- Volcanic ash (29%), Crushed stone (29%), Polyester resin (32%), Styrene (7%), Fiberglass (3%)
- 20" L x 20" W x 20" H
- Weight: 29.75 lbs.
- Soil capacity: 86.1 quarts

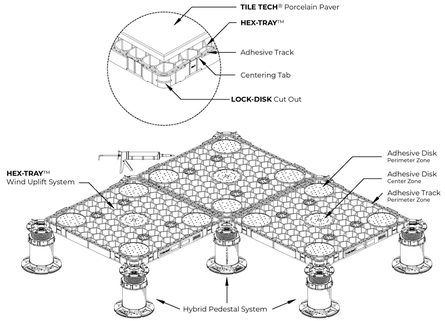




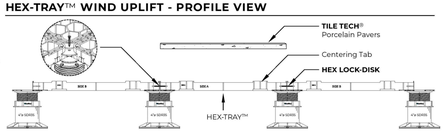


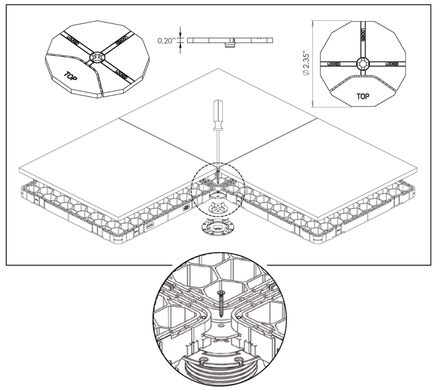
SELF WATERING PLANTER 12" = 1'-0" 2

Hex-Tray™ Wind Uplift System Specifications.



HEX-TRAY™ WIND UPLIFT - PROFILE VIEW





A simple solution to keep you grounded.

High wind uplift conditions can potentially impact rooftop decks, causing damage and endangering people's safety. Porcelain pavers, known for their resistance to many environmental factors, can be subject to the forces exerted by strong winds.

Tile Tech's Hex-Tray™ system creates a solid paver surface tested to meet stringent building code requirements.

Our system locks down tight, utilizing the entire roof paver surface, preventing horizontal and vertical movement.

Utilizing our Hex-Lock Disk and Chem Link M-1 applied to the Adhesive Disk regions on the Hex-Tray™, along with a 1-1/4" screw is inserted into Hex-Lock Disk, wind uplift is stabilized in elevated applications in both moderate and extreme weather conditions.

Vol. 25

TileTech® MFG PAVER SYSTEMS

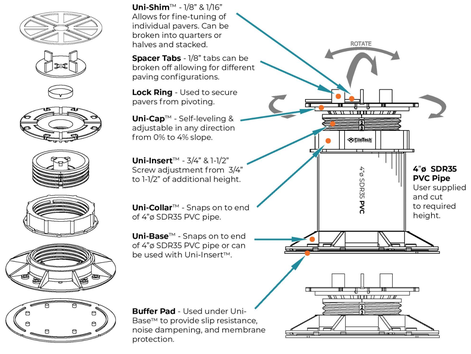


PRODUCT GUIDE

Pavers That Elevate™

Our Hybrid Pedestal System.

The beauty of our hybrid system is surprisingly simple. It's designed for use with off-the-shelf SDR-35 PVC pipe. Easily cut with a standard 12" chop saw, allowing the pedestal system to vary in height up to 54", (with Lateral Bracing and Tray System).



Uni-Shim™ - 1/8" & 1/16" Allows for fine-tuning of individual pavers. Can be broken into quarters or halves and stacked.

Spacer Tabs - 1/8" tabs can be broken off allowing for different paving configurations.

Lock Ring - Used to secure pavers from pivoting.

Uni-Cap™ - Self-leveling & adjustable in any direction from 0% to 4% slope.

Uni-Insert™ - 3/4" & 1-1/2" Screw adjustment from 3/4" to 1-1/2" of additional height.

Uni-Collar™ - Snaps on to end of 4"ø SDR35 PVC pipe.

Uni-Base™ - Snaps on to end of 4"ø SDR35 PVC pipe or can be used with Uni-Insert™.

Buffer Pad - Used under Uni-Base™ to provide slip resistance, noise dampening, and membrane protection.

4"ø SDR35 PVC Pipe User supplied and cut to required height.

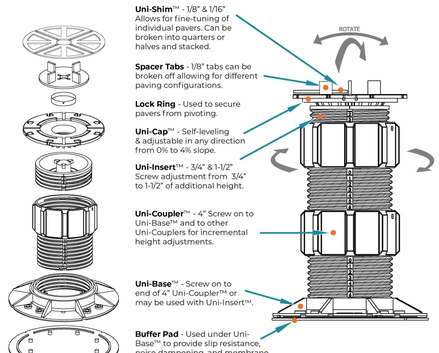
Pedestal Properties	Test Method	Results
Axial Load without PVC pipe	ASTM C-293	10,000 lbs.
Axial Load with PVC pipe	ASTM C-293	2,000 lbs.
Self-Ignition Temperature	ASTM D-1929	800° F (427° C)
Softening Point	ASTM C-1525	228° F
Freeze Thaw	ASTM C-1645	Unaffected
Material	HDPP - High Density Polypropylene * Resistant to oils, acids, alkalis, bitumen, mold, and algae.	



For complete material & installation specifications, please visit our website or contact us.

Our Standard Pedestal System.

Adjust your height from 2-1/4" to 24" with our 4" Uni-Coupler™ from Tile Tech®. A convenient solution providing durable support for a raised surface.



Uni-Shim™ - 1/8" & 1/16" Allows for fine-tuning of individual pavers. Can be broken into quarters or halves and stacked.

Spacer Tabs - 1/8" tabs can be broken off allowing for different paving configurations.

Lock Ring - Used to secure pavers from pivoting.

Uni-Cap™ - Self-leveling & adjustable in any direction from 0% to 4% slope.

Uni-Insert™ - 3/4" & 1-1/2" Screw adjustment from 3/4" to 1-1/2" of additional height.

Uni-Coupler™ - 4" Screw on to Uni-Base™ and to other Uni-Couplers for incremental height adjustments.

Uni-Base™ - Screw on to end of 4" Uni-Coupler™ or may be used with Uni-Insert™.

Buffer Pad - Used under Uni-Base™ to provide slip resistance, noise dampening, and membrane protection.

Pedestal Properties	Test Method	Results
Axial Load	ASTM C-638	10,000 lbs.
Self-Ignition Temperature	ASTM D-1929	800° F (427° C)
Softening Point	ASTM C-1525	228° F
Freeze Thaw	ASTM C-1645	Unaffected
Material	HDPP - High Density Polypropylene * Resistant to oils, acids, alkalis, bitumen, mold, and algae.	



For complete material & installation specifications, please visit our website or contact us.

Stone Series™ Nominal Sizes: *12" x 24" x 3/4" 24" x 24" x 3/4" *24" x 48" x 3/4"



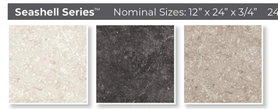
*Sand Stone | *Gray Stone | *Black Stone | Multicolor | Terracotta

Quartzite Slate Series™ Nom. Sizes: 12" x 24" x 3/4" 24" x 24" x 3/4" *24" x 48" x 3/4"



White | Sandy | Cloud | Laguna | *PA Bluestone

Seashell Series™ Nominal Sizes: 12" x 24" x 3/4" 24" x 24" x 3/4" *24" x 48" x 3/4"



Cool | *Black | Tan

Travertine Series™ Nominal Sizes: 12" x 24" x 3/4" 24" x 24" x 3/4" 24" x 48" x 3/4"



Pearl | Tan | Cross Shell | Cross Silver | Cross Walnut

Cement Series™ Nominal Sizes: 24" x 24" x 3/4" 16" x 48" x 3/4" 24" x 48" x 3/4"



Cenere | Cemento | Sandalo

PEDISTAL PAVER SYSTEM 12" = 1'-0" 1

EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE
51 COLEMAN DR
SAN RAFAEL, CA
94901-1917
650·226·8770

LICENSED ARCHITECT
STUART M. WELTE, AIA
C-26427
3-31-2025 RENEWAL DATE
STATE OF CALIFORNIA

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960
APN: 007-251-22

SHEET TITLE:

PRODUCT SPECIFICATIONS - PEDISTAL PAVER SYSTEM

PERMIT ISSUE DATE: TBD

REVISIONS ON THIS SHEET:	
NO.	DATE

SHEET ISSUE DATE: 03/12/2025

SHEET NO.
A 9.9

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Stormwater and the Construction Industry

Protect Natural Features



Bad

Good

Minimize clearing.

Minimize the amount of exposed soil.

Identify and protect areas where existing vegetation, such as trees, will not be disturbed by construction activity.

Protect streams, stream buffers, wild woodlands, wetlands, or other sensitive areas from any disturbance or construction activity by fencing or otherwise clearly marking these areas.

Construction Phasing



Bad

Good

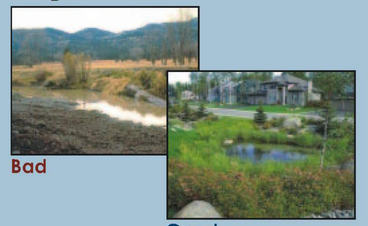
Sequence construction activities so that the soil is not exposed for long periods of time.

Schedule or limit grading to small areas.

Install key sediment control practices before site grading begins.

Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.

Vegetative Buffers



Bad

Good

Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.

Maintain buffers by mowing or replanting periodically to ensure their effectiveness.

Silt Fencing



Bad

Good

Inspect and maintain silt fences after each rainstorm.

Make sure the bottom of the silt fence is buried in the ground.

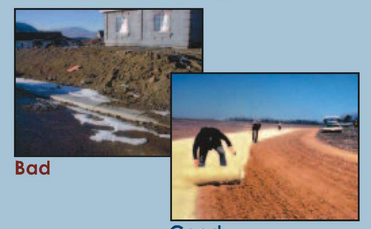
Securely attach the material to the stakes.

Don't place silt fences in the middle of a waterway or use them as a check dam.

Make sure stormwater is not flowing around the silt fence.

Maintain your BMPs!

Site Stabilization



Bad

Good

Vegetate, mulch, or otherwise stabilize all exposed areas as soon as land alterations have been completed.

Construction Entrances



Bad

Good

Remove mud and dirt from the tires of construction vehicles before they enter a paved roadway.

Properly size entrance BMPs for all anticipated vehicles.

Make sure that the construction entrance does not become buried in soil.

SAN MATEO COUNTYWIDE STORMWATER POLLUTION PREVENTION PROGRAM (STOPPP)
A program of C/CAG
www.flowstobay.org

Slopes



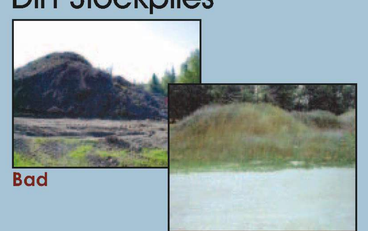
Bad

Good

Rough grade or terrace slopes.

Break up long slopes with sediment barriers, or under drain, or divert stormwater away from slopes.

Dirt Stockpiles



Bad

Good

Cover or seed all dirt stockpiles.

Storm Drain Inlet Protection



Bad

Good

Use rock or other appropriate material to cover the storm drain inlet to filter out trash and debris.

Make sure the rock size is appropriate (usually 1 to 2 inches in diameter).

If you use inlet filters, maintain them regularly.

Source: www.epa.gov/npdes/menuofbmps

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DATE
03/12/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STORM WATER & EROSION CONTROL

SHEET NUMBER
BMP-1

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51 COLEMAN DR. SAN RAFAEL, CA 94901
PHONE: 650-793-2856 WWW.EIDARCHITECTS.COM

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Stormwater and the Construction Industry

Planning and Implementing Erosion and Sediment Control Practices

The construction industry is a critical participant in the nation's efforts to protect streams, rivers, lakes, wetlands, and oceans. Through the use of best management practices (BMPs), construction site operators are the key defense against erosion and sedimentation.

As stormwater flows over a construction site, it picks up pollutants like sediment, debris, and chemicals. High volumes of stormwater can also cause stream bank erosion, and destroy downstream aquatic habitat. Preventing soil erosion and sedimentation is an important responsibility at all construction sites.

In addition to the environmental impact, uncontrolled erosion can have a significant financial impact on a construction project. It costs money and time to repair gullies, replace vegetation, clean sediment-clogged storm drains, replace poorly installed BMPs, and mitigate damage to other people's property or to natural resources.

Best Management Practice (BMP)
A BMP is a method used to prevent or control stormwater runoff and the discharge of pollutants, including sediment, into local waterbodies. Silt fences, inlet protection, and site-stabilization techniques are typical BMPs on a construction site.

Operator
An operator is someone who has control over and the ability to modify construction plans and specifications (e.g. owner, general contractor)

or

Someone who has control over the day-to-day operations at a site (e.g., owner, general contractor) that are necessary to ensure compliance with the permit requirements. It is the responsibility of a construction site owner or operator to contain stormwater runoff and prevent erosion during **all** stages of a project.

There may be more than one person at a site who meets these definitions and must apply for permit coverage. (States may have different definitions of the term "operator.")

So what's being done about polluted runoff?

The Clean Water Act includes the National Pollutant Discharge Elimination System (NPDES) permitting program. As of January 2003, 44 states and territories are authorized to issue NPDES stormwater permits. If your state isn't authorized to operate the NPDES stormwater permit program, EPA issues the permits. Permits vary from state to state, so contact your state or EPA for specific information. Your permitting authority has specific information on your state's NPDES stormwater permit program. In general, construction permits require construction operators to do all of the following:

- Develop and implement a stormwater pollution prevention plan
- Submit a permit application or notice of intent (NOI)
- Comply with the permit, including maintaining BMPs and inspecting the site

Under the NPDES program, construction activities that disturb 1 or more acres are required to obtain stormwater permit coverage. States have different names for the plans that construction operators must develop, such as

- Stormwater pollution prevention plan
- Erosion and sediment control plan
- Erosion control and stormwater management plan
- Stormwater management plan
- Water pollution control plan
- Pollution prevention plan

This document uses the term "*Plan*."

I think I need a permit... Where do I start?

All land-disturbing activities, including clearing, grading, and excavation, that disturb **1 or more acres** are required to be covered under a state or EPA-issued NPDES construction stormwater permit **prior to land disturbance.** Permit requirements vary by state. Begin by researching the specific requirements in your state. You might already be subject to local erosion and sediment control requirements, but that doesn't release you from the requirements of the NPDES program at the state or EPA level. Although you must comply with both sets of requirements, in most cases they have been designed to be complementary. Contact your permitting authority to find out exactly what you need to do. A good place to start your search is the Construction Industry Compliance Assistance web site at http://www.envcap.org/cica.

The NPDES permit requirements include small construction activities that are part of a larger common plan of development or sale, such as a single lot within a larger subdivision. For developments with multiple operators, all operators must have permit coverage for their individual parts of the larger development, no matter how large or small each operation happens to be. When there are multiple operators at one site, they're encouraged to develop and share one comprehensive Plan and obtain permit coverage as co-permitees.

Construction sites that discharge unpermitted stormwater are in violation of the Clean Water Act and may be subject to fines of up to $27,500 a day per violation.

The **owner or operator** of the construction site is responsible for complying with the requirements of the permit. Responsibilities include developing a Plan, obtaining permit coverage, implementing BMPs, and stabilizing the site at the end of the construction activity.

Determine your eligibility

All construction activity that disturbs 1 or more acres of land, as well as activity that disturbs less than 1 acre but is part of a larger common plan of development, must obtain permit coverage.

Read and understand your stormwater permit requirements

Get a copy of the permit for construction activities and a permit application (or notice of intent form) from your state or EPA permitting authority.

Develop a Plan

Most states do not require you to submit your Plan. However, you do need to keep the Plan on site. If that's impractical, you may post a notice that tells where the Plan is kept so it can be accessed by the permitting authority and other interested parties.

You'll need to post a copy of your completed application on site. Put it in a place where the public can see it so they'll know your site is covered by an NPDES permit!

Apply for permit coverage

Once you understand your permit requirements and have developed a Plan, you can submit a stormwater permit application (or notice of intent) to your permitting authority. This must be done before beginning any land disturbance on the site. Some states require a few days of lead time, so check with your permitting authority. Once you've submitted the application, you must satisfy the conditions of the permit.

Implement the Plan

Be prepared to implement the BMPs in your Plan before construction begins. Ensure that BMPs are properly maintained, and upgrade and repair them as necessary.

Developing and Implementing a Plan

You must have a Plan that includes erosion and sediment control and pollution prevention BMPs. These Plans require

- Advance planning and training to ensure proper implementation of the BMPs
- Erosion and sediment control BMPs in place until the area is permanently stabilized
- Pollution prevention BMPs to keep the construction site "clean"
- Regular inspection of the construction site to ensure proper installation and maintenance of BMPs

Fortunately, the practices and measures that must be included in your Plan are already part of the standard operating procedures at many construction sites.

Six steps are associated with developing and implementing a stormwater Plan. There's a wealth of information available on developing pollution prevention plans. Please contact your permitting authority for help in finding additional guidance materials, or visit www.epa.gov/npdes/stormwater. A sample construction plan is available at www.epa.gov/npdes/pubs/sample_swppp.pdf.

1. Site Evaluation and Design Development

- **Collect site information**
- **Develop site plan design**
- **Prepare pollution prevention site map**

The first step in preparing a Plan is to define the characteristics of the site and the type of construction that will occur. This involves collecting site information, identifying natural features that should be protected, developing a site plan design, describing the nature of the construction activity, and preparing a pollution prevention site map.

2. Assessment

- **Measure the site area**
- **Determine the drainage areas**
- **Calculate the runoff coefficient**

The next step is assessing the impact the project will have on stormwater runoff. Determine the drainage areas and estimate the runoff amounts and velocities. For more information on calculatng the runoff coefficient, go to www.epa.gov/npdes/pubs/chap02_conguide.pdf, page 11.

3. Control Selection and Plan Design

- **Review and incorporate state or local requirements**
- **Select erosion and sediment controls**
- **Select other controls**
- **Select stormwater management controls**
- **Indicate the location of controls on the site map**
- **Prepare an inspection and maintenance plan**
- **Coordinate controls with construction activity**
- **Prepare sequence of major activities**

In the third step you'll actually document your procedures to prevent and control polluted stormwater runoff. You must delineate areas that will not be disturbed, including critical natural areas like streamside areas, floodplains, and trees. You must also identify the measures (or BMPs) you'll use to protect these areas.

Phasing your project to minimize the amount of exposed soil at any given time is a highly effective way to prevent erosion. Erosion control measures designed to prevent soil from being mobilized include diversions to route stormwater away from exposed soils and stabilization with vegetation, mulch, and geotextiles. Sedimentation control measures designed to remove sediment from stormwater or prevent it from leaving the site include silt fences, sediment traps, and diversions.

You'll need to select erosion and sediment controls—including stabilization measures for protecting disturbed areas and structural controls for diverting run-off and removing sediment—that are appropriate for your particular site. The appropriateness of the control measures will depend on several factors, but will be influenced most directly by the site characteristics. Some stabilization measures you might consider are temporary seeding, permanent seeding, and mulching. Structural control measures include earth dikes, silt fences, and sediment traps. No single BMP will meet all of the erosion and sedimentation control needs of a construction site. A combination of BMPs is necessary. For more information on the types of BMPs appropriate for your construction site, see the BMP fact sheet series available at www.epa.gov/npdes/menuofbmps.

Soil erosion control tips...

- Design the site to infiltrate stormwater into the ground and to keep it out of storm drains. Eliminate or minimize the use of stormwater collection and conveyance systems while maximizing the use of stormwater infiltration and bioretention techniques.
- Minimize the amount of exposed soil on site.
  - To the extent possible, plan the project in stages to minimize the amount of area that is bare and subject to erosion. The less soil exposed, the easier and cheaper it will be to control erosion.
  - Vegetate disturbed areas with permanent or temporary seeding immediately upon reaching final grade.
  - Vegetate or cover stockpiles that will not be used immediately.
- Reduce the velocity of stormwater both onto and away from the project area.
  - Interceptors, diversions, vegetated buffers, and check dams are a few of the BMPs that can be used to slow down stormwater as it travels across and away from the project site.
  - Diversion measures can also be used to direct flow away from exposed areas toward stable portions of the site.
  - Silt fences and other types of perimeter filters should never be used to reduce the velocity of runoff.
- Protect defined channels immediately with measures adequate to handle the storm flows expected.
  - Sod, geotextile, natural fiber, riprap, or other stabilization measures should be used to allow the channels to carry water without causing erosion. Use softer measures like geotextile or vegetation where possible to prevent downstream impacts.
- Keep sediment on site.
  - Place aggregate or stone at construction site vehicle exits to accommodate at least two tire revolutions of large construction vehicles. Much of the dirt on the tires will fall off before the vehicle gets to the street.
  - Regular street sweeping at the construction entrance will prevent dirt from entering storm drains. Do not hose paved areas.
  - Sediment traps and basins are temporary structures and should be used in conjunction with other measures to reduce the amount of erosion.
- Maintaining all BMPs is critical to ensure their effectiveness during the life of the project.
  - Regularly remove collected sediment from silt fences, berms, traps, and other BMPs.
  - Ensure that geotextiles and mulch remain in place until vegetation is well established.
  - Maintain fences that protect sensitive areas, silt fences, diversion structures, and other BMPs.

Other BMPs and Activities to Control Polluted Runoff

You'll need to select other controls to address potential pollutant sources on your site. Construction materials, debris, trash, fuel, paint, and stockpiles become pollution sources when it rains. Basic pollution prevention practices can significantly reduce the amount of pollution leaving construction sites. The following are some simple practices that should be included in the Plan and implemented on site:

- Keep potential sources of pollution out of the rain as practicable (e.g., inside a building, covered with plastic or tarps, or sealed tightly in a leak-proof container).
- Clearly identify a protected, lined area for concrete truck washouts. This area should be located away from streams, storm drain inlets, or ditches and should be cleaned out periodically.
- Park, refuel, and maintain vehicles and equipment in one area of the site to minimize the area exposed to possible spills and fuel storage. This area should be well away from streams, storm drain inlets, or ditches. Keep spill kits close by and clean up any spills or leaks immediately, including spills on pavement or earthen surfaces.
- Practice good housekeeping. Keep the construction site free of litter, construction debris, and leaking containers. Keep all waste in one area to minimize cleaning.
- Never hose down paved surfaces to clean dust, debris, or trash. This water could wash directly into storm drains or streams. Sweep up materials and dispose of them in the trash. Never bury trash or debris!
- Dispose of hazardous materials properly.

4. Certification and Notification

- **Certify the Plan**
- **Submit permit application or notice of intent**

Once the Plan has been developed, an authorized representative must sign it. Now is the time to submit the permit application or notice of intent. Your permit might require that the Plan be kept on site, so be sure to keep it available for the staff implementing the Plan.

Erosion and sedimentation control practices are only as good as their installation and maintenance.

5. Implementing and Maintaining a Plan

- **Implement controls**
- **Inspect and maintain controls**
- **Update/change the Plan**
- **Report releases of hazardous materials**

A Plan describes the practices and activities you'll use to prevent stormwater contamination and meet the NPDES permit requirements. Make sure that the Plan is implemented and that the Plan is updated as necessary to reflect changes on the site.

Erosion and sedimentation control practices are only as good as their installation and maintenance. Train the contractors that will install the BMPs and inspect immediately to ensure that the BMPs have been installed correctly.

Regularly inspect the BMPs (especially before and after rain events) and perform any necessary repairs or maintenance immediately. Many BMPs are designed to handle a limited amount of sediment. If not maintained, they'll become ineffective and a source of sediment pollution.

It's also important to keep records of BMP installation, implementation, and maintenance. Keep track of major grading activities that occur on the site, when construction activities cease (temporarily or permanently), and when a site is temporarily or permanently stabilized.

If construction plans change at any time, or if more appropriate BMPs are chosen for the site, update the Plan accordingly.

6. Completing the Project: Final Stabilization and Termination of the Permit

- **Final stabilization**
- **Notice of Termination**
- **Record retention**

Many states and EPA require a Notice of Termination (NOT) or other notification signifying that the construction activity is completed. An NOT is required when

- Final stabilization has been achieved on all portions of the site for which the permittee is responsible.
- Another operator has assumed control over all areas of the site that have not been finally stabilized. That operator would need to submit a new permit application to the permitting authority.
- For residential construction only, temporary stabilization of a lot has been completed prior to transference of ownership to the homeowner, with the homeowner being made aware of the need to perform final stabilization.

Permittees must keep a copy of their permit application and their Plan for at least 5 years following final stabilization. This period may be longer depending on state and local requirements.

Preconstruction Checklist

- A site description, including
  - Nature of the activity
  - Intended sequence of major construction activities
  - Total area of the site
  - Existing soil type and rainfall runoff data
  - A site map with:
    - Drainage patterns
    - Approximate slopes after major grading
    - Area of soil disturbance
    - Outline of areas which will not be disturbed
    - Location of major structural and nonstructural soil erosion controls
    - Areas where stabilization practices are expected to occur
    - Surface waters
    - Stormwater discharge locations
  - Name of the receiving water(s)
- A description of controls:
  - Erosion and sediment controls, including
    - Stabilization practices for all areas disturbed by construction
    - Structural practices for all drainage/discharge locations
  - Stormwater management controls, including
    - Measures used to control pollutants occurring in stormwater discharges after construction activities are complete
    - Velocity dissipation devices to provide nonerosive flow conditions from the discharge point along the length of any outfall channel
  - Other controls, including
    - Waste disposal practices that prevent discharge of solid materials
    - Measures to minimize offset tracking of sediments by construction vehicles
    - Measures to ensure compliance with state or local waste disposal, sanitary sewer, or septic system regulations
  - Description of the timing during the construction when measures will be implemented
- State or local requirements incorporated into the Plan
- Inspection and maintenance procedures for control measures identified in the Plan
- Contractor certification and Plan certification

Implementation Checklist

- Maintain records of construction activities, including
  - Dates when major grading activities occur
  - Dates when construction activities temporarily cease on the site or a portion of the site
  - Dates when construction activities permanently cease on the site or a portion of the site
  - Dates when stabilization measures are completed on the site
- Prepare inspection reports summarizing
  - Name of person conducting BMP inspections
  - Qualifications of person conducting BMP inspections
  - BMPs/areas inspected
  - Observed conditions
  - Necessary changes to the Plan
- Report releases of reportable quantities of oil or hazardous materials
  - Notify the National Response Center at 800-424-8802 immediately
  - Report releases to your permitting authority immediately, or as specified in your permit. You must also provide a written report within 14 days.
  - Modify the Plan to include
    - The date of release
    - Circumstances leading to the release
    - Steps taken to prevent reoccurrence of the release
- Modify Plan as necessary
  - Incorporate requests of the permitting authority to bring the Plan into compliance
  - Address changes in design, construction operation, or maintenance that affect the potential for discharge of pollutants

An ounce of prevention is worth a pound of cure! It's far more efficient and cost-effective to prevent pollution than it is to try to correct problems later. Installing and maintaining simple BMPs and pollution prevention techniques on site can greatly reduce the potential for stormwater pollution and can also save you money!

Visit www.epa.gov/npdes/stormwater for more information.

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THE YEAR OF CLEAN WATER

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DATE 03/12/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE
STORM WATER & EROSION CONTROL

SHEET NUMBER
BMP-2

ENVIRONMENTAL INNOVATIONS IN DESIGN
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ECO-FUNCTIONAL ARCHITECTURE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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DATE 03/12/2025

401 SAN ANSELMO AVE.
SAN ANSELMO, CA 94960

SHEET TITLE: CAL GREEN 1

SHEET NUMBER: GB 1

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ECO FUNCTIONAL ARCHITECTURE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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DATE 03/12/2025

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SHEET NUMBER: GB 2

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LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- E — ELECTRICAL OVERHEAD LINE
- T — TELEPHONE OVERHEAD LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- SS — SANITARY SEWER LINE
- G — G — GAS LINE (PAINT STRIPING)
- BENCHMARK
- CATV — CABLE TV UTILITY BOX
- CAMP — CAMPHOR
- FF — FINISH FLOOR
- FIRE HYDRANT
- FL — FLOW LINE
- GM — GAS METER
- GV — GAS VALVE
- GUY ANCHOR
- INV — INVERT
- JOINT POLE
- RP — ROOF PEAK
- SSCO — SANITARY SEWER CLEAN-OUT
- SSMH — SANITARY SEWER MAINTENANCE HOLE
- STREET LIGHT
- STREET SIGN
- TEL — TELEPHONE UTILITY BOX
- TC — TOP OF CURB
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- CONCRETE
- TRUNCATED DOMES

FEMA FLOOD NOTE

FLOOD ZONE: AE

100-YEAR BASE FLOOD ELEVATION (BFE): 49.6' (NAVD88 DATUM) PER FLOOD INSURANCE STUDY FLOOD PROFILE FOR SAN ANSELMO CREEK OVERFLOW

FEMA FLOOD INSURANCE RATE MAP NO.: 06041C0456F EFFECTIVE DATE: MARCH 16, 2016

FEMA FLOOD INSURANCE STUDY FOR MARIN COUNTY, CA NO.: 06041CV003D REVISED: AUGUST 15, 2017

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 4,543± SQUARE FEET / 0.104± ACRES

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

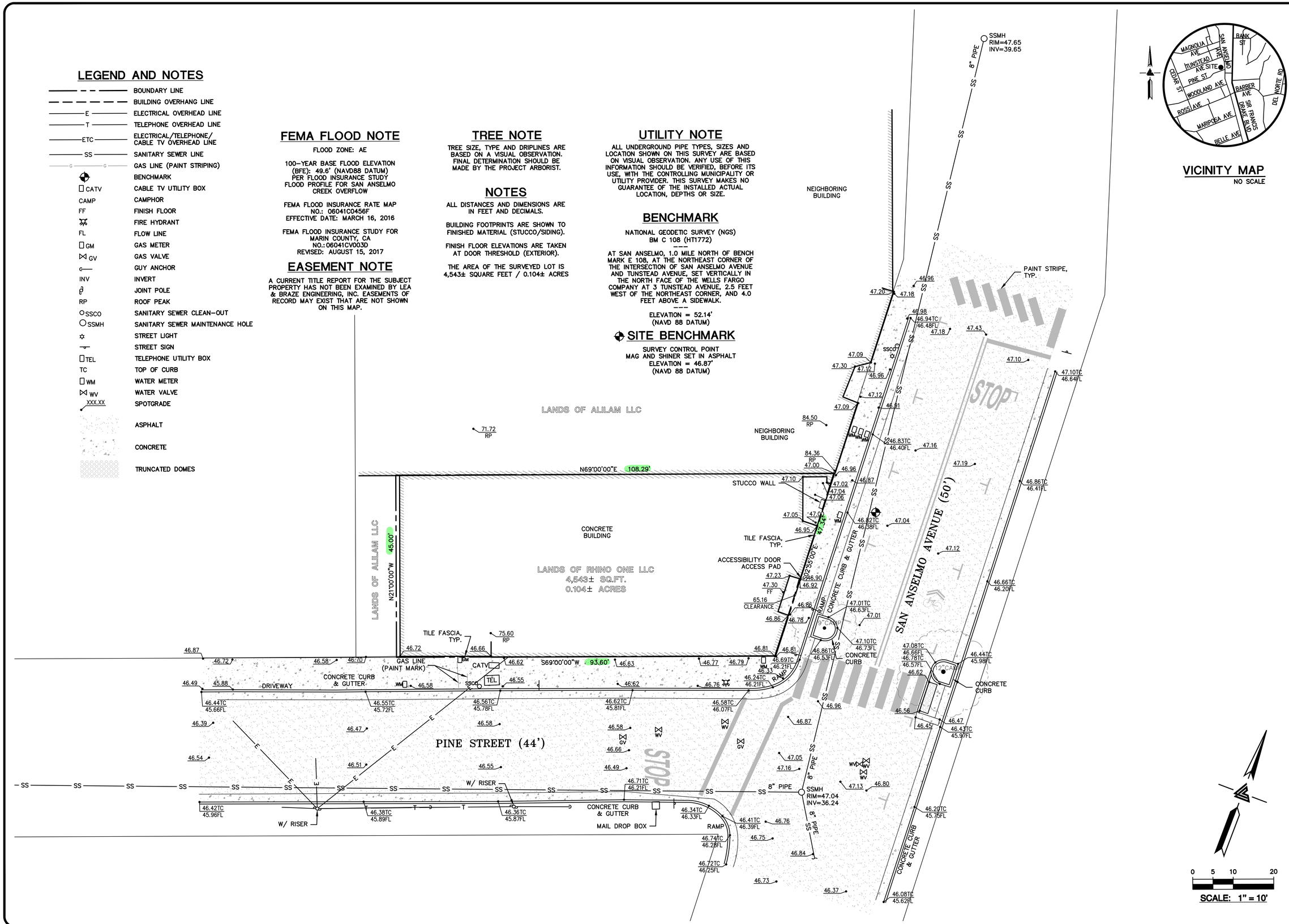
NATIONAL GEODETIC SURVEY (NGS)
BM C 108 (HT1772)

AT SAN ANSELMO, 1.0 MILE NORTH OF BENCH MARK E 108, AT THE NORTHEAST CORNER OF THE INTERSECTION OF SAN ANSELMO AVENUE AND TUNSTEAD AVENUE, SET VERTICALLY IN THE NORTH FACE OF THE WELLS FARGO COMPANY AT 3 TUNSTEAD AVENUE, 2.5 FEET WEST OF THE NORTHEAST CORNER, AND 4.0 FEET ABOVE A SIDEWALK.

ELEVATION = 52.14'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 46.87'
(NAVD 88 DATUM)



VICINITY MAP

NO SCALE

0 5 10 20

SCALE: 1" = 10'

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7823
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS

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SAN ANSELMO AVENUE
SAN ANSELMO
CALIFORNIA

401 SAN ANSELMO AVENUE
SAN ANSELMO
MARIN COUNTY

APN: 007-251-22

TOPOGRAPHIC SURVEY

–	–
–	–
–	–
–	–
REVISIONS	BY
JOB NO:	2242055
DATE:	11-25-24
SCALE:	1"=10'
BNDY BY:	RM
FIELD BY:	EH
DRAWN BY:	KF
SHEET NO:	SU1
1 OF 1 SHEETS	

April 14, 2025

San Anselmo Planning Commission and San Anselmo Planning Department
525 San Anselmo Avenue, Second Floor
San Anselmo, CA 94960

Re: Redevelopment of 401 San Anselmo Ave, San Anselmo CA 94960

Dear Chair Strauss, Members of the Planning Commission, and Planning Department Staff,

Thank you for considering our proposed residential project to redevelop the 0.104-acre Property located at 401 San Anselmo Avenue (APN 007-251-22) (the "Property") with a four-unit mixed-use three-story residential project (the "Project"). We have spent roughly 18 months trying to design a project that will provide greatly needed housing in Downtown San Anselmo. Unfortunately, trying to meet all the Town of San Anselmo's Code and Town policies have resulted in reductions in the size of the Project by 67% from what we initially envisioned for the Property. Each reduction in size of the Project impacts the Project's financial feasibility. For example, the initial larger project proposal would have included units at a range of price points affordable to the Town's working families.

We are at a crossroads. While we appreciate the Commission's comments at your April 7, 2025 meeting, the Town's additional proposed restrictions on the Project reduce the Project's viability. Prior to our meeting next week, I wanted to take this opportunity to respond to some of your comments and explain why several of the conditions the commission is considering imposing on our Project simply will not work.

The Project qualifies for a height variance to accommodate the rooftop access stairway and mechanical equipment.

The extremely physically constrained Property not only limits the number of residential units, but it also limits where we can locate amenities for our future residents. As reflected in the staff report and Project application, we are requesting a variance from the Town's development standards to allow the Project to exceed the two-story height limit simply to accommodate the HVAC/mechanical equipment and a stairway.

The variance requires the Town to find that: (1) special circumstances exist with respect to a project site that, if the zoning ordinance were strictly applied, would deprive the applicant of privileges enjoyed by other properties in the area; and (2) granting the variance will not materially affect the health or safety of persons residing or working in the neighborhood.

As stated in our Project application, at 0.104 acres, the Property is unusually small and, with a width of only 45 feet, the Project site is severely limited in where we can locate units and amenities. While we are proposing to locate the commercial and residential units on the first two floors, we require a variance to extend the staircase, maintenance equipment, utilities, and resident amenities onto the rooftop. This "third floor" is limited to no more than 364 square feet in the northwestern corner of the building and will merely house the rooftop access and maintenance equipment. This will not exceed the height of the building next door. If the Town strictly applied its zoning

ordinance to the Project, we would be forced to locate this mechanical and maintenance equipment on the second floor, further reducing the overall number of units. As it is, we've gone from 10 units that would've been offered at a variety of price levels to 4 luxury apartments in order to make the Project pencil. Thus, the variance is necessary to accommodate our Project on this uniquely constrained site. Adding a minor rooftop utility room/stairway cover poses no threat to the health or safety of the surrounding community and complies with the findings for approval of a variance based on the Town's prior approval of variances for other properties in the Downtown.

The Town's unprecedented request that we post a bond is not only unlawful but will further decrease the affordability of the units by increasing the costs for the developer.

The Town's request that we provide a construction bond of 125% (or any amount) is not required by the Town Code or other Town policies. Moreover, the Town acknowledged at our last Planning Commission hearing that no rule requiring this performance security exists. I understand that a city or town cannot fashion policies on a project-by-project basis and that the applicable jurisdiction must adhere to adopted policies. My land use attorney has advised me that the decision in *Carpinteria Valley Farms v. County of Santa Barbara* (2003) (344 F.3d 822) is authoritative on this issue.

Moreover, these additional requirements further increase the per-unit cost of our Project. The financial impact is threefold: first, the reduced project size (from 10 units to 4) has already significantly diminished our economies of scale; second, we continue to incur ongoing ownership costs throughout this extended approval and design process; and third, these additional financial impositions further erode the project's viability. It is estimated that a construction bond of this nature would be somewhere in the $100,000 per year range, effectively increasing the per unit pricing by $25,000 which will translate into a higher rent for tenants. The only means of profitably complying with these measures is to develop a project that is no longer affordable to working families in the community, but to households at higher income levels. At some point, however, these costs are no longer able to be passed on to the tenants, which directly impacts our bottom line. We assure you, this project's financial margins are already constrained, and they continue to diminish with every debt service payment, insurance premium, redesign fee, and carrying cost.

Project advocates have repeatedly shown good faith in proposing a design to complement and revitalize the downtown urban context and character while providing much needed housing of the type and scale so often requested by folks wanting to become and/or remain part of San Anselmo's unique and wonderful community.

We have stretched the project proforma to accommodate several extra design considerations requested by the Town's review process. Following are examples of such additional costs: Addition of green screen beautification of West Façade and the portion of the neighbor's wall that rises several feet above our rooftop and is currently, and would otherwise continue to be, visible from The Avenue as a stark, unfinished, concrete block wall. Requiring our project to excavate a trench across Pine St. to underground the existing overhead electrical service even though we carefully designed the project to incorporate a Utility Room in the proposed plans to be at the same location as the existing service connection. Disallowing the exterior finish materials to extend past the property line along both street frontages thus requiring the structural framing to be pulled inward several inches, thereby reducing the rentable commercial and residential square footage. As

evidenced by all our design iterations throughout the process—from informal Town Planning proposals to formal Planning Commission hearings to formal Planning Application submittals—we have consistently received positive feedback on our design alternatives from plan examiners. However, the inconsistent nature of formal town guidance and lack of timely resolutions regarding allowable design parameters has caused extraordinary project carrying costs for us as applicants

We have offered to implement noise attenuation measures to be a good neighbor, but the Town cannot impose additional conditions when our project does not have significant impacts.

While we empathize with our neighbor's concerns regarding construction noise, we have offered to mitigate this by being flexible with construction hours and utilizing noise attenuating blankets to further reduce any construction noise. We appreciate that the Planning Commission appears to agree that a structural engineer is not necessary during construction. Unfortunately, the neighbor's unusual request that we provide such an engineer, and to name them as an additional insured on their insurance policy, adds unnecessary cost to the Project when there is no evidence that standard construction warrants this request. As explained above, the Town cannot impose conditions on the Project that are not based on adopted policies.

Furthermore, I understand that the Town cannot impose additional conditions unless those conditions address some threat to public health and safety. Routine yet temporary construction noise poses no threat to public safety. Moreover, our proposed measures will provide more than enough mitigation for any perceived noise impacts. Imposing these additional requirements would add additional layers of cost to the Project, further reducing its feasibility. My land use counsel has advised me that imposing conditions that render a project infeasible violates numerous state housing laws, including the Housing Accountability Act (Government Code section 65589.5).

It's important to note that real estate development, especially for small projects like ours, inherently carries significant risk, which we are willing to assume. Small developments do not benefit from the economies of scale that larger projects enjoy, making each additional requirement and delay particularly impactful on the project's overall feasibility. While we remain fully committed and financially prepared to complete this project, the accumulation of hurdles and the extended timeline of this process create powerful disincentives for developers to undertake precisely the kind of small-scale, contextually appropriate housing that San Anselmo needs. Our goal is to create a successful project that enhances the community while establishing a positive precedent for future development in the area.

We appreciate your continued attention to our Project and hope that the Town will recognize the importance of providing these greatly needed residential units to Downtown San Anselmo.

Please do not hesitate to reach out if you have any questions.

Best,

Laura Allen
415.640.3503
laura@embarcaderoadvisors.com

EID ARCHITECTS
ECO FUNCTIONAL ARCHITECTURE

401 San Anselmo Av Mixed-Use PROJECT NARRATIVE

for Resubmittal 03-24-2025

Rhino One, LLC ("Rhino One") is proposing to develop a four-unit mixed-use residential and commercial project (the "Project") on a 0.104-acre parcel located at 401 San Anselmo Avenue (APN 007-251-22) (the "Property") in Downtown San Anselmo (the "Town"). The Project consists of three residences on the second floor, one ADU on the ground floor and 3,322 square feet of commercial and support facilities. The Project would be consistent with the density allowable under the applicable General Plan and zoning designations on the Property and State Housing Laws. The Town of San Anselmo's inclusionary housing ordinance requires the project to either provide affordable housing for lower-income households on site at a ratio of 20% of proposed units on site or pay an in-lieu fee to supplement this provision off-site. This project proposes to pay the in-lieu fee based on the required proportion of the median housing cost which at this time would require an in-lieu fee of $243,600. As detailed below, the Project is exempt from providing any parking. The Project will require the approval of a sign permit, as well as demolition and building permits.

Application History

On August 28, 2024, Rhino One submitted its development project application (Planning Application No. PRO2024-0048) requesting Design Review and Project approval. On September 25, 2024, the City responded, determining that the Project application was incomplete and requesting additional information.

The Project

The Project includes four rental apartment units, comprised of one one-bedroom ADU unit, one two-bedroom unit, and two three-bedroom units occupying the proposed apartment building. The four apartments will be constructed in a two-story building approximately 37 feet in height. The ground floor consists of 2,150 square feet of commercial space, a 1,173 square foot live-work ADU, a utility room, bike lockers and trash/recycling. The three remaining apartments, and their associated storage rooms and common areas would occupy the second floor. The Project will be entirely privately funded.

San Anselmo General Plan and Zoning

The General Plan Land Use Map designates the property *Central Commercial (CC)*. The *Central Commercial* designation allows commercial, multi-family residential and mixed-use residential uses. (General Plan pages 22-23.) Under the *CC* designation, commercial and commercial-related uses are intended to occupy the ground floor of every building. (General Plan, p. 23.) Residential uses are permitted at a density of 13 to 20 units per gross acre. (General Plan, p. 22.) Multifamily housing is allowed in the central commercial area. Residential uses can be provided in a single structure, or may be mixed with commercial activity in a single structure; the ground floor of every building should be utilized for commercial or commercial-related uses.

The San Anselmo Zoning Ordinance zones the Property *C-2 (Downtown Commercial)* consistent with the General Plan *Central Commercial* land use designation. The purpose of the *C-2* zone is to identify those areas which form the Town's central business district. (San Anselmo Municipal Code ("S.A.M.C."), § 10-3.201(i).) The C-2 zone allows mixed uses with commercial, office, and residential uses. (S.A.M.C., § 10-3.201(i).) Residential uses in the *C-2* district consisting of two to four units are permitted on upper floors. (S.A.M.C., Table 3A.)

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At the maximum density of 20 units per acre permissible on the Property, Rhino One may develop up to three units[1] as part of the Project. Pursuant to Section 10-6.202(e) of the S.A.M.C., an ADU does not count towards a project's overall density. Thus, the Project is consistent with the General Plan and zoning by providing three units and an ADU. Consistent with the S.A.M.C.'s requirement that the ADU have a separate entrance independent of the primary structure, the ADU would be on the ground floor. (S.A.M.C., § 10-6.301(g).)

Affordable Housing Requirement

We understand that the Town requires all new rental residential development projects of multiple dwellings to provide on-site affordable housing or provide payment of an in-lieu fee, in accordance with one of two options. (Affordable Housing Regulations, § B.1.i.) Any fractional units resulting from calculating a percentage affordable units may either be rounded up, or payment of an in-lieu fee equal to that fractional unit. (Affordable Housing Regulations, § B.1.i.) The Affordable Housing Regulations require that rental housing projects providing between two to 10 units to set aside at least either: (a) 10% of the total units for very low income households; or (b) 15% of total units for low-income households. (Affordable Housing Regulations, Tables A and B.) The Project will pay the in-lieu fee to be applied toward lower income households offsite. This equates to 25% of the total units providing lower-income housing assistance, which satisfies the Town's Affordable Housing Requirement.

Demolition and Historic Resource Evaluation

The existing structure on the Property is not marketable to a modern commercial tenant. The lack of windows, natural light, and views from the street are not conducive to retail or restaurant uses. Consequently, the Project re-envisions the corner by activating the site, providing up to two ground floor retail spaces that look out onto the street and invite customers inside. Upon completion, the building will serve as a gateway to Downtown San Anselmo.

In accordance with S.A.M.C. Section 10-3.2103(d), the Project application includes a historic resource evaluation prepared for the Project's proposed alterations to the existing building on the Property.

Demolition of the existing structure would begin by installing a construction fence along both street frontages as well as the western property line, allowing for a pedestrian walkway and vehicular traffic to be unimpeded. Removal of the western one-story portion and interiors would be the next step, thus allowing equipment to be moved onsite. Demolition of the roof and north property line wall would occur incrementally and in coordination with bracing of the exterior street facades to ensure that they will be finally removed in and inward fashion so as to not impact the public r.o.w.. Grading requirements listed on Cover Sheet illustrate that the off-haul will be minimal and the truck route to Marin Sanitary, illustrated on the COP sheet, is direct and short.

Parking

The Town's 6th Cycle Housing Element (the "Housing Element") Action 5.2c requires the Town to "[a]dopt Zoning Code amendments to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit." (Housing Element, p. 280.) This change is required by Assembly Bill ("AB") 2097 (2022). Specifically, AB 2097 prohibits a city from enforcing a minimum parking requirement for projects within one-half mile of public transit. (Gov. Code, § 65863.2(a).) "Public transit" is defined to include the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." (Gov. Code, § 65863.2(e)(5); Pub. Res. Code, §§ 21155(b), 21064.3(c).) AB 2553, which Governor Newsom signed into law in September 2024, makes significant changes to the definition of a "major transit stop," including lowering the service interval frequency to 20 minutes or less. This law becomes effective on January 1, 2025.

The Property is approximately 500 feet from multiple Marin Transit bus stops. Many of these stops provide bus service frequencies of 20 minutes or less during morning and evening commutes. Accordingly, consistent with state law and the Town's updated Housing Element policy, the Project need not provide off-street parking.

[1] 20 units per acre multiplied by 0.104 acres = 2.08 units, rounded up to three.

Development Standard Exceptions

The S.A.M.C. allows for the Town to approve minor deviations from development standards set forth in Table 4A of the S.A.M.C. (S.A.M.C., § 10-3.14.501.) The applicant requests exceptions from the following applicable development standards:

- **Height limit (stair to roof) – Re: also please see** attached variance supplemental questionnaire for stories and height. Exception to the height limit is required to allow for the stairway to extend to a rooftop area, solar pv array, mechanical equipment, terrace as well as to house a mechanical room. The maximum height in the *C2* zone is 30 feet. (S.A.M.C., Table 4A.) Rhino One requests an exception to this development standard to allow a height of 37.1 feet for the purpose of accommodating the stairway necessary to access the roof *(please also re: Plan Check Response #4b)* This qualifies as a "minor intrusion" which the Planning Director may permit as an exception to the height standard. (A.H.M.C., § 10-3.406.)

- **Bay Windows – Re: also please see** attached variance supplemental questionnaire for two small bay window projections into the Pine street R.O.W. The Project requires a minor exception to development standards for a minor intrusion into the setback area to accommodate the proposed bay windows. The S.A.M.C. allows for bay windows to extend no more than three feet into the setback area as long as the bay windows are not closer than ten feet from any dwelling on a contiguous property. (S.A.M.C., Table 4B.) The Project meets this exception requirement because it proposes only a 2-foot 6-inch intrusion into the setback area and no dwellings are located within ten feet of the bay windows. This exception does not require any discretionary action by the Planning Director or Planning Commission and may be approved ministerially. (S.A.M.C., § 10-3.405.)

  Bay windows will significantly enhance the architectural appeal of the Project by adding depth, dimension, and a sense of openness to both the interior and exterior spaces while also activating the commercial window promenade with interesting shadow lines which in turn help to reduce heat island effects along this south facing façade. This design feature reflects the unique architectural style of historic Bay Area structures, *(specific examples along San Anselmo Av identified in the more detailed variance supplemental questionnaire attached)* which are known for their elegant, extended window bays that offer expansive views and abundant natural light.

- **Commercial Parking Requirement** – generally, the Town requires one off-street parking space for every 500 square feet of commercial space. (S.A.M.C., Table 5A.) However, the S.A.M.C. provides that whenever a commercial use that is not in compliance with the Town's parking requirements is "intensified/or enlarged," additional parking must be provided as required, though uses in the *C-2* zone are exempt. (S.A.M.C., § 10-3.520.)

  New commercial parking is not required of this Project for two reasons. First, the Project is not enlarging the commercial use but actually *reducing* the scope of commercial uses. The existing commercial building provides 4,955 square feet of commercial space (4,349 sqft Ground Floor including misc closets, chases, etc + 606 sqft Mezzanine). The Project proposes to reduce commercial space to 2,150 square feet. The Town Code does not require the provision of additional parking when a project results in a *reduction* in square footage compared to the existing commercial use that does not comply with existing parking requirements. Second, the Property is zoned *C-2*, which exempts additional parking for enlarged commercial uses (assuming for the sake of argument that the Project intensifies the commercial use, which it does not).

Streetscape & Rooftop Terrace Landscaping

The Project includes extensive landscaping along the street frontage consisting of existing street trees in an existing tree well on San Anselmo Av near Pine St., and tree lined sidewalk along Pine St. across our entire Pine St. frontage. The proposed design allows for the Ground Floor to push into the site along most of its street frontage by a minimum of 26" and as much as 72" (at the Front Porch of the ADU), as Landscape Planters have been integrated into the base of the Façade along the entire streetscape. *(please also re: Plan Check Response #5d).* Additionally, the west parking lot-facing wall and rooftop will include a metal trellis with vines, providing some natural greenery along portions of the building facades and sustainably minded, self-watering planters for a cooling, energy efficient enhancement at the roof. The roof terrace is intended for ease of access for maintenance while it will allow building residents an option for respite and relaxation. Located in front of the ground floor windows will be permanent planter boxes which contain flowers and other vegetation. Ultimately, the landscaping will markedly beautify this block of Downtown, where the current structure provides only a barren brick and concrete wall.

Utilities and Services

The Project will connect to existing utilities that serve the Property.

Team Joint Trench engineer has consulted with PGE and analyzed existing site and surrounding site installations and has the following recommended directions for the proposed project. PGE and FDC shown in Garage and integrated into Pine St façade design to allow Fire Dept and Utility Co. direct exterior identification and access while not disturbing the contextual neo-historical architectural detailing. Roof/ balcony drainage will be accomplished via drainpipes within exterior facades and down to planters at the ground level for natural filtration prior to being metered out to town storm drain system.

Existing underground splice boxes exist in the Pine St sidewalk for PGE as well as AT&T, Xfinity, etc.; and, the Town and PGE prefer to install upgraded pole mounted overhead transformer services in similar manner to existing; then, underground in a new trench from this existing pole on the south side of Pine St., under the street and up into the proposed building. There are three aerial transformers on the PGE pole across Pine St. from the 401 site with what appears to be single phase service to the project site. The service appears to be a 3-wire, 120/240V, single-phase service. The meter and main switch are located in the middle of the building and will need to be removed to allow for the new building's construction. A new main switchgear cabinet will be installed in Garage with direct access to Pine St. via man-door as well as garage door. Service connection from the existing overhead pole will then be installed in and underground trench across Pine St. and up into the new Utility Room. Joint Trench and PGE believe that the proposed project will be eligible to receive a 3-phase service from the existing, or upgraded transformers mounted on the existing pole across Pine St. Both AT&T and Xfinity are feeding the existing building from the existing underground splice boxes in the sidewalk without an external connection to the side of the building; and, the proposed service would continue in this manner. The proposed project will have minimal gas service requirements and will require only one gas meter which is existing-to-remain, per PGE. Sewer and Water service connections are indicated in Pine St as well as San Anselmo Av R.O.W. and final lateral configuration and connections will be coordinated with Town Public Works Department.

Green Building Features

The Project apartments will exceed adopted energy efficiency requirements while fostering the goal of creating an architecturally pleasing aesthetic and progressively sustainable design. Green programming and energy efficiency measures are described on Sheet A.9.3 of the plan set. These elements also play a critical role in advancing the Town's climate goals. By utilizing sustainable design practices, including energy-efficient systems, renewable energy sources, and eco-friendly materials, the project will significantly reduce its carbon footprint and energy consumption. Building Materials will be sourced locally whenever possible, for example, the proposed brick veneer

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is specified on A5.1, A52, A5.3 to be manufactured by McNear Brick & Block located in San Rafael. These efforts will support the Town's commitment to reducing greenhouse gas emissions, improving air quality, and fostering a more sustainable future, all while setting a strong example for future development in the community. EID architects have a long history of completing net-zero energy, award winning buildings throughout California, and many of the assemblies refined and utilized throughout this portfolio will be implemented for the 401 San Anselmo mixed-use design to once again achieve these very high levels of indoor environmental quality, energy efficiency, and wise water management.

Construction scheduling and Staging:

Demolition will require approximately one month. Work will begin with hazardous material identification and abatement. This will be followed by the demolition of interior finishes, plumbing, mechanical and electrical components. Demolition of the structure will then begin with the removal of the roof structure, floors and all interior partition walls. Once the interior and roof have been removed, work will shift to the exterior walls. Extra precautions will be necessary for the demolition of the walls along San Anselmo Ave and Pine Street. This may require a temporary limitation of pedestrian and vehicle traffic for the short duration as needed to pull these walls down. Final demolition of the building's foundation will be followed by a limited amount of site grading to prepare the site for the commencement of new construction. Off-haul will be very minimal as outlined on 5/A0.4b. Due to the limited available space on site for the storage of materials, parking, debris box and jobsite trailer, the contractor will locate and secure the use of an off-site location for the staging of materials to be transferred to the site as needed. The contractor will arrange for transportation of work crews to and from the remote facility to alleviate the need for sub-contractor/ labor parking within the neighborhood. To the extent possible as construction permits, two parking spaces will be located on site, A maximum of three parking spaces will be reserved at Pine Street Public to be permitted by the Public Works Department. The debris box will be located on-site. After Demolition, nine months will be required to complete construction of the foundation, the structural framework and exterior finishes of the building. An additional 5 months will follow to complete interior improvements. The complete project schedule will take a total of 16 Months starting with existing buildings demolition.

Encroachment Permits:

Encroachment permits will be needed for undergrounding the electrical line across the street to the building, and for other utility connections and/or upgrades if necessary. Temporary encroachment permits will be needed for the assembly and maintenance of scaffolding, constructed to maintain pedestrian sidewalk access. During demolition, more restrictive encroachments may be needed for the protection of life and property specifically during the demolition of the exterior walls of the structure. Brief sidewalk closures will be needed for truck access to the site. Such closures will of short deration and will be managed by an on-site job site safety manager.

Conclusion

This Project provides the Town with an unprecedented opportunity to re-envision one of Downtown's prime corners. The existing building's layout and design does not meet the needs of modern retail tenants. Rather, this Project proposes the changes to attract new commercial uses and new residents to the Downtown core. Further, these four units and the additional inclusionary housing in-lieu fee, will contribute to the Town meeting its housing requirements and will foster a dynamic, walkable environment that supports local businesses. The Project will enliven the corner, which has remained vacant and unused since Bank of America ended operations in 2021. We look forward to working with the Town to realize the future of a vibrant residential community in Downtown San Anselmo.

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HISTORIC RESOURCE EVALUATION

401 San Anselmo Avenue

San Anselmo, California



April 30, 2024

Prepared by

[redacted] VerPlanck
HISTORIC PRESERVATION CONSULTING

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A. 1987 Historic Resources Inventory Forms for 401 San Anselmo Avenue

I. Executive Summary

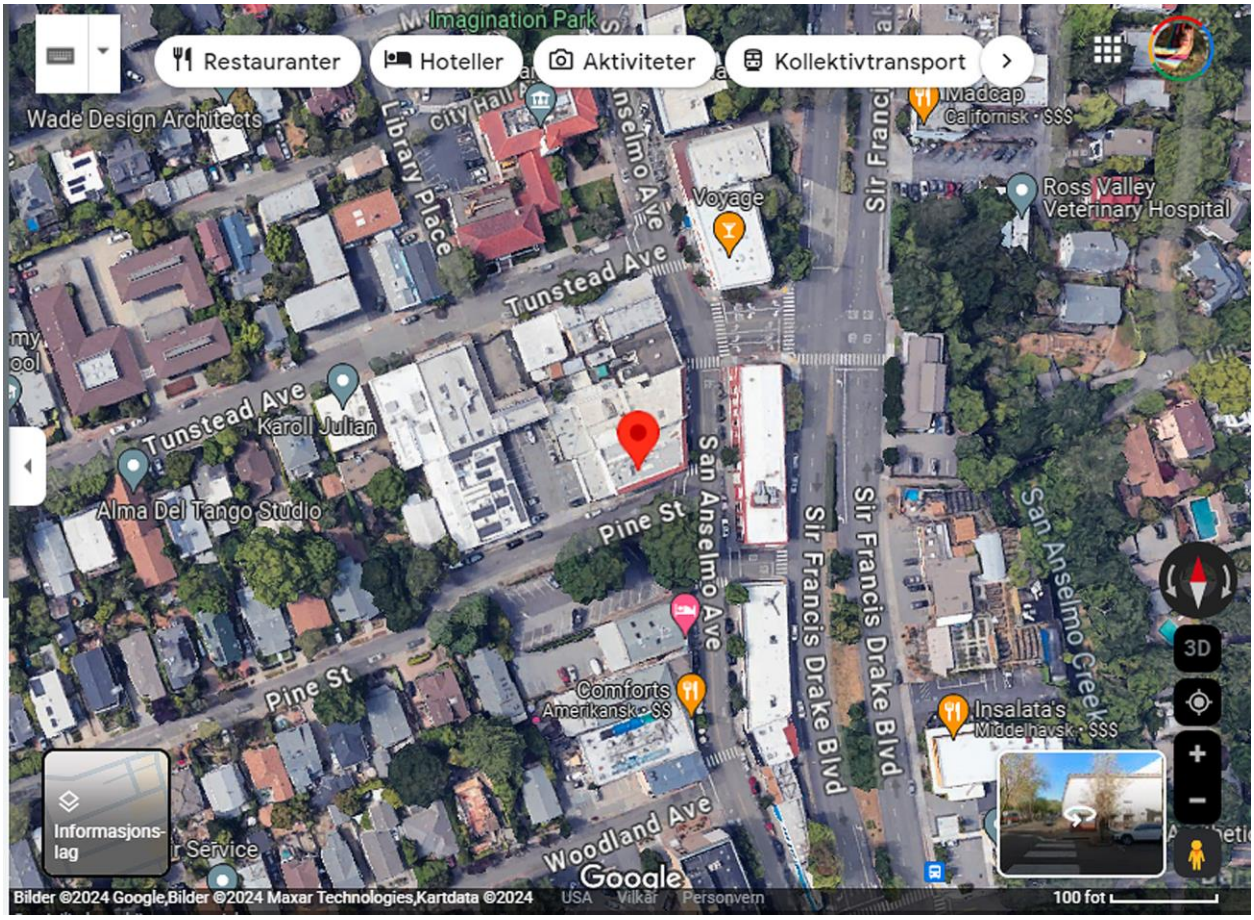


Figure 1. Aerial photograph showing 401 San Anselmo Avenue.
Source: Google Maps

VerPlanck Historic Preservation Consulting prepared this Historic Resource Evaluation (HRE) for the San Anselmo Planning Department on behalf of Rhino One LLC, owner of a vacant commercial property at 401 San Anselmo Avenue **(Figure 1)**. The .098-acre property in downtown San Anselmo contains a one-story, reinforced-concrete bank building constructed in 1926 by the Mercantile Trust Company. However, Mercantile built a larger bank across the street and sold 401 San Anselmo Avenue to Home Savings and Commercial Bank in June 1926. Within a year, a subsidiary of A.P. Giannini's Bank of Italy acquired the property, making it a Bank of Italy branch in 1927. In 1930, Bank of Italy changed its name to Bank of America as part of its expansion into communities without large Italian immigrant populations. In 1946, Bank of America more than doubled the size of the building by constructing a pair of additions, including a full-height concrete addition on the north side of the building and a smaller wood-frame addition at the rear. Bank of America operated this facility at 401 San Anselmo Avenue until 2021, when it closed this branch. Based on the analysis in this report, 401 San Anselmo Avenue does not appear eligible for the California Register of Historical Resource under any of the eligibility criteria, in part due to extensive alterations that have taken place since the bank was originally constructed.

II. Methods

This HRE provides a description, history, and evaluation of 401 San Anselmo Avenue for California Register eligibility. Christopher VerPlanck, the author of this report, visited San Anselmo on March 13, 2024 to photograph and survey the building and its surrounding context. Over the next few weeks, VerPlanck researched the property at local government offices and archives, including the Marin County Clerk-Recorder's Office, the San Anselmo Planning Department, the San Anselmo Building Department, the San Anselmo Historical Museum, and the Anne T. Kent Room at the Marin County Public Library. For general historical context on San Anselmo, VerPlanck relied on Barry Spitz's *San Anselmo: A Pictorial History* (2003) and Judy Coy and the San Anselmo Historical Museum's *Images of America: San Anselmo* (2013). VerPlanck also consulted several on-line resources, including Sanborn Fire Insurance Maps available through the San Francisco Public Library; the California Newspaper Project; UC Berkeley Earth Sciences Library's Map Collection; and the David Rumsey Map Collection. Unless otherwise noted, Christopher VerPlanck took all of the photographs in this report.

III. Regulatory Framework

A. National Register of Historic Places and the California Register of Historical Resources

VerPlanck searched federal, state, and local records to determine if 401 San Anselmo Avenue had been identified in any cultural resource surveys or if it is listed in any officially adopted historical resource inventories. He started by consulting the National Park Service's National Register Information System (NRIS) and the California Office of Historic Preservation's Built Environment Resource Directory (BERD) listings for Marin County. 401 San Anselmo Avenue is not listed in the National Register of Historic Places (National Register).[1] Nor is it listed in the California Register of Historical Resources (California Register). Furthermore, it is neither a California State Historical Landmark nor a California Point of Historical Interest.[2]

B. San Anselmo Survey

Similar to many communities across the nation, San Anselmo's residents and elected officials began taking an interest in their town's heritage during the bicentennial commemorations of 1976. On June 22, 1976, the San Anselmo Town Council passed Ordinance 1657, establishing the San Anselmo Historical Commission. The San Anselmo Historical Commission is composed of 11 members (originally 15) whose mission it is "to preserve the history of San Anselmo and to make the Town's historical heritage known to present-day residents." [3] The commission's duties include recording oral histories, collecting artifacts, and researching properties of interest to commission members and/or the general public. The San Anselmo Historical Commission acts in an advisory role to the San Anselmo Town Council and the San Anselmo

[1] National Park Service, National Register of Historic Places Digital Archive: https://npgallery.nps.gov/NRHP/AssetDetail/cc74a7bd-c56c-4dcb-8dff-1687d613d9e6, accessed April 8, 2024.
[2] California Built Environment Resource Directory (BERD): https://ohp.parks.ca.gov/?page_id=30338, accessed April 8, 2024.
[3] Town of San Anselmo: https://www.townofsananselmo.org/DocumentCenter/View/7192/Reso-1657?bidId=, accessed April 8, 2024.

Planning Commission. The San Anselmo Historical Commission does not have the authority to designate properties or prevent them from being demolished.

In the mid-1980s, the San Anselmo Historical Commission embarked on a survey of potentially historic properties, including 401 San Anselmo Avenue. The surveyor, Richard McLaren, prepared a state inventory form, on which he opined that the property was important to local history as a representative of a prominent banking institution, as well as for its architecture.[4] No other details were provided. It is likely due to this preliminary evaluation that the property has a California Register Status Code of 5S2 in the BERD, meaning that it is an "Individual property that is eligible for local listing or designation."[5] However, the Town of San Anselmo does not maintain a list of local landmarks or historic districts, meaning that 401 San Anselmo Avenue likely has no formal historical status at the local, state, or national level.

IV. Property Description

A. Context

401 San Anselmo Avenue occupies the northwest corner of San Anselmo Avenue and Pine Street in downtown San Anselmo. Downtown San Anselmo is a linear commercial district extending along San Anselmo Avenue and Sir Francis Drake Boulevard from the town's southern boundary with Ross at Bolinas Avenue to Center Boulevard/Red Hill Avenue. For much of its length, San Anselmo Avenue loosely follows the course of San Anselmo Creek, resulting in its unusual meandering alignment. The commercial district is between one-and-a-half to two blocks wide, including the east side of Sir Francis Drake Boulevard. In terms of its architectural fabric, downtown San Anselmo is dominated by one-and two-story, wood-frame and masonry commercial buildings constructed during the first three decades of the twentieth century. Although several architectural styles are present, the heart of San Anselmo's downtown is dominated by Classical Revival and Mediterranean-style buildings, including a handful of very high-quality commercial and civic buildings **(Figure 2)**.



Figure 2. Downtown San Anselmo, looking north from Pine Street.

[4] State of California, Department of Parks and Recreation, Office of Historic Preservation: "Historic Resources Inventory – Bank of America, 401 San Anselmo Avenue, San Anselmo, California," (San Anselmo Historical Commission: June 1987).
[5] State of California, Department of Parks and Recreation, Office of Historic Preservation: "California Register Status Codes,": https://ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf, accessed April 8, 2024.

The 400 block of San Anselmo Avenue encompasses all of the properties between Pine Street and Tunstead Avenue. Located at the heart of San Anselmo's business district, this block includes five properties on the west side of the street and two on the east side. Tunstead Avenue, the primary access point to downtown from Sir Francis Drake Boulevard, forms a "dog leg" intersection with San Anselmo Avenue, so the east side of the block is substantially shorter than the west side. San Anselmo's civic center is located at the northwest corner of San Anselmo and Tunstead avenues **(Figure 3)**. The Mission Revival-style Town Hall and Library complex is bounded on two sides by parkland, making the civic center the focal point and principal gathering spot in downtown San Anselmo.



Figure 3. San Anselmo Town Hall (right) and San Anselmo Library and Historical Museum (left).

401 San Anselmo Avenue is the southernmost property on the west side of the 400 block, occupying the northwest corner of San Anselmo Avenue and Pine Street. Adjoining the subject property to the north is 405-11 San Anselmo Avenue, a two-story, reinforced-concrete, Mediterranean-style commercial building constructed in 1925 **(Figure 4)**. This building was originally built for Gabriel Franchini and Leon Galatoire's Home Market, which remained at this location until 1974. The next property, 417-25 San Anselmo Avenue, is a two-story, wood-frame, mixed-use building **(Figure 5)**. Constructed in 1908 and evidently remodeled in the 1970s, this building contains three commercial units at the first-floor level and two residential units on the second floor. It is designed in the 1970s-era "Environmental Modern" style. Its neighbor to the north, 427-29 San Anselmo Avenue, is a two-story, brick, mixed-use building constructed Ca. 1910 **(Figure 6)**. Designed in the American Commercial style, this building contains one commercial unit on the ground floor and a residential unit on the upper floor. The last building on the block is 431 San Anselmo Avenue, a two-story, wood-frame, mixed-use building containing a commercial unit on the first-floor level and a residential unit on the upper floor **(Figure 7)**. Built Ca. 1910, this building was originally designed in the Classical Revival style with late Queen Anne features. It has been remodeled in a compatible historical vocabulary in recent years.



Figure 4. 405-11 San Anselmo Avenue – built 1925.



Figure 5. 417-25 San Anselmo Avenue – built 1908.



Figure 6. 427-29 San Anselmo Avenue – built Ca. 1910.



Figure 7. 431 San Anselmo Avenue – built Ca. 1910.

As mentioned, the east side of the 400 block of San Anselmo Avenue has only two properties – one on either side of Tunstead Avenue. The southernmost of the pair is the Wells Fargo branch bank at 400-04 San Anselmo Avenue/3 Tunstead Avenue **(Figures 8-9)**. Built in 1925 by the Mercantile Trust Co., this one-story-and-mezzanine, brick bank building is designed in the Classical Revival style. Its counterpart on the north side of Tunstead is the Cheda Building at 500-08 San Anselmo Avenue. It is a two-story, brick, mixed-use building with five ground-floor commercial units and offices upstairs **(Figure 10)**. Designed in the Classical Revival style, the Cheda Building is arguably downtown San Anselmo's finest commercial building.



Figure 8. 400-04 San Anselmo Avenue/3 Tunstead Avenue – built 1925.



Figure 9. 400-04 San Anselmo Avenue/3 Tunstead Avenue – built 1925.



Figure 10. 500-05 San Anselmo Avenue – built 1911.

B. Site

401 San Anselmo Avenue occupies most of its level, irregularly shaped lot, which has a little over 47 feet of frontage along San Anselmo Avenue and almost 94 feet on Pine Street. The only portion of the lot that is not occupied by the building is a narrow band of asphalt containing several parking spaces at the rear of the lot. Apart from a lone street tree located in a tree well in front of the building, there is no landscaping associated with the property.

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C. Exterior Description

401 San Anselmo Avenue is a one-story-and-mezzanine, steel-frame, reinforced-concrete commercial building. Originally designed by architect Samuel S. Heiman in a mixture of the Classical Revival and Mediterranean styles, the building is presently finished in scored stucco with glazed terra cotta ornament, steel industrial windows, and a red clay tile-clad pent roof. The building more than doubled in size in 1946 as the result of a full-height addition on the north side, as well as a smaller one-story, wood-frame addition on the west (rear) elevation. As part of this work, the windows on the primary façade were replaced and the two street façades substantially remodeled to tie the original building and the two additions together. In addition to replacing the ornament at the water table level with a band of plain terra cotta tile, the two original terra cotta panels on the primary façade were replaced with roundels bearing the historical logo of the Bank of America. The interior was also substantially remodeled and modernized. In the 1960s, the original full-height, arched windows on the south (Pine Street) façade were removed and the openings inexpertly infilled with wood framing and scored stucco to match the adjoining walls. Additional minor changes that took place between the 1970s and the 2000s cumulatively eroded the building's remaining

historical character. 401 San Anselmo Avenue appears to be in fair condition, with a substantial amount of deferred maintenance visible both inside and out.

East (Primary) Façade



Figure 11. Primary façade.

The primary façade of 401 San Anselmo Avenue faces San Anselmo Avenue to the east **(Figure 11)**. It is five bays wide. Originally laid out in a symmetrical manner, the primary façade is now asymmetrical due to the presence of the 1946 addition on the north (right) side. The primary entrance, which was originally at the center, is now located off-center, in the second bay in from the left. This recessed entrance contains an anodized aluminum door installed in 2018. The entrance vestibule, which is sheltered beneath a contemporary fabric awning, has a tiled bulkhead and stucco wall cladding matching the rest of the exterior. Above the awning is an arched, divided-lite steel window. Although similar to the original window in this location, the existing window was installed in the 1946 remodel. The arched portal is defined by a terra cotta molding incorporating a vegetal motif with small acanthus leaf corbels. Flanking the entrance are two divided-lite steel windows, also dating to the 1946 remodel. These two windows are sheltered by contemporary fabric awnings. Above the windows are terra cotta roundels depicting the *U.S.S. Portsmouth,* an early logo of the Bank of America.[6] These roundels were added in 1946. There is a third, matching, roundel above the ATM kiosk in the fourth and fifth bays. The ATM kiosk was added in the 1980s, itself replacing a pair of walk-up teller windows installed in the early 1970s. The primary façade terminates

[6] The *U.S.S. Portsmouth* was the sloop-of-war commanded by John B. Montgomery when he seized Yerba Buena (San Francisco) for the United States during the Mexican-American War.

with a narrow frieze embellished by a pair of rectangular panels that mark the original corners of the building. The frieze is defined by an ovolo molding at the bottom and a dentil molding at the top. Surmounting the frieze is a narrow entablature and a pent roof clad in red clay tiles. A single oversized bracket marks the right side of the frieze/cornice.

South (Secondary) Façade



Figure 12. South façade, looking northwest from San Anselmo Avenue.

The secondary façade of 401 San Anselmo Avenue faces south toward Pine Street **(Figures 12-13)**. Originally defined by three large arched windows, these features were all removed and the voids infilled in the 1960s. The outline of the windows can be seen in the inexpertly patched stucco. Today the south façade is a blank expanse of scored stucco with a tiled water table below. It terminates with



Figure 13. South façade, looking east from Pine Street.

the same frieze, entablature, and pent roof previously described for the primary façade. The outer corners of the frieze feature terra cotta panels that are identical to those on the primary façade. An oversized bracket marks the left corner of the frieze/cornice. At the far-left side of the south façade is a one-story, wood-frame addition constructed in 1946. It is finished the same as the rest of the south façade, but instead of being blank it contains a pair of divided-lite steel windows.

West (Rear) Façade



Figure 14. West façade.

The west façade of 401 San Anselmo Avenue faces the rear parking lot and the adjoining property at 112 Pine Street **(Figure 14)**. It is composed of two parts: the west wall of the 1946 addition in the foreground, and behind it, the west walls of the original bank – at right – and the 1946 addition –at left. The windowless west façade is finished in smooth stucco and devoid of any ornament or other notable features.

North Façade

The north façade of 401 San Anselmo Avenue abuts the adjoining building at 405-11 San Anselmo Avenue, and it is therefore not visible. Made of board-formed concrete, the north façade is windowless.

Interior

401 San Anselmo Avenue contains a banking hall at the front of the building **(Figures 15-16)**. The tellers' counters were formerly located on the north side, the lobby at the center, and desks and seating areas on the south side. At the southwest corner is the vault and above it is the mezzanine. The mezzanine was enclosed in 1946 and converted into storage. The rear addition contains toilet rooms and offices. The interior, which has been remodeled many times, has resilient tile flooring and gypsum board walls and ceilings without any ornament. The interior is illuminated by suspended fluorescent strip fixtures.



Figure 15. Banking hall, looking northeast.



Figure 16. Banking hall, looking southeast.

V. Historical Contexts

This section contains a concise history of San Anselmo, a detailed construction and ownership chronology of 401 San Anselmo Avenue from 1925 until the present day, and a biography of the architect, Samuel S. Heiman.

A. Historical Background of San Anselmo

The Coast Miwok people inhabited what is now Marin County for millennia. They lived by hunting, fishing, and foraging along the creeks and shorelines in relative peace until the arrival of Spanish explorers and missionaries in the last quarter of the eighteenth century. The Spanish converted many of the Coast Miwok people to Christianity and enticed them to relocate to Misión San Francisco de Asís (Mission Dolores) in what is now San Francisco. There, the *conversos* were compelled to work on behalf of the mission, herding cattle and sheep, cultivating crops, and manufacturing clothing, furniture, and various handicrafts. Although the Spanish envisioned the missions as a way to subjugate and convert the indigenous Californians into loyal citizens, the system was a disaster for the Coast Miwok, all but destroying their culture and way of life. Thousands also perished from imported diseases, overwork, and malnutrition. Most of the surviving Coast Miwok at Mission Dolores were relocated to what is now Marin County in 1817 following the establishment of Misión San Rafael de Arcangel in a more temperate location, but by this point the damage had been done.[7]

México won its independence from Spain in 1822 and Alta California became a Mexican territory that same year. In 1833, the Mexican government began secularizing the Franciscan missions of California, stripping them of their accumulated wealth and landholdings, which were then redistributed to favored individuals, including many veterans of the Mexican War of Independence. In 1840, Governor Juan Bautista Alvarado granted the 8,877-acre Rancho Punta de Quentin Cañada San Anselmo, which had been part of Mission San Rafael's lands, to Juan (John) B.R. Cooper **(Figure 17)**. This rancho encompassed the Ross Valley and the San Quentin Peninsula, including parts of the modern-day communities of San Rafael, San Anselmo, Ross, Kentfield, Corte Madera, and Larkspur. Cooper, a native of Boston, was a sea captain and businessman, who



Figure 17. Map showing the ranchos of Marin County. Source: Anne T. Kent California Room, Marin County Free Library

[7] Barry Spitz, *San Anselmo: A Pictorial History* (San Anselmo, CA: Potrero Meadow Publishing Co., 2003), 10.

became a naturalized Mexican citizen in the 1830s. He exploited the rancho for redwood lumber, which he cut and sold locally, as well as exporting to the Sandwich Islands (Hawaii).[8]

The American conquest of California in 1846-47, as well as the ensuing Gold Rush of 1848-50, spelled the end of the Mexican rancho era in Northern California. Marin County, which was established in 1850 as one of California's original 27 counties, experienced a sudden influx of Americans, including many who simply squatted on rancho land that they wanted. Although the Treaty of Guadalupe-Hidalgo had guaranteed the land tenure of former Mexican citizens under the new American regime, local *rancheros* faced not only squatters but also onerous regulations that required them to produce valid Spanish or Mexican title to their land and then present it in front of the U.S. Land Commission, which conducted its business exclusively in English. Confronted with an American legal system that was both unfamiliar and sometimes hostile, the *rancheros* were compelled to hire American lawyers to represent them. Because they were usually land-rich and cash-poor, the *rancheros* typically paid for legal services through selling land, which ultimately led to the breakup of most of the original Spanish and Mexican ranchos.[9]

In 1857, James Ross, a native of Scotland by way of Australia, bought a substantial portion of Rancho Punta de Quentin Cañada San Anselmo for $50,000 from Benjamin Buckelew, who had acquired the land from John Cooper in 1852. Ross, a Forty-Niner, had grown wealthy from the wholesale liquor trade in San Francisco. After buying much of Cooper's rancho, he established a trading post called Ross Landing, which was located on Corte Madera Creek in what is now Kentfield. He then moved into the old Buckelew homestead on the site of the present-day Marin Art and Garden Center in Ross, setting himself up as a country squire. Ross's primary business ventures included cutting and selling redwood lumber and operating a packet schooner that regularly plied the waters of San Francisco Bay between Ross Landing and San Francisco.[10]

James Ross died in 1862 at the age of 50, having lived in the Ross Valley for just five years. His widow, Annie Ross, divided the land among her children, reserving 297 acres for herself at the heart of what is now Ross. Her son, James Jr., and his wife Mary (née Miller) Ross, built a house on 26 acres in what is now downtown San Anselmo in 1871. Their estate, which they called "Linda Vista," was located on the block presently bounded by Magnolia Avenue, San Anselmo Avenue, Pine Street, and Cedar Street.[11] James and Annie's daughter, Annie, and her husband George Worn, owned a much larger estate called "Sunnyside" just south of Linda Vista. Over time, various members of the Ross family sold off parts of their landholdings in the Ross Valley to prominent San Francisco businessmen. These figures were attracted to the valley in part due to its dramatic scenery and mild, fog-free climate, and several of them built estates in what are now the towns of Ross and San Anselmo.[12]

[8] José Moya del Piño Library – Ross Historical Society, *Ross, California: The People, The Places, The History* (Ross Historical Society: 2008).
[9] Spitz, 11.
[10] Spitz, 23.
[11] Spitz, 24.
[12] Spitz, 24.

The Ross Valley became much more accessible following the arrival of mass transportation after the Civil War. In 1873, the North Pacific Coast (NPC) Railroad acquired a right-of-way through the Ross Valley for its proposed north coast railroad. In 1874, the line opened between Sausalito and Point Reyes Station. A year later, in 1875, the NPC acquired Marin County's first railroad, the San Rafael & San Quentin, and extended this line west to meet the Ross Valley line. The point where these two lines met, which was just north of James and Mary Ross's Linda Vista estate, was called "The Junction." Its distinctive "wye" appears on early maps of Marin County **(Figure 18)**[13]

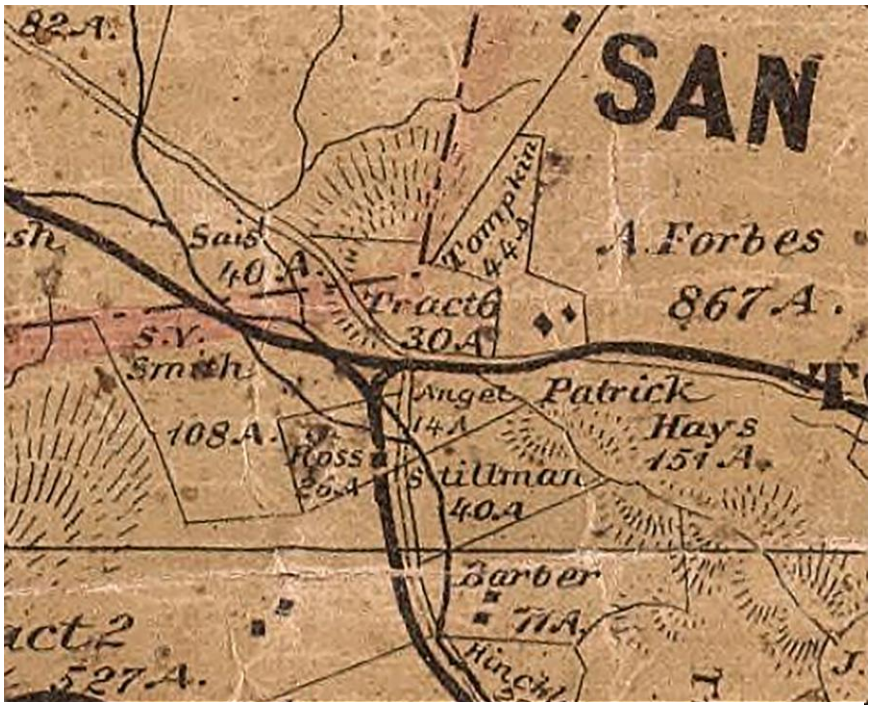


Figure 18. 1873 Map of Marin County.
Source: David Rumsey Map Collection

The arrival of the North Pacific Coast Railroad in the Ross Valley touched off a minor land boom. In response, in 1881, George and Annie Worn subdivided their 500+-acre Sunnyside Ranch into 100 house lots and several larger "villa" lots. The Sunnyside Tract encompassed the southern half of present-day downtown San Anselmo, the area that was to become the San Francisco Theological Seminary, the southeast slope of Bald Hill, as well as the northernmost part of Ross. However, Sunnyside was not a successful business venture and the Rosses defaulted on their mortgage. Several other real estate firms tried to market the land for residential purposes, but the Sunnyside Tract did not attract much interest until the San Francisco Theological Seminary announced that it would purchase part of the tract for its campus in 1888. This Presbyterian theological college took possession of 14 acres at the center of the Sunnyside tract and over the next decade, built a notable campus consisting of several Richardsonian Romanesque-style academic buildings and dormitories designed by the San Francisco architectural firm of Wright & Sanders.[14] Not long after the San Francisco Theological Seminary opened in 1892, what is now San Anselmo got its first post office to serve the several hundred students, faculty members, and administrators who moved to the Ross Valley.

[13] Spitz, 39.
[14] Judy Coy and the San Anselmo Historical Society, *Images of America: San Anselmo* (Charleston, SC: Arcadia Publishing, 2013), 43-47.

The transit hub known as The Junction was renamed "San Anselmo" in 1883. The origins of this name are somewhat mysterious, perhaps referring to a Coast Miwok boy who was buried in the area or an overseer employed at nearby Mission San Rafael.[15] It does seem that the name had been used earlier in the century to refer to the Mexican land grant of Rancho Cañada de Herrera. However, its application to the railroad junction occurred after the local station agent got tired of having his station confused with other places on the line colloquially known as "The Junction." After the station was renamed, the name San Anselmo began being used to refer to the handful of hotels and estates that had grown in the vicinity of the station.[16]

The arrival of the railroad ushered in a tourist boom to this part of Marin County. In addition to wealthy weekenders, the NPC made it easy for middle-class San Franciscans to make the trip, with San Anselmo lying only an hour north of the city. Passengers bought tickets consisting of two legs: a ferry trip from San Francisco to Sausalito, and then a train from Sausalito to San Anselmo. Dozens of campgrounds, resorts, and hotels opened in San Anselmo, Fairfax, and San Geronimo to cater to this trade. In 1902, the growing demand for service to the area led the North Shore Railroad, the successor to the NPC, to double-track and electrify the line.[17] During this time, several new infill stations were added to the line within what is now San Anselmo, including Bolinas Avenue, Landsdale, and Yolanda.

San Anselmo remained a tiny crossroads until the first decade of the twentieth century. The event that changed all of this was the 1906 Earthquake. Although the temblor damaged and destroyed buildings in communities in a broad corridor from Salinas to Eureka, San Francisco was the hardest hit, with over 3,000 people killed and 80 percent of the city destroyed. In the aftermath, thousands of San Franciscans sought shelter all around the region's periphery. Marin County was no exception, with many wealthy San Franciscans moving permanently to their weekend estates in the Ross Valley. With its population growing and the demand for services increasing, San Anselmo's residents voted to incorporate in 1907. Ross followed suit shortly thereafter in 1908.[18] Another reason that San Anselmo and Ross both incorporated was to avoid being annexed by nearby San Rafael, the largest city and the county seat of Marin County.

San Anselmo's newly elected Board of Trustees quickly established the town government and put forth a number of ordinances, including one that banned the sale or manufacture of liquor within the town's boundaries.[19] This law was strongly supported by faculty and administrators at the San Francisco Theological Seminary, many of whom lived in town and whose presence imparted a socially conservative flavor to San Anselmo for decades. In 1910, longtime resident James Tunstead donated several lots in his Linda Vista Tract to the Board of Trustees for a town hall. The board hired local architect W. Garden Mitchell to design the new $5,000 building, which opened for business in June 1911.[20] The Mission Revival Town Hall was soon joined by a matching $10,000 Carnegie library, also designed by Mitchell.[21]

[15] Spitz, 9.
[16] Spitz, 10.
[17] Spitz, 41-42.
[18] Spitz, 155.
[19] Spitz, 155.
[20] Coy et al, 54.
[21] 57.

The construction of San Anselmo Town Hall and Library at Tunstead and San Anselmo avenues shifted the center of gravity northward from Ross Avenue, touching off a building boom in this part of San Anselmo.[22] Downtown San Anselmo witnessed the construction of several notable masonry commercial blocks during this decade, such as the Cheda Building. Built in 1911, this building anchors the northeast corner of Tunstead and San Anselmo avenues – the gateway to downtown **(Figure 19)**.[23] Over time, the downtown spread northward to the railroad depot at Center Boulevard and Sir Francis Drake, with an additional strip of auto-oriented development extending along the east side of Sir Francis Drake. During the mid-1920s, several older wood-frame buildings were replaced with modern concrete commercial buildings, some with commercial space on the ground floor and apartments above.

Between 1906 and 1910, San Anselmo's population grew from only a few hundred to 1,531. Over the next ten years this figure surged to almost 2,500 in 1920.[24] New residential tracts radiated outward from downtown toward the west and north, leading to further population gains. By 1930, San Anselmo's population had almost doubled, reaching 4,650.[25] Throughout this time the Board of Trustees established a fire department, a police department, a school system, and a public park network. During the 1920s and 1930s, many Italian immigrants moved up from San Francisco's North Beach neighborhood to live in San Anselmo. Not only did the climate and landscape remind them of their home country, but there were many business opportunities in the fast-growing town.



Figure 19. Cheda Building, Ca. 1935.
Source: San Anselmo Historical Museum

The opening of the Golden Gate Bridge in 1937 unleashed another wave of growth in Marin County. Previously, access to the county from the south had been by ferry from San Francisco, with passengers transferring to train or bus in Sausalito. The opening of the bridge bypassed Sausalito, meaning that people could easily drive to pretty much anywhere in Marin County without having to worry about ferry or train schedules. In addition to putting the ferries and the passenger trains out of business in 1941, the subsequent expansion of highways and arterial boulevards opened most of the eastern third of the county to suburban development.[26] In 1940, within just a few years of the opening of the Golden Gate Bridge, San Anselmo's population had reached almost six thousand people.[27]

[22] Spitz, 156-55.
[23] Coy et al, 85.
[24] U.S. Census data for San Anselmo, California.
[25] U.S. Census data for San Anselmo, California.
[26] Spitz, 53.
[27] U.S. Census data for San Anselmo, California.

During World War II, the U.S. Army built an ammunition dump on Butterfield Road in the rural community of Sleepy Hollow, as well as a pair of antiaircraft batteries nearby on Stuyvesant Drive and Oak Springs Hill.[28] Although these batteries never fired a shot in anger, San Anselmo was the site of a terrible plane crash, in which a pair of Curtiss P-40 fighters collided with Bald Hill on November 2, 1941.

The postwar period saw continued population growth in Marin County as developers constructed thousands of single-family tract houses, apartment buildings, and shopping centers catering to San Franciscans leaving the city as well as migrants from other parts of the U.S. In 1950, San Anselmo's population had reached 9,188.[29] In 1963, San Anselmo's old central train station was demolished and Sir Francis Drake Boulevard was widened from two to four lanes, repurposing the NPC trackbed for the two southbound lanes.[30] In the 1960s, developers began constructing large "dingbat"-type apartment complexes in several parts of San Anselmo, in particular along Ross Avenue. San Anselmo also got a large, modern bank building at the northwest corner of Ross and San Anselmo avenues.

Marin County continued to grow at a rapid clip until the early 1970s, when countywide growth controls went into effect. These largely limited new growth to the already largely built-out eastern third of the county along the Highway 101 corridor. At this stage, San Anselmo was also largely built-out. In 1970, the town's population reached its high-water mark of 13,031.[31] After 1970, San Anselmo's population began to decline for the first time, with every subsequent decennial census recording lower population figures, until 2010, when the town began to grow again. Today, San Anselmo's population has stabilized at 12,775 – just shy of its 1970 peak. Similar to many other communities in Marin County, San Anselmo is an affluent suburb with a population that is mostly white. With its scenic downtown, open space preserves, and near-perfect climate, San Anselmo appeals to the Bay Area elite.

B. History of 401 San Anselmo Avenue: 1924 to 2024

The 1924 Sanborn Maps indicate that the subject property was part of a larger vacant parcel corresponding to present-day 401 and 405-11 San Anselmo Avenue **(Figure 20)**. This parcel was originally designated as Lot 20 of the Linda Vista Tract, which had been subdivided by James Tunstead in 1907.[32] Prior to that, the property had been part of James Jr. and Mary Ross's Linda Vista estate. According to the 1924 Sanborn Maps, the northern half of the 400 block of San Anselmo Avenue had already been developed, including what are now 417-25, 427-29, and 431 San Anselmo Avenue. Located half a block north of the subject property, San Anselmo Town Hall and Library are both visible, as well as the no-longer-extant San Anselmo Fire Station. Located across the street from the subject property – on the site of the existing Wells Fargo branch bank – was a two-story, wood-frame commercial building containing a drug store. To the west of the subject property was a second-hand furniture store/junk storage lot and an unidentified seasonal tributary to San Anselmo Creek.

[28] "The History of Sleepy Hollow," Sleepy Hollow Homes Association: https://www.shha.org/page-18131, accessed April 10, 2024.
[29] U.S. Census data for San Anselmo, California.
[30] Spitz, 199.
[31] U.S. Census data for San Anselmo, California.
[32] Marin County Office of the Assessor-Recorder, Sales records on file for 401 San Anselmo Avenue.

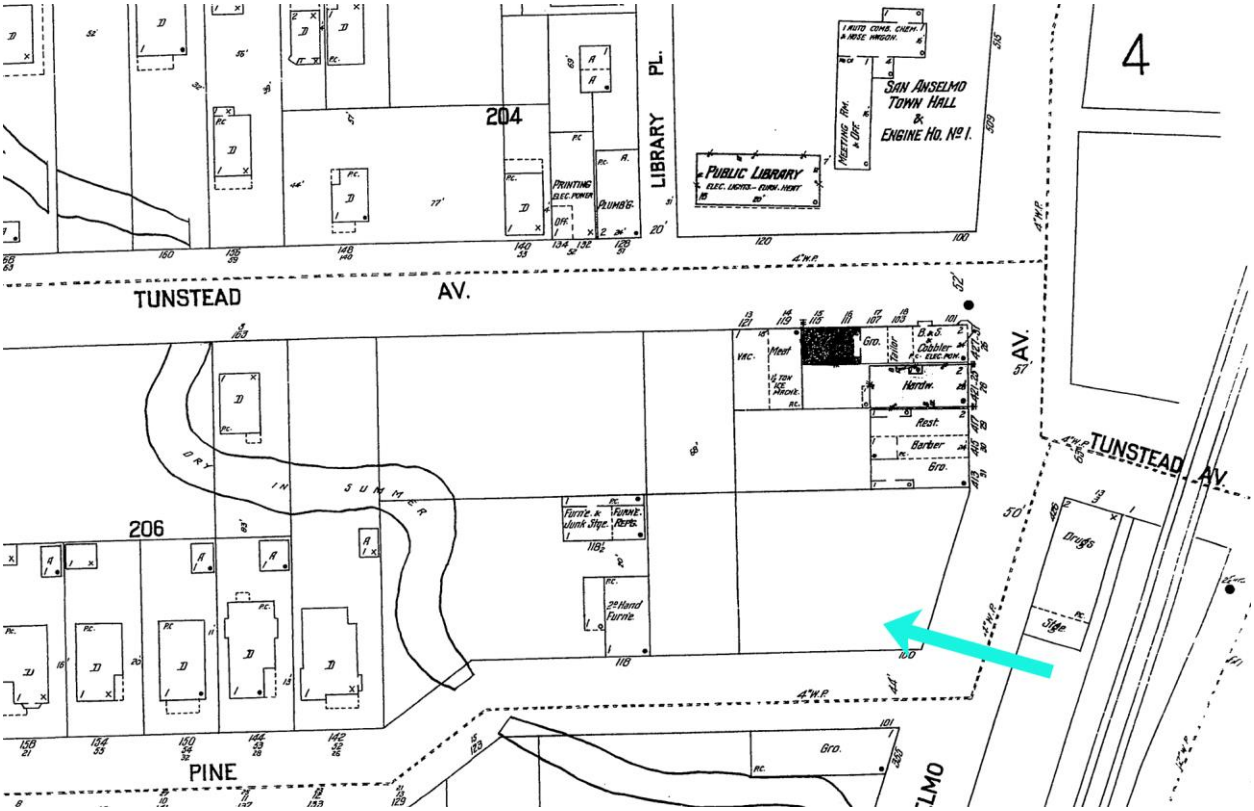


Figure 20. 1924 Sanborn Map; subject property indicated by blue arrow.
Source: San Francisco Public Library

18

Original Design and Construction: 1925-26

In April 1925, the Mercantile Trust Co., a San Francisco-based commercial bank, purchased Lot 20 from Mrs. George Hund. An announcement in the April 11, 1925 edition of *Building & Engineering Record* announced that the Mercantile Trust Co. planned to build "a modern business structure to house banking quarters on a greater portion of the ground floor."[33] Five months later, the same journal announced that San Francisco-based architect, and Ross resident, Samuel S. Heiman would develop plans for the one-story, reinforced-concrete bank and store building.[34] Two months after this announcement, in October 1925, construction bids had been accepted from a dozen local construction firms and suppliers, including Mission Concrete Co.; Reed & Reed, bricklayers; Schrader Iron Works; L.A. Hinson, carpenter; Crowe Glass Works; and Hermann Safe Co.[35] One month later, *Building & Engineering News* announced that construction of the bank would begin shortly. However, a few weeks later, the Mercantile Trust Co. sold the property and the plans to the Home Savings and Commercial Bank and commissioned a much larger building across the street at 400-04 San Anselmo Avenue. Home Savings and Commercial Bank was a local San Anselmo-based bank whose focus was real estate development and business financing in the Ross Valley.

[33] *Building & Engineering* (April 11, 1925).
[34] *Building & Engineering* (August 15, 1925).
[35] *Building & Engineering* (October 24, 1925).

Its board of directors included Dr. O.W. Jones and Charles Paganini of Ross; and Henry S. Foote, Charles F. Reindollar, and H.P. Bostwick of San Anselmo.[36]

There is no original building permit on file for 401 San Anselmo Avenue at the Town of San Anselmo Building Department. However, the *San Anselmo Herald* reported on the $42,500 project in its January 1, 1926 edition. According to the article, construction was to begin later that month, with completion anticipated in ninety days or so, depending on the weather. The one-story, reinforced-concrete building was to measure 35 feet wide by 70 feet deep with a 15' x 18' vault and a mezzanine above it at the rear. The article mentioned that a 15'-wide gap would remain between the building and the north lot line, which was reserved for future construction.[37] Four months later, an article in the same newspaper announced that the new Home Savings and Commercial Bank would open its doors in June 1926, several months later than originally anticipated (it was a wet winter). The article also described two distinctive features of the new bank, including a large fireplace in the lobby that was built "for the benefit of customers who may have been out in the rain." The article also mentioned that the bank's vault was equipped with fresh air circulation for the benefit of anyone accidently locked inside.[38]

Home Savings and Commercial Bank: 1926 to 1927

The Home Savings and Commercial Bank opened its doors in the summer of 1926. However, the bank operated under this name for only about eight months. In February 1927, Liberty Bank of America, a subsidiary of A.P. Giannini's Bank of Italy, announced its acquisition of the Home Savings and Commercial Bank, including the little bank at the corner of Pine Street and San Anselmo Avenue in downtown San Anselmo.[39]

Bank of Italy/Bank of America: 1927 to 2021

The Bank of Italy was founded in 1904 by San Francisco businessman Amadeo Pietro (A.P.) Giannini. Giannini, the son of Italian immigrants, founded the bank to serve the overwhelmingly Italian residents of San Francisco's North Beach neighborhood. Unlike many other San Francisco banks, Giannini was able to rescue his bank's assets from the vaults immediately following the 1906 Earthquake, and transporting them out of the city before massive fires swept the area. Giannini was therefore able to reopen right after the disaster, loaning money to depositors from a table that he set up in North Beach. In 1909, three years after the disaster, North Beach had been almost entirely rebuilt – largely with Bank of Italy loans. Giannini marked his bank's prosperity by building an impressive new flagship bank/headquarters at 552 Montgomery Street in San Francisco's Financial District. Later that year, Giannini opened a branch in downtown San José – his first outside San Francisco. By 1918, the Bank of Italy had 24 branches across the state of California, making it the state's first statewide bank. In 1928, the Bank of Italy merged with the much smaller Bank of America of Los Angeles, and in 1930 Giannini rebranded his banking empire the Bank of America.[40]

[36] *Building & Engineering* (November 21, 1925).
[37] "New Bank Building under Construction," *San Anselmo Herald* (January 1, 1926).
[38] "Two New Features of the Home Bank Attract Attention," *San Anselmo Herald* (April 7, 1926).
[39] "Home Bank Takes Name of Liberty Bank," *San Anselmo Herald* (February 18, 1927).
[40] Ralph J. Christian, *National Register of Historic Places Inventory-Nomination: Bank of Italy Building* (San Francisco, CA: June 1977).

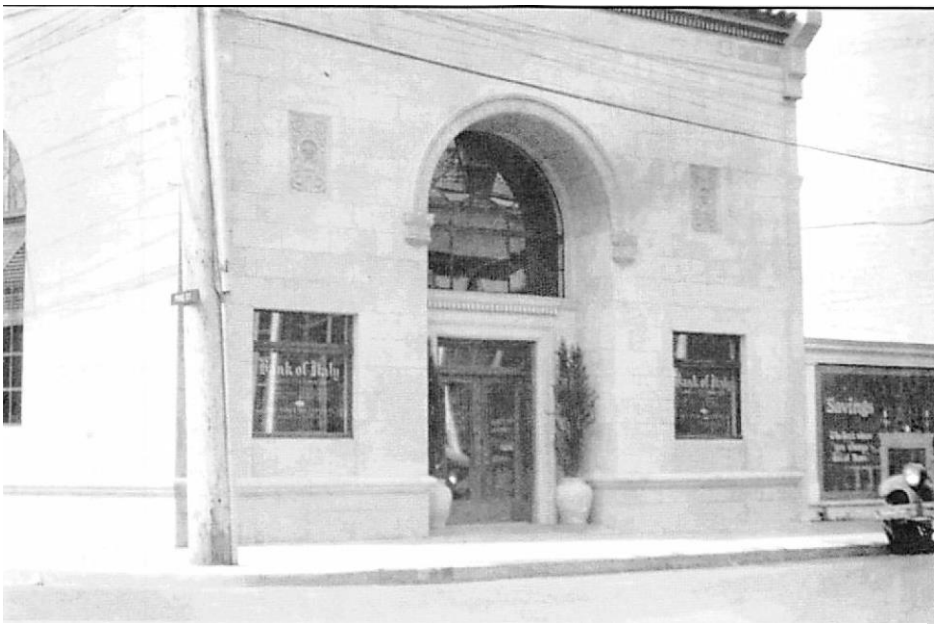


Figure 21. Primary façade of 401 San Anselmo Avenue, Ca. 1928.
Source: San Anselmo Historical Society

The Bank of Italy's acquisition of the Home Savings and Commercial Bank in 1927 was likely motivated by the marked growth of San Anselmo's Italian community in the two decades following the 1906 Earthquake. A couple of years earlier, Giannini had opened a branch in nearby Fairfax, as well as one in downtown San Rafael. Giannini did not change the administration of the San Anselmo branch bank that much after acquiring it, retaining most of the original directors, including H.S. Foote, C.F. Reindollar, and H.P. Bostick. Meanwhile, A.J. Uhrich was hired to serve as the branch manager, until Foote took over toward the end of the decade.[41]

Bank of Italy made several minor changes to 401 San Anselmo Avenue after acquiring it in 1927 – mostly related to signage. A Ca. 1928 photograph shows what the bank looked like with the new Bank of Italy signage on the windows **(Figure 21)**. This rare photograph is principally valuable because it illustrates what the bank looked like before it was doubled in size in 1946. The Ca. 1928 photo indicates that the gap between the bank and the Home Market was still a vacant lot concealed behind a wood fence with a Bank of Italy advertisement painted on it. This lot was later developed with a small, one-story commercial building that was later torn down in 1946. This photograph also shows the original double-leaf wood doors in the main entrance, the original square windows flanking the main entrance, and the original molded water table. Finally, the image indicates that the terra cotta panels above the windows were originally rectangular in shape and that they depicted a vegetal motif.[42]

Bank of America was one of at least three banks operating in San Anselmo during the early twentieth century. Two other banks located in the downtown area included the First Bank of San Anselmo, which opened in 1911 at the southeast corner of Bank Street and Sir Francis Drake Boulevard; and the Mercantile Trust Co. at 400-04 San Anselmo Avenue (now Wells Fargo), which opened in 1926 across the street from the subject property (see Figures 8-9).

[41] Advertisement, *San Anselmo Herald* (January 31, 1930).
[42] These panels were later changed to roundels depicting the *U.S.S. Portsmouth* – an early Bank of America insignia.

H.S. Foote continued to run the San Anselmo Bank of America until 1932, when he took over the downtown San Rafael branch. In his place, the bank hired Frank P. Theron.[43] By 1941, there were at least seven Bank of America branches operating in Marin County, including in Fairfax, Mill Valley, Point Reyes Station, San Rafael, Tomales, San Anselmo, and Sausalito.[44] These banks, as well as the many other local and regional banks operating across the county, served Marin County's citizens and business owners, helping to finance construction, make personal and business loans, and safeguard depositors' savings.



Figure 22. 401 San Anselmo Avenue, Ca. 1950.
Source: San Anselmo Historical Society

In February 1946, an article in the *San Anselmo Herald* announced that the Bank of America planned to expand and remodel its San Anselmo branch. The $40,000 project entailed annexing the adjoining 15'-wide strip of land to the north, which contained an insurance office operated by Harry N. Christensen, and knocking it down to make way for a substantial horizontal addition. Another addition was to be built at the rear to accommodate offices and toilet rooms. In addition, both the exterior and the interior were to be remodeled to give the newly enlarged building a unified and contemporary appearance. The remodel more than doubled the interior square footage, allowing Bank of America to increase the number of teller windows from five to 15, as well as accommodating a larger vault.[45] The fireplace was evidently removed at this time and the mezzanine enclosed for storage and mechanical equipment. There is no surviving building permit on file for this project, but a Ca. 1950 photograph indicates that the expansion did take place as described in the newspaper article **(Figure 22)**. This image also shows the new larger windows on

[43] "Bank Statements Show Fine Condition," *San Anselmo Herald* (January 11, 1940).
[44] Frank P. Theron, "Civic Forum: Community Banking, Bank of America," *San Anselmo Herald* (April 3, 1941).
[45] "Bank of America is Expanding, Taking in Christensen's Office," *San Anselmo Herald* (February 1946).

the primary façade, the new roundels above the windows, the new tiled bulkhead, and the new rear addition.

The 1950 Sanborn Maps, an update of the 1924 series, shows the San Anselmo branch of the Bank of America at 401 San Anselmo Avenue **(Figure 23)**. The building is depicted as a one-story-and-mezzanine, reinforced-concrete commercial building with a pair of one-story additions at the side and the rear. The 1950 Sanborn Maps show few vacant lots remaining in downtown San Anselmo, which was approximately 85 percent developed. The block partially bounded by Tunstead Avenue, San Anselmo Avenue, and Pine Street lay at the heart of downtown San Anselmo, with a market, a bakery, a furniture store, a laundry, a restaurant, and a half-dozen small stores.

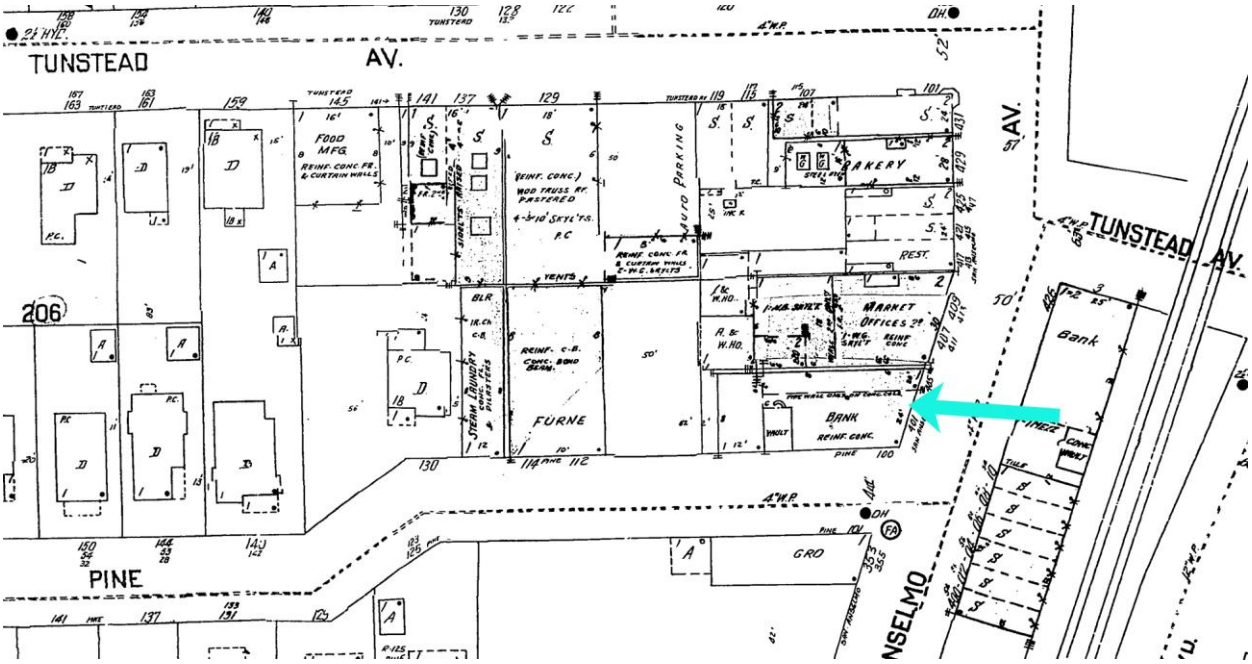


Figure 23. 1950 Sanborn Map; subject property indicated by blue arrow.
Source: San Francisco Public Library

The San Anselmo branch of Bank of America continued to operate for 95 years. After the 1946 remodel, the bank underwent several more changes. Ca. 1965, the three large arched windows on the Pine Street façade were removed and their openings infilled – allegedly due to leaks. In 1972, the two windows on the north side of the San Anselmo Avenue façade were removed and replaced with walk-up teller windows.[46] In the early 1980s, these teller windows were replaced with a blank vestibule containing a pair of Versateller (ATM) machines.[47] In 2018, the front doors were replaced with an inexpensive anodized aluminum counterpart. Not long afterward new awnings were installed above the main entrance and the two remaining windows on the primary façade. The interior has been remodeled many times since 1946 and the signage has changed along with Bank of America's evolving brand identity.

[46] Town of San Anselmo Building Department, Plans and permit applications on file for 401 San Anselmo Avenue.
[47] Unknown author, "Bank of America" (undated manuscript at the San Anselmo Historical Museum).

San Anselmo's Bank of America branch closed during the worldwide Covid 19 epidemic of 2020-21, remaining vacant for a couple of years. On December 1, 2023, Bank of America's corporate real estate division sold 401 San Anselmo Avenue to the current owner, Rhino One LLC.[48]

Table 1 provides a list of all previous owners of 401 San Anselmo Avenue from 1925 until the present day.

Table 1. Chain of Title for 401 San Anselmo Avenue

Document Reference	Date	Grantor	Grantee
Building & Engineering	April 1925	Mrs. George Hund	Mercantile Trust Co.
Building & Engineering	November 1925	Mercantile Trust Co.	Home Savings and Commercial Bank
San Anselmo Herald	February 1927	Home Savings and Commercial Bank	Liberty Bank of America/Bank of Italy
Marin County Office of the Clerk-Recorder Grant Deed	December 1, 2023	Bank of America Bank of America National Trust & Savings Association	Rhino One LLC

C. Alterations

As mentioned, 401 San Anselmo Avenue has undergone many alterations since it was constructed 98 years ago. It appears that the building underwent relatively few changes in its first two decades of operation apart from minor changes to signage. The building underwent the most substantial changes in 1946 when Bank of America decided to enlarge its San Anselmo branch by building a pair of additions, including a concrete addition on the north side of the property to house more teller stations and a wood-frame addition at the rear to accommodate new offices and toilet rooms. The exterior and interior were both remodeled at the same time to unify and modernize the building's appearance. As part of this work, the window openings on the primary façade were enlarged and the window sashes replaced. In addition, some of the ornament was either removed or concealed, including the molded water table, which was replaced by a smooth wainscoting of terra cotta tile. In the mid-1960s, the three arched windows on the Pine Street façade were removed and the openings infilled with framing and stucco. In 1972, the two northernmost windows on the primary façade were removed and replaced with walk-up teller windows. A decade later these were replaced with a windowless vestibule containing a pair of ATMs. More recent changes include the replacement of the front doors with an ADA-compliant anodized-aluminum door in 2018 and the addition of awnings above the main entrance and the windows on the primary façade sometime afterward.

Table 2 documents all known alterations to 401 San Anselmo Avenue since it was completed in 1926. Very few of these alterations are documented permits, so alternate sources of information are cited wherever possible.

[48] Marin County Office of the Assessor-Recorder, Sales records on file for 401 San Anselmo Avenue.

Table 2: Building Permit Applications on File for 401 San Anselmo Avenue

Source/Date	Applicant	Scope/Cost/Builder
Building & Engineering (August 15, 1925)	Mercantile Trust Co.	New construction: build one-story, reinforced-concrete bank building costing $42,500. Contractor: D. Paganini
San Anselmo Herald (February 14, 1946)	Bank of America	Expand size of existing bank from 2,100 to 4,500 sf with two additions, remodel exterior, and remodel interior costing $40,000.
N/A Ca. 1965	Bank of America	Remove and infill windows on Pine Street façade.
San Anselmo Building Department June 1972	Bank of America	Remove two windows from primary façade and replace with two walk-up teller windows.
N/A Ca. 1982	Bank of America	Replace two walk-up teller windows with a vestibule containing a pair of ATMs.
San Anselmo Building Department September 2018	Bank of America	Replace front doors with ADA-compliant door and vestibule floor. Architect: Little Diversified Architectural Consulting Contractor: Unknown
N/A Ca. 2018	Bank of America	Install awnings above the main entrance and windows on the primary façade.

D. Samuel S. Heiman



Figure 24. Samuel S. Heiman. Source: San Anselmo Historical Museum

Architect Samuel S. Heiman designed 401 San Anselmo Avenue **(Figure 24)**. Samuel Heiman was born June 3, 1885 in San Francisco to German-Jewish parents: Jonas and Celia Heiman (originally spelled Hyman).[49] His father immigrated to the U.S. in 1871 and worked as a driver at a brewery. His wife Celia immigrated in 1877. Samuel grew up at 834 Page Street in the Western Addition. He had an older sister named Mariam (born 1882) and a younger brother named Abraham (born 1887). According to the 1900 Census, Samuel, who was only 15 at the time, was working as an apprentice draftsman at Union Iron Works.[50] In the early 1910s, Heiman began practicing architecture even though he was not licensed. He initially collaborated with a man named Mel I. Schwartz, designing small commercial buildings and residences in San Francisco.[51] He lived at 1370 La Playa in the city's Oceanside neighborhood. Samuel Heiman served in the U.S. Army during World War I. After the war, he returned to San Francisco and resumed practicing architecture.

[49] U.S. World War I Draft Registration Cards, 1917-1918, for Samuel Heiman.
[50] 1900 U.S. Census for San Francisco, California, Enumeration District 160, Sheet 6.
[51] San Anselmo Historical Museum, "Samuel Heiman – A Busy San Anselmo Architect": https://sananselmohistory.org/articles/samuel-heiman/, accessed April 12, 2024.



Figure 25. San Francisco Department of Public Health.

In April 1920, Heiman was arrested for practicing architecture without a license.[52] After obtaining a license, he began working independently from an office in the Mechanics' Institute in downtown San Francisco. Heiman prospered during the 1920s-era building boom.[53] One of his first major projects was a five-story factory for Alcone Knitting Mills at Mission and Plum streets.[54] Heiman moved to Ross in the early 1920s, although he kept his office in San Francisco. After the move, Heiman began working widely in the Ross Valley and elsewhere in Marin County. His early San Anselmo projects include a Mission Revival commercial building for the real estate firm of Kent & Minto at 208 Sir Francis Drake (1923), the Tamalpais Theater at 324-32 Sir Francis Drake (1923), a commercial block for Joseph C. Raas and Milton Esberg at 526-36 San Anselmo Avenue (1924), the Durham Garage at 610 Sir Francis Drake (1924), Home Savings and Commercial Bank at 401 San Anselmo Avenue (1925), and the Red Hill School (1930).[55] Heiman remained involved in San Francisco and on the Peninsula during the 1920s, designing a series of houses in San Francisco's affluent St. Francis Wood, Sea Cliff, and Forest Hill neighborhoods, as well as Baywood in San Mateo.[56] In 1928, Heiman designed an addition for Galileo High School in San Francisco.[57] Heiman's most prominent commission, however, was the $900,000 San Francisco Department of Public Health, a four-story office building and clinic located at Polk and Grove streets opposite San Francisco City Hall **(Figure 25)**.

Samuel Heiman lived at 155 Lagunitas Avenue in Ross with his wife Dorothy and their two sons: Warren and Lawrence.[58] In World War II, he enlisted in the U.S. Army, serving in the U.S. Army Corps of Engineers. After returning to civilian life, Heiman began teaching architectural drafting to inmates at San Quentin Prison.[59] He died April 6, 1947 at the age of 61.[60]

[52] Architects' License Test Case is Begun," *San Francisco Chronicle* (April 16, 1920), 2.
[53] San Anselmo Historical Museum, "Samuel Heiman – A Busy San Anselmo Architect": https://sananselmohistory.org/articles/samuel-heiman/, accessed April 12, 2024.
[54] "For New Knitting Mills," *San Francisco Chronicle* (October 4, 1924), 10.
[55] San Anselmo Historical Museum, "Samuel Heiman – A Busy San Anselmo Architect": https://sananselmohistory.org/articles/samuel-heiman/, accessed April 12, 2024.
[56] "Master Home Ground Breaking Ceremony Saturday: Work to Begin on Ideal Residences on Baywood Site," *San Francisco Chronicle* (September 21, 1927), 17.
[57] "Site to be Cleared for War Memorial," *San Francisco Chronicle* (August 14, 1928), 8.
[58] 1930 U.S. Census for Ross, California, Enumeration District 21-10, Sheet 6B.
[59] San Anselmo Historical Museum, "Samuel Heiman – A Busy San Anselmo Architect": https://sananselmohistory.org/articles/samuel-heiman/, accessed April 12, 2024.
[60] U.S. Find a Grave Index, 1600s-Current, for Samuel Heiman.

VI. Determination of Eligibility

A. California Register of Historical Resources

The California Register is an authoritative guide to significant architectural, archaeological, and historical resources in the State of California. Resources are listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. The California Register also includes properties identified in historical resource surveys with California Historic Resource Status Codes of 1 to 5 and resources designated as local landmarks by municipal or county ordinances. Properties may also be nominated to the California Register by local governments, non-profit organizations, or private citizens. The eligibility criteria used by the California Register are closely based on those developed by the National Park Service for the National Register of Historic Places (National Register). In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

> **Criterion 1 (Event):** Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
>
> **Criterion 2 (Person):** Resources that are associated with the lives of persons important to local, California, or national history.
>
> **Criterion 3 (Design/Construction):** Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
>
> **Criterion 4 (Information Potential):** Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

As mentioned previously, according to the BERD, 401 San Anselmo Avenue has a California Register Status Code of 5S2, meaning that it appears eligible for local landmark designation. However, San Anselmo does not have a local landmarks inventory or any means for designating notable properties. In the sections below, we evaluate the property for California Register eligibility under each of the four criteria.

Criterion 1

401 San Anselmo Avenue does not appear eligible for the California Register under Criterion 1 (Events). Constructed in 1926 by the Home Savings and Commercial Bank, 401 San Anselmo Avenue is broadly reflective of the commercial development that remade downtown San Anselmo during the 1920s-era building boom. However, many properties in downtown San Anselmo share this association. Furthermore, 401 San Anselmo Avenue is not associated with any individual “events that have made a significant

contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States."

Criterion 2

401 San Anselmo Avenue does not appear eligible for the California Register under Criterion 2 (Persons). To be eligible under this criterion, the property should be closely associated with the "productive life" of an individual who has made important contributions. For most people, this means their workplace. In addition, the events in question must have occurred more than 50 years ago unless they are of "exceptional importance." The most important person associated with the subject property is A.P. Giannini, the founder of Bank of Italy. Although his bank purchased the subject property in 1927, it is not known if Giannini ever visited the property. However, it is known that he never physically occupied any part of the property because his main offices were in San Francisco. Furthermore, none of the bank's board of directories, managers, or employees are widely known today and none have been known to have made any lasting or significant contributions to local, California, or national history.

Criterion 3

401 San Anselmo Avenue does not appear eligible for the California Register under Criterion 3 (Design/Construction). The building's most distinctive characteristic is that it is an older small-town branch bank once owned by one of the nation's largest and most important banking corporations. It is also an example of a traditional "banking temple," by virtue of its prominent siting on a corner lot, its one-story massing, and its quasi-monumental design that originally had arched divided-lite windows and an elaborate banking hall. However, in order to qualify under Criterion 3, a property must continue to "embody the distinctive characteristics of a type, period, region, or method of construction." Designed in a blend of the Mediterranean and Classical Revival styles, the original design was not a particularly distinctive one in that it was a hybrid and not a pure embodiment of any particular style. More important, it has undergone multiple alterations that have greatly changed its character and diminished its integrity to the point where it would no longer qualify for listing under this criterion.

Originally constructed in 1926, 401 San Anselmo Avenue was purchased by the Bank of Italy in 1927, which made minor changes to signage. In 1946, the Bank of America doubled the size of the building, constructing two additions. To make these additions blend in and give the bank a contemporary appearance, the exterior and interior of the original building were stripped of most of their ornament. Furthermore, the addition of the two extra bays on the primary façade destroyed the building's original symmetry. Additional changes, including the infilling of the windows on Pine Street in the mid-1960s and the removal of the windows on the north side of the primary façade have only further eroded the original design. The building that exists today is largely a product of the 1946 remodel, with later iterative changes dating to the 1960s, 1970s, 1980s, and the present century. Finally, 401 San Anselmo Avenue does not embody high artistic values and it is not the work of a master architect.

Criterion 4

Analysis of 401 San Anselmo Avenue for eligibility under Criterion 4 (Information Potential), which deals mainly with archaeological resources, is beyond the scope of this report.

VII. Conclusion

Designed by architect Samuel S. Heiman in 1925 for the Mercantile Trust Company, 401 San Anselmo Avenue was built in 1926 by the Home Savings and Commercial Bank, which had purchased the property and the plans in late 1925. The bank opened in June 1926 under this name, but a year later it was absorbed by the Bank of Italy. In 1930, A.P. Giannini changed the bank's name to the Bank of America. In 1946, the Bank of America significantly enlarged the building with two horizontal additions, including one on the north side and another on the west side. The exterior and the interior were both remodeled at the same time to unify and modernize the building's appearance. Additional alterations occurred in the 1960s, when the arched windows on the south façade were removed. In the 1970s, two of the windows on the primary façade were replaced with walk-up teller windows, and in the 1980s these teller windows were replaced with ATMs. Most recently, in 2018, the front door was replaced and new awnings installed above the main entrance and the remaining two windows on the primary façade. The property operated as Bank of America's downtown San Anselmo branch for nearly a century, closing its doors in 2021. In 2023, the current owner, One Rhino LLC, purchased the property. Based on the analysis in this report, 401 San Anselmo Avenue does not appear eligible for individual listing in the California Register of Historical Resources, in large part due to the alterations that it has undergone.

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IX. Appendix

A. 1987 Historic Resources Inventory Forms for 401 San Anselmo Avenue

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. ___ — ___ — ___
HABS___ HAER___ Loc___ SHL No.___ NR Status___
UTM: A___ C___
B___ D___

IDENTIFICATION

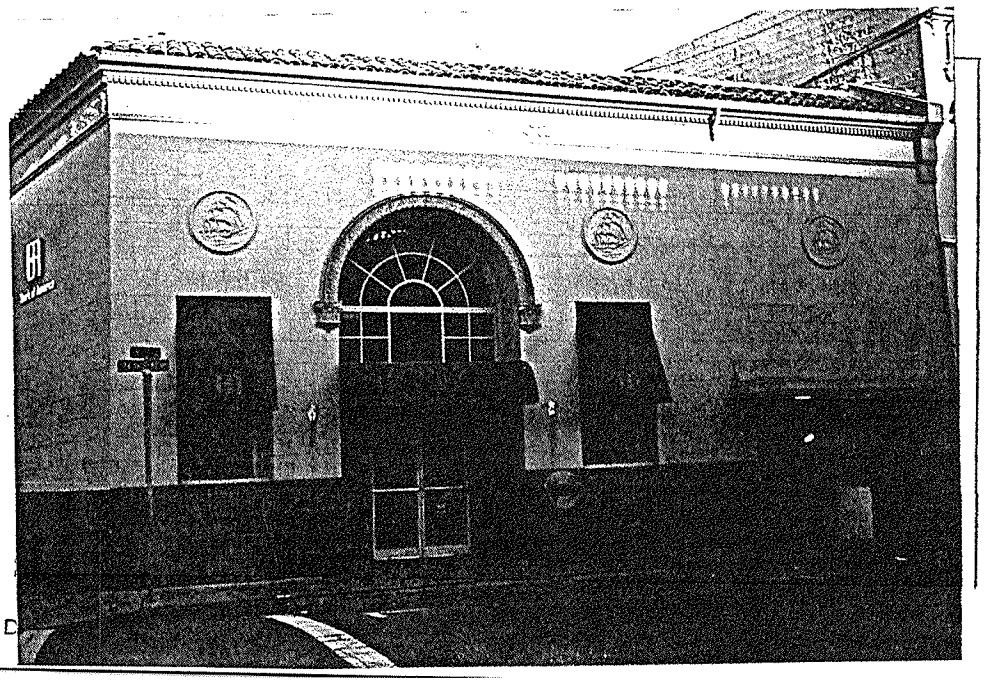
1. Common name: Bank of America
2. Historic name: Bank of Italy
3. Street or rural address: 401 San Anselmo Avenue
   City San Anselmo Zip 94960 County Marin
4. Parcel number: 7-251-22
5. Present Owner: Merchants National Realty Corp. Address: c/o B of A Tax Dept P.O. Box 37000
   City San Francisco Zip 94137 Ownership is: Public ___ Private X
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

7a. Architectural style: Italianiate (Commercial) (Italy)

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The Bank's roof line is a low hip melding into a flat roof. The roof is tiled. Rather than the typical brackets, the building is decorated with dentals. Medallions of the Bank of America crest appear at either side of the entry. The facade is stuccoed and below the eye level, the face is tiled. The entry way is decorated with an Italianate hood moulding above fan window. Similar windows once decorated the side the building along Pine Street, but have since been closed-up. This building has been enlarged, encapsulating the building that been next door, a Savings and Loan Company. At the time of the remodeling, the stucco embellishments were changed to the Bank of America crests.



8. Construction date: Estimated 1925 Factual ___
9. Architect ___
10. Builder ___
11. Approx. property size (in feet) Frontage 47.33 Depth 95 or approx. acreage ___
12. Date(s) of enclosed photograph(s) July, 1987

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: Enlarged at rear and side.

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up __X__
Residential ____ Industrial ____ Commercial X ____ Other: ____

16. Threats to site: None known __x__ Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? x ____ Moved? ____ Unknown? ____

18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

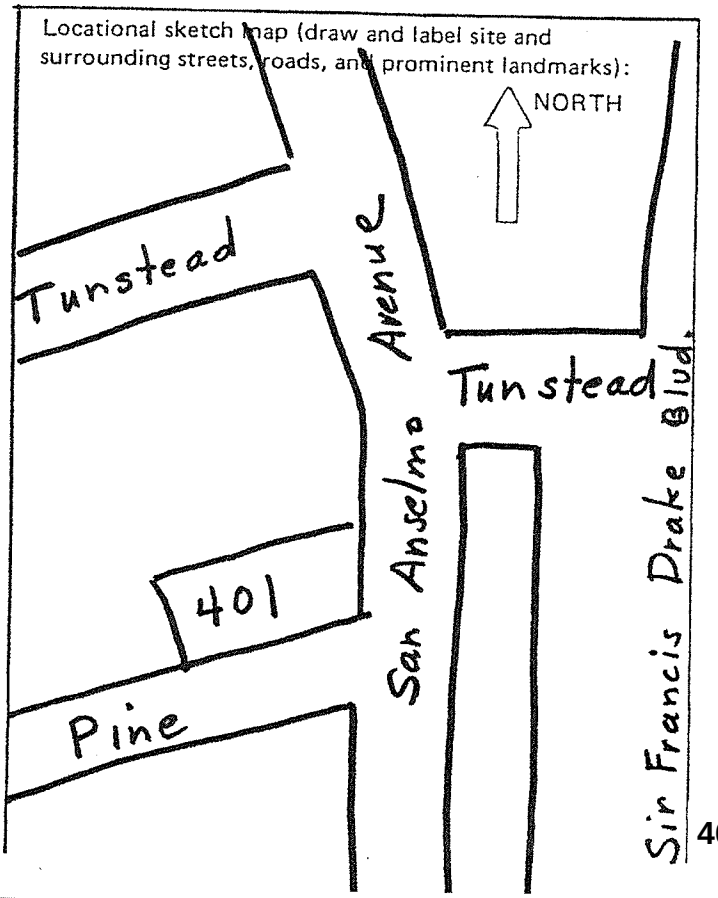
California experienced an economic boom at the end of World War I. Revenue poured in through the land boom, oil, and the movie industry. San Anselmo experienced a tremendous growth period at this time with new housing going up everywhere. New banks were being established in Town. The Bank of Italy, later, the Bank of America fell into this category.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure ____
Economic/Industrial 1 Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared June, 1987
By (name) Richard McLaren
Organization S.A.Historical Commission
Address: 110 Tunstead Ave.
City San Anselmo Zip 94960
Phone: ____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



ROCKRIDGE GEOTECHNICAL

Prepared for **Embarcadero Advisors**

GEOTECHNICAL INVESTIGATION
PROPOSED RENOVATION AND ADDITION
401 SAN ANSELMO AVENUE
SAN ANSELMO, CALIFORNIA

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November 6, 2023
Project No. 23-2488

ROCKRIDGE GEOTECHNICAL

November 6, 2023
Project No. 23-2488

Mr. Michael Day
Embarcadero Advisors
407 San Anselmo Avenue, Suite 201
San Anselmo, California 94960

Subject: Geotechnical Investigation
Proposed Renovation and Addition
401 San Anselmo Avenue
San Anselmo, California

Dear Mr. Day:

We are pleased to present the results of our geotechnical investigation for the proposed renovation and addition to the existing building at 401 San Anselmo Avenue in San Anselmo, California. Our investigation was performed in accordance with our proposal dated September 11, 2023.

The site is on the northwestern corner of the intersection of San Anselmo Avenue and Pine Street. The subject property is bordered by a parking lot to the west, a commercial building to the north, San Anselmo Avenue to the east, and Pine Street to the south. The site is trapezoidal shaped with maximum plan dimensions of about 40 feet by 75 feet. Currently, the site is entirely occupied by a one- and two-story building previously used as a bank. The southern half of the building was constructed in 1925 and the northern half was constructed later as part of an expansion for the bank. The eastern two-thirds of the building is two stories with a partial mezzanine and the western third of the building is one story.

Plans are to convert the existing building into a mixed-use property, including the addition of a third story. Plans include commercial use on the ground floor and residential units on the second and third floors.

Based on the results of our geotechnical investigation, we conclude there are no major geotechnical issues that would preclude development of the site as proposed. The primary geotechnical issues at the site are: 1) the potential for up to about 1-1/2 inches of liquefaction-induced differential settlement across a horizontal distance of 30 feet, and 2) providing adequate vertical and lateral support for the proposed improvements. We conclude the proposed addition and improvements can be supported on interconnected spread footings.

The recommendations contained in our report are based on limited subsurface exploration. Consequently, variations between expected and actual subsurface conditions may be found in localized areas during construction. Therefore, we should be engaged to observe site preparation

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and foundation installation, during which time we may make changes to our recommendations if deemed necessary.

We appreciate the opportunity to provide our services to you on this project. Should you have any questions, please call.

Sincerely,
ROCKRIDGE GEOTECHNICAL, INC.



Linda H.J. Liang, P.E., G.E.
Principal Engineer



Alex D. Limpert, P.E.
Project Engineer

Enclosure

QUALITY CONTROL REVIEWER:

Craig S. Shields, P.E., G.E.
Principal Engineer

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ROCKRIDGE GEOTECHNICAL

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ROCKRIDGE GEOTECHNICAL

GEOTECHNICAL INVESTIGATION
PROPOSED RENOVATION AND ADDITION
401 SAN ANSELMO AVENUE
San Anselmo, California

1.0 INTRODUCTION

This report presents the results of the geotechnical investigation performed by Rockridge Geotechnical, Inc. (Rockridge) for the proposed renovation and addition to the existing building at 401 San Anselmo Avenue in San Anselmo, California. The site is on the northwestern corner of the intersection of San Anselmo Avenue and Pine Street, as shown on the Site Location Map (Figure 1).

The subject property is bordered by a parking lot to the west, a commercial building to the north, San Anselmo Avenue to the east, and Pine Street to the south. The site is trapezoidal shaped with maximum plan dimensions of about 40 feet by 75 feet, as shown on the Site Plan (Figure 2). The ground surface at the site and vicinity is relatively flat. Currently, the site is entirely occupied by a one- and two-story building previously used as a bank. The southern half of the building was constructed in 1925 and the northern half was constructed later as part of an expansion for the bank. The eastern two-thirds of the building is two stories with a partial mezzanine and the western third of the building is one story. Information regarding the building foundation type and depth was not available when this report was prepared. We encountered a 7-inch-thick concrete floor slab at our test boring location. We assume the existing building is supported on spread footings.

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Plans are to convert the existing building into a mixed-use property, including the addition of a third story. Plans include commercial use on the ground floor and residential units on the second and third floors.

2.0 SCOPE OF SERVICES

Our investigation was performed in accordance with our proposal dated September 11, 2023. Our scope of services consisted of exploring subsurface conditions at the site by drilling one test

boring, performing laboratory testing on selected soil samples, and performing engineering analyses to develop conclusions and recommendations regarding:

- soil and groundwater conditions at the site
- site seismicity and seismic hazards, including the potential for liquefaction and liquefaction-induced ground failure
- the most appropriate foundation type(s) for the proposed renovation and addition
- design criteria for the recommended foundation type(s), including vertical and lateral capacities for each of the foundation type(s)
- estimates of foundation settlement
- permanent wall design pressures, where needed
- site grading and fill placement, including criteria for fill quality and compaction
- subgrade preparation for new slab-on-grade floors
- corrosivity of the near-surface soil and the potential effects on buried concrete and metal structures and foundations
- 2022 California Building Code (CBC) site class and design spectral response acceleration parameters
- construction considerations.

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3.0 FIELD INVESTIGATION AND LABORATORY TESTING

We explored the subsurface conditions at the site by drilling one test boring and performing laboratory testing on selected soil samples. Before drilling, we obtained a drilling permit from Marin County Environmental Health Services (MCEHS). We also contacted Underground Services Alert (USA) to notify them of our work, as required by law, and retained C. Cruz Sub-Surface Locators, a private utility locator, to check the boring location to reduce the potential for encountering buried utilities during drilling. Details of our field investigation and laboratory testing are presented in this section.

3.1 Test Boring

One test boring, designated as Boring B-1, was drilled on October 2, 2023, by Stapleton Engineering and Exploration of Santa Rosa, California, at the approximate location shown on Figure 2. We advanced an 8-inch-diameter core through the concrete floor slab at the borehole location; the concrete slab was measured to be 7 inches thick.

Boring B-1 was drilled to a depth of 37-1/2 feet below the top of the slab (bts) using a portable drill rig equipped with 4-inch-outside-diameter solid-stem flight augers. During drilling, our field engineer logged the soil encountered and obtained representative samples for visual classification and laboratory testing. Our field engineer noted the date and time when groundwater was encountered during drilling. The boring log is presented in Figure A-1 in Appendix A. The soil encountered in the boring was classified in accordance with the classification system presented in Figure A-2.

Soil samples were obtained using the Modified California (MC) split-barrel sampler with a 3.0-inch outside diameter and 2.5-inch inside diameter, lined with 2.43-inch-inside-diameter stainless steel tubes. The sampler was driven with a 140-pound rope-and-cathead safety hammer falling about 30 inches per drop. The sampler was driven up to 18 inches, and the hammer blows required to drive the sampler were recorded every 6 inches and are presented on the boring log. A "blow count" is defined as the number of hammer blows per 6 inches of penetration or 50 blows for 6 inches or less of penetration. The blow counts required to drive the MC sampler were converted to approximate Standard Penetration Test (SPT) N-values using a factor of 0.7 to account for sampler type and approximate hammer energy. The blow counts used for this conversion were the last two blow counts. The converted SPT N-values are presented on the boring log.

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Upon completion of drilling, the borehole was backfilled with neat cement grout in accordance with MCEHS requirements and patched with concrete. Soil cuttings from the borehole were placed in four 5-gallon buckets and left on-site.

3.2 Laboratory Testing

We re-examined each soil sample in the office to confirm the field classification and selected representative samples for laboratory testing. Laboratory tests were performed by B. Hillebrandt Soils Testing, Inc. of Alamo, California to measure moisture content, dry density, particle size distribution, and plasticity (Atterberg limits). Laboratory tests were performed by Project X Corrosion Engineering of Murrieta, California on one near-surface soil sample to provide data

for evaluating the soil corrosivity. The results of the laboratory tests are presented on the boring logs and in Appendix B.

4.0 SUBSURFACE CONDITIONS

Regional geologic information (Figure 3) indicates the site is underlain by Holocene-age alluvium (Qha). The results of our boring indicate the building is underlain by alluvium to the maximum depth explored of 37-1/2 feet bts. The alluvium consists of stiff to very stiff clay with variable silt and sand content interbedded with loose to medium dense sand with variable clay and gravel content.

4.1 Groundwater

Groundwater was initially encountered at a depth of 18-1/2 feet bts and rose to 17 feet bts prior to grouting. The groundwater levels measured in the boring may not have stabilized at the time when the measurements were taken.

To further estimate the groundwater level at the site, we reviewed information on the State of California Water Resources Control Board GeoTracker website.[1] From the GeoTracker website, we obtained information from monitoring wells installed at 343 San Anselmo Avenue, about 150 feet south of the site. A summary of groundwater-level measurements presented in the *Quarterly Groundwater Monitoring Report, 3rd Calendar Quarter 2001*, prepared by Hanover Incorporated and dated October 30, 2001, indicates the groundwater level was measured between June 2000 and August 2001. Measured groundwater levels ranged from 7.73 to 11.27 feet below the ground surface.

The depth to groundwater is expected to vary several feet annually depending on rainfall amounts. We recommend a design groundwater level at the site to be 7 feet bts.

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[1] https://geotracker.waterboards.ca.gov/

5.0 SEISMIC CONSIDERATIONS

5.1 Regional Seismicity and Faulting

The site is located within the Coast Ranges Geomorphic Province of California, which is characterized by northwest-trending valleys and ridges. These topographic features are controlled by folds and faults that resulted from the collision of the Farallon and North American plates and subsequent strike-slip faulting along the San Andreas Fault system. The San Andreas Fault is more than 600 miles long and extends from Point Arena in the north to the Gulf of California in the south. The Coast Ranges Geomorphic Province is bounded on the east by the Great Valley and on the west by the Pacific Ocean.

The major active faults in the area are the San Andreas, San Gregorio, and Hayward faults. These and other faults in the region are shown on Figure 4. For these and other active faults within a 50-kilometer radius of the site, the distance from the site and estimated characteristic moment magnitude[2] [Petersen et al. (2014) & Thompson et al. (2016)] are summarized in Table 1. These references are based on the Third Uniform California Earthquake Rupture Forecast (UCERF3), prepared by Field et al. (2013).

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[2] Moment magnitude (M_w) is an energy-based scale and provides a physically meaningful measure of the size of a faulting event. Moment magnitude is directly related to average slip and fault rupture area.

TABLE 1
Regional Faults and Seismicity

Fault Segment	Approximate Distance from Site (km)	Direction from Site	Characteristic Moment Magnitude
Total North San Andreas (SAO+SAN+SAP+SAS)	12	Southwest	8.04
North San Andreas (North Coast, SAN)	12	Southwest	7.52
North San Andreas (Peninsula, SAP)	12	Southwest	7.38
San Gregorio (North)	13	West	7.44
Total Hayward + Rodgers Creek (RC+HN+HS+HE)	16	Northeast	7.58
Hayward (North, HN)	16	Northeast	6.90
Rodgers Creek - Healdsburg	24	Northeast	7.19
West Napa	35	Northeast	6.97
Hayward (South, HS)	40	East	7.00
Green Valley	42	East	6.30
Concord	42	East	6.45
Mount Diablo Thrust North CFM	46	East	6.72
Mount Diablo Thrust	47	East	6.67
Total Calaveras (CN+CC+CS+CE)	48	East	7.43
Calaveras (North, CN)	48	East	6.86

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Damaging earthquakes have occurred along many of these faults in recorded history, as depicted on Figure 4 (USGS, 2021). Notable historic earthquakes which have impacted the Bay Area in recorded history include:

- 1838 San Andreas Earthquake, M_w = 7.4 (estimated)
- 1865 San Andreas Earthquake, M_w = 6.5 (estimated)
- 1868 Hayward Earthquake, M_w = 7.0 (estimated)
- 1906 Great San Francisco Earthquake (San Andreas Fault), M_w = 7.9 (estimated)
- 1989 Loma Prieta Earthquake (San Andreas Fault), M_w = 6.9

- 2014 West Napa Earthquake, $M_w = 6.0$

As a part of the UCERF3 project, researchers estimated that the probability of at least one $M_w \geq 6.7$ earthquake occurring in the greater San Francisco Bay Area during a 30-year period (starting in 2014) is 72 percent. The highest probabilities are assigned to sections of the Hayward (South), Calaveras (Central), and San Andreas (Santa Cruz Mountains) faults. The respective probabilities are approximately 25, 21, and 17 percent.

5.2 Geologic Hazards

Because the project site is in a seismically active region, we evaluated the potential for earthquake-induced geologic hazards including ground shaking, ground surface rupture, liquefaction,[3] lateral spreading,[4] and cyclic densification.[5] We used the results of our geotechnical investigation to evaluate the potential of these phenomena occurring at the site.

5.2.1 Ground Shaking

The seismicity of the site is governed by the activity of the San Andreas Fault, although ground shaking from future earthquakes on other faults, including the Hayward and San Gregorio faults, will also be felt at the site. The intensity of earthquake ground motion at the site will depend upon the characteristics of the generating fault, distance to the earthquake epicenter, and magnitude and duration of the earthquake. We judge that strong to very strong ground shaking could occur at the site during a large earthquake on one of the nearby faults.

5.2.2 Ground Surface Rupture

Historically, ground surface displacements closely follow the trace of geologically young faults. The site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act, and no known active or potentially active faults exist on the site. Therefore, we

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[3] Liquefaction is a phenomenon where loose, saturated, cohesionless soil experiences temporary reduction in strength during cyclic loading such as that produced by earthquakes.

[4] Lateral spreading is a phenomenon in which surficial soil displaces along a shear zone that has formed within an underlying liquefied layer. Upon reaching mobilization, the surficial blocks are transported downslope or in the direction of a free face by earthquake and gravitational forces.

[5] Cyclic densification is a phenomenon in which non-saturated, cohesionless soil is compacted by earthquake vibrations, causing ground-surface settlement.

conclude the probability of fault offset at the site from a known active fault to be very low. In a seismically active area, the remote possibility exists for future faulting in areas where no faults previously existed; however, we conclude that the probability of surface faulting, and consequently secondary ground failure from previously unknown faults, is very low.

5.2.3 Liquefaction and Liquefaction-Induced Hazards

When a saturated, cohesionless soil liquefies, it experiences a temporary loss of shear strength created by a transient rise in excess pore pressure generated by a strong ground motion. Soil susceptible to liquefaction includes loose to medium dense sand and gravel, low-plasticity silt, and some low-plasticity clay deposits. Flow failure, lateral spreading, differential settlement, loss of bearing strength, ground fissures, and sand boils are evidence of excess pore pressure generation and liquefaction.

The site is within a zone of high liquefaction susceptibility as shown on the map titled *Liquefaction Susceptibility Map 2-11, San Francisco Bay Region, California*, prepared by U.S. Geological Survey in 2000 (see Figure 5). We evaluated the liquefaction potential of soil encountered below the groundwater table at the site using data collected from our boring and the methodology proposed by Youd et al. (2001).

Our analyses were performed using an assumed high groundwater depth of 7 bts for the "during earthquake" groundwater level. In accordance with the 2022 CBC, we used a peak ground acceleration of 0.63 times gravity (g) in our liquefaction evaluation; this peak ground acceleration is consistent with the Maximum Considered Earthquake Geometric Mean (MCE_G) peak ground acceleration adjusted for site effects (PGA_M). We also used a moment magnitude 8.04 earthquake, which is consistent with the characteristic moment magnitude for the San Andreas Fault event, as presented on Table 1.

Our liquefaction analyses indicate the sandy silty clay layer between 14 and 20 feet bts is susceptible to cyclic softening during a major seismic event. Our liquefaction analyses also indicate there are interbedded medium dense sand and clayey sand layers present between depths of 20 and 34 feet bts that are susceptible to liquefaction during a major earthquake. Based on the results of our analyses, we estimate total "free-field" ground settlement associated with

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liquefaction after an MCE event generating a PGA_M of 0.63g will be up to about 2-1/2 inches. We estimate liquefaction-induced differential settlement will be up to about 1-1/2 inches over a horizontal distance of 30 feet.

Liquefaction-Induced Hazards

Ishihara (1985) presented an empirical relationship that provides criteria used to evaluate whether liquefaction-induced ground failure, such as sand boils, would be expected to occur under a given level of shaking for a liquefiable layer of given thickness overlain by a resistant, or protective, surficial layer. Considering the ground surface at the site is entirely confined by a concrete floor slab and the non-liquefiable soil overlying the soil layers susceptible to surface manifestation (i.e., granular layers with $N_{1(60)}$ below 10 blows per foot) is relatively thick, we conclude the potential for surface manifestations from liquefaction, such as sand boils, to be low.

The site is underlain by about 14 feet of stiff to very stiff clay overlying soil susceptible to cyclic softening and liquefaction. Therefore, we conclude the potential for loss of bearing for shallow foundations, such as spread footings, underlain by 10 to 12 feet of stiff to very stiff clay to be low.

Lateral spreading occurs when a continuous layer of soil liquefies at a depth and the soil layers above move toward an unsupported face, such as a shoreline slope, or in the direction of a regional slope or gradient. Based on the lack of controlling boundary conditions (ground surface at the site and vicinity is relatively flat) and the soil layers susceptible to lateral spreading (i.e., granular layers with $N_{1(60)}$ below 15 blows per foot) are relatively thin and likely discontinuous, we conclude the potential for lateral spreading to occur at the site is low.

5.2.4 Cyclic Densification

Cyclic densification (also referred to as differential compaction) of non-saturated sand (sand above the groundwater table) can occur during an earthquake, resulting in settlement of the ground surface and overlying improvements. The results of our boring indicate that the soil above the groundwater at the site is not susceptible to cyclic densification due to its cohesion.

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Therefore, we conclude that the potential for ground surface settlement resulting from cyclic densification at the site is very low.

6.0 CONCLUSIONS AND RECOMMENDATIONS

From a geotechnical standpoint, we conclude the proposed renovation and addition can be constructed as planned, provided the recommendations presented in this report are incorporated into the project plans and specifications and implemented during construction. The primary geotechnical issues at the site are: 1) the potential for up to about 1-1/2 inches of liquefaction-induced differential settlement across a horizontal distance of 30 feet, and 2) providing adequate vertical and lateral support for the proposed improvements. Our conclusions and recommendations regarding foundation support and other geotechnical aspects of the project are presented in this section.

6.1 Site Preparation and Fill Placement

In areas that will receive fill or improvements (i.e., new building pad subgrade), the soil subgrade exposed should be scarified to a depth of at least eight inches, moisture-conditioned to above optimum moisture content, and compacted to at least 90 percent relative compaction.[6] If the subgrade consists of clean sand or gravel (defined as soil with less than 5 percent fines by weight) or is within 8 inches of finished subgrade in areas to receive vehicular traffic, it should be moisture-conditioned to above optimum moisture content and compacted to at least 95 percent relative compaction.

Fill should consist of on-site soil or imported soil (select fill) that is free of organic matter, contain no rocks or lumps larger than 3 inches in greatest dimension, and be approved by the Geotechnical Engineer. Imported soil (select fill) should also have a liquid limit of less than 40 and plasticity index of less than 12. Samples of proposed select fill material should be submitted to the Geotechnical Engineer at least three business days prior to use at the site. The grading contractor should provide analytical test results or other suitable environmental documentation

[6] Relative compaction refers to the in-place dry density of soil expressed as a percentage of the maximum dry density of the same material, as determined by the ASTM D1557 laboratory compaction procedure.

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indicating the imported fill is free of hazardous materials at least three days before use at the site. If this data is not provided, a minimum of two weeks will be required to perform any necessary analytical testing.

Fill should be placed in horizontal lifts not exceeding 8 inches in uncompacted thickness, moisture-conditioned to above optimum moisture content and compacted to at least 90 percent relative compaction. Fill consisting of clean sand or gravel (defined as soil with less than 5 percent fines by weight) or greater than 5 feet thick should be compacted to at least 95 percent relative compaction. Fill placed within 8 inches of soil subgrade for pavement that will be subjected to vehicular traffic, as well as the overlying Class 2 aggregate base, should be compacted to at least 95 percent relative compaction and be non-yielding.

6.1.1 Utility Trench Backfill

Excavations for utility trenches can be readily made with a backhoe. All temporary excavations used in construction should be designed, planned, constructed, and maintained by the contractor and should conform to the current CAL-OSHA requirements. To provide uniform support, pipes or conduits should be bedded on a minimum of 4 inches of clean sand or fine gravel. After the pipes and conduits are tested, inspected (if required) and approved, they should be covered to a depth of 6 inches with clean sand or fine gravel, which should be mechanically tamped. The pipe bedding and cover should be eliminated where a low-permeability plug is required as described below.

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Backfill for utility trenches and other excavations is also considered fill and should be placed and compacted according to the recommendations presented previously. If imported clean sand or gravel (defined as soil with less than 5 percent fines) is used as backfill, it should be compacted to at least 95 percent relative compaction. Jetting of trench backfill should not be permitted. Special care should be taken when backfilling utility trenches in pavement areas. Poor compaction may cause excessive settlements, resulting in damage to the pavement section.

Foundations should be bottomed below an imaginary line extending up at a 1.5:1 (horizontal to vertical) inclination from the base of utility trenches running parallel to the foundations. Alternatively, the portion of the utility trench (excluding bedding) that is below the 1.5:1 line can

be backfilled with controlled low-strength material (CLSM) with a 28-day unconfined compressive strength of at least 100 pounds per square inch (psi). If utility trenches are to be excavated below this 1.5:1 line adjacent to existing foundations or after construction of new building foundations, the trench walls need to be fully supported with shoring until CLSM is placed.

Where utility trenches enter the building pad, a low-permeability plug consisting of sand-cement slurry, at least 3 feet in length, should be installed where the trenches enter the building footprint.

6.2 Foundations and Settlement

Existing foundation plans were not available when we prepared this report, but we assume the building is supported on spread footings. As discussed in Section 5.2.3, the building is underlain by 14 feet of stiff to very stiff clay overlying soil that is susceptible to cyclic softening and liquefaction. We estimate total and differential settlements resulting from liquefaction of about 2-1/2 inches and 1-1/2 inches across a horizontal distance of 30 feet, respectively, may occur during an MCE event generating a PGA of 0.63g. According to Section 12.13.9.2 of ASCE 7-16, individual footings should be interconnected by ties (i.e., grade beams) if the seismically induced differential settlement exceeds 1.8 inches over a horizontal distance of 30 feet for a building in Risk Category II.

Based on the results of our investigation, we conclude the existing building and proposed renovation and addition may be supported on spread footings. Although the estimated potential seismically included differential settlement is less than 1.8 inches over a horizontal distance of 30 feet and thus foundation ties for individual footings are not required by Section 12.13.9.2 of ASCE 7-16 to address seismically induced differential settlements, we recommend the proposed improvements be supported on interconnected continuous footings to reduce the effects of combined static and seismically induced differential settlements. We also recommend existing individual footings be interconnected by ties to improve building performance during a major earthquake.

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6.2.1 Existing and New Spread Footings

Where existing foundations consist of isolated spread footings, we recommend grade beams be constructed to tie the isolated footings together to form a stiffened foundation system. Existing and new interconnected continuous footings should be at least 18 inches wide. Interconnected spread footings may be designed using an allowable bearing pressure of 3,500 pounds per square foot (psf) for dead-plus-live loads; this value may be increased by one-third for total loads, which include wind or seismic forces. The allowable bearing pressures for dead-plus-live and total loads include factors of safety of at least 2.0 and 1.5, respectively.

We judge settlement of existing footings under existing loads are complete. We estimate total and differential static settlements for existing footings subjected to new loads and new footings will not exceed 3/4 inch and 1/2 inch over a horizontal distance of 30 feet, respectively.

Lateral loads may be resisted by a combination of passive pressure on the vertical faces of the footings and friction between the bottoms of the footings and the supporting soil. To compute lateral resistance, we recommend using a uniform pressure of 1,500 psf for transient loads and an equivalent fluid weight (triangular distribution) of 260 pounds per cubic foot (pcf) for sustained loads; the upper foot of soil should be ignored unless confined by a slab or pavement. Frictional resistance should be computed using a base friction coefficient of 0.3. The passive pressure and frictional resistance values include a factor of safety of at least 1.5 and may be used in combination without further reduction.

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Footing excavations should be free of standing water, debris, and disturbed materials prior to placing concrete. The bottoms and sides of the footing excavations should be kept moist until concrete is placed in the excavations. We should check footing excavations prior to placement of reinforcing steel to check for proper bearing and preparation.

6.3 New Slab-on-Grade Floor

The subgrade for new slab-on-grade floor, if any, should be prepared in accordance with our recommendations in Section 6.1. Where water vapor transmission through the floor slab is not desirable, we recommend installing a capillary moisture break and water vapor retarder beneath

the floor slab. A capillary moisture break consists of at least 4 inches of clean, free-draining gravel or crushed rock. The particle size of the capillary break material should meet the gradation requirements presented in Table 2.

TABLE 2
Gradation Requirements for Capillary Moisture Break

Sieve Size	Percentage Passing Sieve
1 inch	90 – 100
¾ inch	30 – 100
½ inch	5 – 25
3/8 inch	0 – 6

The vapor retarder should meet the requirements for Class B vapor retarders stated in ASTM E1745. The vapor retarder should be placed in accordance with the requirements of ASTM E1643. These requirements include overlapping seams by 6 inches, taping seams, and sealing penetrations in the vapor retarder.

Concrete mixes with high water/cement (w/c) ratios result in excess water in the concrete, which increases the cure time and results in excessive vapor transmission through the slab. Therefore, concrete for the floor slab should have a low w/c ratio - less than 0.50. If the concrete is poured directly over the vapor retarder, we recommend the w/c ratio of the concrete not exceed 0.45. In either case, water should not be added to the concrete mix in the field. If necessary, workability should be increased by adding plasticizers. In addition, the slab should be properly cured. Before the floor covering is placed, the contractor should check that the concrete surface and the moisture emission levels (if emission testing is required) meet the manufacturer's requirements.

6.4 Permanent Below-Grade Walls

Permanent below-grade walls should be designed to resist lateral earth pressures imposed by the retained soil, as well as a surcharge pressure from nearby foundations and vehicles where appropriate. Walls that will retain more than 6 feet of soil will need to be designed for the more critical of static or seismic conditions.

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For static conditions, we recommend restrained and unrestrained walls be designed for the following lateral earth repressures:

- Restrained Wall - At-rest earth pressure using an equivalent fluid weight of 55 pcf for drained conditions and 89 pcf for undrained conditions.
- Unrestrained Wall - Active earth pressure using an equivalent fluid weight of 35 pcf for drained conditions and 79 pcf for undrained conditions.

Walls that will retain more than 6 feet of soil will need to be designed for the more critical of static (presented above) or the following seismic conditions.

- Restrained Wall - Active earth pressure using an equivalent fluid weight of 35 pcf plus a seismic increment of 25 pcf for drained conditions; and 79 pcf plus a seismic increment of 12 pcf for undrained conditions.
- Unrestrained Wall - Active earth pressure using an equivalent fluid weight of 35 pcf plus a seismic increment of 10 pcf for drained conditions; and 79 pcf plus a seismic increment of 5 pcf for undrained conditions.

Where there will be vehicular traffic behind the top of a permanent wall within a horizontal distance equal to 1.5 times the height of the wall, the wall should be designed for vehicular surcharge of 50 psf over the entire height of the wall. Where existing foundations are supported above a "zone-of-influence" line extending up from a permanent wall at an inclination of 1.5:1 (horizontal to vertical), the wall should be designed for a surcharge pressure. The magnitude of the surcharge pressure will need to be evaluated on a case-by-case basis.

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To protect against moisture migration, below-grade walls should be waterproofed and water stops should be placed at all construction joints. Although the below-grade walls will be above the design groundwater level, water can accumulate behind the walls from other sources, such as rainfall, irrigation, and broken water lines, etc. If the "drained" earth pressures presented above are used to design the walls, they will need to incorporate a drainage system. Alternatively, the walls may be designed for the recommended "undrained" earth pressures presented above over their entire height, in which case the drainage system may be omitted.

One acceptable method for backdraining below-grade walls is to place a prefabricated drainage panel against the back of the wall. The drainage panel should extend down to a perforated PVC

collector pipe at the base of the wall. The pipe should be surrounded on all sides by at least 4 inches of Caltrans Class 2 permeable material or 3/4-inch drain rock wrapped in filter fabric (Mirafi NC or equivalent). A proprietary, prefabricated collector drain system, such as Tremdrain Total Drain or Hydroduct Coil (or equivalent), designed to work in conjunction with the drainage panel may be used in lieu of the perforated pipe surrounded by gravel described above. The pipe should be connected to a suitable discharge point; a sump and pump system may be required to drain the collector pipes.

6.5 Seismic Design

As discussed in Section 5.2.3, the site is underlain by potentially liquefiable soil. For design in accordance with 2022 CBC, a Site Class F would be used and site-specific response spectra would be needed. However, considering the building with the proposed addition will have a period of 0.5 second or less, ASCE 7-16 does not require site-specific evaluations. Hence, for seismic evaluation where the building period is less than 0.5 second, we recommend Site Class D be used.

The latitude and longitude of the site are 37.9739° and -122.5625 °, respectively. For design per the 2022 CBC, we recommend the following:

- Site Class D (stiff soil, non-default)
- S_S = 1.50g, S_1 = 0.60g

The 2022 CBC is based on the guidelines contained within ASCE 7-16 (Supplement 3 revision), which stipulates that where S_1 is greater than 0.2 times gravity (g) for Site Class D, a ground motion hazard analysis is required unless the long-period spectral design parameters (S_{M1}, S_{D1}) are increased by 50%. Therefore, we recommend the following seismic design parameters, which include the 50% increase as designated by an asterisk:

- F_a = 1.0, F_v = 1.7
- S_{MS} = 1.50g, S_{M1}* = 1.53g
- S_{DS} = 1.00g, S_{D1}* = 1.02g
- Seismic Design Category D for Risk Factors I, II, and III

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6.6 Soil Corrosivity

Corrosivity tests were performed by Project X Corrosion Engineering of Murrieta, California on a soil sample obtained from B-1 at a depth of 1-1/2 feet bts. The corrosivity test results are presented in Appendix B of this report.

Many factors can affect the corrosion potential of soil including, but not limited to, resistivity, pH, and chloride and sulfate concentrations. Based on the minimum soil resistivity measurements of 1,742 ohm-cm, we conclude the soil is "highly corrosive" to buried metal (Roberge, 2018). Accordingly, all buried iron, steel, cast iron, galvanized steel, and dielectric-coated steel or iron should be protected against corrosion depending upon the critical nature of the structure. If it is necessary to have metal in contact with soil, a corrosion engineer should be consulted to provide recommendations for corrosion protection.

The results of the pH test (7.7) indicate the near-surface soil is "negligibly corrosive" to buried metallic and concrete structures. The chloride ion concentration (12.5 mg/kg) indicates the chlorides in the near-surface soil are "negligibly corrosive" to buried metallic structures and reinforcing steel in concrete structures below ground. The results also indicate the sulfate ion concentration (62.9 mg/kg) is sufficiently low such that sulfates do not pose a threat to buried concrete and mortars.

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6.7 Construction Considerations

The soil to be excavated for the new footings is expected to consist of alluvium. Due to overhead restrictions in certain areas and proximity to existing foundations, limited access or hand excavation equipment should be used.

Excavations that will be entered by workers should be shored or sloped in accordance with the Occupational Safety and Health Administration (OSHA) standards (29 CFR Part 1926). Where space permits, the sides of excavations may be sloped. We recommend the inclination of temporary construction slopes be no steeper than 1:1 in clayey soil (OSHA Type B Soil). Where space does not permit sloping of the excavation perimeter, a shoring system will be required to support the sides of the proposed excavation. The contractor should be responsible for the

construction and safety of temporary slopes. The shoring designer should be responsible for the shoring design.

Heavy equipment should not be used within the existing building and 10 horizontal feet from adjacent shallow foundations. Jumping jack or hand-operated vibratory plate compactors should be used for compacting fill within this zone.

7.0 GEOTECHNICAL SERVICES DURING CONSTRUCTION

Prior to construction, Rockridge Geotechnical, Inc. should review the project plans and specifications to check that they conform to the intent of our recommendations. During construction, our field engineer should observe foundation excavations prior to placement of reinforcing steel and perform field density testing to check subgrade preparation and fill compaction. These observations will allow us to compare actual with anticipated soil conditions and to check that the contractor's work conforms to the geotechnical aspects of the plans and specifications.

8.0 LIMITATIONS

This geotechnical investigation has been conducted in accordance with the standard of care commonly used as state-of-practice in the profession. No other warranties are either expressed or implied. The recommendations made in this report are based on the assumption that the subsurface conditions do not deviate appreciably from those disclosed in our field investigation. If any variations or undesirable conditions are encountered during construction, we should be notified so that additional recommendations can be made, where appropriate. The foundation recommendations presented in this report are developed exclusively for the proposed project described in this report and are not valid for other locations and construction in the project vicinity.

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FIGURES

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Base map: Google Maps, 2022

0 1,500 3,000 Feet

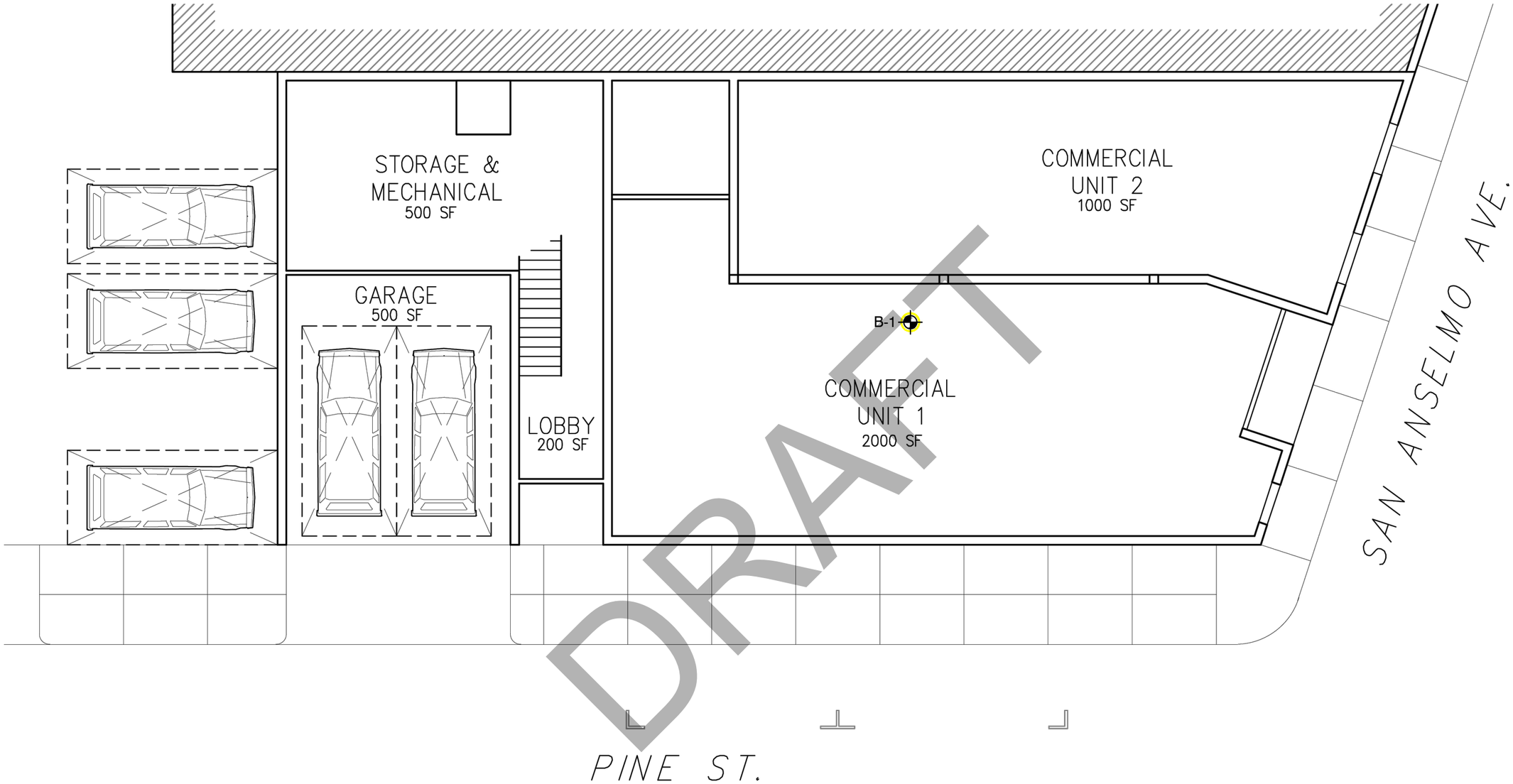
Approximate scale

401 SAN ANSELMO AVENUE
San Anselmo, California

ROCKRIDGE GEOTECHNICAL

SITE LOCATION MAP

Date 10/10/23	Project No. 23-2488	Figure 1



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EXPLANATION

B-1 Approximate location of boring by Rockridge Geotechnical, Inc., October 2, 2023

0 10 Feet

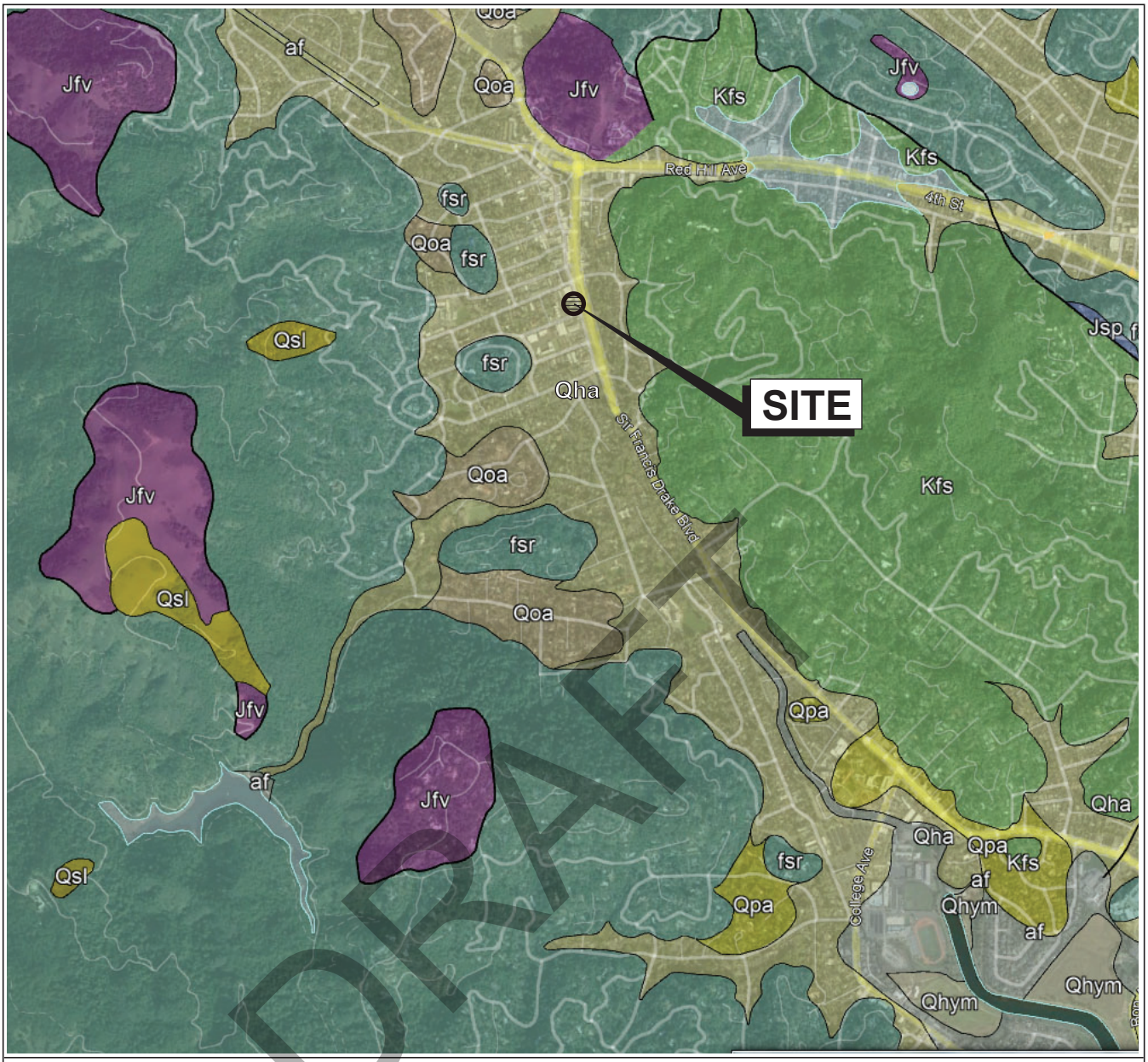
Approximate scale

401 SAN ANSELMO AVENUE
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SITE PLAN

Date 10/31/23	Project No. 23-2488	Figure 2

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af	Artificial Fill
Qhym	Mud deposits (late Holocene)
Qha	Alluvium (Holocene)
Qsl	Hillslope Deposits (Quaternary)
Qpa	Alluvium (Pleistocene)
Qoa	Alluvium (early (Pleistocene)
fsr	Franciscan Complex melange (Eocene, Paleocene, and (or) Late Cretaceous)
Kfs	Franciscan Complex sedimentary rocks (Cretaceous)
Jsp	Great Valley complex serpentinite (Jurassic)
Jfv	Franciscan Complex volcanic rocks (Jurassic)

Base map: Google Earth with U.S. Geological Survey (USGS), Marin County, 2022.

Geologic contact:
dashed where approximate and dotted where concealed, queried where uncertain

0 2,000 4,000 Feet

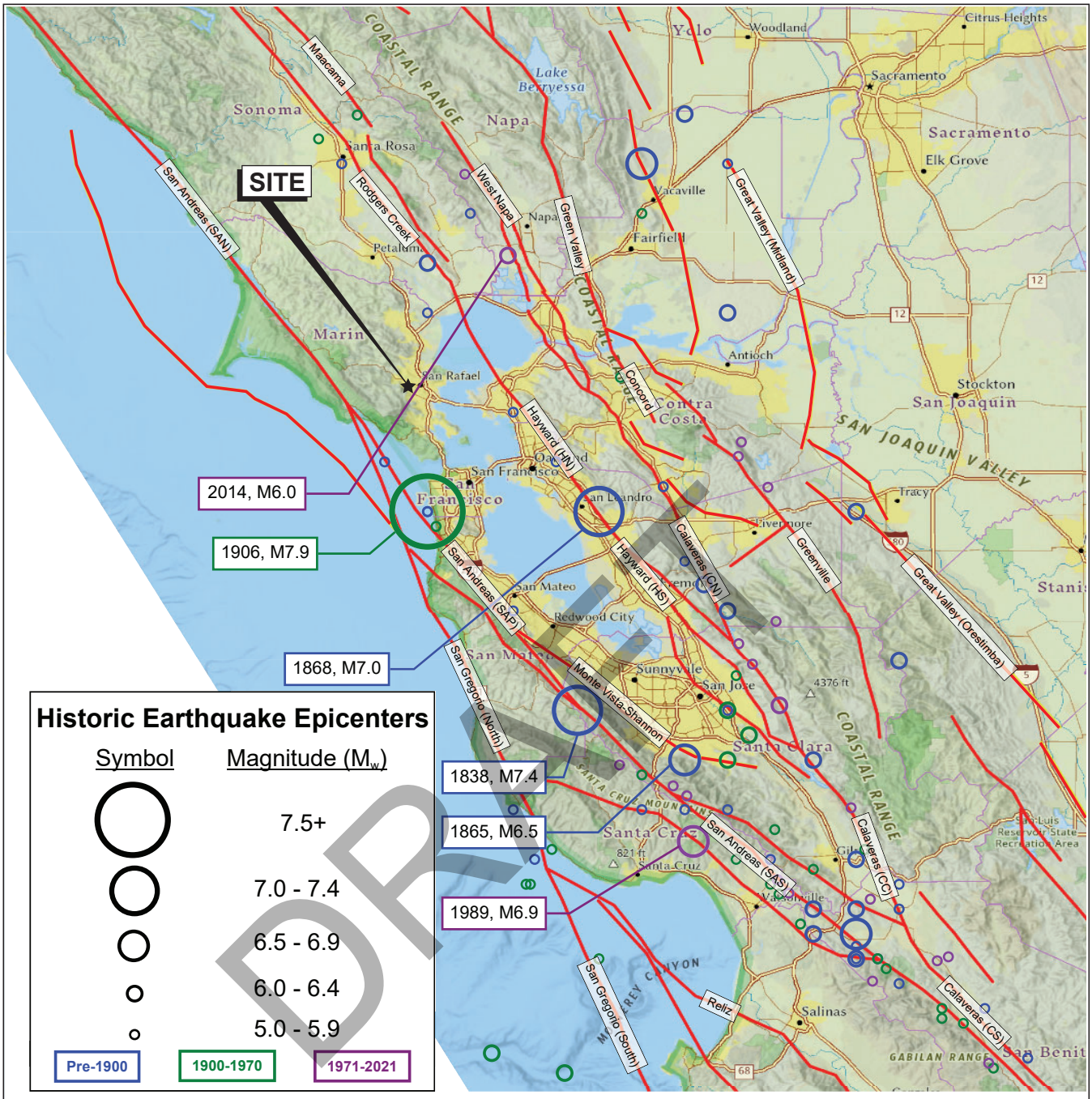
Approximate scale

401 SAN ANSELMO AVENUE
San Anselmo, California

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REGIONAL GEOLOGIC MAP

Date 10/10/23	Project No. 23-2488	Figure 3



Historic Earthquake Epicenters

Symbol	Magnitude (M_w)
	7.5+
	7.0 - 7.4
	6.5 - 6.9
	6.0 - 6.4
	5.0 - 5.9

Pre-1900 | 1900-1970 | 1971-2021

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EXPLANATION

Faults (National Seismic Hazard Model)

0 10 20 Miles

0 16 32 Kilometers

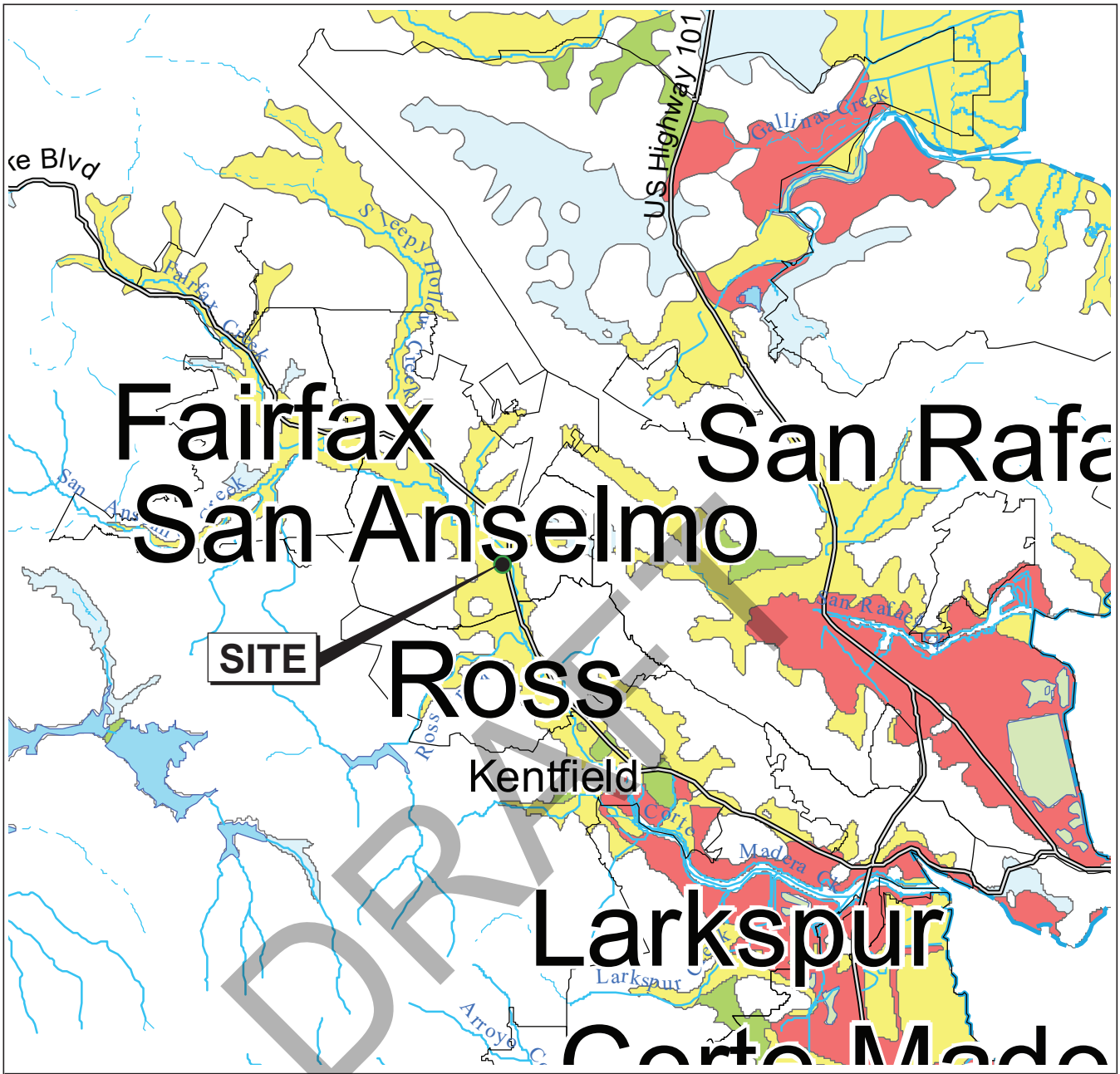
Approximate scale

401 SAN ANSELMO AVENUE
San Anselmo, California

ROCKRIDGE GEOTECHNICAL

REGIONAL FAULT AND HISTORIC SEISMICITY MAP

Date 10/10/23	Project No. 23-2488	Figure 4



Legend

County Boundary
City Boundary
Highways and Major Roads

Streams

Perennial
Intermittent
Ephemeral

Water Bodies

Lakes
Lagoons

Level of Liquefaction Susceptibility*

Very High
High
Moderate
Low
Very Low

Reference:
Liquefaction Susceptibility Hazards Map 2-11
San Francisco Bay Region, California:
A Digital Database, Open-File Report 00-44,
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0 1 2 Miles
Approximate scale

401 SAN ANSELMO AVENUE
San Anselmo, California

LIQUEFACTION SUSCEPTIBILITY MAP

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Date 10/31/23	Project No. 23-2488	Figure 5

ROCKRIDGE GEOTECHNICAL

APPENDIX A
Log of Boring

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PROJECT:	**401 SAN ANSELMO AVENUE** San Anselmo, California	**Log of Boring B-1** PAGE 1 OF 2

Boring location:	See Site Plan, Figure 2	Logged by:	C. Velasquez
Date started:	10/02/2023	Drilled by:	Stapleton Engineering & Exploration
Date finished:	10/02/2023	Rig:	Minuteman
Drilling method:	4-inch-diameter solid-stem flight auger		
Hammer weight/drop:	140 lbs./30 inches	Hammer type:	Rope & Cathead Safety Hammer
Sampler:	Modified California (MC)		

DEPTH (feet)	SAMPLES: Sampler Type	SAMPLES: Sample	SAMPLES: Blows/ 6"	SAMPLES: SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	LABORATORY TEST DATA: Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content,%	Dry Density Lbs/Cut Ft
						7-inch-thick concrete slab						
1	MC		7 8 10	13	CL	SANDY CLAY (CL) dark brown, stiff, moist, fine to trace coarse sand Soil Corrosivity Test; see Appendix B						
3	MC		6 7 11	13	CL	CLAY (CL) dark brown, stiff, moist, trace fine sand LL = 42, PI = 21; see Appendix B Particle Size Distribution; see Appendix B				91	20.9	98
5	MC		7 10 12	15	CL	CLAY with SAND (CL) olive-gray, stiff to very stiff, moist, fine sand						
7	MC		13 13 18	22	CL							
10	MC		5 9 12	15	CL	SANDY CLAY (CL) olive-brown to olive-gray, stiff to very stiff, moist, fine sand						
12					CL	CLAY with SAND (CL) olive-brown, stiff to very stiff, moist, fine sand						
15	MC		5 4 5	6	CL-ML	SANDY SILTY CLAY (CL-ML) olive-gray, medium stiff, wet, fine sand olive-gray to olive-brown gray LL = 27, PI = 7; see Appendix B Particle Size Distribution; see Appendix B (10/02/2023; 4:50 PM) (10/02/2023; 11:40 AM)				58	25.4	102
20	MC		11 8 8	11	SC	CLAYEY SAND with GRAVEL (SC) gray, medium dense, wet, subrounded fine gravel						
22					SC	CLAYEY SAND (SC) gray, medium dense, wet, fine to medium sand						
25	MC		6 6 6	8	SP-SC	SAND with CLAY and GRAVEL (SP-SC) gray-brown, loose, wet, fine to coarse sand, trace fine subrounded gravel Particle Size Distribution; see Appendix B				11	14.3	123
28	MC		12 14 14	20	CL	CLAY with SAND (CL) gray, very stiff, wet, fine sand						
30					SC	CLAYEY SAND with GRAVEL (SC) gray, medium dense, wet, fine to coarse sand, trace fine subrounded gravel						

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ROCKRIDGE GEOTECHNICAL

Project No.:	Figure:
23-2488	A-1a

PROJECT: **401 SAN ANSELMO AVENUE**
San Anselmo, California

Log of Boring B-1

DEPTH (feet)	Sampler Type	Sample	Blows/ 6"	SPT N-Value[1]	LITHOLOGY	MATERIAL DESCRIPTION	Type of Strength Test	Confining Pressure Lbs/Sq Ft	Shear Strength Lbs/Sq Ft	Fines %	Natural Moisture Content, %	Dry Density Lbs/Cu Ft
31	MC		8 13 16	20	SP-SC	SAND with CLAY and GRAVEL (SP-SC) brown, medium dense, wet, fine to coarse sand, fine subrounded gravel LL = 29, PI = 10; see Appendix B Particle Size Distribution; see Appendix B				12	13.5	126
32												
33												
34												
35						CLAY with SAND (CL) gray, very stiff, wet, fine to medium sand						
36			10		CL							
37	MC		14 16	21								
38												
39												
40												
41												
42												
43												
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Boring terminated at a depth of 37.5 feet below ground surface.
Boring backfilled with cement grout.
Groundwater encountered at 18.5 feet intially, then 17 feet prior to grouting.

[1] MC blow counts for the last two increments were converted to SPT N-Values using a factor of 0.7 to account for sampler type and hammer energy.

ROCKRIDGE GEOTECHNICAL

Project No.: 23-2488

Figure: A-1b

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Symbols	Typical Names
Coarse-Grained Soils (more than half of soil > no. 200 sieve size)	Gravels (More than half of coarse fraction > no. 4 sieve size)	GW	Well-graded gravels or gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels or gravel-sand mixtures, little or no fines
		GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (More than half of coarse fraction < no. 4 sieve size)	SW	Well-graded sands or gravelly sands, little or no fines
		SP	Poorly-graded sands or gravelly sands, little or no fines
		SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
Fine -Grained Soils (more than half of soil < no. 200 sieve size)	Silts and Clays LL = < 50	ML	Inorganic silts and clayey silts of low plasticity, sandy silts, gravelly silts
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
		OL	Organic silts and organic silt-clays of low plasticity
	Silts and Clays LL = > 50	MH	Inorganic silts of high plasticity
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic silts and clays of high plasticity
Highly Organic Soils		PT	Peat and other highly organic soils

GRAIN SIZE CHART

Classification	Range of Grain Sizes	
	U.S. Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel coarse fine	3" to No. 4 3" to 3/4" 3/4" to No. 4	76.2 to 4.76 76.2 to 19.1 19.1 to 4.76
Sand coarse medium fine	No. 4 to No. 200 No. 4 to No. 10 No. 10 to No. 40 No. 40 to No. 200	4.76 to 0.075 4.76 to 2.00 2.00 to 0.420 0.420 to 0.075
Silt and Clay	Below No. 200	Below 0.075

Unstabilized groundwater level

Stabilized groundwater level

SAMPLE DESIGNATIONS/SYMBOLS

Sample taken with California or Modified California split-barrel sampler. Darkened area indicates soil recovered

Classification sample taken with Standard Penetration Test sampler

Undisturbed sample taken with thin-walled tube

Disturbed sample

Sampling attempted with no recovery

Core sample

Analytical laboratory sample

Sample taken with Direct Push sampler

Sonic

SAMPLER TYPE

C	Core barrel
CA	California split-barrel sampler with 2.5-inch outside diameter and a 1.93-inch inside diameter
D&M	Dames & Moore piston sampler using 2.5-inch outside diameter, thin-walled tube
O	Osterberg piston sampler using 3.0-inch outside diameter, thin-walled Shelby tube
PT	Pitcher tube sampler using 3.0-inch outside diameter, thin-walled Shelby tube
MC	Modified California sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter
SPT	Standard Penetration Test (SPT) split-barrel sampler with a 2.0-inch outside diameter and a 1.38- or 1.5-inch inside diameter (refer to text)
ST	Shelby Tube (3.0-inch outside diameter, thin-walled tube) advanced with hydraulic pressure

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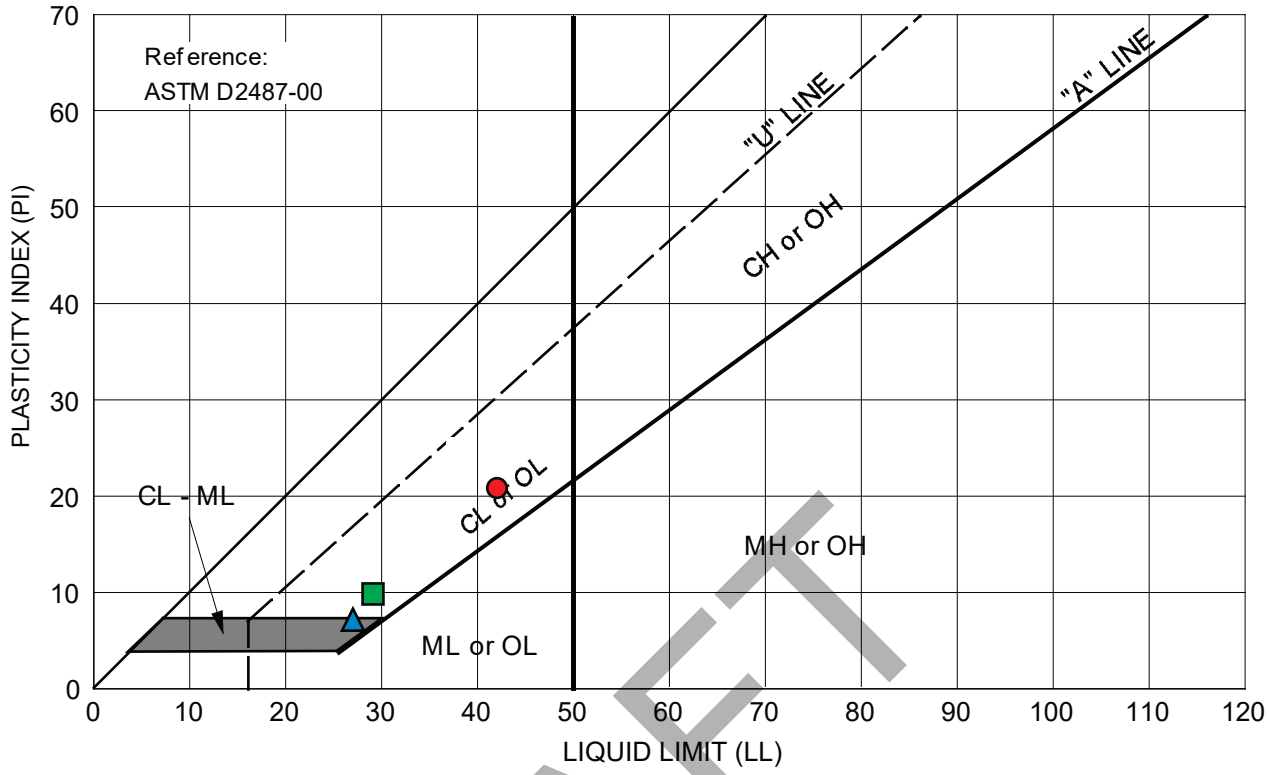
CLASSIFICATION CHART

Date 10/10/23 | Project No. 23-2488 | Figure A-2

ROCKRIDGE GEOTECHNICAL

APPENDIX B
Laboratory Test Results

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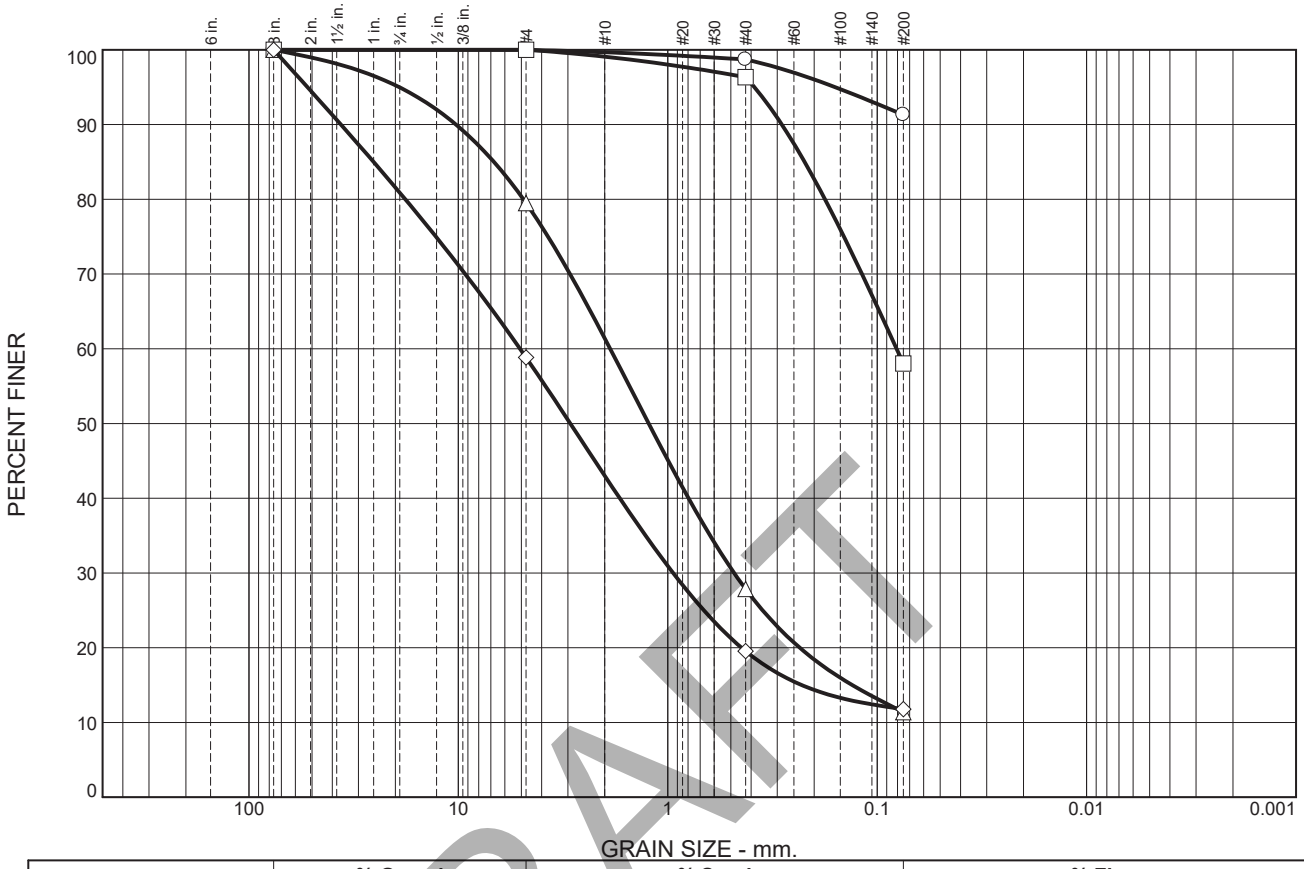
Symbol	Source	Description and Classification	Natural M.C. (%)	Liquid Limit (%)	Plasticity Index (%)	% Passing #200 Sieve
●	B-1 at 3.3 feet	CLAY (CL), dark brown	20.9	42	21	91
▲	B-1 at 15.8 feet	SANDY SILTY CLAY (CL-ML), gray	25.4	27	7	58
■	B-1 at 30.5 feet	SAND with CLAY and GRAVEL (SP-SC), brown	13.5	29	10	12

401 SAN ANSELMO AVENUE
San Anselmo, California

PLASTICITY CHART

ROCKRIDGE GEOTECHNICAL

Date 10/31/23 | Project No. 23-2488 | Figure B-1



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	0.0	0.3	1.0	7.4	91.3	
□	0.0	0.0	0.0	0.9	2.8	38.3	58.0	
△	0.0	5.0	15.5	18.1	33.5	16.5	11.4	
◇	0.0	19.1	22.1	15.8	23.5	7.7	11.8	

SOIL DATA

SYMBOL	SOURCE	DEPTH (ft.)	Material Description	USCS
○	B-1	3.3'	CLAY, dark brown	CL
□	B-1	15.8'	SANDY SILTY CLAY, gray	CL-ML
△	B-1	25.3'	SAND with CLAY and GRAVEL, gray-brown	SP-SC
◇	B-1	30.5'	SAND with CLAY and GRAVEL, brown	SP-SC

DRAFT

401 SAN ANSELMO AVENUE
San Anselmo, California

ROCKRIDGE GEOTECHNICAL

PARTICLE SIZE DISTRIBUTION REPORT

Date 10/31/23 | Project No. 23-2488 | Figure B-2

Project X
Corrosion Engineering
Corrosion Control – Soil, Water, Metallurgy Testing Lab

REPORT S231009A

	Method	ASTM D4327		ASTM D4327		ASTM G187		ASTM G51	ASTM G200	SM 4500-D	ASTM D4327	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D4327	ASTM D4327
Bore# / Description	**Depth**	**Sulfates** SO_4^{2-}		**Chlorides** Cl^-		**Resistivity** As Rec'd | Minimum		**pH**	**Redox**	**Sulfide** S^{2-}	**Nitrate** NO_3^-	**Ammonium** NH_4^+	**Lithium** Li^+	**Sodium** Na^+	**Potassium** K^+	**Magnesium** Mg^{2+}	**Calcium** Ca^{2+}	**Fluoride** F_2^-	**Phosphate** PO_4^{3-}
	(ft)	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(Ohm-cm)	(Ohm-cm)		(mV)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
B-1: SANDY CLAY (CL) dark brown	1.5	62.9	0.0063	12.5	0.0012	4,623	1,742	7.7	147	ND	240.8	3.2	ND	72.3	5.0	30.0	74.5	4.8	2.5

Cations and Anions, except Sulfide and Bicarbonate, tested with Ion Chromatography
mg/kg = milligrams per kilogram (parts per million) of dry soil weight
ND = 0 = Not Detected | NT = Not Tested | Unk = Unknown
Chemical Analysis performed on 1:3 Soil-To-Water extract
PPM = mg/kg (soil) = mg/L (Liquid)

Note: Sometimes a bad sulfate hit is a contaminated spot. Typical fertilizers are Potassium chloride, ammonium sulfate or ammonium sulfate nitrate (ASN). So this is another reason why testing full corrosion series is good because we then have the data to see if those other ingredients are present meaning the soil sample is just fertilizer-contaminated soil. This can happen often when the soil samples collected are simply surface scoops which is why it's best to dig in a foot, throw away the top and test the deeper stuff. Dairy farms are also notorious for these items.

DRAFT

29990 Technology Dr., Suite 13, Murrieta, CA 92563 Tel: 213-928-7213 Fax: 951-226-1720
www.projectxcorrosion.com

401 SAN ANSELMO AVENUE
San Anselmo, California

ROCKRIDGE GEOTECHNICAL

SOIL CORROSIVITY TEST RESULTS

Date 10/31/23 | Project No. 23-2488 | Figure B-3

Karen Lamson

Alilam, LLC
407 San Anselmo Ave
San Anselmo, CA 94960
KLamson327@icloud.com
415-328-6046
March 20,2025

San Anselmo Planning Department
Heidi Scoble
Planning Director

Subject: Comprehensive Concerns Regarding Proposed Development at 401 San Anselmo Ave.

Dear Planning Director,

I am writing to formally express my concerns regarding the proposed redevelopment of 401 San Anselmo Ave. As the owner of **407 San Anselmo Ave**, which is directly adjacent to the project site, I have significant concerns about the impact of this development, regarding the accuracy of the plans, the impact on my property and tenants, and broader community implications. I also have concerns about the neighboring properties, the town's character, and public infrastructure.

I have identified multiple issues that require further clarification and review before this project moves forward. This would be for my own knowledge!

San Anselmo is known for its historic charm and small-town aesthetic. The proposed development, with its modern design, appears inconsistent with the character of the downtown district. I request that the town consider whether this design aligns with existing architectural guidelines and historic preservation goals.

The most important question is: Do they really need to demo the building to make it useful, Seems kinda extreme?

Here are my concerns as a landlord at 407 San Anselmo Ave.

1. Building Height, Fire Safety, and Emergency Access

- The **fire department's comments** state that the proposed building is **two stories**, while the **site data on sheet A0.0 states three stories**. Which is correct?
- Does the third story require a variance? How will the planning department make the findings for a 3rd story variance? What special circumstances exist that would require the planning department to grant a special privilege?
- The **roof access area appears to function as a recreational space**, with a large **glass box and 350 sq. ft. of raised pavers**. This suggests **significant light pollution and noise impacts** on the neighborhood.
- Will **Ross Valley Fire Department (RVFD) be able to address an emergency** on the proposed **third story recreation area**? Does their current equipment support a three-story response?
- **Where will the fire backflow system be located?** How will it affect my property?
- **My Building at 407 San Anselmo (Not 409 incorrectly shown on proposed drawings) floor plans and elevations are not shown on drawings depicting the proposed building relationship to 407? This would be helpful in understanding how demolition and rebuilding relate to its adjacent structures instead of appearing like the proposed building stands alone. I would like more clarification so Planning commission is not confused.**

2. Wildland-Urban Interface (WUI) and Increased Occupancy Impact

- While 401 San Anselmo is technically **not within the WUI zone**, it **directly affects** adjacent WUI neighborhoods, such as **Pine Street**.
- **Increased occupancy and vehicle traffic** from new residential units will impact **emergency evacuation routes** and overall fire safety.
- What **mitigation measures** will be implemented to address these concerns?

3. Parking, Traffic, and Construction Logistics

- **Where will construction workers park?** How many workers will be onsite daily, and how will this impact nearby businesses and residents?
- How will **street closures** for **utility undergrounding, sewer, and water work** impact Pine Street and my tenants' access to my parking lot?
- Will **PG&E be installing new underground infrastructure**? If so, how long will it take?
- The **project does not provide any parking**, which will force **additional cars into nearby residential areas**. How does the Planning Department intend to address this?

4. Property Line & Structural Issues

- The **site plan shows a 10-inch gap** between 401 and 407 parking lot, but **no easement is recorded**. How does the developer plan to use this gap?
- The **proposed building roof overhangs my property line**. This is a serious concern—how will it be addressed?
- The **proposed green wall on the rooftop** raises questions:
    - **How will plants be maintained and watered** at 30 feet high in an area that gets extremely hot most of the year?
    - **Who is responsible for maintenance?**
    - What happens if plants die, causing an aesthetic or safety issue?

5. Accuracy of Plans and Missing Information

- The **cover sheet perspective drawings do not properly depict** Town Books, my building, or the new very tall wall in an **accurate proportional relationship**.
- My property is incorrectly labeled as **"409 San Anselmo Ave"** on the proposed drawings—this is inaccurate and should be corrected.

- **No south elevation of the third-story access structure is provided.**
- The **term "Circulation" is used to describe the third-story enclosed space**—what does this mean in practical terms?

6. Demolition and Construction Impacts on My Property and Tenants

- **How will the 30 ft hight shared wall be demolished and rebuilt without access to my parking lot?**
- **How long is demolition expected to take?** I need a **realistic timeline** that considers how this will affect my tenants and business operations.
- **What prevents this project from ending up like Jacks Drugs or the Woods project at north end of town?** Stalled for years. With plywood walls on sidewalk ets. Should we all find a way to reject the project just to save the developer from Himself.
- **What dust, noise, and street closure mitigation measures** will be implemented to protect my tenants?
- My **spa tenant** is extremely concerned about the impact of construction noise, dust, and disruptions to her business.
- My **second-floor tenant** will also be affected—how does the developer plan to address tenant disruptions?

7. Environmental Considerations & Construction Feasibility

- **Should a land survey be recorded** to ensure accuracy before construction begins? Given the concerns about property lines, I believe this should be required.
- Are there **environmental implications** with demolishing the existing structure? Have they been studied?
- The **construction management plan** seems **light on realistic details**—should I be concerned about how this will be enforced?

8. ADU & Zoning Considerations

- Does the proposed **Accessory Dwelling Unit (ADU) on the ground floor provide the applicant with benefits** that are not normally permitted in this zone? If so, what are those benefits?

Request for Review and Consideration

Given these significant concerns, I respectfully ask the Planning Department to:

1. **Clarify building height discrepancies** and confirm RVFD's ability to respond to a third-story emergency.
2. **Ensure accurate architectural drawings** that properly depict the relationship between 401 and 407 San Anselmo Ave.
3. **Address parking, traffic, and emergency access impacts** in nearby neighborhoods.
4. **Provide a clear demolition and construction plan** that protects my property and tenants.
5. **Correct labeling errors**—407 San Anselmo Ave should be properly identified, and the incorrect "409 San Anselmo" reference should be removed.
6. **Confirm requirements for undergrounding utilities** and provide a realistic timeline for street closures and PG&E work.
7. **Explain the environmental impact and construction feasibility measures** in place for this project.

I appreciate your time in reviewing these issues. I would like to ask that I be informed of any upcoming public meetings or opportunities for further discussion. I am the managing partner of Alilam,LLc , but I also have two other partners that have concerns.

Please let me know how I can stay involved in this review process, as this project directly impacts my property, my tenants, and the surrounding community.

Sincerely,

Karen Lamson

Alilam, LLC
407 San Anselmo Ave
San Anselmo, CA 94960

From: Judy Anderson <heyjudewagner@gmail.com>
Date: April 17, 2025 at 3:47:54 PM PDT
To: Heidi Scoble <hscoble@sananselmo.gov>
Subject: 401 San Anselmo Avenue Project

CAUTION: External Sender

I am writing to you about the proposed project at the former Bank of America site. I am the current President of the Friends of the San Anselmo Library (FOSAL). We operate Town Books at 411 San Anselmo Avenue and have concerns about the impact of the project on our business. We are a small nonprofit and all of our earnings go to support the Library. All of us are volunteers. I attended the last meeting when this project was discussed. We are not opposed to the project. It will be an asset to the area.

However, we are concerned about the impact of the demolition and construction on our store, the customers and the volunteers who work at the store. Included in the staff report, Under Exhibit "A" Findings (C) The project will not under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood." I believe this refers to the completed Project. The demolition and construction will definitely have a negative impact on us and other tenants in the building. In the Design Review portion of the Findings is stated, "…the Project may temporarily create noise and odors related to construction" which is our main concern. We may very well have to close the store during especially noisy and dusty parts of the project, namely during demolition. I realize that the conditions of approval include a Staging Plan and a Dust Management Plan, but those are not yet available. If we do have to close the store during demolition or construction, we would like to be reimbursed for the financial loss due to any store closures resulting from the Project.

Please share this letter with the Planning Commissioners. Thank you for your consideration.

Judy Anderson, President
Friends of the San Anselmo Library
411 San Anselmo Avenue
San Anselmo, CA 94960

To the town of San Anselmo,

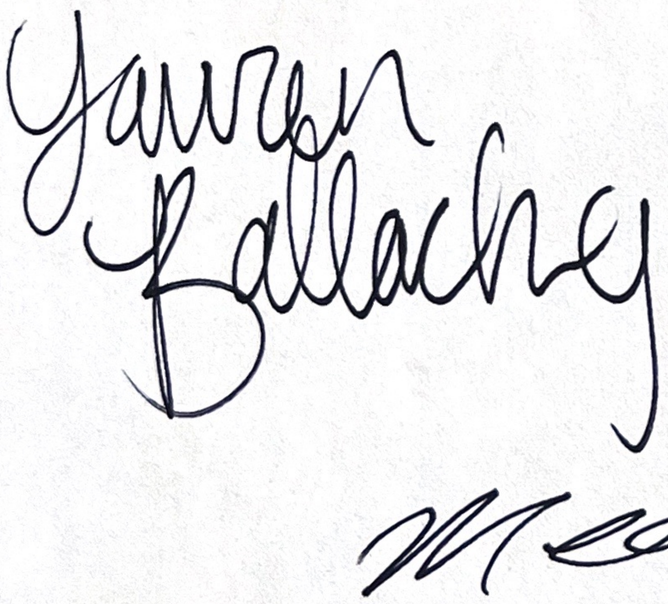
It has been presented to us the potential plans for the new development at the Bank of America building and we are very impressed. In our eyes this could bring more life our side of the avenue, increasing interest and buzz for the town.

The old Bank of America building has become an eye sore in conjunction with the papered up building across from it. This is a great opportunity it to see some new life and growth. It would be a shame to waste such an important location to the town and even more so let it sit collecting dust for another 4+ years when someone is willing to develop it.

We have seen countless times other potential business possibilities run out of money waiting for permits ect. We hope the potential developers will get the support they need to get this done as soon as possible!

Thank you for taking our opinion into consideration

Signed the owners of Dollface Beauty



Jackson Dobronyi

From: Jesica Brennan <sugarfootbooksinc@gmail.com>
Sent: Thursday, April 3, 2025 2:30 PM
To: Heidi Scoble; Jackson Dobronyi; Lindsey Klein
Subject: Bank of America Redevelopment Project

CAUTION: External Sender

Hello planning committee!

My name is Jesica, I'm the owner of Sugarfoot Books in downtown San Anselmo and I just wanted to reach out today and offer my support of the redevelopment project of the old Bank of America building.

Laura Allen is a frequent customer here at the bookstore and we spent time discussing her plans for the building. As a San Anselmo resident it really sounds like she has the best interest of the town in mind.
The downtown area would definitely benefit from more retail space in that building, as that is sort of a "dead zone" on the avenue. I also know the town has been looking to accommodate a growing population and it seems the addition of 4 new apartments upstairs would be very helpful with this endeavor.

I am far enough away that I would not be bothered by construction so I understand that businesses closer might have some objections but I do think it will make a lovely addition to our beautiful downtown when it is finished.

Cheers
Jesica Brennan
Sugarfoot Books Inc
706 San Anselmo Ave.

Date: April 6, 2025 at 9:27:11 AM PDT
To: Heidi Scoble <hscoble@sananselmo.gov>
Subject: Bank of America Bldg. Redevelopment

CAUTION: External Sender

Heidi,

I'm writing to you in support of Michael Day's proposed redevelopment of the former Bank of America building at 401 San Anselmo Ave.

I've known Mike Day for several years and I've always found him to be a kind and generous friend and committed father and husband. He's also a talented business person with a high degree of integrity. As a resident of San Anselmo, I highly respect that Mike has chosen to invest his time and effort in his own town and I'm fully supportive of what he's trying to accomplish.

I've reviewed the plan that Mike has proposed, and see multiple benefits of this project for the Town. In addition to the economic benefits of the commercial space, the residential units in the proposal are helpful in supporting the housing element. At a time when San Anselmo Avenue is showing signs of economic decline, this seems like a perfect project to help revitalize our Downtown.

As with any project, there will be obstacles to overcome in the process. In my view, San Anselmo could find no better partner than Mike Day in finding equitable solutions to move our town forward into the future.

Thank you for your consideration.

My best,

Michael Cerio

Nancy I Gump, LMFT
407 San Anselmo Ave. Ste. 6
San Anselmo, CA. 2 April, 2025

TO: The San Anselmo Planning Commission
RE: Proposal for 401 San Anselmo Avenue

Dear Planning Comission Members,

I am a tenant in the Courtyard Building located at 407 San Anselmo Avenue. My office is upstairs in the back of the building, where I have a psychotherapy practice. I have had an office in this building since 1991 and have always enjoyed a quiet and peaceful place to do the work I love. I understand that the quiet and peaceful atmosphere of our building will be changing, due to planned demolition and redevelopment of the adjacent building, 401 San Anselmo Avenue. As a business member of long standing in San Anselmo, I am not opposed to building much needed new housing in this location. However, I do have some strong concerns about the existing plans that have been presented. I hope these concerns can be addressed by your committee at the April 11 meeting and/or as plans for this project proceed.

Concerns About Noise

My office windows look towards Mt. Baldy. Diagonally I see a significant portion of the side of the 401 building, where a second story is proposed. The structure as it currently exists is 30-40 feet from the back wall of my office. A psychotherapy practice will be difficult to conduct in the presence of ongoing construction so close outside my windows. My clients' experience and my own will be highly impacted by the noise. I would like to know what noise mitigation measures the property owners have planned. I would also like to know the hours of operation for construction work, and I would like to be informed ahead about any highly disturbing procedures such as jack hammering and wrecking balls, etc. I don't want my business to be ruined by this project.

Concerns About Parking

My landlord, Karen Lamson, provides parking for tenants in our building, and we pay a portion of monthly rent for that privilege. My assigned parking spot butts up against the back of the 401 building. I am concerned about potential damage to my vehicle from construction debris. I understand that my landlord is working with the planning commission to be sure our parking spaces remain available. Nonetheless, with demolition and new construction happening inches away from my parking space (and three others), it is hard to see how damage to my car or others' cars could be avoided during construction. What reassurance are the owners able to give tenants in my building on this topic? Will they pay for rental vehicles if cars are damaged and need repair - or if time is needed to purchase a new vehicle if a car is 'totaled?'

Concerns about Demolition of 401 San Anselmo Avenue

I am strongly opposed to the demolition of this historic building, which was constructed 100 years ago in 1925. I understand that it does not have official historic designation, but that doesn't mean it has no historic value. The building has unique character and brings the Town of San Anselmo a sense of beauty and longevity. I have been told that the reason for demolition is that it would be more costly to make the necessary changes to the existing structure than it would be to destroy it.

Demolishing the building may be *financially* expedient, but it does have significant costs of a different nature. Losing a landmark that has been in our town for 100 years is one of them. Another cost is that demolition debris can negatively impact the health of anyone in the vicinity. The exemption from a CEQA review does NOT mean there will be no environmental impact.There may be asbestos and/or other toxic materials in the atmosphere, with no certainty as to how long it will take particles to disperse. There is also a cost in human wellbeing to have the noise and destruction that a demolition project entails. It will be difficult, if not impossible for tenants in the Courtyard Building offices (407- 411 San Anselmo Ave) to continue their work during demolition. There will be financial losses, and losses to the wellbeing of clients who patronize these businesses.

There are ways to retrofit and otherwise support an old structure so that it can serve a new purpose. I would like the planning commission to consider requiring the new owners to present an alternative plan that does not require demolition of the 401 building. If they are saying it is not financially feasible, I believe they should provide evidence of that fact. If the commission decides to allow demolition, I would like the owners to be required to provide the landlord and tenants in my building with the following:

1. Dates and times for each aspect of demolition

2. Information about the presence of ANY toxic chemical, including asbestos, and what the plans are for appropriate removal. (And please inform us how they will know about the presence of toxic materials if there is no environmental review?)

3. A plan for minimizing the noise and disruption to businesses in our building

4. Notification ahead of time about any potential loss of electricity, water, etc.

Thank you to the members of the Planning Commission for your consideration of my concerns.

Respectfully,

Nancy I Gump
Licensed Marriage & Family Therapist
407 San Anselmo Ave. Ste 6
415 630-0897

Jackson Dobronyi

From: Sam Jelley <sam@neatlybay.com>
Sent: Friday, April 4, 2025 7:04 PM
To: Heidi Scoble; Jackson Dobronyi; Lindsey Klein
Cc: Laura@embarcaderoadvisors.com
Subject: Support for 401, San Anselmo Ave - Former Bank of America Redevelopment Project

CAUTION: External Sender

Dear Heidi, Jackson & Lindsey,

I hope this message finds you well. I am writing to express my strong support for the proposed redevelopment plans for the former Bank of America Building at 401, San Anselmo Ave to incorporate both retail and residential spaces. This project presents an exciting opportunity for our community, and I believe it will bring numerous benefits to the area.

By introducing new retail spaces, we can attract businesses that will provide goods and services, fostering growth and job creation within our town. Additionally, the inclusion of residential units will contribute to a vibrant, mixed-use area that encourages foot traffic and community engagement.

The design and vision behind the redevelopment appear thoughtful and well-planned, ensuring that it aligns with the character of our town. This kind of development will also provide more housing options, addressing the growing demand for residential space in our area.

I am confident that the project will ultimately enhance the quality of life for current residents while attracting new families, businesses, and visitors to our town. I encourage you to support this redevelopment initiative and look forward to seeing its positive impact.

Thank you for your time and consideration.

Sincerely,
Samantha Jelley

NEATLY BAY
HOME ORGANIZING
www.neatlybay.com

Karen Lamson

Alilam, LLC

407-411 San Anselmo Ave
April 1, 2025

Heidi Scoble

San Anselmo Planning Commission,

Subject: Concerns Regarding Demolition and Redevelopment of 401 San Anselmo Ave

Dear Planning Commission,

Thank you so much for taking the time to meet with me and Bill yesterday. I just want to make sure that my major concern for 407-411 Building gets noted. My desire would be not to have the developer tear down the building. To see if there is any other way to build out the building without demolishing the current building.

As the owner of the adjacent property at **407-411 San Anselmo Ave**, my building is directly connected to the existing structure at 401 San Anselmo Ave on one side, while my parking lot borders the other side of the property. Given this close proximity, I have significant concerns about the impact of the demolition and rebuilding process on my property.

Concerns Regarding the Demolition of 401 San Anselmo Ave

1. **Structural Integrity of Adjacent Building (407-411 San Anselmo Ave)**
    - Since my building and 401 San Anselmo Ave are directly attached, what measures will be in place to prevent structural damage, such as cracks or foundational shifts, during demolition?
    - Will a structural assessment be conducted before and after demolition to ensure my building remains undamaged?
2. **Protection of My Parking Lot**
    - My parking lot directly borders 401 San Anselmo Ave. How does the developer plan to conduct demolition and construction **without accessing, encroaching on, or using my parking lot in any capacity**?

- Will protective barriers or fencing be installed to prevent falling debris or dust from affecting my lot?
- What steps will be taken to ensure my parking spaces remain fully accessible and undisturbed during construction?

3. **Construction Staging & Access**
    - How will the developer be able to demolish and rebuild without encroaching on my building and parking lot.
    - Where will construction materials and equipment be staged to ensure they do not spill over onto my property?
4. **Debris Containment and Cleanup**
    - What specific measures will be taken to prevent dust, debris, and construction materials from impacting my building and parking lot?
    - Who will be responsible for immediate cleanup if debris ends up on my property?
5. **Utility Disruptions**
    - Given that the buildings are connected, could the demolition impact shared utilities such as water, sewer, or electrical lines?
    - What contingency plans are in place to prevent service disruptions to my property?
6. **Liability and Insurance Coverage**
    - In the event of accidental damage to my building or parking lot, what liability protections and insurance coverage will the developer have in place?
    - Will there be a bond or escrow fund established to cover potential repairs caused by demolition-related issues?

Request for Review & Consideration

I respectfully request that the Planning Department require the developer to submit a **detailed demolition and construction plan** addressing these concerns before granting final approval. This plan should specifically outline:

- Methods for protecting my property during demolition.
- How all work will be contained within their property lines.

- Steps to minimize disruptions to neighboring businesses and property owners.
- I will ask the town for temporary fencing to keep all contracts and workers out of my parking lot.

I appreciate your time in reviewing these concerns and look forward to your response regarding how these matters will be addressed. I will be attending the Meeting on April 7th.

Sincerely,

Karen Lamson

Alilam, LLC
407-411 San Anselmo Ave

KLamson327@icloud.com
415-328-6046

Jackson Dobronyi

From: Elizabeth Lasnier <elizabeth.a.lasnier@gmail.com>
Sent: Sunday, April 6, 2025 9:01 PM
To: Lindsey Klein; Heidi Scoble; Jackson Dobronyi
Subject: Bank of America - building project

CAUTION: External Sender

Hi,

I had a chance to review the project plan for the Bank of America building with my neighbor Laura Allen. It seems like her and Michael's proposal is a great way to repurpose the old bank - their project will bring a much-needed refresh to the empty building on the corner. I am not excited about a demolition and the ensuing rebuild; however, it is a relatively short period of time, and the end result will be well worth it. My kids and I would much prefer to walk past beautiful shops, and they would also welcome new friends to walk to school with once the residences are occupied.

As a San Anselmo resident of over 15 years, I look forward to that side of town experiencing some revitalization that Laura's project will surely bring.

Thanks,
Elizabeth Lasnier
197 Tunstead Ave, San Anselmo

Jackson Dobronyi

From: Chris Mancini <c.mancini@sbcglobal.net>
Sent: Monday, April 7, 2025 8:44 AM
To: Heidi Scoble; Jackson Dobronyi; Lindsey Klein
Subject: RE: BofA Building Project Corner of San Anselmo & Pine

CAUTION: External Sender

Lindsey, Jackson, and Heidi,

My wife and I are longtime residence of San Anselmo. We've raised three children here and love our town.

We've reviewed the project plans for the old Bank of America building and want to share our input. While we understand folks living near, or abutting the project will be apprehensive about the process, ultimately all will benefit from the finished project.

The town will have a well designed building matching the look and feel of San Anselmo ave, we will not see the building decay empty for years, and ultimately the finished product will contribute more vibrant, improved retail space. As a bonus it will enable more people to become part of our town.

We are in support of the project and trust you will make the best decision for our town. If you have any follow up questions please don't hesitate to give me a call.

Thank you for your time and consideration,

Chris and Stacie Mancini
415-250-0407

Jackson Dobronyi

From: Anna Psaila <seesawconsignment@gmail.com>
Sent: Monday, April 7, 2025 11:11 AM
To: Heidi Scoble; Jackson Dobronyi; Lindsey Klein
Cc: Laura Allen
Subject: 401 San Anselmo Ave.

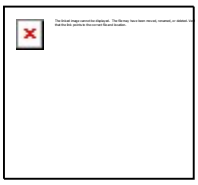
Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Sender

To Whom It May Concern,

My name is Anna Psaila, I am a San Anselmo Business owner of 25 years and a Marin native. I Recently met with Laura Allen to talk over the plans at 401 San Anselmo Ave.
She explained the project details and listened to any concerns I had. I would like to express my support in this project. I Believe turning this Vacated Building into a beautiful and Safe environment for New Retailers and community Members will be a WELCOME addition to our downtown. It looks to be modern and up to date while still keeping our San Anselmo Charm that is so important to all of us. We need more Driven And professional people such as Laura Allen to be encouraged and supported when it comes to updating our buildings.
Thank You For your support in this.
Sincerely,
Anna Psaila

--



Thank You for your support!
www.seesaw4kids.com
SeeSaw Children's Consignment
722 San Anselmo Ave.
San Anselmo, CA. 94960
415-295-7979
We Are OPEN EVERYDAY 10-5
Consignment Drop Off is by appointment only.

To Whom It May Concern,

My name is YoshaShara Randall and our family business is Reflections Fine Jewelry established in San Anselmo since 1987. We are located at 425 San Anselmo Ave. I have seen the plans for the future of the old Bank of America building. I think it looks like a very nice addition to the town, adding a more vibrant environment for the avenue.

The lifestyle design that they intend to bring to that location is an extreme contrast to what has been there for the last 5 years. As the future of retail is hanging in the balance, the last thing we need as a community is more empty spaces.

Michael and Laura have been customers of mine for many years and are very family and community orientated. They are both supportive of other business and look to help with the growth of San Anselmo.

They have been available for my questions and have been open to suggestions as to how to least impact the surrounding business during this transition. As for being a neighbor they have been very kind and considerate.

It is our hope that the town of San Anselmo values their vision and encourages them, as they are willing to take on such a transformation.

Thank you for your time.

on behalf of the Randall Family,
YoshaShara Randall

YoshaShara Randall
4/2/25

Jackson Dobronyi

From: Emily Robb <emlourobb@gmail.com>
Sent: Monday, April 7, 2025 10:46 AM
To: Heidi Scoble; Jackson Dobronyi; Lindsey Klein
Subject: Bank Of America Redevelopment Project

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Sender

Good Morning Heidi, Jackson, and Lindsey,

I am writing to you this morning in support of the Bank Of America Redevelopment Project in San Anselmo. I have reviewed the plans and considered the impact this development will have on our community. The updating of the building will enhance the appearance of downtown and show the city's commitment to allowing the town to modernize and update. The space will not only provide beautiful space for business but also create residential units that are much needed. As a residential real estate agent, I see this benefiting the city and its economy.
A rooftop space would be beneficial and appealing to any future occupants of the residential spaces. Having a private space to enjoy in a multi-unit building will increase desirability and overall value.

San Anselmo has the best downtown of all Marin County towns. The update to this building will only amplify the town's aesthetic and support the downtown business community.

I appreciate you considering my support, and I look forward to seeing this amazing building in the future.

Sincerely,

Emily Robb
415-535-8893

Jackson Dobronyi

From: Jan Springer <springer74@gmail.com>
Sent: Saturday, April 5, 2025 9:38 PM
To: Heidi Scoble; Jackson Dobronyi; Lindsey Klein
Cc: Laura Allen; William Wu
Subject: Support for Redevelopment of 401 San Anselmo Avenue

CAUTION: External Sender

To: San Anselmo Planning Officials
From: Will and Jan Wu, 2 Foothill Road, San Anselmo

This letter is in full support of the redevelopment of the property located at 401 San Anselmo Avenue. This property has been a vacant eyesore for far too long and needs to be approved for a vibrant new multi-use building in the heart of San Anselmo.

The plans submitted by Rhino One, LLC include a tasteful redesign of the existing, high traffic corner with two retail suites on the first floor, three residential units on the second floor and added greenery throughout to soften the lines. The airy design compliments the downtown landscape and adds much needed additional housing to San Anselmo.

Rhino One, LLC owners, Laura Allen and Michael Day, are active San Anselmo residents with a young family. They have strong roots in the community and are invested in improving our town. They are proven leaders in the redevelopment space and are willing to work with neighboring businesses to mitigate the impact while under construction.

As San Anselmo residents for the past eight years, we have witnessed the revitalization in the downtown. While we are thrilled with the new businesses that have come in and the updates to existing structures, we have heard far too many horror stories from owners regarding their experience working with the Town's planning department. We personally experienced this with our home remodel and hope the Town is addressing the department's shortfalls.

In closing, we ask that plans for redevelopment of 401 San Anselmo Avenue be considered and approved in a timely manner. We wholeheartedly support the work of Rhino One, LLC and are available to discuss further should you have any questions.

Best,
Jan and Will Wu
2 Foothill Road
773.456.0178

TOWN OF SAN ANSELMO
PLANNING COMMISSION STAFF REPORT

For the meeting of April 7, 2025
Agenda Item 6.A

Date:	April 7, 2025
To:	Chair Strauss and Members of the Planning Commission
From:	Lindsey Klein, Senior Planner Jackson Dobronyi, Assistant Planner
Subject:	PRO2024-0048, Mixed-Use Development at 401 San Anselmo Avenue (APN 007-251-22)

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 the Project, with conditions of project approval as applicable.

Property Information

Project Address:	401 San Anselmo Avenue
Property Owner/Applicant:	Rhino One, LLC
Assessor's Parcel No.:	007-251-22
Zoning District:	C-2, Downtown Commercial
General Plan:	CC, Central Commercial
FIRM Flood Zone:	AE Flood Zone (1% annual chance of flooding)

Permits Required

- **Demolition Permit required pursuant to Town of San Anselmo Municipal Code Section 10-3.2102** to allow for the demolition of the existing commercial building.
- **Grading Permit required pursuant to Town of San Anselmo Municipal Code Section 9-18.08** to allow for the combined excavation, grade, or fill of more than 100 cubic yards of material.
- **Design Review required pursuant to Town of San Anselmo Municipal Code Section 10-3.1505(a)(1)** to allow for a new building within C-2 Zoning District.

- **Conditional Use Permit pursuant to Town of San Anselmo Municipal Code Section 10-6.305** to allow for an exception to the maximum allowed floor area for a one-bedroom Accessory Dwelling Unit (ADU).
- **Variance pursuant to Town of San Anselmo Municipal Code Section 10-3.1401** to allow for a three-story building, where a maximum of two stories are permitted within the C-2 Zoning District.
- **Variance pursuant to Town of San Anselmo Municipal Code Section 10-3.1401** to allow for a 37-foot tall building, where a maximum building height of 30 feet is permitted within the C-2 Zoning District.

Project Data

	Existing	Proposed	Code
Zoning	C-2, Downtown Commercial	No Change	N/A
General Plan	CC, Central Commercial	No Change	N/A
Flood Zone	AE Flood Zone (1% annual chance of flooding)	No Change	N/A
Residential Density	0	3 (plus an ADU)*	Minimum: 2 Maximum: 3
Lot Size (sq. ft.)	4,543	No Change	N/A
Floor Area (sq. ft)	4,955	8,850	9,086
Adjusted Floor Area Ratio (%)	109%	195%	200%
Setbacks	Front: 0' Interior Side: 0' Street Side: 0' Rear: 10"	Front: 0' Interior Side: 0' Street Side: 0' Rear: 0'	Front: 0' Interior Side: 0' Street Side: 0' Rear: 0'
On-Site Parking	0	0	0 **
Stories	2	3	2
Maximum Height Above Average Existing Grade	28' 11"	37'	30'
Grading Quantities (cubic yards or "CY")	N/A	Cut: 131 CY Fill: 92 CY Off-Haul: 39 CY Combined: 131 CY	N/A

** An ADU in this Zoning District is considered to be an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use.*
*** See the Parking subsection of the Staff Analysis and Discussion below.*

Project Description

The Project includes the following components:

- Demolition of the existing two-story commercial bank building.

- Site grading of 131 cubic yards (CY) of material related to the proposed foundations and site leveling.
- Construction of a new three-story 8,850-square-foot mixed-use building, which includes:
    - Two ground-floor commercial spaces with frontage along San Anselmo Avenue. One space would be 1,376 square feet; one space would be 774 square feet.
    - A one-bedroom, 1,173-square-foot ADU, located on the ground floor with frontage and access along Pine Street.
    - Three residential units located on the second story, including a 1,177-square-foot three-bedroom unit (Unit 1), a 1,099-square-foot two-bedroom unit (Unit 2), and a 1,404-square-foot three-bedroom unit (Unit 3).
    - A third-story rooftop deck that is approximately 1,800 square feet in size.
    - Rooftop solar arrays, exterior mechanical/HVAC equipment, and metal trellis with climbing vines on the third story.
    - Interior stairs, circulation, utility, and mechanical rooms totaling 1,848 square feet, split across the three stories.
- Proposed exterior finishes and materials including “Cloud White” stucco siding, “Big Band” tan stucco siding, black-clad windows and doors, “Norfolk Black” brick veneer, light cream cast stone trim, “Natural Copper” clad bay window roof and fascia, “Redland Clay” terra cotta roof tiles, “Greenscreen” metal trellises with climbing vines on a sound proofing wall, and “Tanglewood” canvas awnings.

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Figure 1 – Existing Site Plan

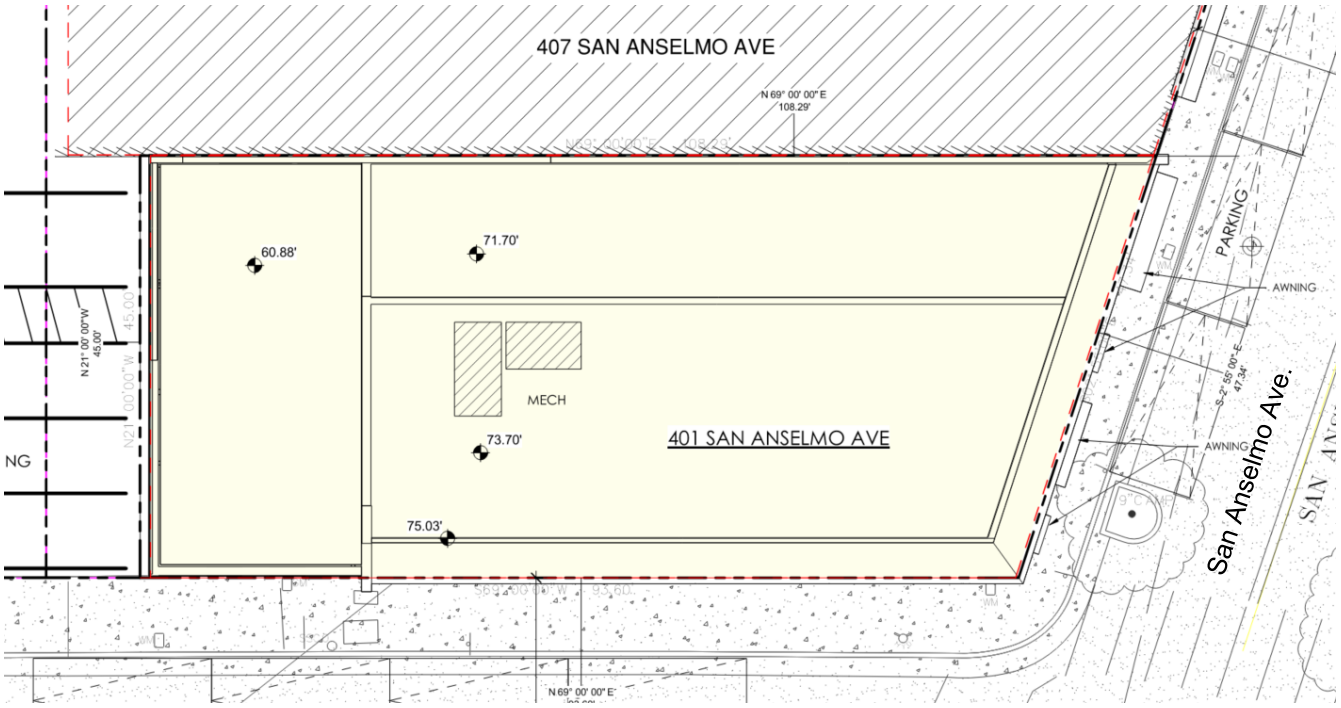
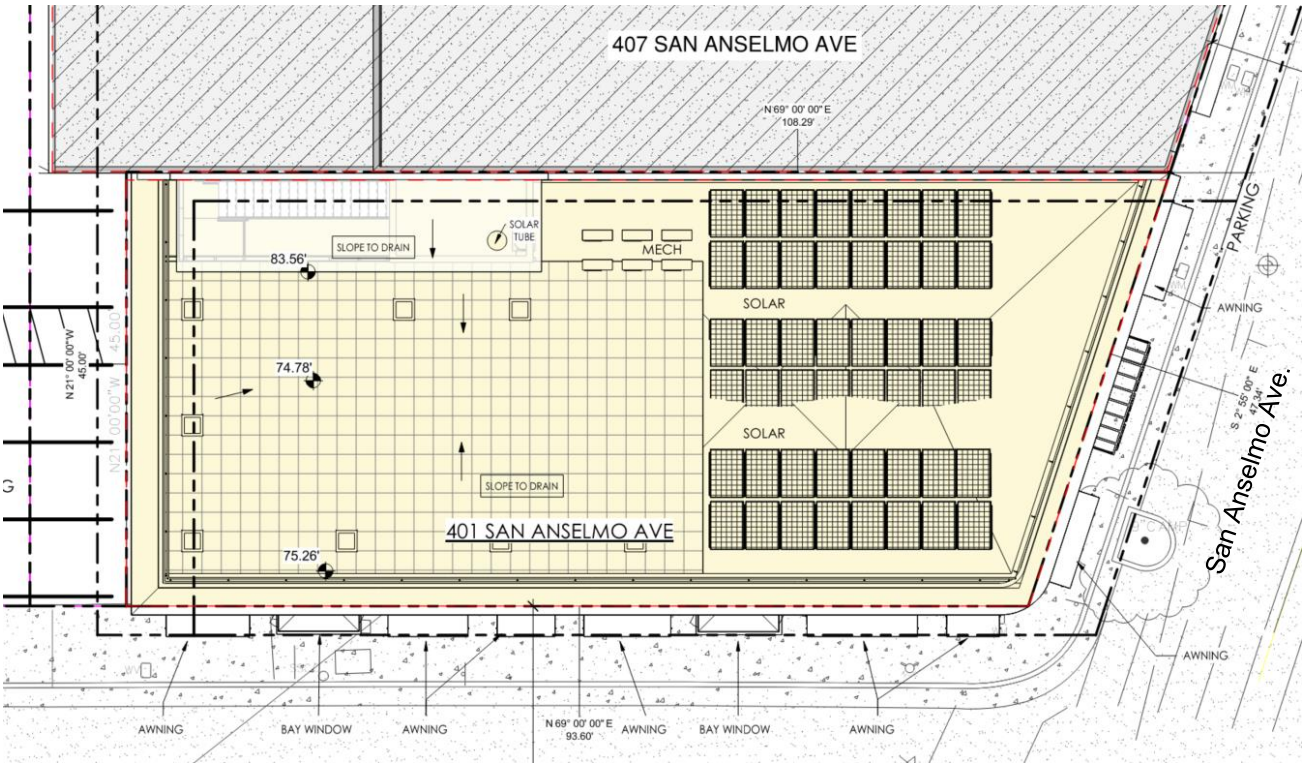
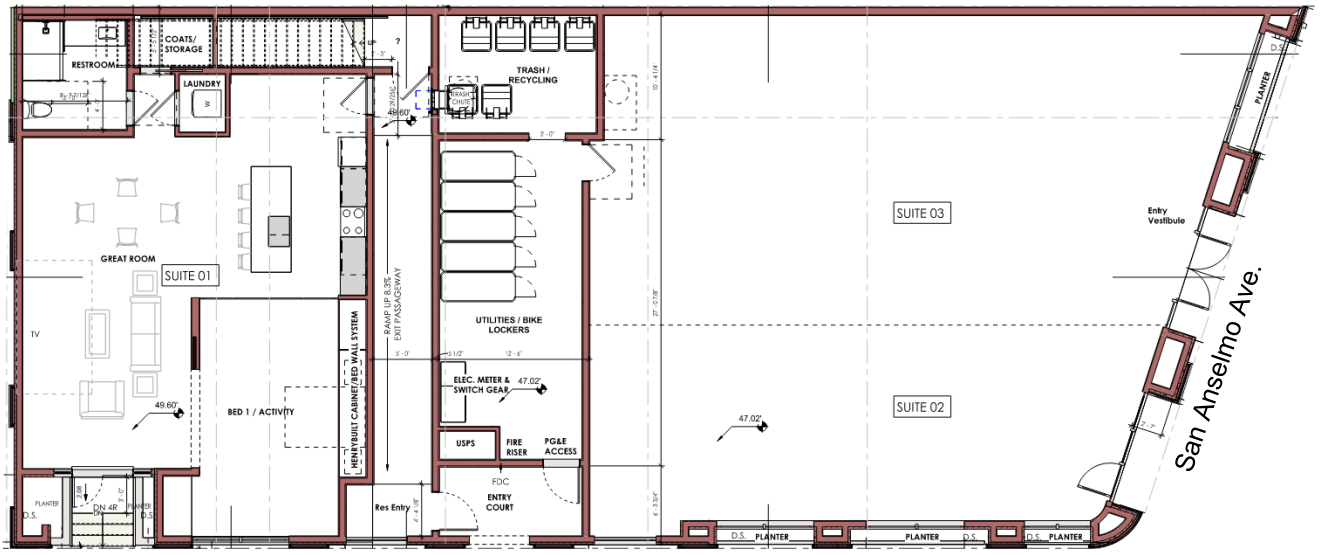


Figure 2 – Proposed Site Plan

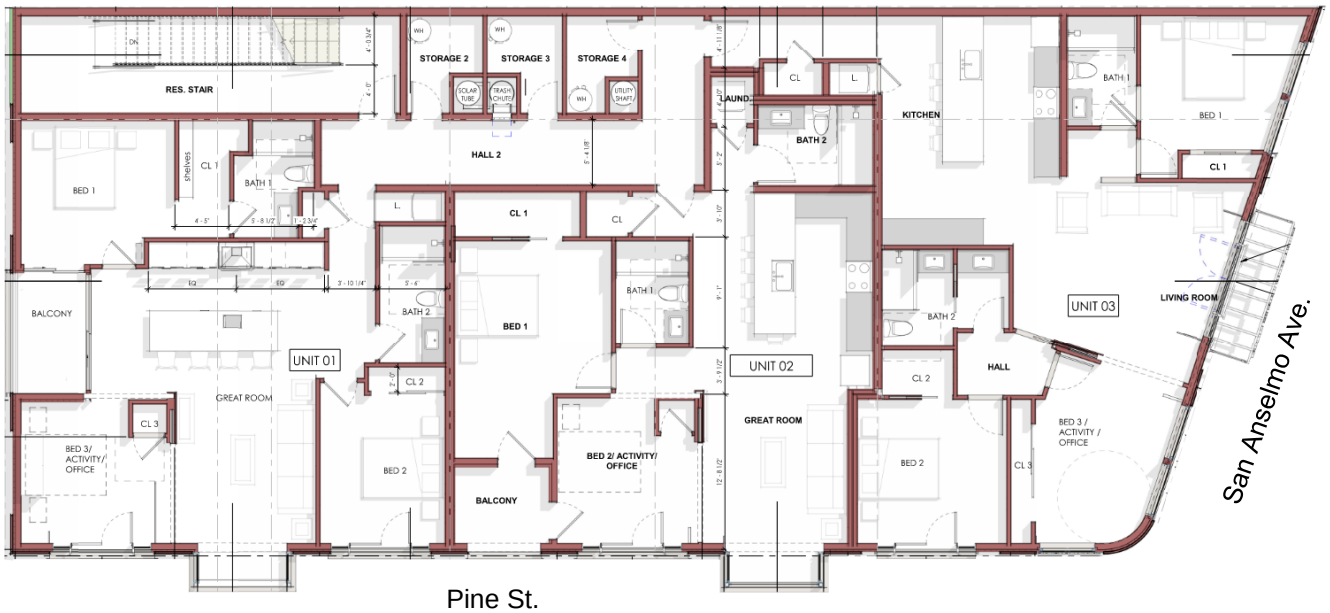


Figures 3 – Proposed Floor Plans

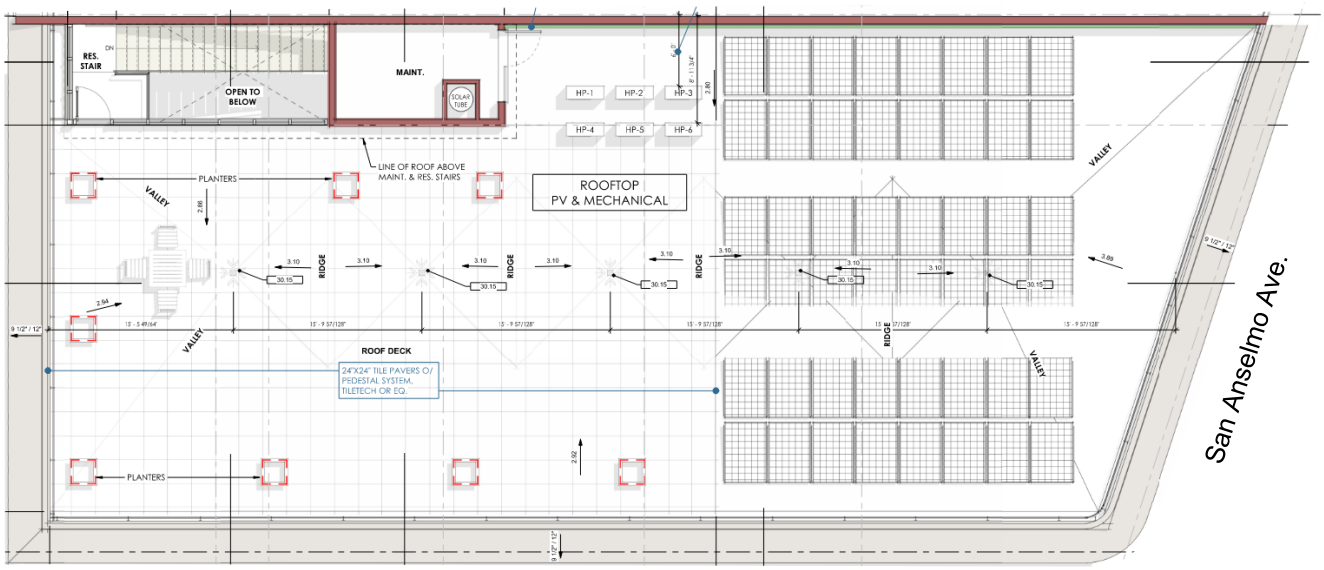
Ground Floor Plan



Second Floor Plan



Third Floor / Roof Plan



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Figures 3 – Proposed Elevations

East (Front) Elevation, San Anselmo Ave Frontage



West (Rear) Elevation

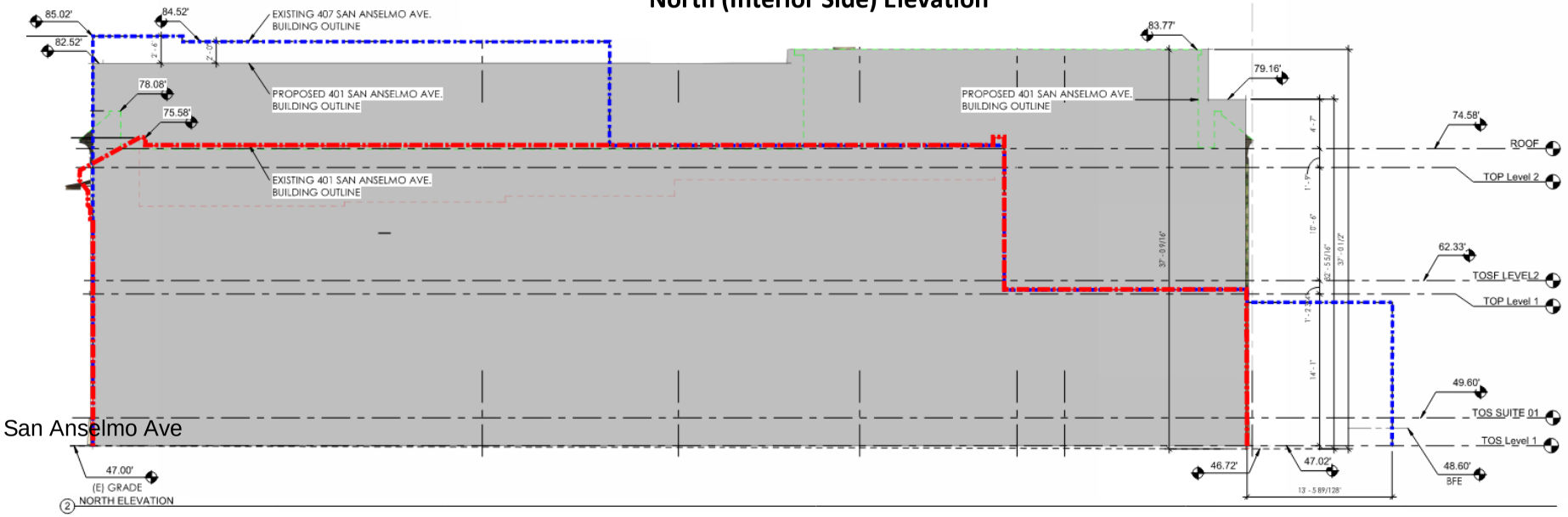


Red dashed line indicates the outline of the existing structure to be demolished.

South (Street Side) Elevation, Facing Pine St.



North (Interior Side) Elevation



Red dashed line indicates the outline of the existing structure to be demolished.

Blue dashed line indicates the outline of the adjacent structure at 407 San Anselmo Ave.

Project Site and Background

The Project site is a portion of Lot 20 of the Linda Vista Tract and is approximately 4,543 square feet in size. The lot is relatively flat with a 1 percent average slope. The lot is located within the 100-year flood plain, or AE Flood Zone, meaning there is a 1 percent annual chance of flooding.

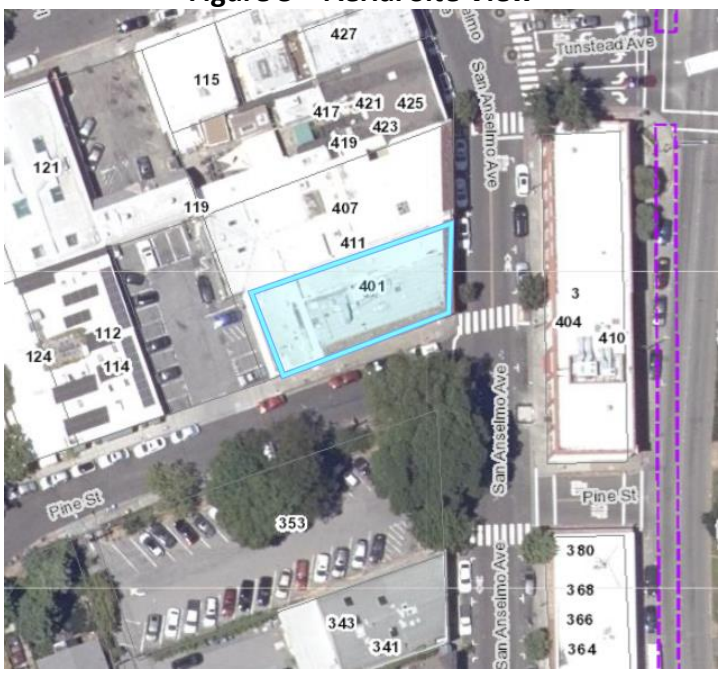
The site was initially developed circa 1926. The building was owned and operated by the Home Savings and Commercial Bank but was soon after sold to the Bank of Italy. In 1928, the Bank of Italy merged with Bank of America of Los Angeles, and in 1930, changed its name to Bank of America. In 1946, additions were built on the north and west sides of the structure, creating the building envelope that exists today.

Only exterior modifications to the building have occurred since 1946. In the 1960s, the three large arched windows on the Pine Street façade were removed, and their openings were infilled. A Historic Resource Evaluation (HRE) was prepared by Ver Planck Historic Preservation Consulting and dated April 30, 2024 to assess whether a property qualifies as a historic resource based on its architectural, cultural, or historical significance, typically to inform planning and preservation decisions (see **Attachment 2**). The HRE indicates that the Project site does not appear eligible for the California Register of Historical Resources under any of the eligibility criteria, in part due to extensive alterations that have taken place since the building was originally constructed.

The parcels along San Anselmo Avenue between Tunstead Avenue and Pine Street are zoned C-2, Downtown Commercial, and their uses are a mix of retail and office uses. The Project site is a corner lot, bound by commercial uses to the north, a private parking lot to the west, San Anselmo Avenue to the east, and Pine Street to the south. Across these roads, there are more commercial uses to the east and a public parking lot to the south.

An aerial view of the Project site, outlined in blue, is shown in **Figure 5**, and **Figure 6** shows the street views of the Project site.

Figure 5 – Aerial Site View



Figures 6
Street View from San Anselmo Avenue Facing West



Street View from Pine Street Facing North



Street View from Pine Street Facing Northeast



Staff Analysis and Discussion

General Plan Consistency

Land Use Consistency

The Project has a General Plan land use designation of Central Commercial (CC), which is found along portions of San Anselmo Avenue and Sir Francis Drake Boulevard between the Hub and Tunstead Avenue and is expected to be the retail core of the community. Commercial enterprises are expected to provide continuity of commercial frontage and attractive areas for pedestrian movement. Parking is not anticipated onsite but would be provided in public or common parking lots within walking distance of all downtown businesses.

Residential uses in the form of multi-family housing are allowed in the Central Commercial district. Residential uses can be provided for in a single structure or maybe mixed with commercial activity in a single structure; the ground floor of every building should be utilized for commercial or commercial-related uses. The General Plan notes, however, that the Town may consider the entire use concept for a building before determining the appropriate use of the ground floor. Buildings within the Central Commercial district could have a FAR of up to 2.0. The heights of buildings in this category are to be compatible with surrounding buildings but shall not exceed 30 feet in height.[1]

The Project proposes a three-story, 37-foot tall mixed-use building totaling 8,850 square feet. The building would feature commercial spaces along San Anselmo Avenue, a ground-floor ADU accessible from Pine Street, three second-story residential units, and a roof deck and mechanical room located on

[1] Height limits were added to the General Plan land use designations per Town Council Reso No. 3074 (1988). At that time, the height limit in the Central Commercial district was 35 feet. Town Council Reso. No. 3137-A (1991) amended this height limit to 30 feet.

the third story. As currently proposed, the Project is inconsistent with the General Plan because the proposed building exceeds the maximum height allowed in the Central Commercial district.[2]

The Town is updating the General Plan, including the land use descriptions. Given State housing mandates and current best practices, staff recommend removing height restrictions from all land use descriptions through a General Plan Amendment. Therefore, staff suggest that the proposed Project could be phased to move forward to achieve consistency with the General Plan. Staff request Planning Commission direction on the following options:

- Approach 1: The Planning Commission would conditionally approve the project as proposed with a Variance to exceed the maximum building height. The condition of approval would require a General Plan Amendment to remove height restrictions from all land use descriptions prior to issuance of a building permit. This approach would allow the project to enter the building permit phase while the General Plan is undergoing a targeted amendment.
- Approach 2: This approach would include two phases. In Phase One, the Planning Commission would conditionally approve the project to reduce the building height to 30 feet (or less) to comply with the General Plan.[3] In Phase Two, following adoption of a targeted General Plan Amendment that removes height restrictions from all land use descriptions, the proposed Project may return to seek approval for a Variance to exceed the 30-foot height limit. This could be included as a condition of project approval, if directed by the Planning Commission.

Alternatively, the height restrictions will likely be removed from the land use descriptions as part of the General Plan Update. If preferred, the Planning Commission may opt to forgo a separate General Plan Amendment, and a height increase could occur upon adoption of an updated General Plan, anticipated in 2026.

<u>Goal and Policy Consistency</u>

Staff suggest that the proposed Project conforms with the following General Plan goals and policies:

- Land Use Goal 1: The small town character, scale, and pace of life in San Anselmo shall be preserved, as shall the Town's close connection with the natural beauty of its setting.
- Land Use Goal 2: Maintain the economic viability of the Town's commercial core.
- Land Use Goal 3: New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.
- Land Use Goal 5: Accommodate the housing needs of a socially and economically diverse population.
- 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 3.3: Mixed residential and housing opportunity development is most appropriate where sites have few environmental constraints, and have adequate facilities, such as water, sewer, transit, and access to commercial services.

[2] The Demolition Permit, Grading Permit, and Design Review each have a requisite finding that the project is consistent with the General Plan. As a result, any inconsistency with the General Plan (e.g., height inconsistency) would prevent approval of these related permits as well.

[3] This approach ensures the project is consistent with the height limits in the General Plan. This also allows the proposed project to meet the General Plan consistency finding required for approval of the Demolition Permit, Grading Permit, and Design Review. In addition, the proposed project would no longer be required to obtain Variances.

- Land Use Policy 3.4: Mixed residential and housing opportunity development is also appropriate along major traffic arterials and adjacent to commercial and office areas.
- Land Use Policy 4.2: Retail commercial is best suited for the central area.
- 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.
- Land Use Policy 16.2: To only allow development within the 100-year floodplain which is consistent with the Town's adopted Protection of Flood Hazard Areas and Water Course Ordinance.

Zoning Ordinance Compliance

The Project site is zoned Downtown Commercial (C-2), which is applied to existing commercial areas along San Anselmo Avenue and Sir Francis Drake Boulevard between The Hub and Ross Avenue, which form the Town's central business district. The intent of this district is to develop primary attractors, which draw the majority of their customers from outside the community, and satellite businesses, which rely upon pedestrian movements generated by the primary attractors

Mixed uses are also allowed within the District; however, offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose of providing for commercial activities. An ADU in this Zoning District is considered to be an accessory residential use that is consistent with the General Plan and does not exceed the allowable density or expand or intensify the residential use. The District has a density range of between 13 and 20 residential units per acre and a maximum floor area ratio of 2.0.

The Project proposes a three-story, 37-foot tall mixed-use building totally 8,850 square feet. The building would feature commercial spaces along San Anselmo Avenue, a ground-floor ADU accessible from Pine Street, three second-story residential units, and a roof deck and mechanical room located on the third story. Apart from the Variances discussed in this Staff Report, the Project complies with the development standards of the C-2 Zoning District (including floor area and setbacks).

Parking

The Town's Parking Standards Table (Table 5A) in Title 10, Chapter 3, Article 5, Parking and Loading Regulations, of the San Anselmo Municipal Code requires:

- One on-site parking space for each studio, one-bedroom, or two-bedroom living unit within a multifamily residential or mixed-use building;
- One and a half on-site parking spaces for each three-bedroom (or greater) living unit within a multifamily residential or mixed-use building; and
- One on-site parking space for each 500 gross square feet of a commercial building's floor area.

The Town's parking regulations are superseded by State law. AB 2097 prohibits local agencies from imposing minimum parking requirements on development projects within one-half mile of public transit. AB 2553, signed into law in September 2024, expanded the definition of public transit to include intersections of major bus routes with service intervals of 20 minutes or less during peak commute times.

Pursuant to AB 2097 and AB 2553, the bus stop located at the intersection of Sir Francis Drake Boulevard and Center Boulevard, known as the Hub, is defined as a public transit stop. The Project site is located

within one-half mile of the Hub. Given State law, no parking requirements may be imposed on the Project or any new development within one-half mile of the Hub.

Section 3-5.1207, All-Night Parking Prohibited Without Permit, of the Municipal Code prohibits overnight parking on any street in San Anselmo between the hours of 2:00 AM and 6:00 AM unless a valid, current Overnight Street Parking Permit has been issued and is affixed to the vehicle. Resident Overnight Parking Permits are issued by the Central Marin Police Authority upon a demonstration of hardship in accordance with the Municipal Code.

Affordable Housing

The Project is subject to Town's Inclusionary Housing Ordinance (San Anselmo Municipal Code Title 10, Chapter 21, Affordable Housing), adopted in August 2023 through Town Council Resolutions 4497 and 4498 and Ordinance 1178. The purpose of the Ordinance is to expand the supply of affordable housing in San Anselmo by requiring that new residential and non-residential development projects contribute to housing opportunities for a broad range of households with varying income levels.

Under these regulations, residential developments of two or more units to contribute to the Town's affordable housing stock. Project applicants proposing two or more units may choose to:

- Construct affordable housing units as part of the proposed project;
- Pay the in-lieu fee identified in the Town's adopted Fee Schedule; or
- Propose an alternative compliance method subject to Town approval.[4]

The Project applicant has elected to satisfy the Inclusionary Housing Ordinance by paying the in-lieu fee.

Development in the Flood Zone

The Project Site is located within the 100-year flood plain, or AE Flood Zone. Title 7, Chapter 11, Protection of Flood Hazard Area, in the San Anselmo Municipal Code regulates development in Federal Emergency Management Agency (FEMA) Flood Zones. The Town requires that all new construction of residential structures in the AE Flood Zone shall have the lowest floor elevated to 1 foot above the base flood elevation (BFE). Furthermore, the Town requires that nonresidential construction shall be similarly elevated or meet an alternative means of compliance as certified by the Floodplain Administrator (i.e., the Public Works Director).[5] The Project would be conditioned to comply with these requirements.[6]

Demolition and Construction Management Plan

The Project includes a preliminary Demolition and Construction Management Plan (DCMP) to reduce construction related impacts to the surrounding neighborhood. As shown in **Attachments 2** and **4**, the DCMP addresses construction impacts related to parking, vehicle traffic, and pedestrian circulation; the

[4] For more information on these options, refer to Resolutions 4497 and 4498 and the Town Inclusionary Housing webpage.
[5] Alternative means of compliance, as indicated in Section 7-11.501, would include that the nonresidential construction: be floodproofed, together with attendant utility and sanitary facilities, below the elevation recommended under Section 7-11.501(c)(1), so that the structure is watertight with walls substantially impermeable to the passage of water; have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and be certified by a registered civil engineer or architect that the standards of Section 7-11.501(c)(2)(i) and (ii) are satisfied.
[6] The applicant has provided two surveys within their Project Plans (see Attachment 1). It is important to note that these surveys provide different elevations for the site, as they are based on different topographic datums.

construction schedule; construction staging; and encroachment permits. In particular, the proposed DCMP includes the following provisions:

- **Parking**: Limited on-site parking (2 spaces) and potential use of the Pine Street Public Lot (up to 3 spaces, with permits from the Public Works Department). No long-term construction-related parking would be allowed in the public right-of-way adjacent to the site; off-site parking may be required for additional needs.
- **Pedestrian Circulation**: A minimum 4-foot clear pedestrian walkway along the sidewalks shall be maintained throughout construction. Temporary sidewalk closures, managed by an on-site safety manager, may be necessary during demolition and material deliveries. Encroachment permits would be required for all sidewalk closures.
- **Traffic Impacts**: Vehicular access to the construction site would be limited to a single driveway created on Pine Street. Utility undergrounding, as required by the Town, may result in temporary road closures along Pine Street. Traffic control measures (i.e., signage, delineators, flag persons) proposed to minimize disruptions during construction deliveries. Encroachment permits would be required for road closures.
- **Property Lines**: Temporary construction fencing proposed to protect pedestrians and adjacent properties, and prevent unauthorized access to private property.
- **Project Schedule**: Demolition (including hazardous material abatement) is anticipated to take one month; site preparation and construction would take approximately 14 months. In total, construction is expected to occur over 16 months.
- **Debris Box Location**: A debris box would be required to be located on-site and outside of the public right-of-way.

The Department of Public Works (DPW) has reviewed the Project and found the DCMP to provide a sufficient level of detail at this stage. During the Building Permit phase, DPW would require a complete DCMP with precise information including, but not limited to deliveries/road closures, sidewalk closures, construction hours (as they relate to noise attenuation in the area), the construction schedule, and ADA-compliant vehicular access to the site, to be reviewed and approved prior to the issuance of any building, demolition, or encroachment permits.

Staff recommends that the Planning Commission consider the following as conditions of project approval to minimize any potential demolition and construction related impacts:

- Temporary accessible pedestrian paths of travel are provided during sidewalk closures to allow for continuous, safe pedestrian access and minimize disruptions to downtown circulation.
- No construction-related parking shall be allowed within the public right-of-way adjacent to the project site, and additional parking shall be secured on private property. This would reduce vehicle parking congestion at the project site and ensure parking remains available for downtown customers.
- A licensed structural engineer shall be present on-site during demolition to monitor the demolition process to ensure that the demolition work and construction of the new building does not impact the structural integrity of adjacent structures.
- An on-site preconstruction meeting is required with the Town, property owner/applicant, contractor, the owner and tenants of 407-411 San Anselmo Avenue, and associated parties to discuss the DCMP and clarify procedures for debris clean up, site access, and construction hours.
- The Project applicant shall designate the adjacent property at 407-411 San Anselmo Ave, APN 007-251-23, and the Town of San Anselmo as additional insureds on their construction policy, to the

extent permitted by law, protecting adjacent property owners and the Town from potential liability or damages related to construction activities.

- The Project applicant shall secure a construction bond in the amount of 125% of the Project's valuation, issued by a surety company authorized to operate in the State of California. This would safeguard against project abandonment or financial insolvency, ensuring timely Project completion.
- Temporary fencing between 401 San Anselmo Ave, 407-411 San Anselmo Ave, and the parking lot to the west (at APN 007-251-23), shall be required to mitigate the spread of construction debris and prevent unauthorized access to private property.
- The building wall separating 401 San Anselmo Ave and 407-411 San Anselmo Ave shall be surveyed and staked by a licensed surveyor prior to demolition of 401 San Anselmo Ave to verify property boundaries and prevent damage or encroachment on adjacent structures during demolition and construction.
- Materials shall be staged in an off-site location and transferred to the site, as needed, to minimize encroachment into the downtown public right-of-way on San Anselmo Avenue and Pine Street.
- Water shall be used to suppress dust during demolition activities, minimizing airborne particulate matter.
- Noise: The Project shall be required to adhere to Title 4, Chapter 7, Loud Noises, of the Municipal Code. In addition, the Project shall be required to adhere to the following:
    - Noise-generating demolition activities, such as heavy equipment operation and material removal, shall be restricted to 8:30 AM to 4:30 PM. No demolition shall occur on weekends or holidays observed by the Town.
    - All demolition equipment shall be equipped with properly functioning mufflers and noise attenuation devices.
    - The contractor shall provide written notification to all adjacent property owners and residents at least 14 days prior to the commencement of demolition activities, detailing the Project schedule and anticipated noise levels.

Demolition Permit

Pursuant to the San Anselmo Municipal Code Title 10, Chapter 3, Article 21, Demolition Permit, the purpose of the Demolition Permit is to consider retention of community character related to the historic, architectural, cultural, and/or aesthetic importance of a structure, minimized disturbance and hazard to the neighborhood and the community, and maintenance of housing units to further the goals of the General Plan Housing Element.

As previously summarized in this staff report, a Demolition Permit is required to demolish the existing commercial building. To approve or conditionally approve the Demolition Permit, the Commission must make the findings for the Demolition Permit in Section 10-3.2104 of the San Anselmo Municipal Code, listed *in italics* below.

(1) The demolition will not remove from the neighborhood or Town, nor adversely affect, a building of historical, architectural, cultural, or aesthetic value.

(2) The project is consistent with the San Anselmo General Plan.

(3) The project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

(4) The granting or denying of a demolition permit for the demolition of structures may also be subject to the following findings based on substantial evidence as determined by the Planning Commission or Town Council.

(a) Failure to approve a demolition permit will cause immediate and substantial hardship because of the conditions peculiar to a particular structure, and such hardship has not been created by an act of the owner in anticipation of action under this chapter. Examples of hardship include health and safety hazards that cause the building to be unsafe. Personal, family, financing difficulties, loss of prospective profits and neighboring violations are not justifiable hardships.

(b) It is necessary to reveal previous architectural features covered up, such features that would be functionally and aesthetically compatible with the existing improvements and the natural elements of the area.

Given proposed Project characteristics (i.e., high-traffic pedestrian area, no on-site parking, adjacency to other retail, personal services, and offices uses), Town staff request Planning Commission direction on whether Finding number 3 can be met, with or without conditions of project approval.[7] A list of potential conditions of approval – beyond the provisions identified in the proposed DCMP – has been provided at the end of this staff report for Commission consideration.

Grading Permit

Pursuant to the San Anselmo Municipal Code Title 9, Chapter 18, Excavation, Grading, and Erosion Control, the purpose of the Grading Permit is to establish controls on excavation, grading, and fill within the Town. The controls are established for reasons of safety, erosion control, sound, soil engineering practice, aesthetics, environmental protection, and water quality protection.

As previously summarized in this staff report, a Grading Permit is required to allow for the combined excavation, grade, or fill of more than 100 cubic yards of material. The Project proposes approximately 131 cubic yards of earthwork. To approve or conditionally approve the Grading Permit, the Planning Commission must determine whether the Project is in conformance with the required Grading Permit Findings in Section 9-18.08(c) of the San Anselmo Municipal Code, listed below *in italics:*

(1) The health, welfare and safety of the public will not be adversely affected;

(2) Adjacent properties are adequately protected by project investigation and design from geologic hazards as a result of the work;

(3) Adjacent properties are adequately protected by project design from drainage and erosion problems as a result of the work;

(4) The amount of excavation, grading, or fill proposed is not more than is required to allow the property owner reasonably beneficial use of his or her property;

(5) The visual and scenic enjoyment of the area by others will not be unreasonably adversely affected by the project;

(6) Natural landscaping will not be removed by the project more than is necessary and that any removed vegetation will be replanted in a timely manner;

[7] The Demolition Permit's Finding number 2 requires that the project be consistent with the General Plan. Consequently, any inconsistency with the General Plan (e.g., height inconsistency) prevents the approval of a Demolition Permit as well. See the proposed phased approach in the General Plan Consistency section to ensure consistency with this Demolition Permit finding.

(7) The time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes;
(8) The proposed excavation, grading, or fill does not violate the Town's General Plan or zoning Codes;
(9) Sufficient erosion control measures will be employed to offset any impact by the proposed excavation, grading, or fill.

Upon review of the Project, and as evidenced by the Geotechnical Investigation Report (see **Attachment 3**), Town staff suggest that most of the Grading Permit findings can be supported.[8] However, Town staff request Planning Commission's direction on whether Finding number 1 can be met, with or without conditions of project approval. In particular, Town staff request that the Commission consider whether the DCMP provides sufficient information at this stage to ensure that demolition and construction would not result in detrimental impacts to the health, welfare, and safety of persons residing or working in the surrounding area.

Conditional Use Permit
Pursuant to the San Anselmo Municipal Code Title 10, Chapter 3, Article 13, Conditional Use Permit, the purpose of a Conditional Use Permit is to allow for the review of a specific use or uses to ensure that the use is compatible with surrounding land uses and to allow, if necessary, the imposition of conditions.

As previously summarized in this staff report, a Conditional Use Permit is required to allow for an exception to the maximum floor area allowed for a one-bedroom ADU. To approve the Conditional Use Permit, the Planning Commission must determine whether the Project is in conformance with the required Conditional Use Permit Finding in Section 10-3.1305 of the San Anselmo Municipal Code, listed below in *italics*.

(1) The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town.

Upon review of the Project, staff suggest that the requisite finding can be achieved because the Project would not impose unsafe conditions on persons residing or working in the neighborhood for the following reasons:

- The Project would be required to comply with the California Building Standards Code and California Fire Code.
- The ADU would be designed to be accessible, with features to ensure the safety of all occupants including those with mobility challenges.
- The ADU is a land use consistent with the General Plan.

Variances
Pursuant to Title 10, Chapter 3, Article 14, Variance, of the San Anselmo Municipal Code, the purpose of a Variance is to allow for deviations from development standards set forth in the Municipal Code. As

[8] The Grading Permit's Finding number 8 requires that the project be consistent with the General Plan. Consequently, any inconsistency with the General Plan (e.g., height inconsistency) prevents the approval of a Grading Permit as well. See the proposed phased approach in the General Plan Consistency section to ensure consistency with this Grading Permit finding.

previously summarized in this staff report, Variances are requested for relief from the maximum building height and story requirements to allow for:

- A 37-foot tall building, where a maximum building height of 30 feet is permitted within the C-2 Zoning District; and
- A three-story building, where a maximum of two stories are permitted within the C-2 Zoning District.

To approve or conditionally approve the 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, 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.

Town staff request Planning Commission direction on whether Finding number 1 can be met for approval of both Variances.

Design Review

Pursuant to the San Anselmo Municipal Code Title 10, Chapter 3, Article 15, Design Review, 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 constructed in the town. As previously summarized in this staff report, Design Review is required for the construction of a new building within the C-2 Zoning District.

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, 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.

Town staff suggest that many of the requisite Design Review findings can be met. The Project proposes a more modern design that deviates from the older character of the adjacent properties, but the Town seeks to encourage creativity and variety in design pursuant to Section 10-3.1501 of the Municipal Code. Therefore, Town staff suggest that the proposed modern architecture, while visually different from adjacent developed property, has the capacity to functionally complement the area and enhance the architectural quality of an existing neighborhood, while retaining aesthetic compatibility.

Staff is seeking direction from the Planning Commission regarding whether Finding number 1, Finding number 2, and Finding number 6 can be met.[9] As mentioned in a public comment, is unclear at this project stage where all required above-ground utilities would be installed (i.e., within the building interior, on the building exterior, or in the public right-of-way). Staff ask the Planning Commission to consider whether the project application provides sufficient information about the proposed utilities to determine that the project would be functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area. As described in the DCMP subsection, staff are concerned regarding the potential impacts of the construction noise related to Finding number 2 and ask the Planning Commission to consider whether the project provides for sufficient protection against noise, odors, and other factors which may make the environment less desirable, with or without conditions of project approval.

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, Sections 15303 under a Class 3 categorical exemption for "New Construction or Conversion of Small Structures" (14 CCR § 15303). This exemption applies as the Project involves a mixed-use development located in an urbanized area, totaling no more than four residential units, with a total floor area of less than 10,000 square feet. 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 surrounding area); (b), which relates to cumulative impacts (developed neighborhood; no other projects are proposed in the nearby area and if any are received, each would have a construction management plan reviewed by the Building and Public Works Departments); Subsection (c), which relates to unusual circumstances (the construction is proposed on a previously disturbed site and method of construction is not out of character with this type of construction); or Subsection (f), which relates to historical resources (the Project site 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. Staff has received one written comment as of the distribution of this report (see **Attachment 5**). Concerns raised in the written comment include:

- Increased building height

[9] The Design Review Finding number 6 requires that the project be consistent with the General Plan. Consequently, any inconsistency with the General Plan (e.g., height inconsistency) prevents the approval of Design Review as well. See the proposed phased approach in the General Plan Consistency section to ensure consistency with this Design Review finding.

- Adequate fire safety and emergency access
- Impacts on parking and traffic patterns
- Location of new utilities in the public right-of-way and impacts to the construction timeline
- Unclear property boundaries
- Construction impacts on parking, traffic, road closures, dust, noise, and utility undergrounding
- Logistics of building demolition and timeline given proximity to neighboring structures
- Inaccurate labeling in the Project plans

Planning Commission Direction

Direction is sought from the Planning Commission on the following Project components:

- Is the Planning Commission amenable to a phased approach to project approval as it relates to General Plan consistency? If yes:
  - Is the Planning Commission interested in a targeted General Plan Amendment?
- Can Demolition Permit Finding number 3 and Grading Permit Finding number 1 be made? If not:
  - What additional information in the DCMP is needed to render decisions? Information could include, but is not limited to:
    - Street closure information
    - Noise and dust reduction strategies related to demolition
    - Construction parking plan
  - Does the Planning Commission recommend any conditions of project approval, including any of the following options?
    - Temporary accessible pedestrian paths of travel shall be provided during sidewalk closures.
    - No construction-related parking shall be allowed within the public right-of-way adjacent to the project site, and additional parking shall be secured on private property.
    - A structural engineer shall be present on-site during demolition to monitor the demolition process and ensure that the demolition work does not impact the structural integrity of adjacent structures.
    - An on-site preconstruction meeting is required with the Town, property owner/applicant, contractor, the owner and tenants of 407-411 San Anselmo Avenue, and associated parties to discuss the DCMP and clarify procedures for debris clean up, site access, and construction hours.
    - The Project applicant shall designate the adjacent property at 407-411 San Anselmo Ave, APN 007-251-23, and the Town of San Anselmo as additional insureds on their construction policy, to the extent permitted by law.
    - The Project applicant shall secure a construction bond in the amount of 125% of the Project's valuation, issued by a surety company authorized to operate in the State of California, to ensure Project completion.

- Temporary fencing between 401 San Anselmo Ave, 407-411 San Anselmo Ave, and the parking lot to the west (at APN 007-251-23), shall be required to mitigate the spread of construction debris and prevent unauthorized access to private property.
- The building wall separating 401 San Anselmo Ave and 407-411 San Anselmo Ave shall be surveyed and staked by a licensed surveyor prior to demolition of 401 San Anselmo Ave.
- Materials shall be staged in an off-site location and transferred to the site, as needed.
- Water shall be used to suppress dust during demolition activities, minimizing airborne particulate matter.
- Noise: The Project shall be required to adhere to Title 4, Chapter 7, Loud Noises, of the Municipal Code. In addition, the Project shall be required to adhere to the following:
    - Noise-generating demolition activities, such as heavy equipment operation and material removal, shall be restricted to 8:30 AM to 4:30 PM. No demolition shall occur on weekends or holidays observed by the Town.
    - All demolition equipment shall be equipped with properly functioning mufflers and noise attenuation devices.
    - The contractor shall provide written notification to all adjacent property owners and residents at least 14 days prior to the commencement of demolition activities, detailing the Project schedule and anticipated noise levels.

- Can Design Review Findings number 1 and number 2 be made, given the project application and the proposed conditions of approval?
- Can Variance Finding number 1 be made for both requested exceptions to the height limits?
- Does the Planning Commission have any other comments or suggestions?

Attachments

Attachment 1 – Project Plans
Attachment 2 – Historic Resource Evaluation
Attachment 3 – Geotechnical Investigation
Attachment 4 – Project Narrative
Attachment 5 – Comment Letter - Lamson

MINUTES
TOWN OF SAN ANSELMO PLANNING COMMISSION
Monday, April 7, 2025
This meeting was conducted in person and via Zoom.

Commissioners Present:	Jennifer Asselstine Zack Koblick de Leon Kim Pipkin Gary Smith Peter Strauss (Chair) Thomas Tunny
Commissioners Absent	Tim Heiman (Vice Chair)
Staff Present:	Planning Director Heidi Scoble Senior Planner Lindsey Klein Assistant Planner Jackson Dobronyi Assistant Public Works Director Scott Schneider Assistant Civil Engineer Will Messinger

1. Call to Order

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

2. Open Time for Public Expression

There were no comments.

3. Planning Directors Report
- She discussed the new link to e-comments.
- The General Plan Advisory Committee (GPAC) met on April 3rd and will be meeting again on April 10th.
- The Town Council will discuss the undergrounding of utilities at tomorrow night's meeting.
- The Economic Development Committee will meet on April 9th.
- There will be an Earth Day Festival at Wade Thomas School on April 19th.
- The Town is recruiting for a Building Official.
- At the April 22nd meeting the Council will adopt a Proclamation declaring May as Small Business Month.

4. Approval of Minutes
A. Approve minutes from the March 3, 2025 meetings.

M/s, Asselstine/Tunny, motion to approve the March 3, 2025 minutes as submitted.
Ayes: Asselstine, Pipkin, Tunny, Chair Strauss
Abstain: Koblick de Leon, Smith
Absent: Heiman

5. Business Items
A. 11 Sunnyside Avenue (Right-of-Way Abandonment) The proposed project is exempt

from CEQA under CEQA Guidelines Section 15305

Assistant Engineer Messinger presented a staff report and a PowerPoint presentation. Staff answered questions from the Commission regarding what is meant by “abandonment”; how much land is involved; if the retaining was recently built and if a Building Permit was required; if a right-of-way abandonment would be required prior to a Building Permit; if there would be an increase in the Floor Area Ratio as a result of the transfer of land; why this property owner is the only one seeking the abandonment.

Chair Strauss opened the meeting to public comments.

There were no comments.

Chair Strauss closed the meeting to public comments.

Commissioner Smith provided the following comments:

- This is a reasonable approach for transferring the property.
- He understood the need for the retaining wall. It is a benefit to the Town.

M/s, Koblick de Leon/Pipkin, motion to approve the 11 Sunnyside Avenue Right-of-Way Abandonment.
Ayes: Asselstine, Koblick de Leon, Pipkin, Smith, Tunny, Chair Strauss
Absent: Heiman

Chair Strauss stated there was a 10-day appeal period.

6. Public Hearings

A. Demolition Permit, Grading Permit, Conditional Use Permit, Variances, and Design Review at 401 San Anselmo Avenue, APN 007-251-22, Demolition Permit for the demolition of an existing commercial structure, a Grading Permit for 131 cubic yards of earthwork, a Conditional Use Permit to allow an Accessory Dwelling Unit (ADU) to exceed 1,000 square feet, Variances to allow for a three-story building, where only two stories is permitted, and to allow for a 37-foot tall building, where a maximum building height of 30 feet is permitted, and Design Review for the construction of a new three-story, 8,850 square-foot mixed-use building. The proposed project is categorically exempt from CEQA pursuant to 14 CCR Section 15303

Assistant Planner Dobronyi presented a staff report and a PowerPoint presentation. Staff answered questions from the Commission regarding whether a Height Variance was issued for the adjacent building; if clerestory windows could be installed on the ground floor of the west elevation; if there are any assurances that the Town would not have any issues should the developer have financial issues after the building is demolished; the height of the US Bank building; regulations in the C3 and C2 Districts; if the Housing Element contains height restrictions; in-lieu fees; Inclusionary Housing requirements; if all the units would be market rate; the three options cited in the staff report; a targeted General Plan Amendment; the Conditions of Approval cited in the staff report; issues of property lines and shared building walls; how affordable housing rents would be calculated and how much tenants would be paying; the Regional Housing Needs Assessment (RHNA) and the percentage of affordable units required; why the project is considered three stories; if the signage is being reviewed tonight; if only the penthouse exceeds the 30-foot height limit; it the trellis would be cantilevered off of the parapet; if there are other three-story buildings in the C2 District; if the penthouse would serve only as access; how the opportunity for ten units was lost; if the Municipal Code includes provisions for a Special Use District or Planned Unit Development

District; if the demolition could be restricted to hours that are more congenial to the adjacent businesses; when the determination is made with respect to the depth of the foundation (Building Permit, third-party plan check); if the parapet is lower and the penthouse is higher than the building next door; if there will be noise abatement and visual screening for any mechanical units.

Chair Strauss opened the meeting to public comments.

Ms. Laura Allen, applicant, made the following comments:

- She gave a PowerPoint presentation.
- The prior project consisted of ten residential units and two commercial units.
- They were asked to reduce the unit count to four units to comply with density regulations.
- This is a concrete and rebar building with very few windows- working with the current envelope would be nearly impossible.
- Retrofitting would require extensive structural modifications.
- She displayed the current design and the first and second floor plans.
- The proposed building height is 31 feet to the top of the parapet and 37 feet at the top of the mechanical roof. The neighboring building is 38 feet high.
- The height of the existing building is just short of 28 feet.
- They are retaining some of the design elements including a re-creation of the arched windows.
- There will be two and three bedroom units.
- She displayed the roof deck design.
- They have incorporated sustainable design elements and exceed the Title 24 requirements.
- She displayed renderings of the ground floor commercial space and the live/work unit (ADU).
- She stated downsizing to four units makes BMR housing a challenge.
- They are not required to provide on-site parking due to the proximity to public transit.
- They have identified several practical approaches to mitigate parking issues.
- She discussed the Construction Management Plan.
- Her insurance agent told her a Construction Bond is not generally required for this type of project. She asked the Commission to forgo this requirement.
- The demolition will take less than 30 days, and the structural engineer does not need to be on site. The general contractor should be sufficient.
- They are providing a substantial community benefit.

Ms. Allen and her consultants answered questions from the Commission regarding whether the prior plan had only one commercial space; if the corner commercial space could be housing; the allowable density; if the topic of a Density Bonus was ever discussed; why there is no “set back” window on the lower floor; the anticipated completion; the design of the building relative to the adjacent building; if they considered a waterproofing aspect between the buildings; if the lot has been surveyed and whether another survey should be done during demolition; the design of the front entrance arch and the black brick.

Stewart, architect, made the following comments:

- They can get the light to penetrate the ground floor. This is a lifestyle choice, and the square footage is more important.
- He discussed construction and zero lot line buildings.

Mr. Carl Deal made the following comments:
- There is no local historic designation for this building because there is no mechanism for that to take place.
- It is up to the Commission to provide this historic protection.
- He discussed Page 5, 6, & 7 of the Historic Resource Evaluation and the photographs of the neighboring buildings.
- He asked if there was a use for the existing building that would “pencil out”.

Mr. Brendon Quinn made the following comments:
- He supports the proposed mixed use development.
- It would support the businesses and provide housing units in the downtown corridor.

Mr. Benedetto Chico, owner of the San Anselmo Inn, made the following comments:
- He wished the applicants the best of luck.
- Demolition will have a strong negative impact, and he is concerned about the mitigations. They need to be very clear.
- Traffic will be an issue with large trucks coming to the project.

Ms. Karen Lampson, owner of 407-411 San Anselmo Avenue, made the following comments:
- She has long-term tenants.
- She is concerned about the demolition.
- The project is in close proximity to her building, and she is concerned about impacts from the construction.

A tenant at 411 San Anselmo Avenue made the following comment:
- She is concerned about the impact on the day spa.

Ms. Nancy Gump made the following comment:
- She has a psychotherapy practice at 407 San Anselmo Avenue and is concerned about the construction impacts.

Mr. Jeff Kroot made the following comments:
- Windows can be on the property line if they are against the street.
- He feels that the downtown is “under attack”- there are some boarded up buildings.
- He is concerned about demolishing this building and then nothing happens.
- He discussed historic buildings in the downtown area.

Ms. Teri Moore, Pine Street, made the following comment:
- She asked if the demolition of the inside of the bank was done with a permit and if a Haz Mat team did the work.

Nicole made the following comments:
- She had concerns about the destruction of an historic building, building more luxury housing in San Anselmo, and detouring foot traffic during construction.

A resident on Pine Street made the following comment:
- She asked the Commission to consider the impacts to parking during construction.

Chair Strauss closed the meeting to public comments.

Commissioner Tunny provided the following comments:
- He is generally in support of the project. He supported Option #1.
- This is a small property, and the density choices were made through the Housing Element process.
- He appreciated the comments made by the public.
- The project strikes a balance of interests, needs, and priorities of the community.
- The unique character of San Anselmo should be maintained.
- The project is well designed and provides important housing.
- He agreed with the concerns regarding the businesses at 407-411 San Anselmo Avenue.
- He wants to support the Variances, but it might be difficult to make the Findings.
- The applicant might think about a way to redo the penthouse, so it is not a third story.
- The staff report was excellent.

Commissioner Smith provided the following comments:
- He agreed with the comments made by Commissioner Tunny.
- He would like to minimize the impacts on the adjoining businesses.
- A Construction Bond should be required.

Commissioner Koblick de Leon provided the following comments:
- The applicants are attempting to work with the Town and the neighbors.
- He is disappointed about the reduction of units and the removal of the BMR units.
- He is considering the benefits to the Town, the addition of units, the RHNA numbers, and the beauty of the renderings.
- Option #1 is the way to go.
- The neighbors need to be protected from damages as much as possible.

Commissioner Pipkin provided the following comments:
- She has concerns about the affordable housing piece. The goal should be to increase housing at all levels of affordability.
- The housing crisis will not be solved by being timid.
- Option #1 is the best solution.
- This is a small project and will not result in major disruption.
- Professional demolition and construction companies can get this done.
- She would prefer more units.
- She supports the project and would like to see it go forward.

Planning Director Scoble read following comments provided by Commissioner Heiman:
- He referred to one of the Conditions of Approval and thought a structural engineer is not necessary and a licensed general contractor could do the job.
- He could support a phased approach (1) with respect to the height.
- He referred to the DCMP and stated covered pedestrian access along San Anselmo Avenue should be provided with construction site access from Pine Avenue only.
- Design Review Findings #1 and #2 can be made.
- He is ok with the height limit and third story variance.

Commissioner Asselstine provided the following comments:
- The lower unit is lacking in natural light.
- She is disappointed that they are looking at granting a third story variance but not getting a third story of housing. This is a missed opportunity.

- She agreed with the comments made by Mr. Kroot- it would be a disaster to lose some of the buildings in Town.
- She did not want the approval for three stories on this site to “open the flood gates”.
- Parking needs to be addressed.
- A contractor can be present during demolition- it does not have to be a structural engineer.
- She would like more information about adding another property to the insurance and whether requiring a bond would be a burden.
- Noise is a huge issue and will not go away 100%. There are mitigations. There should be good communication between neighbors.
- The proposed design for the front façade (archway and brick) is distracting.

Chair Strauss provided the following comments:
- He agreed with the comments made by the other Commissioners.
- He supports the project but was not sure about the variance for the third story.
- He agreed with Mr. Deal’s comments about the historic district.
- This building has been altered quite a bit.
- Enforcement of mitigations will be very important.
- There will need to be thoughtful consideration given to the adjacent businesses.
- The Variance Findings for the 31 feet and 37 feet could be made.

M/s, Tunny/Koblick de Leon, motion to continue this item to the next meeting to bring back a resolution of approval for the required entitlements and additional Conditions of Approval that incorporate the comments made by the Commission tonight.
Ayes: Asselstine, Koblick de Leon, Pipkin, Smith, Tunny, Chair Strauss
Absent: Heiman

7. Future Agenda Items and/or Commissioner Reports

Commissioner Asselstine stated she would like to see the following item on an upcoming agenda: General Plan Advisory Committee Goals.

Commissioner Koblick de Leon announced that he resigned from the Commission, and this is his last meeting. The Commission wished him well in his future endeavors.

8. Adjournment- Chair Strauss adjourned the meeting at 10:17 p.m. The next meeting is scheduled for Monday, April 21, 2025 at 7:00 p.m.

Respectfully submitted,

Toni DeFrancis
Recording Secretary

TOWN OF SAN ANSELMO
PLANNING COMMISSION STAFF MEMORANDUM

For the meeting of April 21, 2025
Agenda Item 5.A

Date: April 21, 2025

To: Chair Strauss and Members of the Planning Commission

From: Lindsey Klein, Senior Planner
Jackson Dobronyi, Assistant Planner

Subject: PRO2024-0048, Mixed-Use Development at 401 San Anselmo Avenue (APN 007-251-22)

Recommendation

The Planning Commission adopt a resolution approving Project No. PRO2024-00248, for a Demolition Permit to allow for the demolition of the existing two-story commercial building, a Grading Permit to allow for the combined excavation, grade, or fill of 131 cubic yards of material, a Conditional Use Permit allow for an exception to the maximum allowed floor area for a one-bedroom Accessory Dwelling Unit (ADU), a Variance to allow for a three-story building, where a maximum of two stories are permitted, a Variance to allow for a 37-foot tall building, where a maximum building height of 30 feet is permitted, and Design Review for a new 8,850-square-foot, three-story, mixed-use building, subject to the findings and conditions within the resolution (see **Attachment 1**).

Property Information

Project Address:	401 San Anselmo Avenue
Property Owner/Applicant:	Rhino One, LLC
Assessor's Parcel No.:	007-251-22
Zoning District:	C-2, Downtown Commercial
General Plan:	CC, Central Commercial
FIRM Flood Zone:	AE Flood Zone (1% annual chance of flooding)

Discussion

On April 7, 2025, the Planning Commission conducted a public hearing for the consideration of the following permits:

- **Demolition Permit required pursuant to Town of San Anselmo Municipal Code Section 10-3.2102** to allow for the demolition of the existing commercial building.
- **Grading Permit required pursuant to Town of San Anselmo Municipal Code Section 9-18.08** to allow for the combined excavation, grade, or fill of more than 100 cubic yards of material.
- **Conditional Use Permit pursuant to Town of San Anselmo Municipal Code Section 10-6.305** to allow for an exception to the maximum allowed floor area for a one-bedroom Accessory Dwelling Unit (ADU).
- **Variance pursuant to Town of San Anselmo Municipal Code Section 10-3.1401** to allow for a three-story building, where a maximum of two stories are permitted within the C-2 Zoning District.
- **Variance pursuant to Town of San Anselmo Municipal Code Section 10-3.1401** to allow for a 37-foot tall building, where a maximum building height of 30 feet is permitted within the C-2 Zoning District.
- **Design Review required pursuant to Town of San Anselmo Municipal Code Section 10-3.1505(a)(1)** to allow for a new building within C-2 Zoning District.

At the public hearing, Planning Commissioners expressed support for the project and approved a motion to continue the item to the April 21 Planning Commission meeting. The Commission directed staff to prepare a resolution of approval, findings for all the Project's required entitlements, and conditions of approval that respond to the Commissioner's comments raised during the hearing. In particular, staff was asked to ensure that the demolition and construction management plan includes the following measures:

- Accessible pedestrian access along San Anselmo Avenue and Pine Street, to ensure safe and continuous pedestrian circulation.
- Parking plan to reduce congestion and downtown parking, particularly within the public right-of-way on San Anselmo Avenue and Pine Street.
- Temporary Fencing along the property lines to protect the Town's infrastructure and adjacent buildings.
- Staging plan for materials storage and deliveries, to minimize encroachment into the public right-of-way on San Anselmo Avenue and Pine Street.
- Dust management plan, to suppress airborne dust during demolition and construction.

In response to the direction given at the April 7, 2025, public hearing, staff has prepared a resolution approving the demolition of the existing two-story commercial building, 131 cubic yards of earthwork, and the construction of a new 8,850-square-foot, 37-foot tall, three-story, mixed-use building, subject to the findings and conditions of approval within the resolution.

Attachments

Attachment 1 – Draft Resolution, Findings, and Conditions of Approval
Attachment 2 – Staff Report from April 7, 2025, Planning Commission Meeting
Attachment 3 – Letter from Applicant, dated April 14, 2025

MINUTES
TOWN OF SAN ANSELMO PLANNING COMMISSION
Monday, April 21, 2025
This meeting was conducted in person and via Zoom.

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

1. Call to Order

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

Chair Strauss announced that agenda item #5D will be continued to the May 5th meeting.

2. Open Time for Public Expression

There were no comments.

3. Planning Directors Report
- There will be an Appreciation Event for Board, Commission, and Committee members on May 2nd.

4. Approval of Minutes
   A. None

5. Public Hearings
   A. Demolition Permit, Grading Permit, Conditional Use Permit, Variances, and Design Review at 401 San Anselmo Avenue, APN 007-251-22, Demolition Permit for the demolition of an existing commercial structure, a Grading Permit for 131 cubic yards of earthwork, a Conditional Use Permit to allow an Accessory Dwelling Unit (ADU) to exceed 1,000 square feet, Variances to allow for a three-story building, where only two stories are permitted, and to allow for a 37-foot tall building, where a maximum building height of 30 feet is permitted, and Design Review for the construction of a new three-story, 8,850 square-foot mixed-use building The proposed project is categorically exempt from CEQA pursuant to 14 CCR Section 15303

Assistant Planner Dobronyi presented a staff report and a PowerPoint presentation. Staff answered questions from the Commission regarding the ADU and the characteristics that qualify it to be an ADU; the Height Variance and why it was necessary to modify the General Plan; the intent of Exhibit H, #13, Phased Performance Guarantee, and if there is precedence for this Condition of Approval; if the Town was aware of the typical cost of a Construction Bond; the change in the language of the Construction Bond; the Variance Findings.

Chair Strauss opened the meeting to public comments.

Ms. Laura Allen, applicant, made the following comment:
- She would be happy to answer any questions.

Mr. Stewart Welty, architect, made the following comments:
- There is a COP Plan that discusses the beginning stages of the project along with rules.
- He discussed the proposed precautionary measures.
- Demolition would start at the west end and proceed from the inside out.
- The façade would be removed last.
- There will be a minimal amount of off-haul.
- There will be compaction and reworking of the soil due to the building's location in the Flood Zone.
- Supplies will be stored off-site and brought in when needed.
- There will be a debris box on-site and it would be removed when needed.
- They are focusing on sustainability and waste management.

Mr. Carl Deal made the following comments:
- His wife has an office at 407 San Anselmo Avenue and parks her car twelve inches away from the wall that will be demolished.
- He asked about mitigations during demolition.

Ms. Judy Anderson made the following comments:
- She is concerned about the impacts to the Town Books parking lot and access to the store for customers and the workers/volunteers.
- She asked how long the demolition would take so they could make plans.

A resident made the following comments:
- She is wondering if she would need to move her business- it cannot be done in a construction zone.
- She asked about the construction of a sound wall.
- She would like more information about work hours, how long the project will take, etc.

Chair Strauss closed the meeting to public comments.

Staff and Mr. Welty responded to the questions from the Commission and the public regarding the fence and blankets that will be used to mitigate noise; the overall duration of the construction; if there is a mechanism for the applicant to rent parking stalls from a public lot.

Commissioner Pipkin provided the following comment:
- There could be numerous construction projects happening at the same time in this area including the Jack's Pharmacy location.

M/s, Asselstine/Tunny, motion to approve the Resolution presented by staff including all the Conditions of Approval and the minor language changes suggested by Commissioner Tunny.
Ayes: Asselstine, Heiman, Pipkin, Smith, Tunny, Chair Strauss

Chair Strauss stated there was a 10-day appeal period.

5. Public Hearings
   B . Consider Adoption of Ordinance Amendments to Title 10 “Planning and Zoning”, Chapters 2, 3, and 4 of the Municipal Code and the Zoning Map for Housing Element Implementation and Compliance with State Law. The proposed Ordinance is exempt from CEQA pursuant to Guidelines Section 15301, 15303, and 15061(b)(3)

Senior Planner Klein presented a staff report and a PowerPoint presentation. Staff answered questions from the Commission regarding the percentage of actions that have been accomplished, what is remaining, and if there is a prioritization; Attachment #2, Exhibit A and #3.

Chair Strauss opened the meeting to public comments.

There were no comments.

Chair Strauss closed the meeting to public comments.

Commissioner Heiman provided the following comments:
- There should be consistency when referring to the Affordable Housing Overlay (AHO).
- The section in Exhibit A regarding lot line adjustments is circuitous and backwards. He suggested some re-wording.
- He supports the adoption of the Ordinance.

Commissioner Tunny provided the following comment:
- The modifications make sense.

M/s, Heiman/Pipkin, motion to recommend that the Council Adopt the Ordinance Amendments to Title 10 “Planning and Zoning”, Chapters 2, 3, and 4 of the Municipal Code and the Zoning Map for Housing Element Implementation and Compliance with State Law with the modifications discussed.
Ayes: Asselstine, Heiman, Pipkin, Smith, Tunny, Chair Strauss

5. Public Hearings
   C. Consideration of the Adoption of a Resolution Recommending the Town Council Nominate Sorich Ranch Park and Faude Park as Two Priority Conservation Areas and Authorize Submission to the Association of Bay Area Governments (ABAG) The proposed Resolution is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3)

Senior Planner Klein presented a staff report and a PowerPoint presentation. Staff answered questions from the Commission regarding whether this action could help obtain funding for trails; what prompted this action; if ABAG has a vetting process; the eligibility criteria; how the PCA’s would benefit the RHNA numbers; if there are any disadvantages.

Chair Strauss opened the meeting to public comments.

Mr. Rene Voss, Alderney Avenue, made the following comments:
- He thanked staff for nominating these open space areas.
- This will help with fundraising.
- He suggested they change the allocation type from “recreation” to “natural lands”.

Mr. Jonathon Braun, Co-Chair of the Open Space Committee, made the following comments:

- He supports adoption of the Resolution.
- He agreed with Mr. Vos about the allocation type.
- He noted a mistake in the resolution- the reference to Measure J should be changed to Measure A.

Chair Strauss closed the meeting to public comments.

Staff responded to the comments made by the public.

Commissioner Pipkin provided the following comment:
- This is a great opportunity to be able to leverage the open space areas.

Commissioner Asselstine provided the following comments:
- A lot of time has been spent looking at Sorich Park and the possibility of multi-modal trails.
- A description of ABAG's objectives would be helpful.

Commissioner Smith provided the following comments:
- He uses both parks.
- He appreciates the opportunities that could come from either designation.
- He supports trail improvements.

M/s, Tunny/Asselstine, motion to Adopt a Resolution Recommending the Town Council Nominate Sorich Ranch Park and Faude Park as Two Priority Conservation Areas and Authorize Submission to the Association of Bay Area Governments (ABAG).
Ayes: Asselstine, Heiman, Pipkin, Smith, Tunny, Chair Strauss

5. Public Hearings
   D. Consideration of the Adoption of a Resolution Recommending Town Council Approval to Repeal and Replace Title 4, Public Welfare, Morals, and Conduct, Chapter 13, Private Trees, and Establishment of a Tree Preservation In-Lieu and Fee and recommending the proposed regulations are exempt from CEQA pursuant To CEQA Guidelines 15016(b)(3)

M/s, Asselstine/Tunny, to continue this item to the May 5th meeting.
Ayes: Asselstine, Heiman, Pipkin, Smith, Tunny, Chair Strauss

6. Business Items- None

7. Future Agenda Items and/or Commissioner Reports

Commissioner Pipkin discussed the recent tragedy involving six Archie Williams High School students.

8. Adjournment- Chair Strauss adjourned the meeting at 9:05 p.m. The next meeting is scheduled for Monday, May 5, 2025 at 7:00 p.m.

Respectfully submitted,
Toni DeFrancis
Recording Secretary