TOWN OF
SAN ANSELMO
EST. 1907

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

Town Council

Agenda

Tuesday, July 25, 2023 **7:00 PM**

Meeting held In-Person and via Zoom:
https://us02web.zoom.us/j/83802174615

Or Telephone: +1 669 900 6833 | Webinar ID: 838 0217 4615

How to Submit Comments Before the Meeting: Members of the public are encouraged to submit email correspondence to towncouncil@townofsananselmo.org 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 computer

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

Please be advised 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.

Call to Order. 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.

Public Comment
Public Comment- O'Sullivan (pdf)
Public Comment- Haylett (pdf)
Public Comment- Three Gents Theatre (pdf)

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 Approval of the Draft Minutes of the Regular Town Council Meetings of June 21, 2023 and June 27, 2023.
Staff Report
Attachment 1- Draft Minutes of June 21, 2023
Attachment 2- Draft Minutes of the June 27, 2023

1.2 Receive and Approve the Revenue & Expenditure Reports, June 2023.
Staff Report
Attachment 1- Budget Comparison Report - Subcategory June 2023
Attachment 2- Budget Comparison Report - Department June 2023

1.3 Receive and Approve the Check Report for the month June 2023
Staff Report
Attachment 1 - Check Report - June 2023

1.4 Approve the Designation of Mayor Steve Burdo as the Town's Voting Delegate at the Cal Cities Annual Conference- September 20-22, 2023.
Staff Report
Attachment 1- Voting Delegate Packet

1.5 Receive and File the Climate Action Update Report.
Staff Report

1.6 Receive and Approve the Quarterly Treasurer's Investment Report, June 30, 2023
Staff Report
Attachment 1 - Quarterly Investment Report 06.30.2023

1.7 Authorize the Town Manager to Approve the Marin IT Management Support Agreement
Staff Report
Attachment 1 - Marin IT Management Support Quote

2. 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 – 10 minutes per "team" (Appeals)
•PUBLIC COMMENT – limited to 3 minutes/person
•Appellant/Applicant rebuttals – 5 minutes per "team" (Appeals)
•Town Council discussion/action

2.1 Introduction and first reading of an Ordinance of the Town of San Anselmo Repealing Title 10 Chapter 20, Objective Design Standards for Residential Development, and Replacing with a New Chapter 20, Objective Design and Development Standards and the Objective Design and Development Standards Zoning Map, including Associated Amendments to Section 10-3.1702, Definitions, and related CEQA Exemption Findings.
Staff Report
Attachment 1 - Ordinance
Attachment 2 - Draft Objective Design and Development Standards for Residential Development
Attachment 3 - Draft Objective Design and Development Standards Zone Map
Attachment 4 - Planning Commission Resolution No. 2023-11
Attachment 5 - May 1, 2023 Planning Commission Meeting Agenda Item 6B Staff Report
Attachment 6 - May 1, 2023 Planning Commission Draft Minutes Excerpt
Attachment 7 - Planning Commission and Town Council Revisions
Attachment 8 - April 25, 2023 Town Council Meeting Agenda Item 2A Staff Report
Attachment 9 - April 25, 2023 Town Council Draft Minutes Excerpt
Attachment 10 - Site Visualizations

2.2 Public Hearing to Consider Adopting Amendments to the General Plan Land Use Element and Land Use Designation Map, Adopting a Safety Element, Adopting Amendments to Title 10 (Planning and Zoning) of the San Anselmo Municipal Code and Zoning Map, and Make the Associated CEQA Findings.
Staff Report
Staff Report - Addendum
Attachment 1- Ordinance
Attachment 2- Resolution
Attachment 3- July 17, 2023 Planning Commission Agenda Item 5.B Staff Report and Attachments
Attachment 4- Planning Commission Resolution No. 2023-12
Attachment 5- Chapter 6 - Housing Opportunities
Attachment 6- Housing Opportunity Sites Rezoning List
Attachment 7- Housing Element Policies, Programs, and Actions that require Title 10 (Planning and Zoning) Amendments
Attachment 8- Chapter 8 - Policies, Programs, and Actions
Attachment 9- Proposed General Plan Amendments- Land Use Element
Attachment 10- Proposed General Plan Land Use Designation Map
Attachment 11- Draft Safety Element
Attachment 12- Title 10 (Planning and Zoning) Text Amendments
Attachment 13- Proposed Zoning Map
Attachment 14- Economic Development Committee Action Plan 2022

Attachment 15- List of Changes to the Land Use Table 3A related to Economic Development Committee Inititatives
Attachment 16-Title 10, Chapter 3, Article 3, Section 10-3.302 Land Use Regulations Table
Attachment 17- Summary List of Amendments to Article 17- Definitions
Attachment 18- Proposed Amended Article 13 Conditional Use Permit
Attachment 19- Initial Study-Negative Declaration
Presentation
Public Comment - Wisner (pdf)
Public Comment- Bolgla (pdf)
Public Comment - Bogart (pdf)

3. 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

3.1 Update on Proposed Process to Solicit Public Input on Options for Tenant Protections
Staff Report
Attachment 1 - June 21, 2023 Presentation
Attachment 2 - June 21, 2023 Staff Report
Public Comment- Steccone (pdf)
Public Comment- Todd (pdf)
Public Comment- Wong (pdf)
Public Comment- Iakovenko (pdf)
Public Comment- Jonholt (pdf)
Public Comment- Brogowski (pdf)
Public Comment- Amy Peterson (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@townofsananselmo.org. Notification at least 48 hours prior to the meeting will enable the Town to make reasonable accommodation to help insure 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 August 22, 2023.

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

Town Council
Steve Burdo, Mayor
Eileen Burke, Vice Mayor
Brian Colbert, Councilmember
Alexis Fineman, Councilmember
Tarrell Kullaway, 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, Planning Director
Sean Condry, Public Works Director
Dannielle Mauk, Community Services Director
Mike Norton, Chief of Police
Dan Mahoney, Interim 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.

July 18, 2023

Kathy O'Sullivan
41 Redwood Road
San Anselmo, CA 94960
denmama7@gmail.com

Via e-mail
San Anselmo Town Council (TownCouncil@townofsananselmo.org)
San Anselmo Town Manager (DDonery@townofsananselmo.org)
San Anselmo Public Works Department (SCondry@townofsananselmo.org)

Re: *Contesting Invoice # 2022-23-Redwood-1 dated July 7, 2023, "Landslide Repair"*

Dear Mayor Burdo; Council Members Burke, Colbert, Fineman, Kullaway; Town Manager Donery; and Public Works Director Condry:

As a near-20 year homeowner on Redwood Road, I object to the Town's invoice for $1,116.15 for "Redwood Road Landslide Repair," and the Town's position that it has not accepted any responsibility for at least the portion of Redwood Road on which I live (which is **lower Redwood Road, between San Anselmo Ave. and Floribel Ave.**) I believe the Town is mistaken. Please reconsider and cancel this invoice, and if necessary correct/update the Town's records to confirm our home lies on a normal, "Town maintained" (accepted, dedicated etc.) street. And please consider inviting everyone on Redwood Road[1] to a meeting soon – the invoice and letter with it are causing dismay and distress.

1. Lower Redwood Road Is "Town Maintained"

At least the portion of Redwood Road on which my family lives (**between San Anselmo Ave. and Floribel Ave.) *is* "Town-maintained**" (*not* a "private right-of-way" that we "co-own" as stated in the Town's letter with the invoice). Examples:

a. Town's Home Inspection Report

When on October 2, 2003 the Town inspected what became our home, it explicitly confirmed in its report that **41 Redwood Road *is* on a "Town maintained" street**. Excerpt attached. (Town of San Anselmo Report of Residential Building Records, Report Number 8468). It reads:

"Street Town maintained ☑ Yes ☐ No"

We relied on that status in moving here. There can be no question – or change of heart – now.

b. Town's Signage

Consistent with the Town's representation in our home inspection report (and presumably those for other homeowners), the section of Redwood Road on which we live does *not* have (and as long as I've lived here has not had) signs claiming/warning it is not Town-maintained. **Where Redwood Road starts at San Anselmo Ave.**, just a few houses from us and on the short part of Redwood Road we use to get to and from our home, there are plenty of signs – but **no "Not a Town Maintained Road" sign**.

[1] Other homeowners will no doubt have their own arguments/objections, perhaps differing depending on where they are located. My observations are only my own.

In contrast, **there *is* a "Not A Town Maintained Road" sign at Redwood Road's intersection with Floribel Ave., facing *uphill*** (around # 125 or so), the stretch *away* from where we live.[2] But **there is *no* such sign there facing *downhill* on Redwood Road toward San Anselmo Ave**. (and our home).

To sum up, Redwood Road between Floribel Ave. and San Anselmo Ave. is not signed as "Not A Town Maintained Road." It represents itself as (and we believe it is) a normal, *Town* (not private) street. Photos attached.

c. Town's Street Services/Maintenance/Parking

The Town regularly services Redwood Road, at least between San Anselmo Ave. and Floribel Ave. Examples:

Per the Town website, the "Streets & Parks Division" is responsible for "maintenance, repair, and upkeep of ***Town*** roads, drainage systems …." (Emphasis mine). Its page links to the "Pavement Condition Index Report," and maps of street sweeping and upcoming projects for *Town* roads:

i. The section of Redwood Road between San Anselmo Ave. and Floribel Ave. ***is* listed on the Town's PCI report** for its streets.
ii. This section receives Town **street sweeping**.
iii. Part of that section of Redwood Road is **scheduled for regular paving by the Town in 2024** (a few houses away from us, between Olive Ave. and San Anselmo Ave.)

See attached.

The Town also imposes parking restrictions. Among the signs where Redwood Road meets San Anselmo Ave. is one prohibiting parking (unless a permit is purchased– and not from the homeowners):

> "No Parking on ***Public* Street** For Longer than 30 Minutes Between 2 AM and 6 AM." (Emphases mine. Photo attached).

As to our property at 41 Redwood Road, I trust the above suffices to cancel the invoice and ensure we aren't expected to maintain Redwood Road in the future. But some additional observations:

2. No "Proportionate" – or any - use of "Easement"

The area the Town repaired is way, way up the hill from us, and appears to be around house #s in the 600s-700s. This is close to where Redwood Road runs into Melville Ave. -- far away from Floribel Ave., from our house (at 41), and from the other end of Redwood Road at San Anselmo Ave. **The**

[2] There is also a "Not A Town Maintained Road" sign facing uphill at the end of Melville Ave., where it connects with Foss Ave. A short way uphill, Melville Ave. connects with Redwood Road. The Melville Ave. end is by far the closest entrance to the repaired portion of Redwood Road. I don't claim to know, and am not commenting on, what Redwood Road's status may be on all the sections between those signs. You may well be hearing also from homeowners in that neighborhood, who know their area.

repair (and the majority of Redwood Road) is nowhere near where we live or drive, and not anywhere we or our visitors drive to access our home. We are only a few houses from San Anselmo Ave. and enter/leave there. That would be the rational emergency route. (Were it blocked, then Olive Ave., or Floribel Ave. to Scenic Ave., not heading way up and winding down along Redwood Road).

3. Town Reconsider & Pay 100% as Community Infrastructure?

The invoice paperwork refers to Town Resolution 3268. I have never had occasion to become familiar with it. Skimming what I found on-line it seems to anticipate a cooperative community process, *in advance*, with *homeowners* pressing forward street projects they desire that for whatever reason the Town is not doing, and the Town assisting by contributing funds, waiving permit fees, etc. So far as I'm aware that's the reverse of what happened here - the Town appears to have undertaken a project and after the fact is seeking reimbursement.

The Town offers to shoulder 25% of its repair cost. Whether or not that percentage is common for typical projects covered by the Resolution (and whether or not the Resolution applies), why not reconsider, and increase the Town's contribution to 100%? Some factors to consider: The Town viewed the repair as a "public health and safety" "emergency;" the street is an important "part of the community infrastructure;" **numerous other roads (public and private) flow into/rely on Redwood Road (it is no dead end or tiny alley) yet their homeowners aren't tagged with paying**; the Town, not neighbors, arranged for the repair; the Resolution doesn't refer to a 25% cap on Town contributions. And, we all pay a lot of property taxes, including for infrastructure/emergency services.

In closing, I appreciate that the Town took care of road damage. But if anyone near the repair was invited/involved, that didn't include my family. We didn't consent to the project, or to a limit on the Town's financial contribution (and didn't agree to indemnify the Town, as the letter with the invoice expects). We have never before been asked to contribute to maintenance (street, drainage, or other) or bear other risks for Redwood Road. It is inappropriate to expect us to start now.[3] Please cancel the invoice, *and* confirm our home lies on a "Town maintained" street to avoid future disputes.

I would appreciate your prompt consideration. And I do appreciate and thank you for all your service to the Town.

Regards,
/S/
Kathy O'Sullivan

Encls.:
Inspection Report No. 8468 Excerpt
3 Signage Photos
Excerpts from Town Website (PCI Report, Street Sweeping, 2024 Redwood Road paving).

[3] This letter doesn't necessarily lay out all arguments we may have. (I previously e-mailed Public Works staff, so some of this letter may sound familiar). But I assume sooner is best to reach out, and no appeal procedure was described with the invoice, which we received July 10.

Below is excerpt from Town of San Anselmo Report of Residential Building Records, Report Number 8468, October 2003, re 41 Redwood Road. "Yes" to question whether 41 Redwood Road is on "Town maintained" Street.

TO BE COMPLETED BY TOWN

This _____ page report was compiled from the records of the appropriate Town Departments and a physical inspection of the property. Though the Town will make every effort to provide accurate information, the Town will not warrant that the report lists every building and planning action on this property. Also, it does not constitute a full disclosure of all the material facts affecting the property since portions of the structure or property may not have been accessible at the time of the inspection. No statements contained in this report shall authorize the use or occupancy of any residential building contrary to the provision of any law or ordinance. This report shall not constitute a representation by the Town that the property in its present use is or is not in compliance with the law.

SCHEDULED DATE OF PHYSICAL INSPECTION OF PROPERTY 3RD OCT 10AM. FRIDAY

GENERAL PROPERTY INFORMATION (Data reported by: THERIAULT Date: 10-2-03)

Assessor's parcel number: 7-083-13 Construction date: _____

Street Town maintained: ☒ Yes ☐ No FEMA flood zone: ☐ Zone A ☐ Zone AH ☐ Zone B ☒ Zone C

Signs facing uphill on Redwood Road, at San Anselmo Ave. Note - no "Not A Town Maintained Road" sign. And, includes overnight parking sign referring to it as a "Public Street." May 2023, Kathy O'Sullivan



Sign facing *uphill*, at intersection with Floribel Ave. *No* such sign there facing *downhill* on Redwood Road, toward San Anselmo Ave. 7/16/2023, Kathy O'Sullivan



Signs at intersection of Melville Ave. and Foss Ave., facing uphill on Melville Ave. 7/16/2023, Kathy O'Sullivan.



Town of San Anselmo

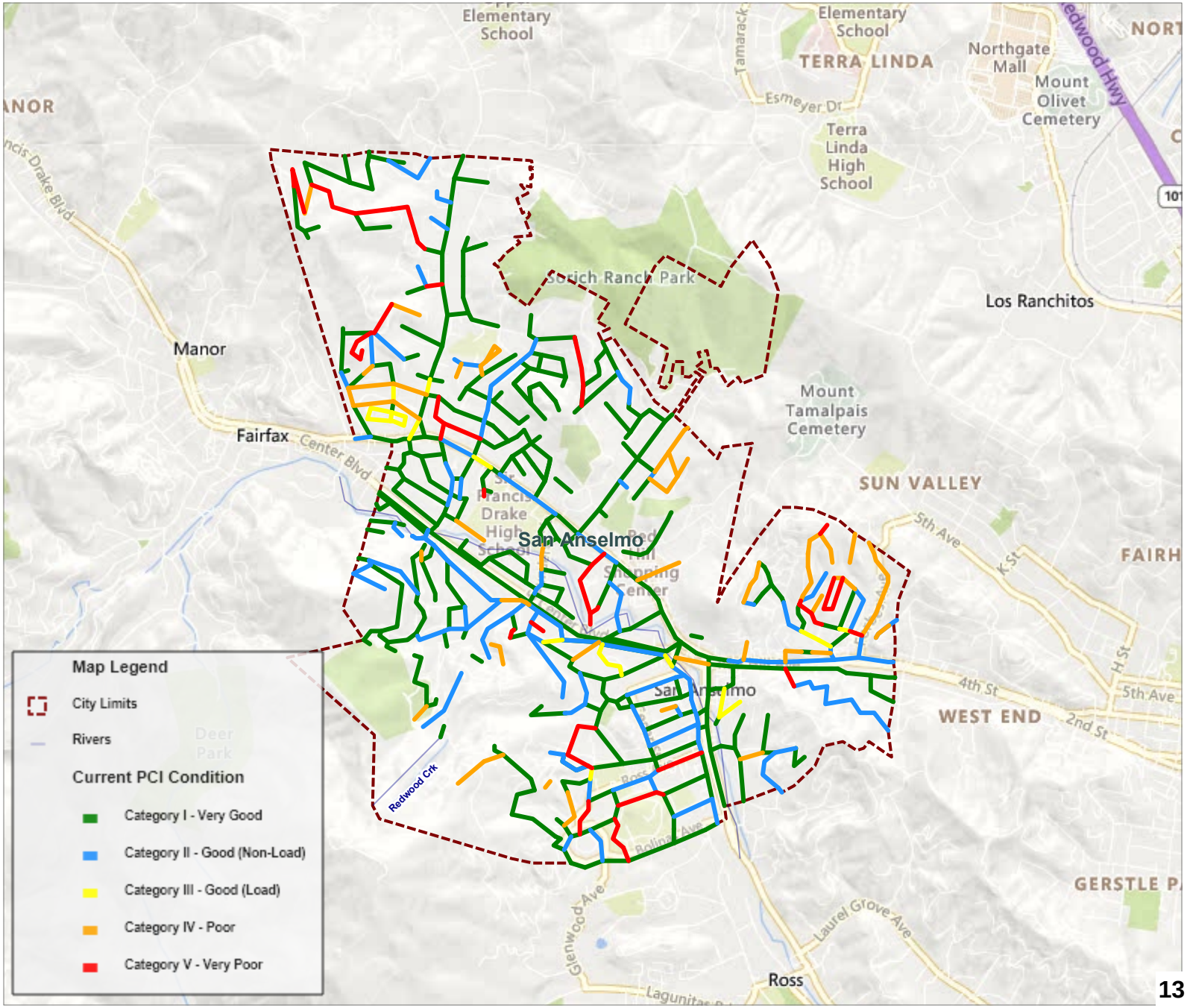
Current PCI Condition

[Redacted, Highlights added p.10]

Printed: 3/2/2023

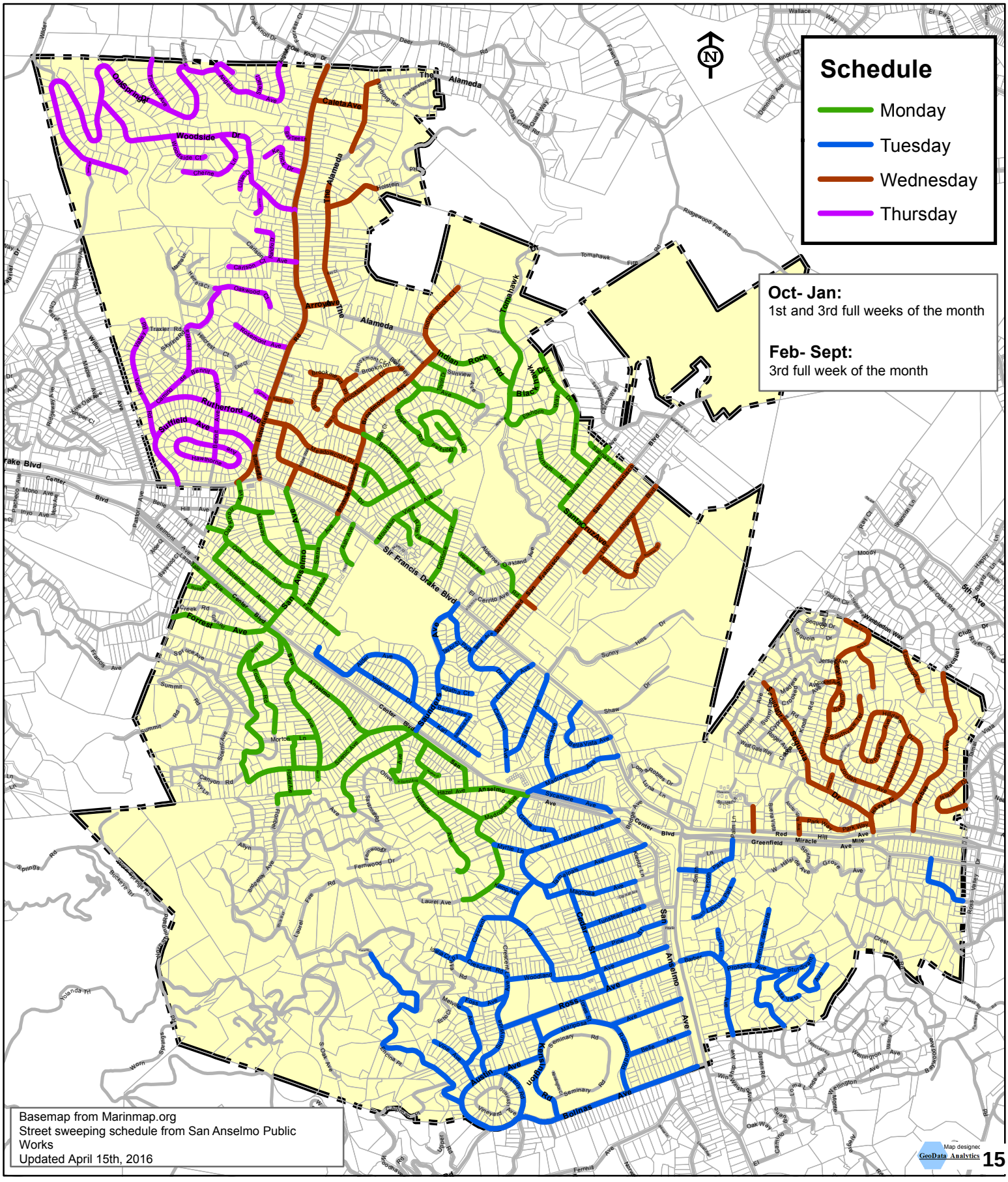
Feature Legend

- Category I - Very Good
- Category II - Good (Non-Load)
- Category III - Good (Load)
- Category IV - Poor
- Category V - Very Poor

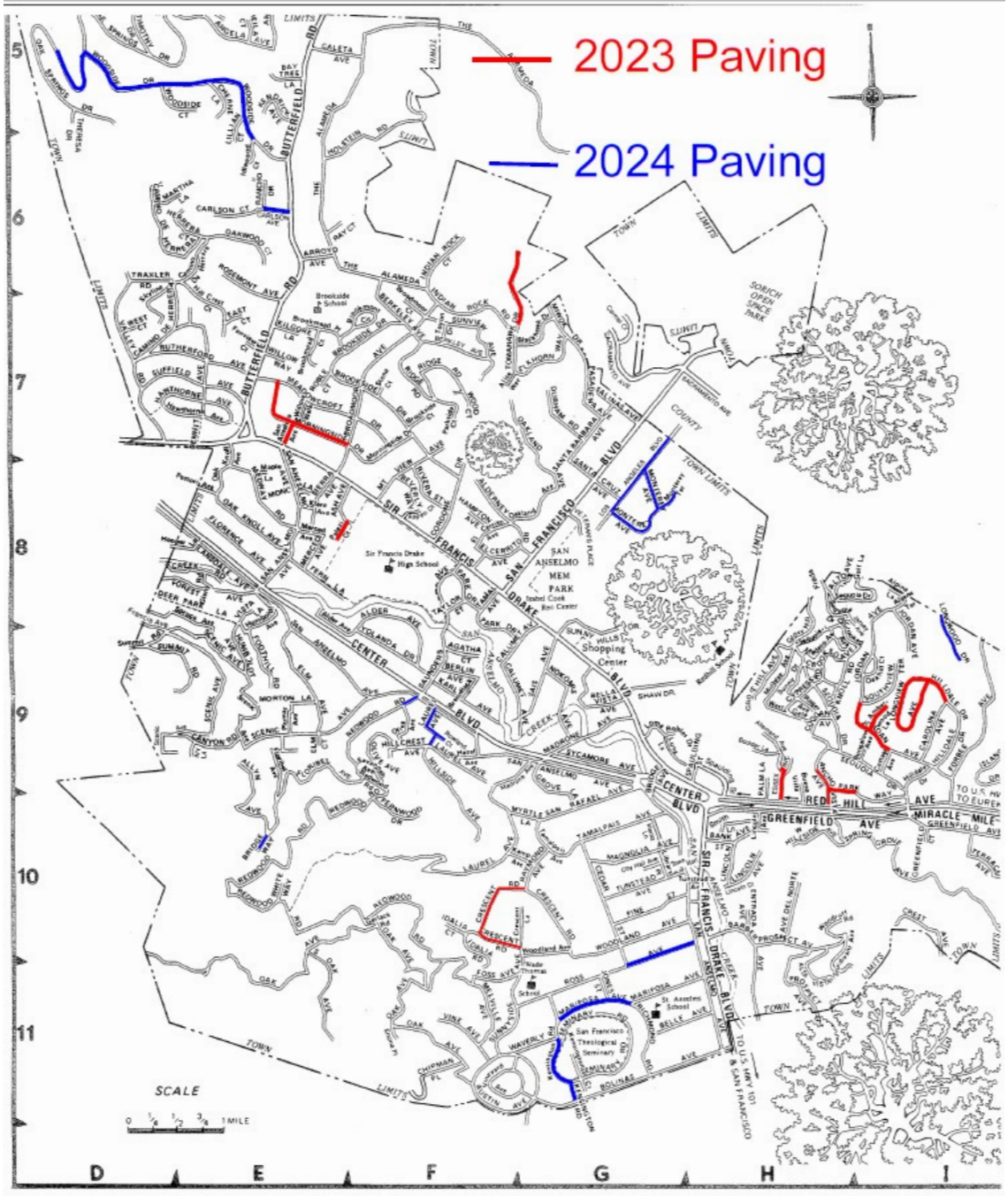


Street ID	Section ID	Street Name	From	To	Length	Width	Area	Functional Class	Surface Type	Current PCI	Remaining Life
REDHLL	10	RED HILL AVE	E/O SIR FRANCIS DRAKE BL	330 FT E/O SIR FRANCIS DRAKE	330	70	23,100	A - Arterial	O - AC/AC	75	18.70
REDHLL	20	RED HILL AVE	330 FT E/O SIR FRANCIS DRAKE	W/O SPRING GROVE AVE	965	60	57,900	A - Arterial	O - AC/AC	63	12.70
REDHLL	30	RED HILL AVE	W/O SPRING GROVE AVE	SEQUOIA DR	825	60	49,500	A - Arterial	O - AC/AC	60	11.23
REDHLL	40	RED HILL AVE	SEQUOIA DR	W/O FORBES AVE	441	78	34,398	A - Arterial	O - AC/AC	66	13.74
REDHLL	50	RED HILL AVE	W/O FORBES AVE	TWN LM	612	70	42,840	C - Collector	O - AC/AC	63	13.52
REDWOO	10	REDWOOD RD	N/O FLORIBEL AV	S/O SAN ANSELMO AV	1,273	15	19,095	R - Residential/Local	A - AC	65	17.19
REDWOO	20	REDWOOD RD	# 250	#360	1,119	14	15,666	R - Residential/Local	A - AC	54	11.29
RICHMO	10	RICHMOND RD	N/O BOLINAS AV	225' N/O BOLINAS AV	225	79	17,775	R - Residential/Local	O - AC/AC	77	25.58
RICHMO	20	RICHMOND RD	225' N/O BOLINAS AV	N/O BELLE AV	205	27	5,535	R - Residential/Local	O - AC/AC	83	33.66
RICHMO	30	RICHMOND RD	N/O BELLE AV	S/O MARIPOSA AV	390	27	10,530	R - Residential/Local	O - AC/AC	83	33.66
RIDGER	10	RIDGE RD	END	N/O WOOD CT	265	13	3,445	R - Residential/Local	O - AC/AC	90	36.01
RIDGER	20	RIDGE RD	N/O WOOD CT	N/O PARKSIDE CT	896	14	12,544	R - Residential/Local	O - AC/AC	90	36.01
RIDGER	40	RIDGE RD	N/O PARKSIDE CT	S/O BERKELEY AVE	909	14	12,726	R - Residential/Local	O - AC/AC	90	36.01
RIVERA	10	RIVERA ST	W/O CORDONE DR	15 RIVERA ST	170	22	3,740	R - Residential/Local	A - AC	94	33.65
RIVERA	20	RIVERA ST	15 RIVERA ST	20 RIVERA ST	164	21	3,444	R - Residential/Local	A - AC	94	33.65
RIVERA	30	RIVERA ST	20 RIVERA ST	E/O MOUNTAIN VIEW AVE	296	16	4,736	R - Residential/Local	A - AC	94	33.65
ROBLEC	10	ROBLE CT	S/O BROOKSIDE DR	END	152	22	3,417	R - Residential/Local	O - AC/AC	94	54.30
ROSMNT	10	ROSEMONT AVE	W/O BUTTERFIELD RD	END	660	15	9,900	R - Residential/Local	O - AC/AC	81	34.25
ROSSAV	10	ROSS AV	E/O SUNNYSIDE AV	E/O KENSINGTON RD	380	32	12,160	C - Collector	O - AC/AC	74	19.72
ROSSAV	20	ROSS AV	E/O KENSINGTON RD	E/O JONES	570	32	18,240	C - Collector	O - AC/AC	64	13.88
ROSSAV	30	ROSS AV	E/O JONES	PC E/O CEDAR ST	310	32	9,920	C - Collector	O - AC/AC	63	13.36
ROSSAV	40	ROSS AV	PC E/O CEDAR ST	W/O SAN ANSELMO AV	730	32	23,360	C - Collector	O - AC/AC	21	0.00
RWLANCT	10	ROWLAND CT	E/O LAUREL AV	END	158	16	2,528	R - Residential/Local	O - AC/AC	19	0.00
RTHRFD	10	RUTHERFORD AVE	E/O CAMINO DE HERRERA	E/O BENNITT AVE	657	19	12,483	C - Collector	O - AC/AC	49	7.35
RTHRFD	20	RUTHERFORD AVE	E/O BENNITT AVE	W/O BUTTERFIELD RD	516	19	9,804	C - Collector	O - AC/AC	49	7.35
SAISAV	10	SAIS AVE	N/O CALUMET AVE	END	120	24	2,880	R - Residential/Local	A - AC	24	0.00
SAISAV	20	SAIS AVE	CALUMET AVE	END PCC	150	21	3,150	R - Residential/Local	A - AC	85	29.58
SAISAV	25	SAIS AVE	END PCC	S/O NOKOMIS AVE	500	21	10,500	R - Residential/Local	A - AC	90	32.33
SAISAV	30	SAIS AVE	S/O NOKOMIS AVE	S/O SR FRANCIS DRAKE BL	328	20	6,560	R - Residential/Local	A - AC	90	41.40
SALINS	10	SALINAS AVE	E/O SANTA BARBARA	W/O SAN FRANCISCO BL	306	18	5,508	C - Collector	A - AC	75	13.71
SANSLM	10	SAN ANSELMO AVE	BOLINAS AVE	N/O BELLE AVE	360	43	15,480	C - Collector	A - AC	68	10.77

San Anselmo Street Sweeping Schedule



Planned 2024 paving includes portion of lower Redwood Road (near San Anselmo Ave.)



The Town of San Anselmo

STREET GUIDE

Agatha Ct F-9
Alder Ave. E,F-8
Alderney Rd F-8
Alice Way F-7
Allemand Ave H-9
Allyn Ave E-9
Alpine La I-8
Alpine Ter I-8
Alta Vista H-11
Alto Ave H-8
Amberwood La I-9
Ancho Vista Ave H-9
Angela Ave E-5
Arroyo Ave E-6
Ash Ave E-9
Aspen Ct F-8
Austin Ave F-11
Avenue Del Norte H-10

Bank St H-10
Barber Ave H-10
Bay Tree La E-5
Bella Vista Ave G-9
Belle Ave G-11
Bennit Ave E-7
Berkley Ave F-7
Berlin Ave F-9
Beverly Way F-8
Blackhawk Dr G-7
Bolinas Ave G-11
Boulder La H-9
Bridge Ave G-9
Bridge Way E-10
Broadmoor Ave F-7
Broadmoor Ct F-7
Brookmead Ct E-7
Brookmead Pl E-7
Brookmont Cir F-7
Brookside Ct F-7
Brookside Dr E-7
Buena Vista H-9
Bungalow Ave I-9
Butterfield Rd E-6

Caleta Ave E-5
Calumet Ave F-9
Camino De Herrera D-6
Canyon Rd E-9
Carmel Ct G-7
Carlson Ave E-9
Carlson Ct E-6
Carolina Ave I-8
Cedar St G-10
Center Blvd F,G-9
Cherne La E-5
Chipman Pl F-11
City Hall Ave G-10
Coogan Ave H-9
Cordone Dr F-8
Cottage Ave I-9
Creek Rd E-8
Crescent La F-10
Crescent Rd F,G-10
Crest Ave I-10
Crockett Ave H-8

Deer Park La D-8
Durham Rd G-7

East Ct E-7
East La E-8
El Carrito Ave F-8
Elkhorn Way G-7
Elm Ave E-8
Elm Ct E-8
Encina Pl F-11
Entrada Ave H-10
Essex Ave H-9

Fairview Ct E-7
Fern La E-8
Fernwood Dr F-10
Florence Ave E-8
Florbel Ave E-9
Florbel Ave E-9
Foothill Rd E-8
Fortes Ave I-9
Forest Ave E-8
Foss Ave F-11
Francis Ave D-8
Freda H-8

Garlack Rd F-10
Glen Rd E-8
Golf La I-8
Greenfield Ave H,G-10
Greenfield Ct I-10
Grove La G-9
Grove Hill Ave H-9

Hampton Ave F-9
Hawthorne Ave D-7
Hazel Ave F-9
Herrera Ct D-6
Hillcrest Ave F-9
Hillcrest Ct E-8
Hillside Dr I-9
Hillside Ave F-9
Hoag Ave E-9
Holstein Rd E-6
Hooper La D-8
Humboldt Ave E-9

Idalia Ct F-10
Idalia Rd F-10
Idlewood Ct E-5
Indian Rock Ct F-6
Indian Rock Rd F-7
Island Dr I-9
Ivy La E-9

Jersey Ave I-8
Jones St G-11
Jordan Ave I-8

Kent Ave F-9
Kemp Ave F-10
Kendrick Ave E-5
Kensington Ct G-11
Kensington Rd G-11
Kentz La G-10
Kilgore La E-7
Klare Ave E-8

Lansdale Ave E-8
Laurel Ave F-9
Library Pl G-10
Lillian Ct E-6
Lincoln Ave H-10
Lincoln Ct H-10
Loma Robles Dr G-9
Longview Ave I-9
Longwood Dr I-8
Los Angeles Blvd G-8
Luna La G-9

Madero Ave H-9
Madrone Ave F-9
Magnolia Ave G-10
Maple La E-8
Mariposa Ave G-11
Martha La D-8
Meadowcroft Dr E-7
Medway Rd E-8
Melville Ave F-11
Merced Ave E-9
Milbrae Ave H-9
Miracle Mile I-10
Miwok Dr G-7
Mono La E-8
Monterey Ave G-8
Monterey Ter G-8
Morningside Dr E-7
Morton La E-9
Mountain View Ave F-8
Myrtle La F-10

From: Soo Bedo
To: Town Council
Subject: Request: Urge police to adopt the 1-2-3 Bias by Proxy campaign
Date: Thursday, July 20, 2023 8:13:22 PM

CAUTION: External Sender

Hello Dear Town Council Members,

I am writing to ask you to adopt this "bias by proxy" campaign as a means to: increase inclusivity, reduce racism, and make our town of San Anselmo more welcoming to non-white residents with the cost benefit of reducing unnecessary 911 calls.

We know this is an issue that's important to you and the police department as it benefits both the police and the community.

Mill Valley was the first city to adopt this 1-2-3 Bias by Proxy public awareness campaign in Marin, and this is what I urge you to consider adopting in our city (as well as all other cities in Marin).

Thank you,
Soo Haylett

3 Gents Theater Co.

TWELFTH NIGHT

THREE GENTS THEATRE CO. DEBUTS SHAKESPEARE'S "TWELFTH NIGHT"



Our Mission

Three Gents Theatre Co is a new Marin-based theatre company founded by Gillian Eichenberger, Jamin Jollo, and Abs Wissink. *Three Gents* offers exciting and accessible theatre to the Ross Valley and North Bay community. Drawing from a diverse local pool of trained artists, including theater educators and creators with over 40 years of combined experience in specialties ranging from Musical Theater, Mime, Clowning, Acrobatics, and countless musical instruments.

Utilizing classical texts and updated settings; the stories are fresh, and nostalgic. Three Gents produces historical productions with a modern edge, to inspire communities of all ages and backgrounds to bring the show home, whether in conversation, contemplation, and most importantly, laughter.



Who are the "Three Gents?"

Abs Wissink (They / Them) (Feste / Director)

is a director, performer, and teaching artist who studied theatre and vocal performance. They have spent the last ten years engaging in many aspects of theatrical production, from performing, to stage managing, producing, directing, teaching, and beyond. Abs has worked as a teaching artist, associate professor of directing, live radio DJ, and choral singer. They began their performing arts journey in Eastern Washington, and are so excited to be making their directorial debut in Marin with Twelfth Night and Three Gents.

Gillian Eichenberger (She / They) (Olivia / Costume Design)

Gillian is a multi-faceted creator, working as an actor, director, musician, and theater educator. She has performed all over the Bay for the past 20 years, with companies including Marin Theater Company, Ross Valley Players, The SF Mime Troupe, and Novato Theater Company. She recently directed "A Doll's House Pt. 2," and played Juliet in "Romeo and Juliet. She has taught with Stanford University, Katia & Co. Redwood High School, Throckmorton Theater, and Privately through the Kayla Gold Vocal Studio.

Jamin Jollo (He / Him) (Orsino / Andrew / Scenic Design)

Jamin Jollo is a builder, mime, and acting teacher from Southern Oregon. When he's not engaging crowds with Shotgun Players or Circus Center, Jamin teaches and directs young actors for Marin Shakespeare Company, with an emphasis on physical storytelling and movement artistry. A jack of many trades: Jamin serves as a combat choreographer and resident set builder for Three Gents Theatre, and works with Abs and Gillian to support the production's emotional journey with aesthetically engaging scenery and prop construction.

CONTACT:

EMAIL: 3GENTSTHEATRE@GMAIL.COM

PHONE: 541-390-4304

IG: @THREE_GENTS_THEATER

FB: ThreeGentsTheaterCo.

2023 SEASON

"Twelfth Night" by William Shakespeare

Director: Abs Wissink

August-September 2023

Run Time: 1 1/2 Hours (Including 15 min Intermission)

CAST

Gillian Eichenberger

Diego Hardy

Lindsay John

Jamin Jollo

Rachel Kaiulani Kennealy

Thomas Peterson

Abs Wissink

Parental Guidance

Our performance of Twelfth Night will be family friendly.
All ages are welcome, but we suggest no babes in arms.
We are excited to potentially be the first Shakespeare experience for a child (or an adult!) in the North Bay.
Our show includes light stage combat, and portrayals of drinking. No extreme violence, profanity, or sexual situations are included in our production. This information will be provided in our marketing materials.

TECHNICAL REQUIREMENTS

AUDIO & AMPLIFICATION

ALL PERFORMANCES WILL BE ACOUSTIC AND REQUIRE NO MICROPHONES, SPEAKERS, OR AMPLIFICATION OF ANY KIND. ALL INSTRUMENTS WILL BE ACOUSTIC AND LOADED IN AND OUT BY THE PERFORMERS.

SET PIECES & PROPS

ALL SET PIECES AND PROPS THAT WILL BE USED ONSTAGE WILL BE LOADED IN 30 MINUTES BEFORE THE PERFORMANCE AND REMOVED IMMEDIATELY FOLLOWING. NOTHING WILL BE PERMANENTLY AFFIXED, NOR WILL THE SET UP OF OUR PIECES CAUSE ANY DAMAGE TO THE STAGE AND SURROUNDING AREAS.

SEATING

WE WILL BE ASKING AUDIENCES TO PREPARE FOR AN AFTERNOON IN THE PARK AND TO BRING WHATEVER SEATING IS THE MOST COMFORTABLE FOR THEM, BE IT BLANKETS OR LAWN CHAIRS. THERE WILL BE NO CHAIRS SET UP ON THE LAWN.

PARKING & STREET CLOSURES

WE WILL NOT REQUIRE RESERVED PARKING OR ANY STREET CLOSURES OF ANY KIND. OUR MARKETING MATERIALS WILL CONVEY TO PATRONS THAT PARKING IS LIMITED, AND WILL ENCOURAGE CARPOOLING AND THE USE OF PUBLIC TRANSIT.

TICKETING & CONCESSIONS

WE WILL NOT BE SELLING TICKETS, BUT WILL ACCEPT DONATIONS AT THE END OF PERFORMANCES TO DIVIDE AMONGST THE CAST. DONATIONS ARE NOT REQUIRED FROM AUDIENCE MEMBERS TO ENJOY THE PERFORMANCE.

WE WILL NOT BE OFFERING CONCESSIONS, BUT INSTEAD ENCOURAGING AUDIENCE MEMBERS TO ARRIVE EARLY TO VISIT LOCAL RESTAURANTS AND BUSINESSES TO PURCHASE SNACKS OR DRINKS TO ENJOY DURING THE SHOW.

BEYOND THE STAGE

Three Gents Theatre provides high-caliber productions with a focus on community building.

Growth and Neighborhood integration goals for future productions:

- Partner with local businesses to advertise concessions and local dining options
- Integrate education programs including youth productions; stage combat --classes, text analysis, and vocal/singing training for local professionals and young artists
- Engage with diverse performing artists in the Ross Valley and greater Marin county, and provide them local paid performing opportunities

Thank you for your time and consideration!

ART KEEPS THE FLAME BURNING WHEN WE NEED LIGHT THE MOST













San Anselmo "Creek Park" Proposal

What we Bring:

- An exciting, High Caliber Shakespeare comedy for all ages, with engaging opportunities for audience interaction. Less tradition and more imagination!
- We bring a network of over 15 years in the Bay Area arts scene, and with that, a loyal audience that is thrilled to see theater close to home, or to explore a new area.
- A diverse local cast of young professional actors whom children can see themselves in. We strive to turn traditional casting on its head, and create a space where empathy can grow and thrive.
- Free Live theatre enrichment for the public: encouraging community ties to Creek Park and its future events
- Sunday matinees ~2:30pm is accessible and doesn't interfere with other park events.
- As teachers working with Redwood High School, Hall Middle School, Mill Valley Middle School, Tam High School, and various afterschool programs, we will promote to students and parents, to help make Creek Park a destination for families to gather and call home.

What we seek

- Desired Performance Dates at creek park:
  - Sundays: August 27, September 17th, September 24th
- Advertising support for dates above
  - We advertise with social media, flyers, and word of mouth, and would like support through city-sanctioned sites.
  - We will utilize our network of local theatre ties including: Ross Valley Players, Novato Theater Company, and 6th Street Playhouse, among others to maximize attendance.

Thank You!

CONTACT:

EMAIL: 3GENTSTHEATRE@GMAIL.COM
PHONE: 541-390-4304
IG: @THREE_GENTS_THEATER
FB: ThreeGentsTheaterCo.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.1

MEETING DATE: July 25, 2023

AGENDA TITLE: Approval of the Draft Minutes of the Regular Town Council Meeting of June 21, 2023 and June 27, 2023

FROM: Serge Avila, Chief Town Clerk

RECOMMENDATION: For Council to consider the approval of the Draft Minutes of the Regular Town Council meeting of June 21, 2023 and June 27, 2023.

ATTACHMENT:

Attachment 1- June 21, 2023 Draft Minutes
Attachment 2- June 27, 2023 Draft Minutes

San Anselmo Draft Council Minutes
Regular Meeting
Town Council Chambers and via teleconference
Wednesday, June 21, 2023

Call to Order: Optional Pledge of Allegiance- 6:00 p.m.

COUNCILMEMBERS PRESENT: Steve Burdo, Mayor
Eileen Burke, Vice Mayor
Brian Colbert
Alexis Fineman
Tarrell Kullaway

STAFF MEMBERS PRESENT: Dave Donery, Town Manager
Rob Epstein, Assistant Town Attorney
Sean Condry, Public Works Director
Tom Batista, Engineer/Project Coordinator
Serge Avila, Town Clerk
Danielle Mauk, Recreation Director

Open Time for Public Expression

Mr. Guy Meyer discussed the need to prioritize the local environment.

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

Vice Mayor Burke reported last year's intern, Ella Acker, will be working on playground features at several parks; she attended several "On the Avenue" events; she met with individuals who take care of the Elders Garden and encouraged them to come up with a plan to update the garden.

Councilmember Fineman reported she attended several Marin Clean Energy (MCE) meetings; the Infrastructure and Financial Monitoring Committee meeting; the Racial Equity Committee meeting; the irrigation at the Elders Garden was recently overhauled (shout-out to the Public Works Department Crew !) and there have been discussions about what it will take to get the fountain up and running; there is an historic climate trial occurring in Montana with Town Attorney Megan Acevedo serving as Secretary of the Board for the non-profit legal organization representing the plaintiffs; today is the longest day of the year- Happy Solstice!

Councilmember Kullaway reported she attended the Open Space Committee fundraiser; the Fiscal Monitoring Committee meeting; the Economic Development Committee (EDC) meeting; the Flood Zone 9 meeting; the Bicycle/Pedestrian Advisory Committee (BPAC) meeting; she would like foot paths prioritized.

Councilmember Colbert reported he attended the State Route 37 Policy Committee meeting; the Open Space Committee benefit; the Bald Hill plaque unveiling; the Marin Transit Authority meeting; the Transportation Authority of Marin (TAM) meeting; the EDC meeting; the Climate Action Commission meeting; kudos to staff for the financially stable position of the Town.

Mayor Burdo reported he attended the San Anselmo Softball Volunteer Appreciation BBQ; the

Open Space Commission benefit; the Local Agency Formation Commission (LAFCO) meeting; the "On the Avenue" events; the Flood Zone 9 meeting; the Ross Valley Fire Board meeting.

Vice Mayor Burke asked if the Flood Zone 9 meetings would be on Zoom. Mayor Burdo stated he has asked that question and would report back with an answer.

1. Consent Agenda

1.1 Approved the Draft Minutes of the Town Council Meeting- May 23, 2023

1.2 Consider the Reappointment of one (1) incumbent to the Commission on Aging and three (3) incumbents to the Library Advisory Board. Gene Ng was reappointed to the Commission on Aging and Anya Bosina, Dough Holm and Karen Licavoli were reappointed to the Library Advisory Board.

1.3 Adopted Ordinance No. 1178 to Adopt Amendments to the San Anselmo Municipal Code adding Chapter 21 "Affordable Housing" to Title 10 "Planning and Zoning, which amendment would establish an Inclusionary Housing Program and an Affordable Housing Fund, adoption of a resolution recommending Town Council adoption of implementing regulations regarding inclusionary affordable housing requirements and program regulations, and adoption of a resolution recommending Town Council adoption of in-lieu affordable housing fees and commercial/non-residential linkage fees.

1.4 Appointed the Town Manager to Marin Hazardous and Solid Waste Joint Powers Authority (JPA) Board of Directors and adopted Resolution No. 4500.

1.5 Adopted Resolution No. 4501 Terminating the Declaration of Local Emergency Related to Storm Activity and Landslides in January 2023.

1.6 Consider Adoption of a Resolution of the Town of San Anselmo Condemning Antisemitism, Racism and Hate Speech in all forms.

1.7 Received and filed a Report of Warrants Issued- May, 2023.

1.8 Adopted Resolution No. 4503 to Recognize and Observe Juneteenth Day as a Public Holiday

1.9 Adopted Resolution No. 4504 of the Town of San Anselmo 2023/24 Tax Rate for Special Library Services Tax

Councilmember Colbert stated he would like to pull item #1.6 for discussion.

Mayor Burdo opened the meeting to public comments

Mr. Gene Ames gave an update on the Commission on Aging activities.

Mayor Burdo closed the meeting to public comments.

Vice Mayor Burke referred to item #1.2 and thanked Mr. Ames for his service.

M/s, Colbert/Burke, Motion to approve all Consent Calendar items except item #1.6.
AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

1.6 Consider Adoption of a Resolution of the Town of San Anselmo Condemning Antisemitism,

Racism and Hate Speech in all forms.

Councilmember Colbert stated the Town neglected to recognize the month of May as Jewish American Heritage Month and will do so in the future.

Councilmember Fineman discussed ways to be more inclusive.

Mayor Burdo opened the meeting to public comments.

Ms. Rachel Kertz, San Rafael Councilmember, thanked the Council for adopting the Resolution.

Mayor Burdo closed the meeting to public comments.

M/s, Colbert/Burke Motion to approve Resolution No. 4502, Consent Calendar item #1.6 as submitted.
AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

2. Public Hearing- There were no Public Hearing Items.

Council Business Items

3.1 Approve reorganization of the Recreation Department and Establish Job Descriptions and Pay Ranges for Recreation Manager, Senior Recreation Supervisor, and Recreation Coordinator III. This item is not considered a "project" under CEQA pursuant to California Public Resources Code Section 21065.

Recreation Director Mauk presented the staff report. There were no questions from the Council.

Mayor Burdo opened the meeting to public comments.

There were no comments.

Mayor Burdo closed the meeting to public comments.

M/s, Colbert/Burke, Motion to approve reorganization of the Recreation Department and Establish Job Descriptions and Pay Ranges for Recreation Manager, Resolution No. 4506 and Senior Recreation Supervisor and Recreation Coordinator III, Resolution No. 4505.
AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

The Council thanked the Recreation Department staff for the great work!

3.2 Consider Approval of an Active Transportation Fund Description and Active Transportation Fund Expenditure Guidelines.
This item is not considered a "project" under CEQA pursuant to California Public Resources Code Section 21065

Public Works Director Condry presented the staff report and noted Councilmembers Fineman and Kullaway were on the ad hoc subcommittee. He suggested an edit to Guideline B. Staff answered questions from the Council regarding whether the guidelines were aspirational or requirements; Guideline C.

Mayor Burdo opened the meeting to public comments.

There were no comments.

Mayor Burdo closed the meeting to public comments.

Vice Mayor Burke stated they should improve bike infrastructure when possible but balance it with the needs of the roads. These guidelines should be seen as aspirational.

Councilmember Colbert supported the Council setting forward-looking policies and allowing staff the opportunity to execute them.

Mayor Burdo thanked the subcommittee and supported the guidelines.

M/s, Burke/Fineman, Motion to Approve the Active Transportation Fund Description and Active Transportation Fund Expenditure Guidelines, adopting Resolution No. 4507.
AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

3.3 Consider Adopting a Resolution amending the 2022/23 Budget and provide staff with Feedback on the Preliminary Proposed 2023/24 Budget and Work Plan.
This item is exempt from CEQA pursuant to Code Section 15061

Finance Director Zuba presented the staff report and gave a PowerPoint presentation. He answered questions from the Council regarding the basis for the 20% increase in insurance, if this will continue, and if there should be an increase in the Reserves; the Reserve Policy; the more than expected increase on Property Tax Revenue; cost of living adjustment for Town employees; amount of Reserves for unanticipated events such as a sinkhole; what would happen if multiple emergency events occurred; General Fund Expenditures increases with respect to Street and Parks.

Mayor Burdo opened the meeting to public comments.

Ms. Sue Saunders discussed the climate crisis and asked for an increase in the Active Transportation Fund and other climate change measures.

Mayor Burdo closed the meeting to public comments.

Vice Mayor Burke stated the budget looks great but she is concerned about the Reserves. Allocations should occur in July or August and she supported funding infrastructure.

Councilmember Fineman stated funding for proactive maintenance and being able to respond to emergency events can be at odds given the finite budget. This budget strikes the appropriate balance. She wanted to move forward with the staff recommendation of allocating $100,000 towards active transportation with a focus on ADA and sidewalk improvements.

Councilmember Kullaway agreed with the comments made by Ms. Saunders. She supported funding bicycle and pedestrian improvements.

Councilmember Colbert noted revenues remain stable and he thanked staff for the great work.

Mayor Burdo agreed with Councilmember Fineman's suggested allocations. There is a need to prioritize safe transportation routes.

Staff stated they understood the Council direction regarding the 2023/24 Budget.

M/s, Fineman/Colbert, Motion to Adopt a Resolution No. 4499 amending the 2022/23 Budget and include a $100,000 allocation to the Active Transportation Fund.

AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

3.4 Update on Rent Stabilization Efforts in Marin County. This item is not considered a "project" under CEQA and pursuant to California Public Resources Code Section 21065.

Town Manager Donery and Finance Director Zuba presented a staff report and a PowerPoint presentation. Staff answered questions from the Council regarding the status of the Town of Fairfax Rent Stabilization and Just Cause Ordinances; the Town of Fairfax petition to put the ordinances on the ballot; activity at the County level; the City of Larkspur's process; what the "right to fair return" means for rental property owners; demographics on renters; the best way to solicit community input; how to best study the policy details; how would Accessory Dwelling Units (ADU) be handled; the origins of the Fairfax and Larkspur discussions; if there have been complaints from San Anselmo residents about any of the larger apartment complexes; the petition drive in Fairfax and whether it has been deemed to qualify for the ballot.

Mayor Burdo opened the meeting to public comments.

Ms. Sarah Chappelle (San Anselmo), Ms. Joey Davis (San Anselmo), Mr. Chris Braun (San Anselmo), Ms. Eileen Brown (San Anselmo), Mr. Curt Reese (San Anselmo), Ms. Wendy Todd (San Anselmo), Mr. Dave Gregowski (San Anselmo), Ms. Alexis Arguello (North Bay Labor Council), and Ms. Lucy Hollinsworth (Legal Aid of Marin) spoke in favor of rent stabilization

Mr. Michael Sexton (Fairfax), Ms. Katie Hogan (San Anselmo), Ms. Deb London (Fairfax), and Ms. Lucy Berto (San Anselmo) spoke in opposition to rent stabilization.

Mr. Nicholas Riley, San Anselmo, stated they do have rent control in San Anselmo.

Mr. Bill Johnson (San Anselmo), Mr. Tim Ecke (Fairfax), Mr. Earl Mintraub (San Anselmo), suggested the Council wait and see how the issue in Fairfax plays out.

Several speakers stated the issue should be on the ballot and voted on by San Anselmo residents.

The Council took a 5-minute break at 9:15 p.m.

The Council reconvene in the Council Chambers at 9:20 p.m.

Mayor Burdo closed the meeting to public comments.

Vice Mayor Burke questioned asking private citizens to subsidize basic needs such as food, clothing, and shelter. This is something the government should do. The issue should be decided by voters.

Councilmember Fineman stated they need to figure out what rent control does and does not do for the housing stock. It can be an anti-displacement tool but it will not solve the affordability crisis. They do need to differentiate between the interests of "mom and pop" vs. corporate rentals. She suggested scheduling a series of Special Meetings to discuss this issue.

Councilmember Kullaway agreed with the other Councilmember's comments. This is a climate change issue. She did not want to wait but would like to continue the discussion.

Mayor Burdo stated the Council was serious about notification for important issues. He agreed with Councilmember Fineman in terms of how to proceed. He wants to start the discussion.

Councilmember Fineman stated the next staff report should compare each of the policy elements that have been discussed in Larkspur and Fairfax along with the State base line level. She listed the key elements. She suggested sending a survey to residents.

Vice Mayor Burke stated she is not really interested in what other towns are doing- she is interested in what is going on in San Anselmo. The benchmark is State law. She wants to get a sense of the rental landscape in town.

Councilmember Kullaway suggested they look at the provisions of the Fairfax Just Cause Ordinance and figure out what to "take off the table".

Councilmember Colbert stated this process seems like it would take an incredible amount of work and be very challenging. He is skeptical that staff could obtain all the relevant data.

Mayor Burdo agreed they need to take a look at the needs of San Anselmo.

Councilmember Fineman asked staff to return with a proposed process for collecting community information and what the process would look like should the Council decide to move forward.

M/s, Burke/Fineman, Motion to adjourn the meeting at 10:42 p.m.

Respectfully submitted,

Toni DeFrancis,
Recording Secretary

San Anselmo Draft Council Minutes
Regular Meeting
Town Council Chambers and via teleconference
Tuesday, June 27, 2023

Call to Order: Optional Pledge of Allegiance

COUNCILMEMBERS PRESENT: Steve Burdo, Mayor
Eileen Burke, Vice Mayor
Brian Colbert
Alexis Fineman
Tarrell Kullaway

STAFF MEMBERS PRESENT: Linda Kenton, Assistant Town Manager
Megan Acevedo, Town Attorney
Serge Avila, Town Clerk
Sean Condry, Public Works Director
Erica Freeman, Building Official
Dannielle Mauk, Recreation Director
Sean Youra, Climate Action Coordinator

Open Time for Public Expression

Ms. Sarah Chappelle discussed the State Rent Control Law. She noted the rental business is not like others- it can be someone's home. She supported some Just Cause Eviction controls.

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

Councilmember Colbert reported he attended the Ross Valley Fire Department Badge Pinning Ceremony and Retirement Ceremony for Chief Jason Weber; congratulated the Sleepy Hollow Sea Lions for their Marin Swim League championship; attended the Transportation Authority of Marin (TAM) meeting.

Vice Mayor Burke reported she had nothing new to report from the last meeting.

Councilmember Kullaway reported she attended the Flood Zone 9 meeting; asked that a discussion about streamlining the process for implementing traffic calming measures be placed on an upcoming agenda. The Council supported this request.

Councilmember Fineman reported she attended the "Live on the Avenue" Event.

Mayor Burdo reported he attended the Ross Valley Fire Department Badge Pinning Ceremony; last night's Flood Zone 9 meeting; reported that the Flood Zone 9 staff is looking into recording meetings.

Councilmember Fineman thanked Mayor Burdo for his advocacy about the Flood Zone 9 recording issue. She and Vice Mayor Burke had several questions about progress being made regarding downstream parcels and contact with FEMA.

1. Consent Agenda

1.1 Approve the Draft Minutes of the Town Council Meeting- June 13, 2023

1.2 Revenue and Expenditure Reports, May 2023

1.3 Recreation Fund Revenue & Expenditure Report.

1.4 Adopt Resolution No. 4508 Recognizing July 2023 as “Parks Make Life Better” Month

1.5 Authorize Staff to Proceed with a Scheduled Meeting in the event Zoom or other Means of Teleconferencing Stops Functioning

1.6 Adopt Resolution No. 4509 Approving the Town of San Anselmo 2023/24 Budget and Workplan

1.7 Adopt Resolutions Approving the Revised Salary Schedules for Management, SEIU, and Part-time Employees. Adopted Resolution No. 4510 Revising Management Pay Schedule, Adopted Resolution No. 4511 Revising Temporary Part Time, Adopted Resolution No. 4512 Revising SEIU Salary Schedules.

1.8 Receive a Report and Consider Options for “Measure A” Parks Tax Allocation- Fiscal Year 2023/24

1.9 Receive and File the Central Marin Policy Authority Annual Report

Mayor Burdo opened the meeting to public comments

Michael, member of the Climate Action Commission, thanked the Council for increasing climate action funding.

Mayor Burdo closed the meeting to public comments.

Councilmember Colbert wanted to pull item #1.8 for discussion.

M/s, Fineman/Colbert, Motion to approve all Consent Calendar items except item #1.8. AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

1.8 Receive a Report and Consider Options for “Measure A” Parks Tax Allocation- Fiscal Year 2023/24

Councilmember Colbert noted there is a 70/30 split between Memorial Park and Open Space. He thought the 70% should include all parks.

Finance Director Zuba stated the allocation was decided by the Council in 2015/16.

Vice Mayor Burke asked how this funding was spent. She noted Memorial Park was unique.

Mayor Burdo noted the Work Plan for Measure A needs to be done by July 1st.

Councilmember Fineman stated the Parks and Recreation Commission should weigh in on the allocation.

Recreation Director Mauk stated she, along with Public Works Director Condry, could discuss this with the Parks and Recreation Commission.

M/s, Burke/Fineman, Motion to approve Consent Calendar item #1.8.
AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

2. Public Hearings- There are no Public Hearing Items

3. Council Business Items

3.1 Receive a Presentation Regarding the Marin Countywide EV Acceleration Strategy
This item is not considered a "project" under CEQA pursuant to California Public Resources Code Section 21065.

Climate Action Coordinator Youra presented the staff report.

Ms. Christine O'Rourke, County Sustainability Coordinator, gave a PowerPoint presentation. She, along with staff, answered questions regarding percentage of EV's in San Anselmo in 2022; if the County installed the Tesla chargers at Red Hill Shopping Center; percentage of Green House Gases that comes from the transportation sector; if reducing parking requirements for developments that have EV charging is effective; barriers to owning an EV or using an ebike.

Mayor Burdo opened the meeting to public comments.

Mr. Josh Blinkersneider stated rebates need to be big and eye-popping. He recommended battery as opposed to plug-in hybrids for a shared fleet. He supported the installation of Level 3 chargers.

Kathleen discussed the 2018 Strategy Plan and noted it was visionary.

Mayor Burdo closed the meeting to public comments.

Vice Mayor Burke stated she is encouraged by the work that is being done and noted the gap was in multi-family residences. She is intrigued by the light pole and wireless charging concept.

Councilmember Fineman stated she provided some "red-lines" to the document including the recommendation to include ebikes and escooters more thoroughly. Rebates for EVs are not an effective use of taxpayer's funds. She worried about the emphasis on Level 2 since it could be obsolete very soon- Level 3 is more appropriate for shared chargers.

Councilmember Kullaway stated this is important work but noted ebikes are outselling EVs. Ebikes are replacing car trips which helps in the reduction of vehicle miles travelled.

Councilmember Colbert stated this process begins to establish is who and what entity can really make some sort of impact on multi-family units. It is a great opportunity for all jurisdictions to move forward.

Mayor Burdo agreed with the comments made by the Councilmembers. They will need to address the obstacle of multi-family units.

Councilmember Fineman asked if the Council is being asked to direct staff to redo or update the Towns EV strategy. Climate Action Coordinator Youra stated "yes", this is an opportunity to update the current plan.

3.2 Consider to Adopt Staff Recommendation of the Marin Green Building Model Reach Code
This item is not considered a "project" under CEQA pursuant to California Public

Resources Code Section 21065.

Climate Action Coordinator Youra presented the staff report and a PowerPoint presentation. Staff answered questions from the Council regarding the difference between Tier 1 and the flexible compliance pathway; if Tier 2 is more "green" than Tier 1; if all new buildings and larger remodels need to adhere to Tier 1 or the flexible compliance pathway; if the staff recommendations are in light of the Ninth Circuit court lawsuit; if there are other lawsuits moving forward.

Mayor Burdo opened the meeting to public comments.

Mr. Josh Blinkersneider asked what would happen if the Ninth Circuit Court decision is overturned. A resident if often influence by the suggestions of a contractor.

Sue stated there are more things that can be done to get people to drive electric vehicles, including adopting an EV Charging Reach Code.

Mayor Burdo closed the meeting to public comments.

Councilmember Kullaway stated looking at multi-family housing is very visionary.

Mayor Burdo stated he supports the staff recommendations.

Councilmember Fineman stated she supports the staff recommendations and is interested in seeing which elements of Tier 2 are feasible. She is also interested in ways of offering "carrots" for new buildings.

Mayor Burdo stated he would be interested in exploring "carrots" and Tier 2.

Vice Mayor Burke stated she supports almost everything except for the provision regarding substantial remodels. It could entail work that was not originally planned (opening up walls, etc.). She would like to see some examples and a cost analysis.

Councilmember Colbert stated remodels are very expensive and can be an economic challenge. Residents have a right to know the effects of this provision.

Mayor Burdo stated the consensus of the Council was to support the staff recommendations, to further discuss Tier 2, to analyze the remodel provision and prepare a cost analysis, and return with an ordinance for Council review.

M/s, Fineman/Colbert, Motion to move forward with a Draft Ordinance incorporating the issues discussed tonight.
AYES: Colbert, Fineman, Kullaway, Mayor Burdo
NOES: Vice Mayor Burke

3.3 Review and Endorse the Age Friendly Committee- Age and Disability Planning Grant Overall Project. This item is not considered a "project" under CEQA pursuant to California Public Resources Code Section 21065

Recreation Director Mauk presented the staff report. Ms. Sara Robinson, representing the Marin Aging and Disability Institute, presented a PowerPoint presentation. They answered a question from the Council regarding whether there would be an actual "Age Friendly" location near the Recreation Department.

Mayor Burdo opened the meeting to public comments.

There were no comments.

Mayor Burdo closed the meeting to public comments.

M/s, Burke/Kullaway, Motion to endorse the Age Friendly Committee- Age and Disability Planning Grant Overall Project.
AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

3.4 Receive DEI Audit Results of the Town of San Anselmo Policies and Procedures
This item is exempt under CEQA pursuant to California Public Resources Code Section 15061.

Assistant Town Manager Kenton presented the staff report and a PowerPoint presentation. Staff answered questions from the Council regarding the next task of the Racial Equity Committee; if there is a staff member who would "own" this process.

Mayor Burdo opened the meeting to public comments.

There were no comments.

Mayor Burdo closed the meeting to public comments.

Vice Mayor Burke stated she loves seeing employee feedback.

Councilmember Fineman stated standardized "on-boarding" benefits everyone.

Councilmember Colbert stated DEI work can be problematic in small organizations. This is an executable document.

Mayor Burdo stated the Council received a lot of good feedback.

Councilmember Kullaway thanked everyone for the work done on this document and stated the annual check-ins are very important.

M/s, Burke/Fineman, Motion to adjourn the meeting at 10:43 p.m.

Respectfully submitted,

Toni DeFrancis,
Recording Secretary

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.2

MEETING DATE: July 26, 2023

AGENDA TITLE: Revenue and Expenditure Reports, June 2023

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: Approve the monthly year-to-date Revenue and Expenditure Reports and corresponding activity for the period ending through June 30, 2023.

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.

These figures are still unaudited and don't include a number of accounting entries to close the books for the fiscal year 2022-23. For example, the Town receives property tax or sales tax payments in July from the County and State that are received in July but applicable to 2022-23. As we work to close the year, accounting entries will be made to recognize the revenue and/or expense in the proper fiscal year.

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 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 June 30, 2023, 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 June 2023 reporting period end, the Town's General Fund revenue has increased its base relative to the prior year by $0.303M. This is primarily from the increase in property tax and license & permits offset by property transfer tax and transfers in. 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	JUN YTD FY23	JUN YTD FY22	$ Change	% Change
Property Tax	15,554,668.79	14,988,774.13	565,894.66	3.78%
Sales Tax	1,300,309.11	1,641,557.71	(341,248.60)	-20.79%
Property Transfer Tax	61,162.00	130,982.00	(69,820.00)	-53.31%
Franchise Taxes	767,510.63	876,162.40	(108,651.77)	-12.40%
Licenses & Permits	1,372,087.36	1,197,431.50	174,655.86	14.59%
Fines	87,405.93	83,887.99	3,517.94	4.19%
Cash & Investment Interest	52,914.18	(48,149.73)	101,063.91	-209.90%
Intergovernmental	241,051.28	165,076.60	75,974.68	46.02%
Other Fees	334,438.41	298,927.16	35,511.25	11.88%
Transfers In	256,039.25	389,520.53	(133,481.28)	-34.27%
Total	20,027,586.94	19,724,170.29	303,416.65	1.54%

As shown above, the Town's overall revenue base increased by $0.303M, driven by Property Tax and Licenses & Permits.

- Property Taxes revenues through June have increased $0.566M compared to the prior period due to increased values on properties from the active real estate market during the Covid-19 pandemic. The Town receives disbursements from the County of Marin for property taxes in December, April, and June. The final payment received in July has not been recognized yet.
- Sales Tax decreased by $0.341M as payments for the 4th quarter of fiscal year 2022-23 have not been received or recorded.
- Property Transfer Tax decreased by $0.069M due to the slowing housing market from rising rates and low inventory. The Town expects to be under budget in this area at the end of the year.
- Franchise Taxes decreased $0.108M due to the Town not receiving the 3rd or 4th quarter payment from the County of Marin yet for cable franchise.
- License & Permits increased by $0.174M compared to the prior period due to continuing construction activity around the Town and the timing of collection for Business License Taxes.
- Intergovernmental increased by $0.101M compared to the prior period due to $0.66M grant reimbursement received for the Objective Design and Development Standards.
- Transfers In decreased by $0.133M compared to the prior period due to the Town issuing Pension Obligation Bonds in September 2021 to eliminate its unfunded liability with CalPERS. The previous year's transfer in the amount included $0.081M from the Recreation Fund to pay its portion of the unfunded payment. In the current year, the transfer from the Recreation Fund was $0.026M. This amount represents the Recreation portion of savings that will be

paid to the Pension Trust. The final gas tax payments have yet to be received and the final transfer from the Gas Tax Fund to General Fund has not been recorded.

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

Expenditures
Overall, through the June 2023 reporting period end, the Town's General Fund expenditures have increased by $0.850M compared to the prior year. This is primarily from increases in compensation, outside services, debt service, and other expenditures. 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	JUN YTD FY23	JUN YTD FY22	$ Change	% Change
Compensation	3,663,820.50	3,235,660.20	428,160.30	13.23%
Retirement	483,689.70	880,691.32	(397,001.62)	-45.08%
Training	51,820.96	28,663.45	23,157.51	80.79%
Outside Services	12,242,189.96	11,471,062.03	771,127.93	6.72%
Maintenance	67,623.46	167,144.66	(99,521.20)	-59.54%
Utilities	35,179.61	193,886.75	(158,707.14)	-81.86%
Supplies	173,418.92	125,609.02	47,809.90	38.06%
Debt Service	494,248.63	233,207.91	261,040.72	111.93%
Other Expenditure	1,186,456.23	162,005.65	1,024,450.58	632.35%
Transfers Out	813,517.00	1,863,517.00	(1,050,000.00)	-56.35%
Total	19,211,964.97	18,361,447.99	850,516.98	4.63%

As shown above, the Town's expenditures base overall increased by $0.850M of which is driven by compensation, outside services, debt service, and other expenditures:

- Compensation (Salaries & Wages and Benefits) increased by $0.428M compared to the prior fiscal year primarily due to the 4.5% cost of living adjustment effective July 1, 2022, and one-time lump sum payment to employees in recognition of contributions during the Covid-19 pandemic.
- Expenditures relating to CalPERS retirement decreased by $0.397M due to the Town's required unfunded pension liability payment. The Town issued Pension Obligation Bonds in September 2021 to eliminate its unfunded liability with CalPERS at that point in time. The previous year's liability payment was $0.665M. The offset for this decrease will be observed in the debt service category for the bond repayment.
- Outside Services increased by $0.771M compared to the previous fiscal year due to the changes in payments for Public Safety JPA's, housing element, traffic circulation element, and construction project activity.
- Debt Service increased by $0.261M compared to the previous fiscal year due to the repayment of the 2021 Pension Obligation Bonds noted above. The bond payments are due in August and February.
- Other Expenditures, Utilities, and Transfers Out increased by $0.184M compared to the previous fiscal year. Due to the change in accounting, utilities, other expenditures, and transfers must be together. In previous years funding for internal service funds was transferred out of the general fund. In fiscal year

22/23, the charge is recognized as an expense in the general fund and revenue in the internal service fund. The increase is due to the cost of insurance (property, liability, and workers' compensation), and increased transfer amounts to road maintenance and climate action fund. The transfers out that were approved at the June 21, 2023 Town Council meeting that amended the 2022-23 budget have not been recorded yet.

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 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: General Fund Revenue and Expenditure Report by subcategory, June 2023
Attachment #2: Expenditure Report by department, June 2023

Town of San Anselmo
2022-2023 Rev & Exp Report
as of 06/30/2023
Fund: 01 - GENERAL FUND

	2021-2022 Revised Budget	2021-2022 Audited Actuals	2021-2022 YTD Actuals	% of Audited Actuals	2022-2023 Adopted Budget	2022-2023 Revised Budget	2022-2023 YTD Actuals	% of Actual / Budget
Revenue								
400 - PROPERTY TAX GENERAL	8,376,892.00	8,646,036.63	8,646,036.63	100.00 %	9,030,734.00	9,030,734.00	9,252,682.37	102.46 %
401 - PENSION	2,291,981.00	2,696,259.46	2,696,259.46	100.00 %	2,592,646.00	2,592,646.00	2,841,561.43	109.60 %
402 - PROPERTY TAX OTHER	3,385,116.00	3,777,460.04	3,777,460.04	100.00 %	3,760,449.00	3,760,449.00	3,521,586.99	93.65 %
410 - OTHER TAXES	1,320,000.00	1,641,557.71	1,641,557.71	100.00 %	1,400,000.00	1,610,000.00	1,300,309.11	80.76 %
411 - FRANCHISE TAXES	750,630.00	876,162.40	876,162.40	100.00 %	775,000.00	775,000.00	767,510.63	99.03 %
420 - BUSINESS LICENSE	240,000.00	297,930.14	297,930.14	100.00 %	260,000.00	260,000.00	294,935.42	113.44 %
421 - PARKING	24,500.00	0.00	0.00	0.00 %	24,500.00	24,500.00	2,080.10	8.49 %
422 - CONSTRUCTION	980,000.00	899,501.36	899,501.36	100.00 %	950,000.00	1,075,000.00	1,075,071.84	100.01 %
430 - VEHICLE CODE	17,500.00	24,450.16	24,450.16	100.00 %	10,000.00	10,000.00	9,640.65	96.41 %
431 - LIBRARY	0.00	2,484.09	2,484.09	100.00 %	0.00	0.00	4,050.62	0.00 %
432 - PARKING	65,000.00	56,953.74	56,953.74	100.00 %	50,000.00	50,000.00	73,714.66	147.43 %
440 - USE OF MONEY AND PROPERTY	15,000.00	-48,149.73	-48,149.73	100.00 %	20,000.00	70,000.00	52,914.18	75.59 %
450 - STATE REVENUE	107,500.00	165,076.60	165,076.60	100.00 %	127,500.00	127,500.00	175,051.28	137.30 %
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	66,000.00	0.00 %
480 - FEES FOR SERVICES	171,000.00	183,700.83	183,700.83	100.00 %	171,000.00	171,000.00	151,507.01	88.60 %
490 - MISCELLANEOUS REVENUE	97,500.00	115,226.33	115,226.33	100.00 %	100,070.00	100,070.00	182,931.40	182.80 %
519 - TRANSFERS IN	418,464.00	389,520.53	389,520.53	100.00 %	384,447.00	384,447.00	256,039.25	66.60 %
520 - SOURCE OF PROCEEDS	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %
Total Revenue:	18,261,083.00	19,724,170.29	19,724,170.29	100.00 %	19,656,346.00	20,041,346.00	20,027,586.94	99.93 %
Expense								
600 - SALARIES AND WAGES	2,887,665.00	2,517,183.96	2,517,183.96	100.00 %	3,072,145.00	3,072,145.00	2,837,609.24	92.37 %
601 - RETIREMENT	960,932.00	880,691.32	880,691.32	100.00 %	535,751.00	535,751.00	483,689.70	90.28 %
602 - EMPLOYEE BENEFITS	782,423.50	581,620.55	581,620.55	100.00 %	884,105.50	884,105.50	669,821.26	75.76 %
604 - RETIREE BENEFITS	144,322.00	136,855.69	136,855.69	100.00 %	156,390.00	156,390.00	156,390.00	100.00 %
610 - TRAINING	40,200.00	28,663.45	28,663.45	100.00 %	43,200.00	43,200.00	51,820.96	119.96 %
611 - OUTSIDE SERVICES	11,269,241.00	11,471,062.03	11,471,062.03	100.00 %	12,161,732.37	12,461,732.37	12,242,189.96	98.24 %
613 - PUBLICATION / DUES	15,550.00	19,742.41	19,742.41	100.00 %	15,845.50	15,845.50	9,111.26	57.50 %
614 - MAINTENANCE	21,600.00	18,046.31	18,046.31	100.00 %	21,792.50	21,792.50	22,973.85	105.42 %
615 - BUILDING MAINTENANCE	189,950.00	146,724.98	146,724.98	100.00 %	98,643.00	98,643.00	29,962.99	30.38 %
616 - VEHICLE MAINTENANCE	6,500.00	2,373.37	2,373.37	100.00 %	6,515.00	6,515.00	14,686.62	225.43 %
617 - UTILITIES	210,740.00	193,886.75	193,886.75	100.00 %	0.00	0.00	35,179.61	0.00 %
618 - HIRING	1,000.00	50,185.71	50,185.71	100.00 %	1,000.00	1,000.00	4,259.64	425.96 %
619 - MISCELLANEOUS	18,500.00	11,170.00	11,170.00	100.00 %	19,000.00	19,000.00	11,208.45	58.99 %
620 - OFFICE SUPPLIES	36,200.00	22,750.51	22,750.51	100.00 %	36,665.00	36,665.00	23,681.33	64.59 %
622 - DEPARTMENT SUPPLIES	45,700.00	80,811.37	80,811.37	100.00 %	46,355.00	46,355.00	126,782.48	273.50 %
623 - BOOKS / MAGAZINES / VIDEOS	23,373.00	22,047.14	22,047.14	100.00 %	24,074.00	24,074.00	22,955.11	95.35 %
629 - MISCELLANEOUS	76,500.00	80,907.53	80,907.53	100.00 %	1,185,641.00	1,185,641.00	1,161,744.58	97.98 %
630 - EQUIPMENT	500.00	0.00	0.00	0.00 %	0.00	0.00	132.30	0.00 %
631 - CAPITAL OUTLAY - CONSTRUCTION	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %
640 - PRINCIPAL	227,000.00	227,000.00	227,000.00	100.00 %	285,000.00	285,000.00	285,000.00	100.00 %
641 - INTEREST	11,208.00	6,207.91	6,207.91	100.00 %	248,976.00	248,976.00	209,248.63	84.04 %
670 - TRANSFERS OUT	1,863,517.00	1,863,517.00	1,863,517.00	100.00 %	813,517.00	863,517.00	813,517.00	94.21 %
Total Expense:	18,832,621.50	18,361,447.99	18,361,447.99	100.00 %	19,656,347.87	20,006,347.87	19,211,964.97	96.03 %
Total Fund: 01 - GENERAL FUND:	-571,538.50	1,362,722.30	1,362,722.30		-1.87	34,998.13	815,621.97	
Report Total:	-571,538.50	1,362,722.30	1,362,722.30		-1.87	34,998.13	815,621.97	

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.3

MEETING DATE: July 26, 2023

AGENDA TITLE: Report of Warrants Issued, June 2023

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That Council acknowledges, and files warrant numbers 96064 to 96246 issued during the month of June 2023 and bank draft numbers DFT04451 and DFT04454, DFT04457, DFT04478-DFT04485 in a total amount of $2,240,491.22.

BACKGROUND

This report is an itemization of payments made to vendors during the month just ended. It also includes wires to Bank of America for June 2023 payrolls, including payments for retirement and health benefits. The Bank of America account is used for payroll-related items.

The following warrants were voided or canceled: 96199-96200

ATTACHMENTS

Attachment #1: Check Report - June 2023

Check Report

Town of San Anselmo

By Check Number

Date Range: 06/01/2023 - 06/30/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-AP - OPERATING POOL						
00410	COFAM	06/14/2023	Regular	0.00	-225.00	90427
01900	Richard Torney	06/14/2023	Regular	0.00	-100.00	90444
00048	Alhambra & Sierra Springs	06/15/2023	Regular	0.00	77.94	96064
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
12161581060723	Invoice	06/15/2023	06.047.20213 - BOTTLED WATER SRVC - C	0.00	77.94	
	01.42.62200	DEPARTMENTAL SUPPLIE	06.047.20213 - BOTTLED WATER	77.94		
00196	Altec Systems, Inc	06/15/2023	Regular	0.00	52.00	96065
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
61140	Invoice	06/15/2023	06.10.2023 - ORIGINAL FICHE - 44 SAN RA	0.00	52.00	
	01.00.20313	PLAN STORAGE FEE	06.10.2023 - ORIGINAL FICHE -	52.00		
02920	Amazon Business	06/15/2023	Regular	0.00	22.87	96066
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1PCD-999P-MWQ	Invoice	06/15/2023	05.28.2023 - JOSHUA TREE BOOK - LIBRAR	0.00	22.87	
	01.71.62301	ADULT BOOKS	05.28.2023 - JOSHUA TREE BOO	22.87		
03299	Answer MTI	06/15/2023	Regular	0.00	164.28	96067
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
000029-081-221	Invoice	06/15/2023	06.01.2023 - CALL CENTER SERVICE - MAY	0.00	164.28	
	01.41.61150	OUTSIDE SERVICES-OTHE	06.01.2023 - CALL CENTER SERV	164.28		
02806	AQUASCAPE POOL SERVICE	06/15/2023	Regular	0.00	209.00	96068
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
22406	Invoice	06/15/2023	05.31.2023 - FOUNTAIN SERVICE - IMAGI	0.00	209.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	05.31.2023 - FOUNTAIN SERVIC	209.00		
00408	Astro Jump of Northbay	06/15/2023	Regular	0.00	828.45	96069
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
13793603	Invoice	06/15/2023	04.13.2023 - WATER SLIDE - WEEK 2 - REC	0.00	409.00	
	21.63.61179	PARKSIDE SERVICES	04.13.2023 - WATER SLIDE - WE	204.50		
	21.63.61184	CAMP KIDMARIN MIGHT	06.13.2023 - WATER SLIDE - WE	204.50		
14323721	Invoice	06/15/2023	04.13.2023 - WATER SLIDE - WEEK 1 - REC	0.00	419.45	
	21.63.61179	PARKSIDE SERVICES	04.13.2023 - WATER SLIDE - WE	209.72		
	21.63.61184	CAMP KIDMARIN MIGHT	6.13.2023 - WATER SLIDE - WEE	209.73		
03379	Awin S. Bailey	06/15/2023	Regular	0.00	79.80	96070
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010083	Invoice	06/15/2023	06.13.2023 - UKELELE CLASSES - SPRING 2	0.00	79.80	
	21.62.61170	ADULT ART & CULTURE SE	06.13.2023 - UKELELE CLASSES -	79.80		
00388	Baker & Taylor	06/15/2023	Regular	0.00	432.92	96071
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
5018359344	Invoice	06/15/2023	05.23.2023 - CHILDRENS BOOKS - LIBRAR	0.00	28.75	
	27.71.62302	CHILDRENS BOOKS	05.23.2023 - CHILDRENS BOOKS	28.75		

Check Report **Date Range: 06/01/2023 - 06/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
5018359345	Invoice	06/15/2023	05.23.2023 - CHILDRENS BOOKS - LIBRAR	0.00	15.39	
	27.71.62302	CHILDRENS BOOKS	05.23.2023 - CHILDRENS BOOKS		15.39	
5018359712	Invoice	06/15/2023	05.19.2023 - ADULT BOOKS - LIBRARY - M	0.00	21.85	
	01.71.62301	ADULT BOOKS	05.19.2023 - ADULT BOOKS - LIB		21.85	
5018359713	Invoice	06/15/2023	05.19.2023 - ADULT BOOKS - LIBRARY - M	0.00	20.54	
	01.71.62301	ADULT BOOKS	05.19.2023 - ADULT BOOKS - LIB		20.54	
5018359714	Invoice	06/15/2023	05.19.2023 - ADULT BOOKS - LIBRARY - M	0.00	136.23	
	01.71.62301	ADULT BOOKS	05.19.2023 - ADULT BOOKS - LIB		136.23	
5018359715	Invoice	06/15/2023	05.19.2023 - ADULT BOOKS - LIBRARY - M	0.00	21.18	
	27.71.62301	ADULT BOOKS	05.19.2023 - ADULT BOOKS - LIB		21.18	
5018359716	Invoice	06/15/2023	05.19.2023 - ADULT BOOKS - LIBRARY - M	0.00	65.56	
	01.71.62301	ADULT BOOKS	05.19.2023 - ADULT BOOKS - LIB		65.56	
5018359717	Invoice	06/15/2023	05.19.2023 - ADULT BOOKS - LIBRARY - M	0.00	16.15	
	01.71.62301	ADULT BOOKS	05.19.2023 - ADULT BOOKS - LIB		16.15	
5018359718	Invoice	06/15/2023	05.19.2023 - ADULT BOOKS - LIBRARY - M	0.00	20.53	
	27.71.62301	ADULT BOOKS	05.19.2023 - ADULT BOOKS - LIB		20.53	
5018359719	Invoice	06/15/2023	05.19.2023 - ADULT BOOKS - LIBRARY - M	0.00	23.17	
	01.71.62301	ADULT BOOKS	05.19.2023 - ADULT BOOKS - LIB		23.17	
5018359720	Invoice	06/15/2023	05.19.2023 - ADULT BOOKS - LIBRARY - M	0.00	21.20	
	01.71.62301	ADULT BOOKS	05.19.2023 - ADULT BOOKS - LIB		21.20	
H65129170	Invoice	06/15/2023	05.18.2023 - VIDEOS - LIBRARY - MAY	0.00	19.14	
	01.71.62307	VIDEOS	05.18.2023 - VIDEOS - LIBRARY -		19.14	
H65203580	Invoice	06/15/2023	05.26.2023 - VIDEOS - LIBRARY - MAY	0.00	23.23	
	01.71.62307	VIDEOS	05.26.2023 - VIDEOS - LIBRARY -		23.23	
01631	Caine Starelli	06/15/2023	Regular	0.00	300.30	96072
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
INV0010082	Invoice	06/15/2023	06.13.2023 - MAH JONGG - DROP INS - RE	0.00	300.30	
21.62.61170	ADULT ART & CULTURE SE		06.13.2023 - MAH JONGG - DRO	300.30		
00482	California Park & Recreation Society	06/15/2023	Regular	0.00	185.00	96073
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
119114	Invoice	06/15/2023	05.17.2023 - ANNUAL MEMBERSHIP - FEE	0.00	185.00	
21.65.61302	DUES		05.17.2023 - ANNUAL MEMBER	185.00		
00072	Comcast	06/15/2023	Regular	0.00	170.81	96074
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
049-05222023	Invoice	06/15/2023	049 - TH CABLE TV - 05.27.2023 - 06.26.2	0.00	170.81	
41.41.61701	UTILITIES		049 - TH CABLE TV - 05.27.2023	170.81		
00932	County of Marin Environmental Health Svcs	06/15/2023	Regular	0.00	749.00	96075
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
36698	Invoice	06/15/2023	06.01.2023 - TEC RENEWAL- SOLID WAST	0.00	749.00	
01.41.61150	OUTSIDE SERVICES-OTHE		06.01.2023 - TEC RENEWAL- SOL	749.00		
00533	Davis Sign Company	06/15/2023	Regular	0.00	819.38	96076
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
36646	Invoice	06/15/2023	05.30.2023 - 2 HR PARKING SIGNS - QTY 1	0.00	819.38	
01.42.61130	OUTSIDE SVCS-SIGNALS		05.30.2023 - 2 HR PARKING SIG	819.38		
01320	DC Electric Group Inc	06/15/2023	Regular	0.00	273.48	96077

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
470191	Invoice	06/15/2023	05.01.2023 - INSPECT SEC - SFD & RED HIL	0.00	273.48	
	01.42.61131	OUTSIDE SVCS-STREET LI	05.01.2023 - INSPECT SEC - SFD	273.48		
00035	Demco Inc	06/15/2023	Regular	0.00	484.43	96078
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
7314356	Invoice	06/15/2023	05.24.2023 - MEDIA POUCH - ACCESSORIE	0.00	484.43	
	27.71.62200	DEPARTMENTAL SUPPLIE	05.24.2023 - MEDIA POUCH - A	484.43		
00080	Department of Justice	06/15/2023	Regular	0.00	32.00	96079
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
659832	Invoice	06/15/2023	06.05.2023 - FINGER PRITNING - QTY 1 -	0.00	32.00	
	01.42.61806	MISC HIRING EXPENSES	06.05.2023 - FINGER PRITNING -	32.00		
00237	Discount Magazine Service	06/15/2023	Regular	0.00	1,868.96	96080
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
3234002	Invoice	06/15/2023	06.06.2023 - MAGAZINES - LIBRARY -SUBS	0.00	1,868.96	
	01.71.62305	MAGAZINES AND NEWSP	06.06.2023 - MAGAZINES - LIBR	1,868.96		
00087	Elite Tree Service	06/15/2023	Regular	0.00	26,282.36	96081
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2023-5-10	Invoice	06/15/2023	05.26.2023 - WEED CLEARING - CENTER B	0.00	2,880.00	
	01.42.61150	OUTSIDE SERVICES-OTHE	05.26.2023 - WEED CLEARING -	2,880.00		
2023-5-11	Invoice	06/15/2023	05.26.2023 - WEED CLEARING - CHIP - FA	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	05.26.2023 - WEED CLEARING -	2,880.00		
2023-5-12	Invoice	06/15/2023	05.26.2023 - WEED CLEARING - CHIP - OA	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	05.26.2023 - WEED CLEARING -	2,880.00		
2023-5-13	Invoice	06/15/2023	05.26.2023 - WEED CLEARING - CHIP - SA	0.00	2,800.00	
	01.42.61150	OUTSIDE SERVICES-OTHE	05.26.2023 - WEED CLEARING -	2,800.00		
2023-5-9	Invoice	06/15/2023	05.26.2023 - WEED CLEARING - CHIP - LO	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	05.26.2023 - WEED CLEARING -	2,880.00		
2023-6-1	Invoice	06/15/2023	06.01.2023 - WEED CLEARING - LOMA RO	0.00	920.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	06.01.2023 - WEED CLEARING -	920.00		
2023-6-2	Invoice	06/15/2023	06.03.2023 - WEED CLEARING - MEMORI	0.00	1,950.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	06.03.2023 - WEED CLEARING -	1,950.00		
2023-6-3	Invoice	06/15/2023	06.09.2023 - CHIPPING - IMAGINATION PA	0.00	2,880.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	06.09.2023 - CHIPPING - IMAGI	2,880.00		
2023-6-4	Invoice	06/15/2023	06.09.2023 - TRAXLER RD - CHIPPING - JU	0.00	2,800.00	
	01.81.61105	OUTSIDE SERVICES-TREES	06.09.2023 - TRAXLER RD - CHIP	2,800.00		
2023-6-5	Invoice	06/15/2023	06.09.2023 - TRIM HEDGES - CHIP - IMAGI	0.00	2,880.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	06.09.2023 - TRIM HEDGES - CH	2,880.00		
INV0010053	Invoice	06/15/2023	05.25.2023 - REIMBURSEMNT - WINDSHE	0.00	532.36	
	01.42.61150	OUTSIDE SERVICES-OTHE	05.25.2023 - REIMBURSEMNT -	532.36		
02777	Elizabeth Flanagan	06/15/2023	Regular	0.00	105.00	96082
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010088	Invoice	06/15/2023	06.13.2023 - PAINTING WORKSHOPS - MA	0.00	105.00	
	21.62.61170	ADULT ART & CULTURE SE	06.13.2023 - PAINTING WORKS	105.00		
03396	Emily B. Stucky	06/15/2023	Regular	0.00	400.00	96083

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
007	Invoice	06/15/2023	05.31.2023 - SING & STOMP - LIBRARY -	0.00	400.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	05.31.2023 - SING & STOMP - LI	400.00		
03193	Enbridgement, Inc.	06/15/2023	Regular	0.00	31,292.10	96084
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010086	Invoice	06/15/2023	06.13.2023 - INSTRUCTOR PAYMENT - ASE	0.00	15,979.60	
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	1,776.60		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	3,552.50		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	3,087.00		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	1,764.00		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	2,884.00		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	1,543.50		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	1,372.00		
INV0010087	Invoice	06/15/2023	06.13.2023 - INSTRUCTOR PAYMENT - ASE	0.00	15,312.50	
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	2,229.50		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	1,984.50		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	1,813.00		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	2,646.00		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	3,087.00		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	1,764.00		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - INSTRUCTOR PAYM	1,788.50		
02973	Environmental Science Associates	06/15/2023	Regular	0.00	570.00	96085
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
184771	Invoice	06/15/2023	05.22.2023 - PROFESSIONAL SRVCS - APRI	0.00	570.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	05.22.2023 - PROFESSIONAL SR	570.00		
02622	Epstein Holtzapple Christo LLP	06/15/2023	Regular	0.00	30,492.50	96086
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
6785	Invoice	06/15/2023	06.09.2023 - LEGAL COUNCIL - GENERAL -	0.00	26,202.50	
	01.16.61138	GENERAL COUNSEL LEGA	06.09.2023 - LEGAL COUNCIL -	26,202.50		
6786	Invoice	06/15/2023	06.09.2023 - LEGAL COUNCIL - PLANNING	0.00	3,850.00	
	01.16.61138	GENERAL COUNSEL LEGA	06.09.2023 - LEGAL COUNCIL - P	3,850.00		
6787	Invoice	06/15/2023	06.09.2023 - LEGAL COUNCIL - LITIGATIO	0.00	440.00	
	01.16.61138	GENERAL COUNSEL LEGA	06.09.2023 - LEGAL COUNCIL - L	440.00		
00092	Ewing Irrigation Products	06/15/2023	Regular	0.00	1,238.02	96087
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
19566371	Invoice	06/15/2023	05.31.2023 - STAKING FLAGS - SUPPLIES -	0.00	1,050.50	
	01.42.62908	SUPPLIES-STREET MAINT	05.31.2023 - STAKING FLAGS - S	1,050.50		
19570972	Invoice	06/15/2023	05.31.2023 - IRRIGATION BATTERY - ELDE	0.00	187.52	
	01.81.62200	DEPARTMENTAL SUPPLIE	05.31.2023 - IRRIGATION BATTE	187.52		
00017	Fairfax Building Supply Co. Inc.	06/15/2023	Regular	0.00	357.02	96088
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
265306	Invoice	06/15/2023	05.30.2023 - FLANGE - MISC HARDWARE -	0.00	25.48	
	34.41.61506	BLDG. MAINT-OTHER	05.30.2023 - FLANGE - MISC HA	25.48		
265413	Invoice	06/15/2023	06.01.2023 - TURRET NOZZLE - CORPYARD	0.00	165.67	
	01.42.62200	DEPARTMENTAL SUPPLIE	06.01.2023 - TURRET NOZZLE -	165.67		
265698	Invoice	06/15/2023	06.06.2023 - HOOK & PIK SET - CORPYARD	0.00	44.77	
	01.42.62905	SUPPLIES-GROUNDS	06.06.2023 - HOOK & PIK SET -	44.77		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
265702	Invoice	06/15/2023	06.06.2023 - BIT DRILL - CORPYARD - JUN	0.00	54.52	
	01.42.62905	SUPPLIES-GROUNDS	06.06.2023 - BIT DRILL - CORPYA	54.52		
265785	Invoice	06/15/2023	06.07.2023 - LED BULBS - SUPPLIES - COR	0.00	47.00	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.07.2023 - LED BULBS - SUPPL	47.00		
265817	Invoice	06/15/2023	06.08.2023 - VELCRO - SUPPLIES - CORPYA	0.00	19.58	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.08.2023 - VELCRO - SUPPLIES	19.58		
01586	Fourth Street Press	06/15/2023	Regular	0.00	37.06	96089
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
28171	Invoice	06/15/2023	06.05.2023 - NAME PLATES - QTY 2 - JUNE	0.00	37.06	
	21.65.62000	OFFICE SUPPLIES	06.05.2023 - NAME PLATES - QT	37.06		
02278	Gardeners' Guild	06/15/2023	Regular	0.00	5,092.00	96090
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
112855	Invoice	06/15/2023	06.01.2023 - SFD MEDIANS - QTY 2 - JUNE	0.00	1,047.00	
	01.81.61104	OUTSIDE SERVICES-GROU	06.01.2023 - SFD MEDIANS - QT	1,047.00		
112903	Invoice	06/15/2023	06.01.2023 - RED HILL MEDIAN - JUNE	0.00	2,074.00	
	01.81.61104	OUTSIDE SERVICES-GROU	06.01.2023 - RED HILL MEDIAN -	2,074.00		
112904	Invoice	06/15/2023	06.01.2023 - IMAGNIATION PEK , TH , MA	0.00	1,971.00	
	01.81.61104	OUTSIDE SERVICES-GROU	06.01.2023 - IMAGNIATION PEK	985.50		
	14.81.61150	OUTSIDE SERVICES-OTHE	06.01.2023 - IMAGNIATION PEK	985.50		
02917	Global Office	06/15/2023	Regular	0.00	2,225.24	96091
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
AR22230	Invoice	06/15/2023	06.09.2023 - CANON COPIER - LEASE - CO	0.00	2,225.24	
	42.21.63003	COMPUTER HARDWARE/	06.09.2023 - CANON COPIER - L	2,225.24		
00021	Good & Clean Company Inc	06/15/2023	Regular	0.00	11,905.00	96092
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
67373	Invoice	06/15/2023	06.01.2023 - REC, ICC, TH, LIB, SA - MAY 2	0.00	11,905.00	
	31.41.61501	BLDG. MAINT-JANITORIAL	06.01.2023 - REC, ICC, TH, LIB, S	3,452.45		
	34.41.61501	BLDG. MAINT-JANITORIAL	06.01.2023 - REC, ICC, TH, LIB, S	2,619.10		
	41.41.61701	UTILITIES	06.01.2023 - REC, ICC, TH, LIB, S	5,833.45		
01449	Graham Contractors Inc	06/15/2023	Regular	0.00	46,000.00	96093
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
031494	Invoice	06/15/2023	05.18.2023 - CRACK SEALING - QTY 4 - MA	0.00	46,000.00	
	12.41.63109	UNPROGRAMMED RESUR	05.18.2023 - CRACK SEALING - Q	46,000.00		
00104	Grier Argall Plumbing Inc	06/15/2023	Regular	0.00	2,205.89	96094
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
16316	Invoice	06/15/2023	05.25.2023 - BACK FLOW TESTING - MAY	0.00	285.00	
	01.81.61413	EQUIPMENT MAINT.-OTH	05.25.2023 - BACK FLOW TESTIN	285.00		
16320	Invoice	06/15/2023	05.25.2023 - SNAKED MAIN SEWER - ICC -	0.00	1,570.89	
	31.41.61506	BLDG. MAINT-OTHER	05.25.2023 - SNAKED MAIN SE	1,570.89		
16347	Invoice	06/15/2023	06.04.2023 - SUMP PUMP TESTING - QTY	0.00	350.00	
	01.41.61506	BLDG. MAINT-OTHER	06.04.2023 - SUMP PUMP TESTI	350.00		
00020	Hannibal's Inc Electrical Construction	06/15/2023	Regular	0.00	6,389.83	96095

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
24999	Invoice	06/15/2023	05.31.2023 - POWER CONDUCTORS - IMA	0.00	489.14	
	01.81.61413	EQUIPMENT MAINT.-OTH	05.31.2023 - POWER CONDUCT	489.14		
25001	Invoice	06/15/2023	06.05.2023 - MEDIAN SIGN BOLLARD - SF	0.00	5,082.58	
	01.42.61708	UTILITIES-STREET LIGHTS	06.05.2023 - MEDIAN SIGN BOL	5,082.58		
25002	Invoice	06/15/2023	06.05.2023 - REMOUNT TREE JUNCTION B	0.00	818.11	
	01.81.61413	EQUIPMENT MAINT.-OTH	06.05.2023 - REMOUNT TREE JU	818.11		
02586	HdL Software LLC	06/15/2023	Regular	0.00	2,767.85	96096
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SIN028221	Invoice	06/15/2023	04.30.2023 - NEW ACCOUNTS PROCESSED	0.00	2,767.85	
	01.12.61150	OUTSIDE SERVICES-OTHE	04.30.2023 - NEW ACCOUNTS P	2,767.85		
02236	HooplaDigital	06/15/2023	Regular	0.00	777.85	96097
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
503871166	Invoice	06/15/2023	05.31.2023 - DIGITAL AUDIOBOOKS - MAY	0.00	777.85	
	27.71.62309	E BOOKS	05.31.2023 - DIGITAL AUDIOBO	777.85		
00022	Jackson's Hardware Inc.	06/15/2023	Regular	0.00	150.00	96098
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
172577	Invoice	06/15/2023	05.29.2023 - REBATE PROGRAM - PAYME	0.00	150.00	
	90.41.61100	OUTSIDE SERVICES	05.29.2023 - REBATE PROGRAM	150.00		
03281	Jaime E. Valle	06/15/2023	Regular	0.00	4,290.00	96099
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SA-060923	Invoice	06/15/2023	06.10.2023 - PLAN CHECKING & INSPECTI	0.00	4,290.00	
	01.41.61157	PLAN CHECKING	06.10.2023 - PLAN CHECKING &	4,290.00		
00113	Juan Olsen Sanchez	06/15/2023	Regular	0.00	2,552.00	96100
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010090	Invoice	06/15/2023	06.14.2023 - GYMNASTICS - PAYMENT 1 -	0.00	2,552.00	
	21.61.61167	TUMBLING SERVICES	06.14.2023 - GYMNASTICS - PAY	252.00		
	21.61.61167	TUMBLING SERVICES	06.14.2023 - GYMNASTICS - PAY	2,300.00		
00113	Juan Olsen Sanchez	06/15/2023	Regular	0.00	430.00	96101
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010089	Invoice	06/15/2023	06.14.2023 - CAMP KIDMARIN - WEEK 1 -	0.00	430.00	
	21.63.61179	PARKSIDE SERVICES	06.14.2023 - CAMP KIDMARIN -	160.00		
	21.63.61184	CAMP KIDMARIN MIGHT	06.14.2023 - CAMP KIDMARIN -	270.00		
02558	Kanopy	06/15/2023	Regular	0.00	541.00	96102
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
352873-PPU	Invoice	06/15/2023	05.31.2023 - VIDEOS - LIBRARY - MAY 202	0.00	541.00	
	27.71.62307	VIDEOS	05.31.2023 - VIDEOS - LIBRARY -	541.00		
03457	Kevin Forrest Saunders	06/15/2023	Regular	0.00	205.00	96103
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010079	Invoice	06/15/2023	06.07.2023 - ADULT SOFTBALL - SPRING 2	0.00	205.00	
	21.61.61155	ADULT SPORTS CONTRAC	06.07.2023 - ADULT SOFTBALL -	205.00		
02470	L & M DISTRIBUTION INC	06/15/2023	Regular	0.00	1,936.20	96104

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
4014318	Invoice	06/15/2023	04.04.2023 - TENNIS NETS - RECREATION -	0.00	1,936.20	
	21.61.62966	TENNIS SUPPLIES	04.04.2023 - TENNIS NETS - REC	1,936.20		
03192	Language and Cultural Center, Inc.	06/15/2023	Regular	0.00	5,057.50	96105
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010085	Invoice	06/15/2023	06.13.2023 - SPANISH CLASSES - ASE - SPR	0.00	5,057.50	
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - SPANISH CLASSES -	875.00		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - SPANISH CLASSES -	1,050.00		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - SPANISH CLASSES -	1,400.00		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - SPANISH CLASSES -	630.00		
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - SPANISH CLASSES -	1,102.50		
03070	LAVINIA BORTIS	06/15/2023	Regular	0.00	50.00	96106
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010052	Invoice	06/15/2023	06.01.2023 - REIMBURSEMENT - CEQUA F	0.00	50.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	06.01.2023 - REIMBURSEMENT -	50.00		
03407	Lefler Engineering, Inc	06/15/2023	Regular	0.00	2,607.75	96107
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
23006-47441	Invoice	06/15/2023	05.24.2023 - SA LIBRARY UPGRADE - HVA	0.00	2,607.75	
	45.41.61150	OUTSIDE SERVICES-OTHE	05.24.2023 - SA LIBRARY UPGRA	2,607.75		
02579	LTS of Marin	06/15/2023	Regular	0.00	5,019.09	96108
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1567	Invoice	06/15/2023	03.24.2023 - SERVICE & REPAIR - CORPYA	0.00	1,534.09	
	01.81.61602	VEHICLE MAINTENANCE/	03.24.2023 - SERVICE & REPAIR	1,534.09		
1573	Invoice	06/15/2023	05.26.2023 - SERVICE & REPAIR - CORPYA	0.00	3,485.00	
	01.81.61602	VEHICLE MAINTENANCE/	05.26.2023 - SERVICE & REPAIR	3,485.00		
00150	Marin Color Service Inc.	06/15/2023	Regular	0.00	105.80	96109
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
S0594864	Invoice	06/15/2023	06.05.2023 - NYLON STRAINER - 5 GAL - Q	0.00	105.80	
	01.42.62200	DEPARTMENTAL SUPPLIE	06.05.2023 - NYLON STRAINER -	105.80		
03154	Marin Fencing, Inc.	06/15/2023	Regular	0.00	20,493.00	96110
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
91458	Invoice	06/15/2023	05.30.2023 - FENCING INSTALLATION - ME	0.00	20,493.00	
	12.81.61150	OUTSIDE SERVICES-OTHE	05.30.2023 - FENCING INSTALLA	20,493.00		
00121	Marin I J - 2072661 AD	06/15/2023	Regular	0.00	303.32	96111
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0001380011	Invoice	06/15/2023	05.31.2023 - CLASSIFIED ADVERTISING - L	0.00	303.32	
	01.12.61151	LEGAL NOTICES	05.31.2023 - CLASSIFIED ADVER	209.86		
	01.18.61151	LEGAL NOTICES	05.31.2023 - CLASSIFIED ADVER	93.46		
00029	Marin IT	06/15/2023	Regular	0.00	2,096.50	96112
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2023-120522	Invoice	06/15/2023	05.23.2023 - AGREEMENT MANAGED OFF	0.00	1,036.50	
	42.21.63003	COMPUTER HARDWARE/	05.23.2023 - AGREEMENT MAN	1,036.50		
2023-120604	Invoice	06/15/2023	06.07.2023 - AGREEMENT HOSTED BACK	0.00	1,000.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	42.21.63003	COMPUTER HARDWARE/	06.07.2023 - AGREEMENT HOST		1,000.00	
2023-24986	Invoice	06/15/2023	06.06.2023 - STREAMLINE IT - QTR 2 - 202	0.00	60.00	
	42.21.63003	COMPUTER HARDWARE/	06.06.2023 - STREAMLINE IT - Q		60.00	
00515	Mill Valley Refuse Service Inc	06/15/2023	Regular	0.00	1,811.66	96113
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0003499382	Invoice	06/15/2023	06.01.2023 - PORTA PARTY & SINK - MAY	0.00	1,811.66	
	01.81.61156	EQUIPMENT RENTAL	06.01.2023 - PORTA PARTY & SI		1,811.66	
00372	Miller Pacific	06/15/2023	Regular	0.00	1,480.00	96114
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25974	Invoice	06/15/2023	05.31.2023 - GEOTECHINCAL SRVCS - ON	0.00	1,480.00	
	01.41.61157	PLAN CHECKING	05.31.2023 - GEOTECHINCAL SR		1,480.00	
01346	Nerviani Paving Inc	06/15/2023	Regular	0.00	28,835.00	96115
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
7170	Invoice	06/15/2023	05.04.2023 - ASPHALT PAVING - MEMORI	0.00	8,265.00	
	12.41.63109	UNPROGRAMMED RESUR	05.04.2023 - ASPHALT PAVING -		8,265.00	
7171	Invoice	06/15/2023	05.08.2023 - ASPHALT PAVING - REDWOO	0.00	20,570.00	
	45.41.63100	CAPITAL OUTLAY - CONST	05.08.2023 - ASPHALT PAVING -		20,570.00	
00160	OCLC	06/15/2023	Regular	0.00	23.91	96116
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1000308481	Invoice	06/15/2023	06.01.2023 - CATALOGING & META DATA -	0.00	23.91	
	01.71.61150	OUTSIDE SERVICES-OTHE	06.01.2023 - CATALOGING & ME		23.91	
03211	ODP Business Solutions LLC	06/15/2023	Regular	0.00	791.62	96117
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
316571494001	Invoice	06/15/2023	06.05.2023 - OFFICE SUPPLIES - LIBRARY -	0.00	683.48	
	27.71.62200	DEPARTMENTAL SUPPLIE	06.05.2023 - OFFICE SUPPLIES -		683.48	
316716094001	Invoice	06/15/2023	06.07.2023 - COPIER PAPER - PLANNING -	0.00	108.14	
	01.41.62200	DEPARTMENTAL SUPPLIE	06.07.2023 - COPIER PAPER - PL		108.14	
00283	One on One Basketball	06/15/2023	Regular	0.00	3,151.20	96118
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010084	Invoice	06/15/2023	06.13.2023 - SPORTS CLASSES - ASE - SPRI	0.00	3,151.20	
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - SPORTS CLASSES -		1,050.40	
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - SPORTS CLASSES -		1,050.40	
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - SPORTS CLASSES -		1,050.40	
00128	Pacific Gas & Electric	06/15/2023	Regular	0.00	12,948.36	96119
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
461-05242023	Invoice	06/15/2023	461 - TH UTILITIES - 04.07.2023-05.08.202	0.00	12,895.70	
	21.65.61701	UTILITIES-ELECTRICITY	461 - TH UTILITIES - 04.07.2023-		388.16	
	21.65.61701	UTILITIES-ELECTRICITY	461 - TH UTILITIES - 04.07.2023-		603.52	
	31.41.61701	UTILITIES-ELECTRICITY	461 - TH UTILITIES - 04.07.2023-		1,071.63	
	31.41.61702	UTILITIES-GAS	461 - TH UTILITIES - 04.07.2023-		678.31	
	34.41.61701	UTILITIES-ELECTRICITY	461 - TH UTILITIES - 04.07.2023-		242.44	
	34.41.61702	UTILITIES-GAS	461 - TH UTILITIES - 04.07.2023-		154.75	
	41.41.61701	UTILITIES	461 - TH UTILITIES - 04.07.2023-		9,756.89	
717-06072023	Invoice	06/15/2023	717 - CORPYARD UTILITIES - 05.06.2023 -	0.00	52.66	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	41.41.61701 UTILITIES		717 - CORPYARD UTILITIES - 05.		52.66	
00165	Pacific Telemanagement Services - PTS	06/15/2023	Regular	0.00	53.00	96120
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2107398	Invoice	06/15/2023	06.08.2023 - TH PAYPHONE - 07.01.2023 -	0.00	53.00	
	01.21.61150	OUTSIDE SERVICES-OTHE	06.08.2023 - TH PAYPHONE - 07.	53.00		
03397	Patrick O' Neill	06/15/2023	Regular	0.00	75,514.80	96121
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
6023	Invoice	06/15/2023	05.22.2023 - REDWOOD SLIDE REPAIR - M	0.00	69,129.30	
	45.41.63100	CAPITAL OUTLAY - CONST	05.22.2023 - REDWOOD SLIDE R	69,129.30		
6025	Invoice	06/15/2023	05.25.2023 - FENCE REPAIR - ROBSON - M	0.00	6,385.50	
	01.81.61150	OUTSIDE SERVICES-OTHE	05.25.2023 - FENCE REPAIR - RO	6,385.50		
03297	PBC Guru	06/15/2023	Regular	0.00	3,500.00	96122
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV-501883	Invoice	06/15/2023	06.06.2023 - LIBRARY SPEAKERS - AUTHO	0.00	3,500.00	
	27.00.16000	PREPAID EXPENSE	06.06.2023 - LIBRARY SPEAKERS	3,500.00		
01497	Quadient, Inc.	06/15/2023	Regular	0.00	1,098.60	96123
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
60179200	Invoice	06/15/2023	05.23.2023 - POSTAGE METER - MAINTEN	0.00	1,098.60	
	01.12.62003	POSTAGE	05.23.2023 - POSTAGE METER -	219.72		
	01.18.62003	POSTAGE	05.23.2023 - POSTAGE METER -	219.72		
	01.41.62003	POSTAGE	05.23.2023 - POSTAGE METER -	219.72		
	01.71.62003	POSTAGE	05.23.2023 - POSTAGE METER -	219.72		
	01.82.62003	POSTAGE	05.23.2023 - POSTAGE METER -	219.72		
01623	Quincy Engineering	06/15/2023	Regular	0.00	2,835.71	96124
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
14-S512.32	Invoice	06/15/2023	05.23.2023 - NOKOMIS BRIDGE PRJCT - 02	0.00	1,330.23	
	14.41.63119	CAPTIAL OUTLAY - BRIDG	05.23.2023 - NOKOMIS BRIDGE	1,330.23		
15-S511.00-31	Invoice	06/15/2023	05.23.2023 - MADRONE BRIDGE PRJCT - 0	0.00	1,505.48	
	12.41.63119	CAPITAL OUTLAY - BRIDG	05.23.2023 - MADRONE BRIDGE	1,505.48		
03321	Ready Refresh	06/15/2023	Regular	0.00	256.18	96125
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
03E5900300788	Invoice	06/15/2023	06.02.2023 - TH BOTTLED WATER SERVICE	0.00	256.18	
	01.12.62200	DEPARTMENTAL SUPPLIE	06.02.2023 - TH BOTTLED WATE	64.05		
	01.41.62200	DEPARTMENTAL SUPPLIE	06.02.2023 - TH BOTTLED WATE	64.05		
	01.71.62200	DEPARTMENTAL SUPPLIE	06.02.2023 - TH BOTTLED WATE	64.03		
	01.81.62200	DEPARTMENTAL SUPPLIE	06.02.2023 - TH BOTTLED WATE	64.05		
03373	Robert Matthew Brown	06/15/2023	Regular	0.00	870.00	96126
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
007	Invoice	06/15/2023	05.31.2023 - SA OBJECTIVE DEVELOPMEN	0.00	870.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	05.31.2023 -OBJECTIVE DEVELO	870.00		
00181	Ross Valley Fire Department	06/15/2023	Regular	0.00	10,132.31	96127

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Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SAPM2023	Invoice	06/15/2023	06.07.2023 - MWPA PROJECT MANAGEM	0.00	10,132.31	
	35.41.61150	OUTSIDE SERVICES-OTHE	06.07.2023 - MWPA PROJECT M	10,132.31		
01563	SCA	06/15/2023	Regular	0.00	6,859.90	96128
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
23000498	Invoice	06/15/2023	05.15.2023 - RESIDENTIAL STREET SWEEPI	0.00	6,859.90	
	01.42.61135	STREET SWEEPING	05.15.2023 - RESIDENTIAL STRE	6,859.90		
01359	Siegfried Engineering Inc	06/15/2023	Regular	0.00	12,663.00	96129
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
45481	Invoice	06/15/2023	05.11.2023 - ENGINEERING SRVCS - THRU	0.00	2,945.50	
	12.81.61150	OUTSIDE SERVICES-OTHE	05.11.2023 - ENGINEERING SRV	2,945.50		
45534	Invoice	06/15/2023	06.07.2023 - ENGINEERING SRVCS - THRU	0.00	9,717.50	
	12.81.61150	OUTSIDE SERVICES-OTHE	06.07.2023 - ENGINEERING SRV	9,717.50		
03455	SiteOne Landscape Supply Holding, LLC	06/15/2023	Regular	0.00	6,309.00	96130
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
129504642-002	Invoice	06/15/2023	05.19.2023 - GRAVELY LAWN MOWER - C	0.00	846.52	
	50.41.63000	EQUIPMENT	05.19.2023 - GRAVELY LAWN M	846.52		
130512293-001	Invoice	06/15/2023	05.31.2023 - MAKITA EQUIP - BATTERY - A	0.00	5,462.48	
	01.81.62200	DEPARTMENTAL SUPPLIE	05.31.2023 - MAKITA EQUIP - BA	5,462.48		
02936	SMITH'S PEST MANAGEMENT	06/15/2023	Regular	0.00	600.00	96131
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
85409B	Invoice	06/15/2023	06.01.2023 - PEST CONTROL - IMAGINATI	0.00	600.00	
	01.81.61104	OUTSIDE SERVICES-GROU	06.01.2023 - PEST CONTROL - I	600.00		
03458	Standford University	06/15/2023	Regular	0.00	7,000.00	96132
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
LGSI2023-119	Invoice	06/15/2023	06.01.2023 - TUITON FOR SUMMER INSTI	0.00	7,000.00	
	01.18.61000	TRAINING	06.01.2023 - TUITON FOR SUM	7,000.00		
00206	Tennis in Marin	06/15/2023	Regular	0.00	5,915.20	96133
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010077	Invoice	06/15/2023	06.07.2023 - ADULT TENNIS - SPRING 202	0.00	1,200.00	
	21.61.61166	TENNIS SERVICES	06.07.2023 - ADULT TENNIS - SP	1,200.00		
INV0010078	Invoice	06/15/2023	06.07.2023 - JUNIOR TENNIS - SPRING 20	0.00	4,715.20	
	21.61.61166	TENNIS SERVICES	06.07.2023 - JUNIOR TENNIS - S	4,715.20		
03207	Toni DeFrancis	06/15/2023	Regular	0.00	420.00	96134
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2023-PC65	Invoice	06/15/2023	06.12.2023 - TRANSCRIPTION SRVCS - 4.5	0.00	180.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	06.12.2023 - TRANSCRIPTION S	180.00		
2023-TC523	Invoice	06/15/2023	05.29.2023 - TRANSCRIPTION SRVCS - 6 H	0.00	240.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	05.29.2023 - TRANSCRIPTION S	240.00		
00612	Town of Corte Madera	06/15/2023	Regular	0.00	165.00	96135

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010051	Invoice	06/15/2023	05.24.2023 - MARIN COUNCIL OF MAYOR	0.00	165.00	
	01.11.61000	TRAINING	05.24.2023 - MARIN COUNCIL O	165.00		
03187	Tracy Hill	06/15/2023	Regular	0.00	810.00	96136
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
19351	Invoice	06/15/2023	06.07.2023 - PERFORMANCE - KID MARIN	0.00	810.00	
	21.63.61179	PARKSIDE SERVICES	06.07.2023 - PERFORMANCE - K	405.00		
	21.63.61184	CAMP KIDMARIN MIGHT	06.07.2023 - PERFORMANCE - K	405.00		
00215	Transbay Lock	06/15/2023	Regular	0.00	133.27	96137
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
87455	Invoice	06/15/2023	03.31.2023 - PADLOCK - CORPYARD - MAR	0.00	32.72	
	01.81.62200	DEPARTMENTAL SUPPLIE	03.31.2023 - PADLOCK - CORPYA	32.72		
87836	Invoice	06/15/2023	05.31.2023 - KEYS - QTY 20 - REKEY - QTY	0.00	100.55	
	31.41.61506	BLDG. MAINT-OTHER	05.31.2023 - KEYS - QTY 20 - RE	100.55		
03454	Willdan Engineering	06/15/2023	Regular	0.00	742.50	96138
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
00229039	Invoice	06/15/2023	06.09.2023 - PROFESSIONAL SRVCS - THR	0.00	742.50	
	01.41.61157	PLAN CHECKING	06.09.2023 - PROFESSIONAL SR	742.50		
00533	Davis Sign Company	06/15/2023	Regular	0.00	2,785.88	96139
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
36706	Invoice	06/15/2023	06.09.2023 LIVE ON THE AVENUE	0.00	2,785.88	
	01.42.62909	SUPPLIES-TRAFFIC CONTR	06.09.2023 LIVE ON THE AVENU	2,785.88		
03464	Claim No. 2023-02	06/27/2023	Regular	0.00	295.54	96140
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010125	Invoice	06/28/2023	06.26.2023 - 30 SEQUOIA DRIVE - TAX REB	0.00	295.54	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 30 SEQUOIA DRIVE	151.14		
	01.00.40201	MUNI SERVICES	06.26.2023 - 30 SEQUOIA DRIVE	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 30 SEQUOIA DRIVE	66.40		
03465	Claim No. 2023-03	06/27/2023	Regular	0.00	420.40	96141
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010126	Invoice	06/28/2023	06.26.2023 - 38 SCENIC AVENUE - TAX RE	0.00	420.40	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 38 SCENIC AVENUE	276.00		
	01.00.40201	MUNI SERVICES	06.26.2023 - 38 SCENIC AVENUE	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 38 SCENIC AVENUE	66.40		
03466	Claim No. 2023-04	06/27/2023	Regular	0.00	533.62	96142
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010127	Invoice	06/28/2023	06.26.2023 - 59 PARK DRIVE - TAX REBATE	0.00	533.62	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 59 PARK DRIVE - TA	389.22		
	01.00.40201	MUNI SERVICES	06.26.2023 - 59 PARK DRIVE - TA	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 59 PARK DRIVE - TA	66.40		
03467	Claim No. 2023-05	06/27/2023	Regular	0.00	409.42	96143

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010128	Invoice	06/28/2023	06.26.2023 - 270 BUTTERFIELD RD -TAX R	0.00	409.42	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 270 BUTTERFIELD	265.02		
	01.00.40201	MUNI SERVICES	06.26.2023 - 270 BUTTERFIELD	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 270 BUTTERFIELD	66.40		
03468	Claim No. 2023-06	06/27/2023	Regular	0.00	336.38	96144
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010129	Invoice	06/28/2023	06.26.2023 - 15 MADERA AVE - TAX REBA	0.00	336.38	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 15 MADERA AVE -	191.98		
	01.00.40201	MUNI SERVICES	06.26.2023 - 15 MADERA AVE -	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 15 MADERA AVE -	66.40		
03469	Claim No. 2023-07	06/27/2023	Regular	0.00	229.14	96145
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010130	Invoice	06/28/2023	06.26.2023 -1556 SAN ANSELMO AV -TAX	0.00	229.14	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 -1556 SAN ANSELM	84.74		
	01.00.40201	MUNI SERVICES	06.26.2023 -1556 SAN ANSELM	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 -1556 SAN ANSELM	66.40		
03470	Claim No. 2023-08	06/27/2023	Regular	0.00	254.82	96146
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010131	Invoice	06/28/2023	06.26.2023 - 66 BENNIT AVE - TAX REBATE	0.00	254.82	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 66 BENNIT AVE - T	110.42		
	01.00.40201	MUNI SERVICES	06.26.2023 - 66 BENNIT AVE - T	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 66 BENNIT AVE - T	66.40		
03471	Claim No. 2023-09	06/27/2023	Regular	0.00	274.10	96147
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010132	Invoice	06/28/2023	06.26.2023 - 206 SAUNDERS AVE - TAX RE	0.00	274.10	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 206 SAUNDERS AV	129.70		
	01.00.40201	MUNI SERVICES	06.26.2023 - 206 SAUNDERS AV	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 206 SAUNDERS AV	66.40		
03472	Claim No. 2023-10	06/27/2023	Regular	0.00	355.96	96148
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010133	Invoice	06/28/2023	06.26.2023 - 12 PLUMAS AVE - TAX REBAT	0.00	355.96	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 12 PLUMAS AVE - T	211.56		
	01.00.40201	MUNI SERVICES	06.26.2023 - 12 PLUMAS AVE - T	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 12 PLUMAS AVE - T	66.40		
03473	Claim No. 2023-11	06/27/2023	Regular	0.00	194.16	96149
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010134	Invoice	06/28/2023	06.26.2023 - 20 ROSEMONT AVE - TAX RE	0.00	194.16	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 20 ROSEMONT AV	49.76		
	01.00.40201	MUNI SERVICES	06.26.2023 - 20 ROSEMONT AV	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 20 ROSEMONT AV	66.40		
03474	Claim No. 2023-12	06/27/2023	Regular	0.00	650.32	96150

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010135	Invoice	06/28/2023	06.26.2023 - 1 RIVERA ST. - TAX REBATE R	0.00	650.32	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 1 RIVERA ST. - TAX	505.92		
	01.00.40201	MUNI SERVICES	06.26.2023 - 1 RIVERA ST. - TAX	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 1 RIVERA ST. - TAX	66.40		
03475	Claim No. 2023-13	06/27/2023	Regular	0.00	838.16	96151
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010136	Invoice	06/28/2023	06.26.2023 - 235 THE ALAMEDA - TAX REB	0.00	838.16	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 235 THE ALAMEDA	615.76		
	01.00.40201	MUNI SERVICES	06.26.2023 - 235 THE ALAMEDA	156.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 235 THE ALAMEDA	66.40		
03476	Claim No. 2023-14	06/27/2023	Regular	0.00	559.94	96152
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010137	Invoice	06/28/2023	06.26.2023 - 12 WEST COURT - TAX REBAT	0.00	559.94	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 12 WEST COURT - T	415.54		
	01.00.40201	MUNI SERVICES	06.26.2023 - 12 WEST COURT - T	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 12 WEST COURT - T	66.40		
03477	Claim No. 2023-15	06/27/2023	Regular	0.00	786.32	96153
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010138	Invoice	06/28/2023	06.26.2023 - 101 MAGNOLIA AVE - TAX RE	0.00	786.32	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 101 MAGNOLIA AV	719.92		
	27.00.40205	LIBRARY TAX	06.26.2023 - 101 MAGNOLIA AV	66.40		
03478	Claim No. 2023-16	06/27/2023	Regular	0.00	266.80	96154
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010139	Invoice	06/28/2023	06.26.2023 - 121 OAK KNOLL AVE - TAX RE	0.00	266.80	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 121 OAK KNOLL AV	122.40		
	01.00.40201	MUNI SERVICES	06.26.2023 - 121 OAK KNOLL AV	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 121 OAK KNOLL AV	66.40		
03479	Claim No. 2023-17	06/27/2023	Regular	0.00	324.66	96155
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010140	Invoice	06/28/2023	06.26.2023 - 475 SCENIC AVE - TAX REBAT	0.00	324.66	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 475 SCENIC AVE - T	180.26		
	01.00.40201	MUNI SERVICES	06.26.2023 - 475 SCENIC AVE - T	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 475 SCENIC AVE - T	66.40		
03480	Claim No. 2023-18	06/27/2023	Regular	0.00	184.56	96156
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010141	Invoice	06/28/2023	06.26.2023 - 18 BARBER AVE - TAX REBAT	0.00	184.56	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 18 BARBER AVE - T	40.16		
	01.00.40201	MUNI SERVICES	06.26.2023 - 18 BARBER AVE - T	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 18 BARBER AVE - T	66.40		
03481	Claim No. 2023-19	06/27/2023	Regular	0.00	255.16	96157

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010142	Invoice	06/28/2023	06.26.2023 - 10 ALICE WAY - TAX REBATE	0.00	255.16	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 10 ALICE WAY - TA	110.76		
	01.00.40201	MUNI SERVICES	06.26.2023 - 10 ALICE WAY - TA	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 10 ALICE WAY - TA	66.40		
03482	Claim No. 2023-20	06/27/2023	Regular	0.00	279.00	96158
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010143	Invoice	06/28/2023	06.26.2023 - 35 ROSS AVENUE # 1 -TAX RE	0.00	279.00	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 35 ROSS AVENUE #	134.60		
	01.00.40201	MUNI SERVICES	06.26.2023 - 35 ROSS AVENUE #	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 35 ROSS AVENUE #	66.40		
03483	Claim No. 2023-21	06/27/2023	Regular	0.00	868.02	96159
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010144	Invoice	06/28/2023	06.26.2023 - 77 TAMALPAIS AVE -TAX REB	0.00	868.02	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 77 TAMALPAIS AVE	723.62		
	01.00.40201	MUNI SERVICES	06.26.2023 - 77 TAMALPAIS AVE	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 77 TAMALPAIS AVE	66.40		
03484	Claim No. 2023-22	06/27/2023	Regular	0.00	213.48	96160
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010145	Invoice	06/28/2023	06.26.2023 - 45 ANGELA AVE - TAX REBAT	0.00	213.48	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 45 ANGELA AVE - T	69.08		
	01.00.40201	MUNI SERVICES	06.26.2023 - 45 ANGELA AVE - T	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 45 ANGELA AVE - T	66.40		
03485	Claim No. 2023-23	06/27/2023	Regular	0.00	201.58	96161
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010146	Invoice	06/28/2023	06.26.2023 - 3 CAROLINA AVE - TAX REBA	0.00	201.58	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 3 CAROLINA AVE -	57.18		
	01.00.40201	MUNI SERVICES	06.26.2023 - 3 CAROLINA AVE -	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 3 CAROLINA AVE -	66.40		
03486	Claim No. 2023-24	06/27/2023	Regular	0.00	455.12	96162
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010147	Invoice	06/28/2023	06.26.2023 - 99 LANSDALE AVE - TAX REB	0.00	455.12	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 99 LANSDALE AVE -	310.72		
	01.00.40201	MUNI SERVICES	06.26.2023 - 99 LANSDALE AVE -	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 99 LANSDALE AVE -	66.40		
03487	Claim No. 2023-25	06/27/2023	Regular	0.00	359.54	96163
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010148	Invoice	06/28/2023	06.26.2023 -1240 SAN ANSELMO AVE-TAX	0.00	359.54	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 -1240 SAN ANSELM	215.14		
	01.00.40201	MUNI SERVICES	06.26.2023 -1240 SAN ANSELM	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 -1240 SAN ANSELM	66.40		
03488	Claim No. 2023-26	06/27/2023	Regular	0.00	214.56	96164

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010149	Invoice	06/28/2023	06.26.2023 - 1120 SFD BLVD - TAX REBATE	0.00	214.56	
	01.00.40201	MUNI SERVICES	06.26.2023 - 1120 SFD BLVD - T	70.16		
	01.00.40201	MUNI SERVICES	06.26.2023 - 1120 SFD BLVD - T	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 1120 SFD BLVD - T	66.40		
03489	Claim No. 2023-27	06/27/2023	Regular	0.00	281.98	96165
INV0010150	Invoice	06/28/2023	06.26.2023 - 98 BROADMOOR AVE - TAX R	0.00	281.98	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 98 BROADMOOR A	137.58		
	01.00.40201	MUNI SERVICES	06.26.2023 - 98 BROADMOOR A	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 98 BROADMOOR A	66.40		
03490	Claim No. 2023-28	06/27/2023	Regular	0.00	226.76	96166
INV0010151	Invoice	06/28/2023	06.26.2023 - 150 CALUMET AVE - TAX REB	0.00	226.76	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 150 CALUMET AVE	82.36		
	01.00.40201	MUNI SERVICES	06.26.2023 - 150 CALUMET AVE	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 150 CALUMET AVE	66.40		
03492	Claim No. 2023-29	06/27/2023	Regular	0.00	525.98	96167
INV0010152	Invoice	06/28/2023	06.26.2023 - 375 OAK AVE - TAX REBATE R	0.00	525.98	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 375 OAK AVE - TAX	381.58		
	01.00.40201	MUNI SERVICES	06.26.2023 - 375 OAK AVE - TAX	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 375 OAK AVE - TAX	66.40		
03493	Claim No. 2023-30	06/27/2023	Regular	0.00	603.08	96168
INV0010153	Invoice	06/28/2023	06.26.2023 - 78 LONGWOOD DRIVE - TAX	0.00	603.08	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 78 LONGWOOD DR	458.68		
	01.00.40201	MUNI SERVICES	06.26.2023 - 78 LONGWOOD DR	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 78 LONGWOOD DR	66.40		
03494	Claim No. 2023-31	06/27/2023	Regular	0.00	432.18	96169
INV0010154	Invoice	06/28/2023	06.26.2023 - 23 LONGVIEW AVENUE -TAX	0.00	432.18	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 23 LONGVIEW AVE	287.78		
	01.00.40201	MUNI SERVICES	06.26.2023 - 23 LONGVIEW AVE	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 23 LONGVIEW AVE	66.40		
03495	Claim No. 2023-32	06/27/2023	Regular	0.00	826.56	96170
INV0010155	Invoice	06/28/2023	06.26.2023 - 849 SAN ANSELMO AVE-TAX	0.00	826.56	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 849 SAN ANSELMO	604.16		
	01.00.40201	MUNI SERVICES	06.26.2023 - 849 SAN ANSELMO	156.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 849 SAN ANSELMO	66.40		
03496	Claim No. 2023-33	06/27/2023	Regular	0.00	447.36	96171

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010156	Invoice	06/28/2023	06.26.2023 - 6 WILLOW WAY - TAX REBAT	0.00	447.36	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 6 WILLOW WAY - T	302.96		
	01.00.40201	MUNI SERVICES	06.26.2023 - 6 WILLOW WAY - T	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 6 WILLOW WAY - T	66.40		
03497	Claim No. 2023-34	06/27/2023	Regular	0.00	454.88	96172
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010157	Invoice	06/28/2023	06.26.2023 - 300 SEQUOIA AVENUE -TAX	0.00	454.88	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 300 SEQUOIA AVE	310.48		
	01.00.40201	MUNI SERVICES	06.26.2023 - 300 SEQUOIA AVE	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 300 SEQUOIA AVE	66.40		
03498	Claim No. 2023-35	06/27/2023	Regular	0.00	517.82	96173
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010158	Invoice	06/28/2023	06.26.2023 - 20 SOUTHVIEW TCE - TAX RE	0.00	517.82	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 20 SOUTHVIEW TC	373.42		
	01.00.40201	MUNI SERVICES	06.26.2023 - 20 SOUTHVIEW TC	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 20 SOUTHVIEW TC	66.40		
03499	Claim No. 2023-36	06/27/2023	Regular	0.00	556.66	96174
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010159	Invoice	06/28/2023	06.26.2023 - 55 GROVE HILL RD - TAX REB	0.00	556.66	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 55 GROVE HILL RD	412.26		
	01.00.40201	MUNI SERVICES	06.26.2023 - 55 GROVE HILL RD	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 55 GROVE HILL RD	66.40		
03502	Claim No. 2023-37	06/27/2023	Regular	0.00	272.68	96175
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010160	Invoice	06/28/2023	06.26.2023 - 32 AGATHA CT. - TAX REBATE	0.00	272.68	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 32 AGATHA CT. - TA	128.28		
	01.00.40201	MUNI SERVICES	06.26.2023 - 32 AGATHA CT. - TA	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 32 AGATHA CT. - TA	66.40		
03503	Claim No. 2023-38	06/27/2023	Regular	0.00	258.02	96176
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010161	Invoice	06/28/2023	06.26.2023 -208 LOS ANGELES BLVD-TAX	0.00	258.02	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 -208 LOS ANGELES B	113.62		
	01.00.40201	MUNI SERVICES	06.26.2023 -208 LOS ANGELES B	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 -208 LOS ANGELES B	66.40		
03504	Claim No. 2023-40	06/27/2023	Regular	0.00	315.44	96177
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010162	Invoice	06/28/2023	06.26.2023 - 19 HOOPER LANE - TAX REBA	0.00	315.44	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 19 HOOPER LANE -	171.04		
	01.00.40201	MUNI SERVICES	06.26.2023 - 19 HOOPER LANE -	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 19 HOOPER LANE -	66.40		
03505	Claim No. 2023-41	06/27/2023	Regular	0.00	391.04	96178

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010163	Invoice	06/28/2023	06.26.2023 - 57 ANGELA AVE - TAX REBAT	0.00	391.04	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 57 ANGELA AVE - T	246.64		
	01.00.40201	MUNI SERVICES	06.26.2023 - 57 ANGELA AVE - T	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 57 ANGELA AVE - T	66.40		
03506	Claim No. 2023-42	06/27/2023	Regular	0.00	585.84	96179
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010164	Invoice	06/28/2023	06.26.2023 - 35 ROSS AVE, # 7 - TAX REBA	0.00	585.84	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 35 ROSS AVE, # 7 -	441.44		
	01.00.40201	MUNI SERVICES	06.26.2023 - 35 ROSS AVE, # 7 -	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 35 ROSS AVE, # 7 -	66.40		
03507	Claim No. 2023-44	06/27/2023	Regular	0.00	412.80	96180
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010165	Invoice	06/28/2023	06.26.2023 - 15 PLUMAS AVE - TAX REBAT	0.00	412.80	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 15 PLUMAS AVE - T	268.40		
	01.00.40201	MUNI SERVICES	06.26.2023 - 15 PLUMAS AVE - T	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 15 PLUMAS AVE - T	66.40		
03508	Claim No. 2023-45	06/27/2023	Regular	0.00	880.36	96181
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010166	Invoice	06/28/2023	06.26.2023 - 12 SAVANNAH AVE - TAX REB	0.00	880.36	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 12 SAVANNAH AVE	735.96		
	01.00.40201	MUNI SERVICES	06.26.2023 - 12 SAVANNAH AVE	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 12 SAVANNAH AVE	66.40		
03509	Claim No. 2023-47	06/27/2023	Regular	0.00	273.02	96182
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010167	Invoice	06/28/2023	06.26.2023 - 221 LOS ANGELES AVE-TAX R	0.00	273.02	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 221 LOS ANGELES	128.62		
	01.00.40201	MUNI SERVICES	06.26.2023 - 221 LOS ANGELES	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 221 LOS ANGELES	66.40		
03510	Claim No. 2023-48	06/27/2023	Regular	0.00	421.22	96183
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010168	Invoice	06/28/2023	06.26.2023 - 65 MEDWAY RD - TAX REBAT	0.00	421.22	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 65 MEDWAY RD - T	276.82		
	01.00.40201	MUNI SERVICES	06.26.2023 - 65 MEDWAY RD - T	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 65 MEDWAY RD - T	66.40		
03511	Claim No. 2023-49	06/27/2023	Regular	0.00	338.44	96184
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010169	Invoice	06/28/2023	06.26.2023 - 76 ROSS AVE #2 - TAX REBAT	0.00	338.44	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 76 ROSS AVE #2 - T	194.04		
	01.00.40201	MUNI SERVICES	06.26.2023 - 76 ROSS AVE #2 - T	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 76 ROSS AVE #2 - T	66.40		
03512	Claim No. 2023-50	06/27/2023	Regular	0.00	458.70	96185

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010170	Invoice	06/28/2023	06.26.2023 - 24 DURHAM ROAD - TAX RE	0.00	458.70	
	01.00.40201	MUNI SERVICES	06.26.2023 - 24 DURHAM ROAD	314.30		
	01.00.40201	MUNI SERVICES	06.26.2023 - 24 DURHAM ROAD	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 24 DURHAM ROAD	66.40		
03513	Claim No. 2023-52	06/27/2023	Regular	0.00	229.20	96186
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010171	Invoice	06/28/2023	06.26.2023 - 150 BROADMOOR AVE - TAX	0.00	229.20	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 150 BROADMOOR	84.80		
	01.00.40201	MUNI SERVICES	06.26.2023 - 150 BROADMOOR	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 150 BROADMOOR	66.40		
03514	Claim No. 2023-53	06/27/2023	Regular	0.00	694.72	96187
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010172	Invoice	06/28/2023	06.26.2023 - 40 LINCOLN PARK - TAX REBA	0.00	694.72	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 40 LINCOLN PARK -	550.32		
	01.00.40201	MUNI SERVICES	06.26.2023 - 40 LINCOLN PARK -	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 40 LINCOLN PARK -	66.40		
03515	Claim No. 2023-54	06/27/2023	Regular	0.00	483.56	96188
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010173	Invoice	06/28/2023	06.26.2023 - 421 GRANDFIELD AVE- TAX R	0.00	483.56	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 421 GRANDFIELD A	339.16		
	01.00.40201	MUNI SERVICES	06.26.2023 - 421 GRANDFIELD A	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 421 GRANDFIELD A	66.40		
03516	Claim No. 2023-55	06/27/2023	Regular	0.00	240.44	96189
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010174	Invoice	06/28/2023	06.26.2023 - 27 YOLANDA DR. - TAX REBA	0.00	240.44	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 27 YOLANDA DR. -	96.04		
	01.00.40201	MUNI SERVICES	06.26.2023 - 27 YOLANDA DR. -	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 27 YOLANDA DR. -	66.40		
03517	Claim No. 2023-56	06/27/2023	Regular	0.00	188.72	96190
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010175	Invoice	06/28/2023	06.26.2023 - 8 SAIS AVE - TAX REBATE REF	0.00	188.72	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 8 SAIS AVE - TAX RE	44.32		
	01.00.40201	MUNI SERVICES	06.26.2023 - 8 SAIS AVE - TAX RE	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 8 SAIS AVE - TAX RE	66.40		
03518	Claim No. 2023-57	06/27/2023	Regular	0.00	257.54	96191
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010176	Invoice	06/28/2023	06.26.2023 - 218 SAUNDERS AVE - TAX RE	0.00	257.54	
	01.00.40106	PENSION OVERRIDE - SEC	06.26.2023 - 218 SAUNDERS AV	113.14		
	01.00.40201	MUNI SERVICES	06.26.2023 - 218 SAUNDERS AV	78.00		
	27.00.40205	LIBRARY TAX	06.26.2023 - 218 SAUNDERS AV	66.40		
02411	23 ELEPHANTS THEATRE COMPANY	06/28/2023	Regular	0.00	14,297.50	96192

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010119	Invoice	06/28/2023	06.21.2023 - THEATRE PROGRAM - WEEK	0.00	14,297.50	
	21.63.61186	SPECIALTY CAMPS SERVIC	06.21.2023 - THEATRE PROGRA	8,977.50		
	21.63.61186	SPECIALTY CAMPS SERVIC	06.21.2023 - THEATRE PROGRA	5,320.00		
03521	Acumen Industrial Hygiene, Inc.	06/28/2023	Regular	0.00	1,209.32	96193
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
TSA2301	Invoice	06/28/2023	04.28.2023 - WATER TESTING - PARKSIDE -	0.00	1,209.32	
	31.41.61150	OUTSIDE SERVICES-OTHE	04.28.2023 - WATER TESTING - P	1,209.32		
00048	Alhambra & Sierra Springs	06/28/2023	Regular	0.00	193.84	96194
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
23491532061523	Invoice	06/28/2023	06.15.2023 - TH BOTTLED WATER SRVC - J	0.00	193.84	
	01.12.62200	DEPARTMENTAL SUPPLIE	06.15.2023 - TH BOTTLED WATE	48.46		
	01.41.62200	DEPARTMENTAL SUPPLIE	06.15.2023 - TH BOTTLED WATE	48.46		
	01.71.62200	DEPARTMENTAL SUPPLIE	06.15.2023 - TH BOTTLED WATE	48.46		
	01.81.62200	DEPARTMENTAL SUPPLIE	06.15.2023 - TH BOTTLED WATE	48.46		
02806	AQUASCAPE POOL SERVICE	06/28/2023	Regular	0.00	1,160.00	96195
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
22526	Invoice	06/28/2023	05.31.2023 - FOUNTAIN CLEANING - IMA	0.00	1,160.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	05.31.2023 - FOUNTAIN CLEANI	1,160.00		
00408	Astro Jump of Northbay	06/28/2023	Regular	0.00	399.00	96196
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010184	Invoice	06/28/2023	06.27.2023 - WATERSLIDE - CAMP KIDMA	0.00	399.00	
	21.63.61179	PARKSIDE SERVICES	06.27.2023 - WATERSLIDE - CAM	199.50		
	21.63.61184	CAMP KIDMARIN MIGHT	06.27.2023 - WATERSLIDE - CAM	199.50		
00001	AT&T Calnet	06/28/2023	Regular	0.00	485.96	96197
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
000020060024	Invoice	06/28/2023	579 - TRAFFIC LIGHT MODEM - 05.10.202	0.00	23.16	
	41.41.61701	UTILITIES	579 - TRAFFIC LIGHT MODEM -	23.16		
000020060025	Invoice	06/28/2023	580 - ROBSON HOUSE - 05.10.2023 - 06.0	0.00	45.01	
	34.41.61705	UTILITIES-TELEPHONE	580 - ROBSON HOUSE - 05.10.2	45.01		
000020121550	Invoice	06/28/2023	634 - TRAFFIC LIGHT MODEM - 05.20.202	0.00	417.79	
	41.41.61701	UTILITIES	634 - TRAFFIC LIGHT MODEM -	417.79		
00388	Baker & Taylor	06/28/2023	Regular	0.00	2,315.50	96198
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5018365721	Invoice	06/28/2023	06.12.2023 - ADULT BOOKS - LIBRARY- JU	0.00	454.75	
	01.71.62301	ADULT BOOKS	06.12.2023 - ADULT BOOKS - LIB	454.75		
5018365722	Invoice	06/28/2023	06.12.2023 - ADULT BOOKS - LIBRARY - JU	0.00	12.41	
	01.71.62301	ADULT BOOKS	06.12.2023 - ADULT BOOKS - LIB	12.41		
5018365723	Invoice	06/28/2023	06.12.2023 - ADULT BOOKS - LIBRARY - JU	0.00	144.82	
	01.71.62301	ADULT BOOKS	06.12.2023 - ADULT BOOKS - LIB	144.82		
5018365724	Invoice	06/28/2023	06.12.2023 - ADULT BOOKS - LIBRARY - JU	0.00	42.38	
	01.71.62301	ADULT BOOKS	06.12.2023 - ADULT BOOKS - LIB	42.38		
5018365725	Invoice	06/28/2023	06.12.2023 - ADULT BOOKS - LIBRARY - JU	0.00	19.88	
	01.71.62301	ADULT BOOKS	06.12.2023 - ADULT BOOKS - LIB	19.88		
5018365726	Invoice	06/28/2023	06.12.2023 - ADULT BOOKS - LIBRARY - JU	0.00	17.76	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62301 ADULT BOOKS		06.12.2023 - ADULT BOOKS - LIB		17.76	
5018365727	Invoice	06/28/2023	06.12.2023 -ADULT BOOKS - LIBRARY - JU	0.00	50.53	
	01.71.62301 ADULT BOOKS		06.12.2023 -ADULT BOOKS - LIB		50.53	
5018365728	Invoice	06/28/2023	06.12.2023 - ADULT BOOKS - LIBRARY - JU	0.00	41.69	
	01.71.62301 ADULT BOOKS		06.12.2023 - ADULT BOOKS - LIB		41.69	
5018365729	Invoice	06/28/2023	06.12.2023 - ADULT BOOKS - LIBRARY - JU	0.00	21.20	
	01.71.62301 ADULT BOOKS		06.12.2023 - ADULT BOOKS - LIB		21.20	
5018379660	Invoice	06/28/2023	06.06.2023 - ADULT BOOKS - LIBRARY	0.00	82.17	
	01.71.62301 ADULT BOOKS		06.06.2023 - ADULT BOOKS - LIB		82.17	
5018379661	Invoice	06/28/2023	06.06.2023 - ADULT BOOKS - LIBRARY	0.00	20.54	
	01.71.62301 ADULT BOOKS		06.06.2023 - ADULT BOOKS - LIB		20.54	
5018379662	Invoice	06/28/2023	06.06.2023 - ADULT BOOKS - LIBRARY	0.00	52.20	
	01.71.62301 ADULT BOOKS		06.06.2023 - ADULT BOOKS - LIB		52.20	
5018379663	Invoice	06/28/2023	06.06.2023 - ADULT BOOKS - LIBRARY	0.00	20.53	
	01.71.62301 ADULT BOOKS		06.06.2023 - ADULT BOOKS - LIB		20.53	
5018379664	Invoice	06/28/2023	06.06.2023 - ADULT BOOKS - LIBRARY	0.00	19.21	
	01.71.62301 ADULT BOOKS		06.06.2023 - ADULT BOOKS - LIB		19.21	
5018379665	Invoice	06/28/2023	06.06.2023 - ADULT BOOKS - LIBRARY	0.00	15.01	
	01.71.62301 ADULT BOOKS		06.06.2023 - ADULT BOOKS - LIB		15.01	
5018379666	Invoice	06/28/2023	06.06.2023 - ADULT BOOKS - LIBRARY	0.00	20.73	
	01.71.62301 ADULT BOOKS		06.06.2023 - ADULT BOOKS - LIB		20.73	
5018379667	Invoice	06/28/2023	06.06.2023 - ADULT BOOKS - LIBRARY	0.00	306.37	
	01.71.62301 ADULT BOOKS		06.06.2023 - ADULT BOOKS - LIB		306.37	
5018379668	Invoice	06/28/2023	06.06.2023 - ADULT BOOKS - LIBRARY	0.00	17.09	
	01.71.62301 ADULT BOOKS		06.06.2023 - ADULT BOOKS - LIB		17.09	
5018379669	Invoice	06/28/2023	06.06.2023 - ADULT BOOKS - LIBRARY	0.00	43.71	
	01.71.62301 ADULT BOOKS		06.06.2023 - ADULT BOOKS - LIB		43.71	
5018379670	Invoice	06/28/2023	06.06.2023 - ADULT BOOKS - LIBRARY	0.00	43.06	
	01.71.62301 ADULT BOOKS		06.06.2023 - ADULT BOOKS - LIB		43.06	
5018379671	Invoice	06/28/2023	06.06.2023 - CHILDRENS BOOKS - LIBRAR	0.00	21.20	
	01.71.62301 ADULT BOOKS		06.06.2023 - CHILDRENS BOOKS		21.20	
5018381578	Invoice	06/28/2023	06.09.2023 - CHILDRENS BOOKS - LIBRAR	0.00	16.96	
	01.71.62302 CHILDRENS BOOKS		06.09.2023 - CHILDRENS BOOKS		16.96	
5018381579	Invoice	06/28/2023	06.09.2023 - CHILDRENS BOOKS - LIBRAR	0.00	45.09	
	01.71.62302 CHILDRENS BOOKS		06.09.2023 - CHILDRENS BOOKS		45.09	
5018393448	Invoice	06/28/2023	06.15.2023 - ADULT BOOKS - LIBRARY - JU	0.00	86.10	
	01.71.62301 ADULT BOOKS		06.15.2023 - ADULT BOOKS - LIB		86.10	
5018393449	Invoice	06/28/2023	06.15.2023 - ADULT BOOKS - LIBRARY - JU	0.00	40.43	
	01.71.62301 ADULT BOOKS		06.15.2023 - ADULT BOOKS - LIB		40.43	
5018393450	Invoice	06/28/2023	06.15.2023 - ADULT BOOKS - LIBRARY - JU	0.00	60.78	
	01.71.62301 ADULT BOOKS		06.15.2023 - ADULT BOOKS - LIB		60.78	
5018393451	Invoice	06/28/2023	06.15.2023 - ADULT BOOKS - LIBRARY - JU	0.00	12.39	
	01.71.62301 ADULT BOOKS		06.15.2023 - ADULT BOOKS - LIB		12.39	
5018393452	Invoice	06/28/2023	06.15.2023 - ADULT BOOKS - LIBRARY - JU	0.00	2.16	
	01.71.62301 ADULT BOOKS		06.15.2023 - ADULT BOOKS - LIB		2.16	
5018393453	Invoice	06/28/2023	06.15.2023 - ADULT BOOKS - LIBRARY - JU	0.00	86.08	
	01.71.62301 ADULT BOOKS		06.15.2023 - ADULT BOOKS - LIB		86.08	
5018393454	Invoice	06/28/2023	06.15.2023 - ADULT BOOKS - LIBRARY - JU	0.00	20.53	
	01.71.62301 ADULT BOOKS		06.15.2023 - ADULT BOOKS - LIB		20.53	
5018393455	Invoice	06/28/2023	06.15.2023 - ADULT BOOKS - LIBRARY - JU	0.00	23.17	
	01.71.62301 ADULT BOOKS		06.15.2023 - ADULT BOOKS - LIB		23.17	
5018401510	Invoice	06/28/2023	06.16.2023 - ADULT BOOKS - LIBRARY - JU	0.00	64.23	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62301 ADULT BOOKS		06.16.2023 - ADULT BOOKS - LIB		64.23	
5018401511	Invoice	06/28/2023	06.16.2023 - ADULT BOOKS - LIBRARY - JU	0.00	23.17	
	01.71.62301 ADULT BOOKS		06.16.2023 - ADULT BOOKS - LIB		23.17	
5018401512	Invoice	06/28/2023	06.16.2023 - ADULT BOOKS - LIBRARY - JU	0.00	12.39	
	01.71.62301 ADULT BOOKS		06.16.2023 - ADULT BOOKS - LIB		12.39	
5018401513	Invoice	06/28/2023	06.16.2023 - ADULT BOOKS - LIBRARY - JU	0.00	21.58	
	01.71.62301 ADULT BOOKS		06.16.2023 - ADULT BOOKS - LIB		21.58	
5018401514	Invoice	06/28/2023	06.16.2023 - ADULT BOOKS - LIBRARY - JU	0.00	155.09	
	01.71.62301 ADULT BOOKS		06.16.2023 - ADULT BOOKS - LIB		155.09	
5018401515	Invoice	06/28/2023	06.16.2023 - ADULT BOOKS - LIBRARY - JU	0.00	17.48	
	01.71.62301 ADULT BOOKS		06.16.2023 - ADULT BOOKS - LIB		17.48	
H65209040	Invoice	06/28/2023	06.06.2023 - VIDEOS - LIBRARY	0.00	25.75	
	01.71.62307 VIDEOS		06.06.2023 - VIDEOS - LIBRARY		25.75	
H65302350	Invoice	06/28/2023	06.20.2023 - VIDEOS - LIBRARY - JUNE	0.00	15.05	
	01.71.62307 VIDEOS		06.20.2023 - VIDEOS - LIBRARY -		15.05	
H65309850	Invoice	06/28/2023	06.14.2023 - VIDEOS - LIBRARY - JUNE	0.00	27.32	
	01.71.62307 VIDEOS		06.14.2023 - VIDEOS - LIBRARY -		27.32	
H65367190	Invoice	06/28/2023	06.20.2023 - VIDEOS - LIBRARY - JUNE	0.00	92.51	
	01.71.62307 VIDEOS		06.20.2023 - VIDEOS - LIBRARY -		92.51	
	Void	06/28/2023	Regular	0.00	0.00	96199
	Void	06/28/2023	Regular	0.00	0.00	96200
00058	Bay Alarm	06/28/2023	Regular	0.00	600.24	96201
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
20614571	Invoice	06/28/2023	06.01.2023 - MONITORING FEE - JUNE TH	0.00	600.24	
	01.41.61410	MAINTENANCE OTHER E	06.01.2023 - MONITORING FEE -	600.24		
00276	BK Krill Corp	06/28/2023	Regular	0.00	3,267.50	96202
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1583	Invoice	06/28/2023	04.19.2023 - DESIGN & PRODUCTION - EG	0.00	865.00	
	21.65.61905	PROMOTION/MARKETIN	04.19.2023 - DESIGN & PRODUC	865.00		
1597	Invoice	06/28/2023	06.15.2023 - DESIGN & PRODUCTION - DP	0.00	1,237.50	
	01.21.61903	PROMOTION OF COMME	06.15.2023 - DESIGN & PRODUC	697.50		
	01.21.61903	PROMOTION OF COMME	06.15.2023 - DESIGN & PRODUC	360.00		
	01.21.61903	PROMOTION OF COMME	06.15.2023 - DESIGN & PRODUC	45.00		
	01.81.62200	DEPARTMENTAL SUPPLIE	06.15.2023 - DESIGN & PRODUC	135.00		
1598	Invoice	06/28/2023	06.26.2023 - 2023 BUDGET BOOK -DESIG	0.00	1,165.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	06.26.2023 - 2023 BUDGET BOO	1,165.00		
03462	Bullet Liongson	06/28/2023	Regular	0.00	1,350.00	96203
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2356	Invoice	06/28/2023	05.16.2023 - PRESS MEDIA - BANNER ART	0.00	1,350.00	
	01.21.61903	PROMOTION OF COMME	05.16.2023 - PRESS MEDIA - BA	1,350.00		
03461	Caleb Gretton	06/28/2023	Regular	0.00	513.28	96204

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R14484	Invoice	06/28/2023	03.15.2023 - PERMIT REFUND - DUPLICAT	0.00	513.28	
	01.00.20302	BUILDING: STATE SEISMIC	03.15.2023 - PERMIT REFUND -	2.40		
	01.00.20310	BUILDING: STATE GREEN	03.15.2023 - PERMIT REFUND -	1.60		
	01.00.42001	BUSINESS LICENSE TAX	03.15.2023 - PERMIT REFUND -	12.00		
	01.00.42202	CONSTR: BUILDING PERM	03.15.2023 - PERMIT REFUND -	132.00		
	01.00.48012	GENERAL PLAN MAINT FE	03.15.2023 - PERMIT REFUND -	5.28		
	19.00.48004	ROAD IMPACT FEE: CONS	03.15.2023 - PERMIT REFUND -	360.00		
01876	Chess Wizards	06/28/2023	Regular	0.00	1,998.50	96205
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010179	Invoice	06/28/2023	06.13.2023 - CHESS CLASSES - SPRING 202	0.00	1,998.50	
	21.63.61180	AFTER SCHOOL ENRICHM	06.13.2023 - CHESS CLASSES - S	1,998.50		
03151	City of San Rafael - Finance Dept	06/28/2023	Regular	0.00	4,701.00	96206
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SA23	Invoice	06/28/2023	04.24.2023 - WASTE CHARACTERIZATION	0.00	4,701.00	
	90.41.61100	OUTSIDE SERVICES	04.24.2023 - WASTE CHARACTE	4,701.00		
02315	Coastland Civil Engineering Inc.	06/28/2023	Regular	0.00	14,782.50	96207
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
56659	Invoice	06/28/2023	05.31.2023 - BUILDING DEPT SRVCS - #11	0.00	14,782.50	
	01.41.61157	PLAN CHECKING	05.31.2023 - BUILDING DEPT SR	14,782.50		
02524	Code Source	06/28/2023	Regular	0.00	9,953.00	96208
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
11386	Invoice	06/28/2023	05.23.2023 - COMPLETE PLAN REVIEW - R	0.00	2,507.00	
	01.41.61157	PLAN CHECKING	05.23.2023 - COMPLETE PLAN R	2,507.00		
11388	Invoice	06/28/2023	05.25.2023 - COMPLETE PLAN REVEIW - R	0.00	1,541.00	
	01.41.61157	PLAN CHECKING	05.25.2023 - COMPLETE PLAN R	1,541.00		
11389	Invoice	06/28/2023	05.27.2023 - COMPLETE PLAN REVIEW - R	0.00	2,302.00	
	01.41.61157	PLAN CHECKING	05.27.2023 - COMPLETE PLAN R	2,302.00		
11390	Invoice	06/28/2023	05.27.2023 - REVIEW - 05.26.2023 - CLERI	0.00	190.00	
	01.41.61157	PLAN CHECKING	05.27.2023 - REVIEW - 05.26.20	190.00		
11407	Invoice	06/28/2023	06.14.2023 - COMPLETE PLAN REVIEW - R	0.00	3,413.00	
	01.41.61157	PLAN CHECKING	06.14.2023 - COMPLETE PLAN R	3,413.00		
00072	Comcast	06/28/2023	Regular	0.00	255.70	96209
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
583-06162023	Invoice	06/28/2023	583 - CORPYARD INTERNET - 06.21.2023 -	0.00	255.70	
	42.21.63003	COMPUTER HARDWARE/	583 - CORPYARD INTERNET - 06.	255.70		
01320	DC Electric Group Inc	06/28/2023	Regular	0.00	17,005.00	96210
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
470286	Invoice	06/28/2023	06.05.2023 - DECO STREETLIGHT - REPLAC	0.00	6,965.00	
	01.42.61131	OUTSIDE SVCS-STREET LI	06.05.2023 - DECO STREETLIGH	6,965.00		
470288	Invoice	06/28/2023	06.05.2023 - SA AVE STREETLIGHT - REPLA	0.00	5,200.00	
	01.42.61131	OUTSIDE SVCS-STREET LI	06.05.2023 - SA AVE STREETLIG	5,200.00		
470290	Invoice	06/28/2023	06.05.2023 - DECO STREETLIGHT & POLE -	0.00	4,840.00	
	01.42.61131	OUTSIDE SVCS-STREET LI	06.05.2023 - DECO STREETLIGH	4,840.00		
02732	Diesel Direct West	06/28/2023	Regular	0.00	1,158.66	96211

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Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
85201709	Invoice	06/28/2023	06.13.2023 - ULSD CLEAR - 53.3 GALLONS	0.00	267.11	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	06.13.2023 - ULSD CLEAR - 53.3	267.11		
85220555	Invoice	06/28/2023	06.22.2023 - GASOLINE UNL - 175.0 GAL -	0.00	891.55	
	01.81.62988	VEHICLE-FUEL/OIL/TIRES	06.22.2023 - GASOLINE UNL - 1	891.55		
03520	DM Brent & Associates, Inc.	06/28/2023	Regular	0.00	5,063.75	96212
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
TOSAOP01	Invoice	06/28/2023	03.31.2023 - CONSTRUCTION MANAGEM	0.00	215.00	
	45.41.61150	OUTSIDE SERVICES-OTHE	03.31.2023 - CONSTRUCTION M	215.00		
TOSAOP02	Invoice	06/28/2023	04.30.2023 - CONSTRUCTION MANAGEM	0.00	1,797.50	
	45.41.61150	OUTSIDE SERVICES-OTHE	04.30.2023 - CONSTRUCTION M	1,797.50		
TOSAOP03	Invoice	06/28/2023	05.31.2023 - CONSTRUCTION MANAGEM	0.00	3,051.25	
	45.41.61150	OUTSIDE SERVICES-OTHE	05.31.2023 - CONSTRUCTION M	3,051.25		
00266	Ed Gurka	06/28/2023	Regular	0.00	635.00	96213
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
17-2023	Invoice	06/28/2023	06.21.2023 - ARBORISTS SERVICES - JUNE	0.00	635.00	
	01.81.61105	OUTSIDE SERVICES-TREES	06.21.2023 - ARBORISTS SERVIC	635.00		
00087	Elite Tree Service	06/28/2023	Regular	0.00	2,880.00	96214
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2023-6-6	Invoice	06/28/2023	06.16.2023 - IMAGINATION PARK - CHIPPI	0.00	2,880.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	06.16.2023 - IMAGINATION PAR	2,880.00		
00092	Ewing Irrigation Products	06/28/2023	Regular	0.00	156.84	96215
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
19591003	Invoice	06/28/2023	06.01.2023 - IRRIGATION SUPPLIES - MEM	0.00	156.84	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.01.2023 - IRRIGATION SUPPLI	156.84		
00017	Fairfax Building Supply Co. Inc.	06/28/2023	Regular	0.00	371.40	96216
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
266056	Invoice	06/28/2023	06.13.2023 - MISC SUPPLIES - FIR - CORPY	0.00	82.77	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.13.2023 - MISC SUPPLIES - FI	82.77		
266205	Invoice	06/28/2023	06.15.2023 - PAINTING SUPPLIES - CORPY	0.00	68.07	
	01.81.62205	GRAFFITI ABATEMENT SU	06.15.2023 - PAINTING SUPPLIE	68.07		
266234	Invoice	06/28/2023	06.15.2023 - MISC SUPPLIES - CORPYARD	0.00	106.91	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.15.2023 - MISC SUPPLIES - C	106.91		
266236	Invoice	06/28/2023	06.15.2023 - MISC SUPPLIES - CORPYARD	0.00	22.55	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.15.2023 - MISC SUPPLIES - C	22.55		
266495	Invoice	06/28/2023	06.21.2023 - MISC HARDWARE - CORPYAR	0.00	14.70	
	01.42.62906	SUPPLIES-OTHER	06.21.2023 - MISC HARDWARE -	14.70		
266577	Invoice	06/28/2023	06.22.2023 - MISC SUPPLIES - CORPYARD	0.00	76.40	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.22.2023 - MISC SUPPLIES - C	76.40		
03460	Frank G. Desimone	06/28/2023	Regular	0.00	410.00	96217
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010116	Invoice	06/28/2023	06.14.2023 - ADULT SOFTBALL - RECREATI	0.00	410.00	
	21.61.61165	SOFTBALL SERVICES	06.14.2023 - ADULT SOFTBALL -	410.00		
00104	Grier Argall Plumbing Inc	06/28/2023	Regular	0.00	2,500.69	96218

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
16392	Invoice	06/28/2023	06.22.2023 - PLUMBING SRVCS - ROBSON	0.00	2,325.69	
	01.41.61506	BLDG. MAINT-OTHER	06.22.2023 - PLUMBING SRVCS -	1,162.50		
	01.81.61506	BLDG. MAINT-OTHER	06.22.2023 - PLUMBING SRVCS -	1,163.19		
16422	Invoice	06/28/2023	06.23.2023 - FOUNTAIN REPAIR - ROBSON	0.00	175.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	06.23.2023 - FOUNTAIN REPAIR	175.00		
02606	Halleh Besharati	06/28/2023	Regular	0.00	8,701.00	96219
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010117	Invoice	06/28/2023	06.21.2023 - FIBER ARTS CAMP - SUMME	0.00	5,141.50	
	21.62.61175	KIDS CULTURE SERVICES	06.21.2023 - FIBER ARTS CAMP -	5,141.50		
INV0010180	Invoice	06/28/2023	06.27.2023 - PROJECT RUNWAY 101 - SU	0.00	3,559.50	
	21.63.61186	SPECIALTY CAMPS SERVIC	06.27.2023 - PROJECT RUNWAY	3,559.50		
00020	Hannibal's Inc Electrical Construction	06/28/2023	Regular	0.00	2,667.44	96220
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
25006	Invoice	06/28/2023	06.14.2023 - OVER HEAD LIGHT - DPW - R	0.00	236.25	
	01.41.61506	BLDG. MAINT-OTHER	06.14.2023 - OVER HEAD LIGHT	236.25		
25008	Invoice	06/28/2023	06.14.2023 - STRING LIGHTS - INSTALLATI	0.00	2,431.19	
	01.42.61131	OUTSIDE SVCS-STREET LI	06.14.2023 - STRING LIGHTS - IN	2,431.19		
02586	HdL Software LLC	06/28/2023	Regular	0.00	1,549.85	96221
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SIN028834	Invoice	06/28/2023	06.15.2023 - CONTRACT SRVCS - QTR 4 - J	0.00	1,522.58	
	01.12.61150	OUTSIDE SERVICES-OTHE	06.15.2023 - CONTRACT SRVCS -	1,522.58		
SIN029024	Invoice	06/28/2023	06.20.2023 - AUDIT SRVCS - QTR 4 - JUNE	0.00	27.27	
	01.12.61150	OUTSIDE SERVICES-OTHE	06.20.2023 - AUDIT SRVCS - QTR	27.27		
03522	Hernan Cortez	06/28/2023	Regular	0.00	600.00	96222
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
16476	Invoice	06/28/2023	06.16.2023 - FOAM PARTY - CAMP KIDMA	0.00	600.00	
	21.63.61179	PARKSIDE SERVICES	06.16.2023 - FOAM PARTY - CA	300.00		
	21.63.61184	CAMP KIDMARIN MIGHT	06.16.2023 - FOAM PARTY - CA	300.00		
03281	Jaime E. Valle	06/28/2023	Regular	0.00	3,190.00	96223
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SA-062323	Invoice	06/28/2023	06.24.2023 -PLAN CHECKING & INSPECTI	0.00	3,190.00	
	01.41.61157	PLAN CHECKING	06.24.2023 -PLAN CHECKING & I	3,190.00		
03008	Jara, Inc,	06/28/2023	Regular	0.00	717.00	96224
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010183	Invoice	06/28/2023	06.27.2023 - CAMP KIDMARIN - WEEK 1 -	0.00	348.00	
	21.63.61179	PARKSIDE SERVICES	06.27.2023 - CAMP KIDMARIN -	113.10		
	21.63.61184	CAMP KIDMARIN MIGHT	06.27.2023 - CAMP KIDMARIN -	234.90		
INV0010185	Invoice	06/28/2023	06.27.2023 - BACK 2 CAMP - KIDMARIN M	0.00	369.00	
	21.63.61179	PARKSIDE SERVICES	06.27.2023 - BACK 2 CAMP - KID	142.80		
	21.63.61184	CAMP KIDMARIN MIGHT	06.27.2023 - BACK 2 CAMP - KID	226.20		
00113	Juan Olsen Sanchez	06/28/2023	Regular	0.00	3,000.00	96225

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Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010181	Invoice	06/28/2023	06.27.2023 - GYMNASTICS - PAYMENT #2	0.00	3,000.00	
	21.61.61167	TUMBLING SERVICES	06.27.2023 - GYMNASTICS - PAY	3,000.00		
00113	Juan Olsen Sanchez	06/28/2023	Regular	0.00	840.00	96226
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010182	Invoice	06/28/2023	06.27.2023 - CAMP KIDMARIN - WEEK 2	0.00	840.00	
	21.63.61179	PARKSIDE SERVICES	06.27.2023 - CAMP KIDMARIN -	150.00		
	21.63.61179	PARKSIDE SERVICES	06.27.2023 - CAMP KIDMARIN -	125.00		
	21.63.61184	CAMP KIDMARIN MIGHT	06.27.2023 - CAMP KIDMARIN -	275.00		
	21.63.61184	CAMP KIDMARIN MIGHT	06.27.2023 - CAMP KIDMARIN -	290.00		
03452	Lescure Engineeres, Inc	06/28/2023	Regular	0.00	2,552.22	96227
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
21308	Invoice	06/28/2023	06.23.2023 - SURVEYING CONSULTATIONS	0.00	2,552.22	
	45.41.61150	OUTSIDE SERVICES-OTHE	06.23.2023 - SURVEYING CONS	2,552.22		
00150	Marin Color Service Inc.	06/28/2023	Regular	0.00	339.00	96228
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
S0598886	Invoice	06/28/2023	06.21.2023 - PAINT SUPPLIES - CORPYARD	0.00	339.00	
	01.42.62906	SUPPLIES-OTHER	06.21.2023 - PAINT SUPPLIES - C	339.00		
00029	Marin IT	06/28/2023	Regular	0.00	18,038.12	96229
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2023-120697	Invoice	06/28/2023	06.20.2023 - BILLABLE PRODUCTS - CATAL	0.00	13,895.87	
	42.21.63003	COMPUTER HARDWARE/	06.20.2023 - BILLABLE PRODUC	13,895.87		
2023-25003	Invoice	06/28/2023	06.15.2023 - CISCO SMARTNET PREMIUM	0.00	4,142.25	
	42.21.63003	COMPUTER HARDWARE/	06.15.2023 - CISCO SMARTNET	4,142.25		
01036	Matrix HG Inc	06/28/2023	Regular	0.00	667.00	96230
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
168819	Invoice	06/28/2023	06.19.2023 - PREVENTATIVE MAINTENAN	0.00	667.00	
	01.41.61505	BLDG. MAINT-HEAT/AIR	06.19.2023 - PREVENTATIVE MA	667.00		
00372	Miller Pacific	06/28/2023	Regular	0.00	2,679.80	96231
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
26058	Invoice	06/28/2023	06.13.2023 - 677 REDWOOD ROAD - LAN	0.00	2,679.80	
	45.41.61150	OUTSIDE SERVICES-OTHE	06.13.2023 - 677 REDWOOD RO	2,679.80		
01916	NATIONAL ACADEMY OF ATHLETICS	06/28/2023	Regular	0.00	3,472.70	96232
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010118	Invoice	06/28/2023	06.20.2023 - ALL SORTS OF SPORTS - SUM	0.00	3,472.70	
	21.61.61162	KIDS SPORTS SERVICES	06.20.2023 - ALL SORTS OF SPO	3,472.70		
01346	Nerviani Paving Inc	06/28/2023	Regular	0.00	40,000.00	96233
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
7197	Invoice	06/28/2023	06.14.2023 - ASPHALT PAVING - 5,000 SF -	0.00	40,000.00	
	19.41.63109	UNPROGRAMMED RESUR	06.14.2023 - ASPHALT PAVING -	40,000.00		
03211	ODP Business Solutions LLC	06/28/2023	Regular	0.00	116.37	96234

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Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
318698563001	Invoice	06/28/2023	06.12.2023 - OFFICE SUPPLIES - ADMIN - J	0.00	116.37	
	01.12.62200	DEPARTMENTAL SUPPLIE	06.12.2023 - OFFICE SUPPLIES -	116.37		
03519	O'Neil Custom Bags	06/28/2023	Regular	0.00	7,147.05	96235
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
23172	Invoice	06/28/2023	06.07.2023 - WORK CLOTHING ITEMS - C	0.00	7,147.05	
	01.42.62920	WORK CLOTHING	06.07.2023 - WORK CLOTHING I	7,147.05		
00992	OverDrive Inc.	06/28/2023	Regular	0.00	2,921.12	96236
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
02883CO231964	Invoice	06/28/2023	06.21.2023 - AUDIO BOOKS - LIBRARY- JU	0.00	2,921.12	
	27.71.62309	E BOOKS	06.21.2023 - AUDIO BOOKS - LIB	2,921.12		
00128	Pacific Gas & Electric	06/28/2023	Regular	0.00	111.16	96237
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
216-06132023	Invoice	06/28/2023	06.13.2023 - IMAGINATION PARK - 05.08.	0.00	111.16	
	14.81.61150	OUTSIDE SERVICES-OTHE	06.13.2023 - IMAGINATION PAR	111.16		
02554	Parkmobile LLC	06/28/2023	Regular	0.00	311.60	96238
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV33752	Invoice	06/28/2023	05.31.2023 - END USER FEES - MAY 2023	0.00	311.60	
	13.42.61114	OUTSIDE SRV: PARKING	05.31.2023 - END USER FEES -	311.60		
00181	Ross Valley Fire Department	06/28/2023	Regular	0.00	8,074.79	96239
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010120	Invoice	06/28/2023	06.21.2023 - FEES COLLECTED - MAY 2023	0.00	8,074.79	
	01.00.20354	DUE TO ROSS VALLEY FIR	06.21.2023 - FEES COLLECTED -	8,074.79		
03455	SiteOne Landscape Supply Holding, LLC	06/28/2023	Regular	0.00	7,551.99	96240
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
130512293-002	Invoice	06/28/2023	06.06.2023 - MAKITA LAWN MOWER - BA	0.00	3,952.20	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.06.2023 - MAKITA LAWN MO	3,952.20		
131063982-001	Invoice	06/28/2023	06.08.2023 - MAKITA BRUSH KIT - BATTER	0.00	3,599.79	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.08.2023 - MAKITA BRUSH KIT	3,599.79		
00130	Terminix Processing Center	06/28/2023	Regular	0.00	135.00	96241
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
433976958	Invoice	06/28/2023	05.11.2023 - PEST CONTROL - ROBSON -	0.00	135.00	
	01.81.61104	OUTSIDE SERVICES-GROU	05.11.2023 - PEST CONTROL - R	135.00		
00348	The Bank of New York Mellon	06/28/2023	Regular	0.00	750.00	96242
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
252-2556520	Invoice	06/28/2023	06.08.2023 - AGENT FEE - 08.02.2023 - 06	0.00	750.00	
	29.00.61143	OUTSIDE SERVICES: BON	06.08.2023 - AGENT FEE - 08.02.	750.00		
03094	TRC Companies	06/28/2023	Regular	0.00	5,148.00	96243

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Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
40717	Invoice	06/28/2023	06.15.2023 - INSPECTOR SRVCS - BOLINAS	0.00	5,148.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	06.15.2023 - INSPECTOR SRVCS	5,148.00		
00384	Van Midde & Son Concrete	06/28/2023	Regular	0.00	16,500.00	96244
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
14461	Invoice	06/28/2023	06.13.2023 - HANDCAP RAMP - REPLACE -	0.00	16,500.00	
	19.41.63109	UNPROGRAMMED RESUR	06.13.2023 - HANDCAP RAMP -	16,500.00		
02905	Wells Fargo Vendor Financial Services, LLC	06/28/2023	Regular	0.00	925.01	96245
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
5025487121	Invoice	06/28/2023	06.09.2023 - COPIER LEASE - PAYMENT - J	0.00	925.01	
	42.21.63003	COMPUTER HARDWARE/	06.09.2023 - COPIER LEASE - PA	925.01		
02818	Yara Fraser	06/28/2023	Regular	0.00	130.00	96246
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0006	Invoice	06/28/2023	06.17.2023 - SATURDAY STORYTIME - JUN	0.00	130.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	06.17.2023 - SATURDAY STORYTI	130.00		
00362	Town of San Anselmo	06/15/2023	Bank Draft	0.00	251,341.22	DFT04451
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010050	Invoice	06/15/2023	6-15-2023 TSA To Fund Payroll	0.00	251,341.22	
	01.00.20299	PAYROLL PAYABLE	6-15-2023 TSA To Fund Payroll	178,558.53		
	01.00.20299	PAYROLL PAYABLE	6-15-2023 TSA To Fund Payroll	3,815.00		
	01.00.20299	PAYROLL PAYABLE	6-15-2023 TSA To Fund Payroll	-1,010.42		
	12.00.20299	PAYROLL PAYABLE	6-15-2023 TSA To Fund Payroll	8,764.81		
	12.00.20299	PAYROLL PAYABLE	6-15-2023 TSA To Fund Payroll	-82.50		
	19.00.20299	PAYROLL PAYABLE	6-15-2023 TSA To Fund Payroll	9,375.14		
	21.00.20299	PAYROLL PAYABLE	6-15-2023 TSA To Fund Payroll	39,699.46		
	21.00.20299	PAYROLL PAYABLE	6-15-2023 TSA To Fund Payroll	-238.33		
	27.00.20299	PAYROLL PAYABLE	6-15-2023 TSA To Fund Payroll	12,459.53		
00402	US Bank	06/15/2023	Bank Draft	0.00	-35,157.31	DFT04454
00402	US Bank	06/15/2023	Bank Draft	0.00	35,157.31	DFT04454
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0009896	Invoice	05/22/2023	04.27.2023 - CLIFFORD - AMAZON - CHAR	0.00	26.15	
	42.21.63003	COMPUTER HARDWARE/	04.27.2023 - CLIFFORD - AMAZ	26.15		
INV0009897	Invoice	05/22/2023	04.30.2023 - CLIFFORD - AMAZON - MONI	0.00	272.18	
	42.21.63003	COMPUTER HARDWARE/	04.30.2023 - CLIFFORD - AMAZ	272.18		
INV0009898	Invoice	05/22/2023	05.02.2023 - CLIFFORD - MARIN IJ - SUBS	0.00	14.00	
	01.12.61302	DUES	05.02.2023 - CLIFFORD - MARIN	14.00		
INV0009899	Invoice	05/22/2023	05.06.2023 - CLIFFORD - ADOBE - SUBSCR	0.00	516.82	
	42.21.63003	COMPUTER HARDWARE/	05.06.2023 - CLIFFORD - ADOBE	516.82		
INV0009900	Invoice	05/22/2023	05.08.2023 - CLIFFORD - VISTA PRINT - DP	0.00	56.25	
	01.42.62200	DEPARTMENTAL SUPPLIE	05.08.2023 - CLIFFORD - VISTA P	56.25		
INV0009901	Invoice	05/22/2023	05.10.2023 - CLIFFORD - INTUIT - RVFD C	0.00	421.62	
	01.12.62000	OFFICE SUPPLIES	05.10.2023 - CLIFFORD - INTUIT	421.62		
INV0009902	Invoice	05/22/2023	05.16.2023 - CLIFFORD - 4 IMPRINT - CAC	0.00	909.25	
	90.41.61100	OUTSIDE SERVICES	05.16.2023 - CLIFFORD - 4 IMPR	909.25		
INV0009903	Invoice	05/22/2023	05.17.2023 - CLIFFORD - AMAZON - COUN	0.00	5.34	
	01.12.62000	OFFICE SUPPLIES	05.17.2023 - CLIFFORD - AMAZ	5.34		
INV0009904	Invoice	05/22/2023	04.26.2023 - DOBRONYI - AMAZON - SHA	0.00	27.30	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.41.62000 OFFICE SUPPLIES		04.26.2023 - DOBRONYI - AMAZ		27.30	
INV0009905	Invoice	05/22/2023	05.01.2023 - DOBRONYI - DROPBOX - AN	0.00	119.88	
	42.21.63003 COMPUTER HARDWARE/		05.01.2023 - DOBRONYI - DROP		119.88	
INV0009906	Invoice	05/22/2023	05.05.2023 - DOBRONYI - INTERNATIONA	0.00	165.00	
	01.41.61000 TRAINING		05.05.2023 - DOBRONYI - INTER		165.00	
INV0009907	Invoice	05/22/2023	05.05.2023 - DOBRONYI - INTERNATIONA	0.00	165.00	
	01.41.61000 TRAINING		05.05.2023 - DOBRONYI - INTER		165.00	
INV0009917	Invoice	05/22/2023	04.25.2023 - AVILA - MOONLIGHT DELI - T	0.00	104.02	
	01.11.62200 DEPARTMENTAL SUPPLIE		04.25.2023 - AVILA - MOONLIG		104.02	
INV0009918	Invoice	05/22/2023	04.25.2023 - AVILA - SAFEWAY - TC FOOD	0.00	47.61	
	01.11.62200 DEPARTMENTAL SUPPLIE		04.25.2023 - AVILA - SAFEWAY -		47.61	
INV0009919	Invoice	05/22/2023	05.02.2023 - AVILA - PARTY CITY - TC FOO	0.00	49.16	
	01.11.62200 DEPARTMENTAL SUPPLIE		05.02.2023 - AVILA - PARTY CITY		49.16	
INV0009920	Invoice	05/22/2023	05.03.2023 - AVILA - SMART & FINAL - TC	0.00	42.60	
	01.11.62200 DEPARTMENTAL SUPPLIE		05.03.2023 - AVILA - SMART & F		42.60	
INV0009921	Invoice	05/22/2023	05.04.2023 - AVILA - MI PUEBLO - TC RETR	0.00	405.10	
	01.11.62200 DEPARTMENTAL SUPPLIE		05.04.2023 - AVILA - MI PUEBLO		405.10	
INV0009922	Invoice	05/22/2023	05.03.2023 - AVILA - CARDENAS MARKET	0.00	35.34	
	01.11.62200 DEPARTMENTAL SUPPLIE		05.03.2023 - AVILA - CARDENAS		35.34	
INV0009923	Invoice	05/22/2023	05.05.2023 - AVILA - SAFEWAY - TC RETRE	0.00	16.03	
	01.11.62200 DEPARTMENTAL SUPPLIE		05.05.2023 - AVILA - SAFEWAY -		16.03	
INV0009924	Invoice	05/22/2023	05.09.2023 - AVILA - COMFORTS - TC FOO	0.00	49.50	
	01.11.62200 DEPARTMENTAL SUPPLIE		05.09.2023 - AVILA - COMFORTS		49.50	
INV0009925	Invoice	05/22/2023	05.09.2023 - AVILA - COMFORTS - TC FOO	0.00	31.50	
	01.11.62200 DEPARTMENTAL SUPPLIE		05.09.2023 - AVILA - COMFORTS		31.50	
INV0009926	Invoice	05/22/2023	05.18.2023 - AVILA - S & H CLEANERS - TC	0.00	208.44	
	01.11.61150 OUTSIDE SERVICES-OTHE		05.18.2023 - AVILA - S & H CLEA		208.44	
INV0009927	Invoice	05/22/2023	04.25.2023 - DONERY - ENVIRO-TOTE - SB	0.00	5,790.81	
	90.41.61100 OUTSIDE SERVICES		04.25.2023 - DONERY - ENVIRO-		5,790.81	
INV0009928	Invoice	05/22/2023	04.26.2023 - DONERY - KIENTZ HALL - CLI	0.00	50.40	
	01.12.61000 TRAINING		04.26.2023 - DONERY - KIENTZ		50.40	
INV0009929	Invoice	05/22/2023	05.01.2023 - DONERY - HILDA'S - MAYORS	0.00	60.82	
	01.12.61000 TRAINING		05.01.2023 - DONERY - HILDA'S		60.82	
INV0009930	Invoice	05/22/2023	05.02.2023 - DONERY - IOTUM.COM - CO	0.00	9.99	
	01.12.61150 OUTSIDE SERVICES-OTHE		05.02.2023 - DONERY - IOTUM.C		9.99	
INV0009931	Invoice	05/22/2023	05.01.2023 - DONERY - ENVIRO-TOTE - SB	0.00	168.62	
	90.41.61100 OUTSIDE SERVICES		05.01.2023 - DONERY - ENVIRO-		168.62	
INV0009932	Invoice	05/22/2023	05.04.2023 - DONERY - MAGNOLIA KITCH	0.00	16.39	
	01.11.61000 TRAINING		05.04.2023 - DONERY - MAGNO		16.39	
INV0009933	Invoice	05/22/2023	05.03.2023 - DONERY - SAFEWAY - TC RET	0.00	32.04	
	01.11.61000 TRAINING		05.03.2023 - DONERY - SAFEWA		32.04	
INV0009934	Invoice	05/22/2023	05.04.2023 - DONERY - BEVERAGES & MO	0.00	54.60	
	01.11.61000 TRAINING		05.04.2023 - DONERY - BEVERA		54.60	
INV0009935	Invoice	05/22/2023	05.04.2023 - DONERY - ARIZMENDI - TC R	0.00	33.75	
	01.11.61000 TRAINING		05.04.2023 - DONERY - ARIZME		33.75	
INV0009936	Invoice	05/22/2023	05.05.2023 - DONERY - SAFEWAY - TC RET	0.00	24.55	
	01.11.61000 TRAINING		05.05.2023 - DONERY - SAFEWA		24.55	
INV0009937	Invoice	05/22/2023	05.04.2023 - DONERY - COMFORTS - TC R	0.00	72.60	
	01.11.61000 TRAINING		05.04.2023 - DONERY - COMFO		72.60	
INV0009944	Invoice	05/22/2023	05.01.2023 - JONES - AMAZON - CAMP SU	0.00	25.07	
	21.63.62979 PARKSIDE SUPPLIES		05.01.2023 - JONES - AMAZON -		25.07	
INV0009945	Invoice	05/22/2023	05.10.2023 - JONES - AMAZON - CAMP SU	0.00	40.19	

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	21.63.62979	PARKSIDE SUPPLIES	05.10.2023 - JONES - AMAZON -		40.19	
INV0009946	Invoice	05/22/2023	05.10.2023 - JONES - DOLLAR TREE - CAM	0.00	26.05	
	21.63.62979	PARKSIDE SUPPLIES	05.10.2023 - JONES - DOLLAR T		26.05	
INV0009947	Invoice	05/22/2023	05.14.2023 - JONES - AMAZON - CAMP SU	0.00	596.43	
	21.63.62979	PARKSIDE SUPPLIES	05.14.2023 - JONES - AMAZON -		596.43	
INV0009948	Invoice	05/22/2023	05.14.2023 - JONES - AMAZON - CAMP SU	0.00	314.62	
	21.63.62979	PARKSIDE SUPPLIES	05.14.2023 - JONES - AMAZON -		314.62	
INV0009949	Invoice	05/22/2023	05.16.2023 - JONES - AMAZON - CAMP SU	0.00	332.85	
	21.63.62979	PARKSIDE SUPPLIES	05.16.2023 - JONES - AMAZON -		332.85	
INV0009950	Invoice	05/22/2023	05.16.2023 - JONES - AMAZON - CAMP SU	0.00	25.08	
	21.63.62979	PARKSIDE SUPPLIES	05.16.2023 - JONES - AMAZON -		25.08	
INV0009951	Invoice	05/22/2023	05.16.2023 - JONES - AMAZON - CAMP SU	0.00	12.44	
	21.63.62979	PARKSIDE SUPPLIES	05.16.2023 - JONES - AMAZON -		12.44	
INV0009952	Invoice	05/22/2023	05.17.2023 - JONES - AMAZON - CAMP SU	0.00	72.48	
	21.63.62979	PARKSIDE SUPPLIES	05.17.2023 - JONES - AMAZON -		72.48	
INV0009953	Invoice	05/22/2023	05.17.2023 - JONES - AMAZON - CAMP SU	0.00	34.81	
	21.63.62979	PARKSIDE SUPPLIES	05.17.2023 - JONES - AMAZON -		34.81	
INV0009954	Invoice	05/22/2023	05.18.2023 - JONES - AMAZON - CAMP SU	0.00	5.69	
	21.63.62979	PARKSIDE SUPPLIES	05.18.2023 - JONES - AMAZON -		5.69	
INV0009955	Invoice	05/22/2023	05.18.2023 - JONES - TARGET - CAMP SUP	0.00	131.00	
	21.63.62979	PARKSIDE SUPPLIES	05.18.2023 - JONES - TARGET - C		131.00	
INV0009956	Invoice	05/22/2023	05.18.2023 - JONES - SMART & FINAL - MI	0.00	126.14	
	21.63.62979	PARKSIDE SUPPLIES	05.18.2023 - JONES - SMART &		63.07	
	21.63.62984	CAMP KIDMARIN MIGHT	05.18.2023 - JONES - SMART &		63.07	
INV0009957	Invoice	05/22/2023	05.18.2023 - JONES - AMAZON - CAMP SU	0.00	34.99	
	21.63.62979	PARKSIDE SUPPLIES	05.18.2023 - JONES - AMAZON -		34.99	
INV0009958	Invoice	05/22/2023	05.19.2023 - JONES - AMAZON - CAMP SU	0.00	5.45	
	21.63.62979	PARKSIDE SUPPLIES	05.19.2023 - JONES - AMAZON -		5.45	
INV0009959	Invoice	05/22/2023	04.26.2023 - MIHAN - AMAZON - SQUARE	0.00	157.32	
	60.14.61150	OUTSIDE SERVICES-OTHE	04.26.2023 - MIHAN - AMAZON		157.32	
INV0009960	Invoice	05/22/2023	04.27.2023 - MIHAN - FAIRFAX LUMBER -	0.00	96.25	
	21.61.62965	SOFTBALL SUPPLIES	04.27.2023 - MIHAN - FAIRFAX L		96.25	
INV0009961	Invoice	05/22/2023	05.04.2023 - MIHAN - RED HILL CLEANERS	0.00	37.08	
	60.14.62904	EGG HUNT	05.04.2023 - MIHAN - RED HILL		37.08	
INV0009963	Invoice	05/22/2023	05.04.2023 - MIHAN - WALGREENS - LUN	0.00	4.14	
	01.00.20320	FRIENDS OF SKATEBOARD	05.04.2023 - MIHAN - WALGREE		4.14	
INV0009964	Invoice	05/22/2023	05.05.2023 - MIHAN - ACE HARDWARE - T	0.00	10.90	
	01.00.20320	FRIENDS OF SKATEBOARD	05.05.2023 - MIHAN - ACE HAR		10.90	
INV0009965	Invoice	05/22/2023	05.05.2023 - MIHAN - CVS - FIRST AID KIT	0.00	30.03	
	21.64.61185	SPECIAL EVENT EXPENSE	05.05.2023 - MIHAN - CVS - FIRS		30.03	
INV0009966	Invoice	05/22/2023	05.15.2023 - MIHAN - AMAZON - SOCCER	0.00	156.13	
	21.61.62964	SOCCER SUPPLIES	05.15.2023 - MIHAN - AMAZON		156.13	
INV0009967	Invoice	05/22/2023	05.16.2023 - MIHAN - SURVEY MONKEY -	0.00	99.00	
	21.61.61165	SOFTBALL SERVICES	05.16.2023 - MIHAN - SURVEY		99.00	
INV0009968	Invoice	05/22/2023	05.18.2023 - MIHAN - ACE HARDWARE - S	0.00	9.82	
	21.61.62965	SOFTBALL SUPPLIES	05.18.2023 - MIHAN - ACE HAR		9.82	
INV0009969	Invoice	05/22/2023	05.17.2023 - MIHAN - FAIRFAX LUMBER -	0.00	96.25	
	21.61.62965	SOFTBALL SUPPLIES	05.17.2023 - MIHAN - FAIRFAX L		96.25	
INV0009970	Invoice	05/22/2023	04.25.2023 - O'GRADY - AMAZON - MIGH	0.00	1,755.98	
	21.61.62965	SOFTBALL SUPPLIES	04.25.2023 - O'GRADY - AMAZO		-289.62	
	21.63.62984	CAMP KIDMARIN MIGHT	04.25.2023 - O'GRADY - AMAZO		2,045.60	
INV0009971	Invoice	05/22/2023	04.26.2023 - O'GRADY - AMAZON - ROBS	0.00	82.45	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
21.63.62987	ROBSON AFTER SCHOOL	04.26.2023 - O'GRADY - AMAZO			82.45	
INV0009972	Invoice	05/22/2023	04.26.2023 - O'GRADY - AMAZON - MIGH	0.00	14.99	
21.63.62984	CAMP KIDMARIN MIGHT	04.26.2023 - O'GRADY - AMAZO			14.99	
INV0009973	Invoice	05/22/2023	04.26.2023 - O'GRADY - DISCOUNT SCHO	0.00	1,711.72	
21.63.62984	CAMP KIDMARIN MIGHT	04.26.2023 - O'GRADY - DISCOU			1,711.72	
INV0009974	Invoice	05/22/2023	04.26.2023 - O'GRADY - CLEARSTREAM - R	0.00	219.51	
90.41.61100	OUTSIDE SERVICES	04.26.2023 - O'GRADY - CLEARS			219.51	
INV0009975	Invoice	05/22/2023	04.27.2023 - O'GRADY - AMAZON - ROBS	0.00	108.15	
21.63.62987	ROBSON AFTER SCHOOL	04.27.2023 - O'GRADY - AMAZO			108.15	
INV0009976	Invoice	05/22/2023	04.27.2023 - O'GRADY - AMAZON - ROBS	0.00	71.99	
21.63.62987	ROBSON AFTER SCHOOL	04.27.2023 - O'GRADY - AMAZO			71.99	
INV0009977	Invoice	05/22/2023	04.27.2023 - O'GRADY - TARGET - TODDLE	0.00	60.68	
21.62.62975	KIDS CULTURE SUPPLIES	04.27.2023 - O'GRADY - TARGET			60.68	
INV0009978	Invoice	05/22/2023	04.28.2023 - O'GRADY - AMAZON - TODD	0.00	74.51	
21.62.62975	KIDS CULTURE SUPPLIES	04.28.2023 - O'GRADY - AMAZO			74.51	
INV0009979	Invoice	05/22/2023	04.28.2023 - O'GRADY - AMAZON - ROBS	0.00	174.79	
21.63.62987	ROBSON AFTER SCHOOL	04.28.2023 - O'GRADY - AMAZO			174.79	
INV0009980	Invoice	05/22/2023	04.28.2023 - O'GRADY - AMAZON - ROBS	0.00	76.47	
21.63.62987	ROBSON AFTER SCHOOL	04.28.2023 - O'GRADY - AMAZO			76.47	
INV0009981	Invoice	05/22/2023	04.30.2023 - O'GRADY - COMCAST - ROBS	0.00	93.75	
21.63.61187	ROBSON AFTER SCHOOL	04.30.2023 - O'GRADY - COMCA			93.75	
INV0009982	Invoice	05/22/2023	05.01.2023 - O'GRADY - AMAZON - ROBS	0.00	15.27	
21.63.62987	ROBSON AFTER SCHOOL	05.01.2023 - O'GRADY - AMAZO			15.27	
INV0009983	Invoice	05/22/2023	05.02.2023 - O'GRADY - AMAZON - ROBS	0.00	459.24	
21.63.62987	ROBSON AFTER SCHOOL	05.02.2023 - O'GRADY - AMAZO			459.24	
INV0009984	Invoice	05/22/2023	05.09.2023 - O'GRADY - GRAYLINE - REFU	0.00	108.02	
90.41.61100	OUTSIDE SERVICES	05.09.2023 - O'GRADY - GRAYLI			284.40	
90.41.61100	OUTSIDE SERVICES	05.09.2023 - O'GRADY - GRAYLI			-176.38	
INV0009985	Invoice	05/22/2023	05.13.2023 - O'GRADY - AMAZON - ROBS	0.00	300.73	
21.63.62987	ROBSON AFTER SCHOOL	05.13.2023 - O'GRADY - AMAZO			300.73	
INV0009986	Invoice	05/22/2023	05.15.2023 - O'GRADY - AMAZON - TODD	0.00	107.57	
21.62.62975	KIDS CULTURE SUPPLIES	05.15.2023 - O'GRADY - AMAZO			107.57	
INV0009987	Invoice	05/22/2023	05.17.2023 - O'GRADY - AMAZON - ROBS	0.00	423.90	
21.63.62987	ROBSON AFTER SCHOOL	05.17.2023 - O'GRADY - AMAZO			423.90	
INV0009988	Invoice	05/22/2023	05.17.2023 - O'GRADY - TARGET - MIGHTY	0.00	65.51	
21.63.62984	CAMP KIDMARIN MIGHT	05.17.2023 - O'GRADY - TARGET			65.51	
INV0009989	Invoice	05/22/2023	05.17.2023 - O'GRADY - TARGET - MIGHTY	0.00	191.18	
21.63.62984	CAMP KIDMARIN MIGHT	05.17.2023 - O'GRADY - TARGET			191.18	
INV0009990	Invoice	05/22/2023	05.17.2023 - O'GRADY - AMAZON - TODD	0.00	16.38	
21.62.62975	KIDS CULTURE SUPPLIES	05.17.2023 - O'GRADY - AMAZO			16.38	
INV0009991	Invoice	05/22/2023	05.17.2023 - O'GRADY - IKEA - MIGHTY SU	0.00	256.44	
21.63.62984	CAMP KIDMARIN MIGHT	05.17.2023 - O'GRADY - IKEA -			256.44	
INV0009992	Invoice	05/22/2023	05.16.2023 - O'GRADY - GRAYLINE - REFU	0.00	176.38	
90.41.61100	OUTSIDE SERVICES	05.16.2023 - O'GRADY - GRAYLI			176.38	
INV0009993	Invoice	05/22/2023	05.18.2023 - O'GRADY - TARGET - MIGHTY	0.00	393.30	
21.63.62984	CAMP KIDMARIN MIGHT	05.18.2023 - O'GRADY - TARGET			393.30	
INV0009994	Invoice	05/22/2023	05.18.2023 - O'GRADY - PALACE GAMES -	0.00	359.49	
21.63.62984	CAMP KIDMARIN MIGHT	05.18.2023 - O'GRADY - PALACE			-65.51	
21.65.61000	TRAINING	05.18.2023 - O'GRADY - PALACE			425.00	
INV0009995	Invoice	05/22/2023	05.20.2023 - O'GRADY - AMAZON - TODD	0.00	112.06	
21.62.62975	KIDS CULTURE SUPPLIES	05.20.2023 - O'GRADY - AMAZO			112.06	
INV0009996	Invoice	05/22/2023	05.20.2023 - O'GRADY - AMAZON - MIGH	0.00	46.85	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	21.63.62984	CAMP KIDMARIN MIGHT	05.20.2023 - O'GRADY - AMAZO		46.85	
INV0009997	Invoice	05/22/2023	05.21.2023 - O'GRADY - AMAZON - TODD	0.00	73.18	
	21.62.62975	KIDS CULTURE SUPPLIES	05.21.2023 - O'GRADY - AMAZO		73.18	
INV0009998	Invoice	05/22/2023	04.25.2023 - LEYLAND - SAFEWAY - SNACK	0.00	40.24	
	01.71.61132	OUTSIDE SVCS-PROGRAM	04.25.2023 - LEYLAND - SAFEWA		40.24	
INV0009999	Invoice	05/22/2023	05.26.2023 - LEYLAND - COMFORTS - SNA	0.00	130.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	05.26.2023 - LEYLAND - COMFO		130.00	
INV0010000	Invoice	05/22/2023	05.01.2023 - KENTON - AMAZON - COUNC	0.00	57.82	
	01.21.62202	EMPLOYEE RECOG SUPPLI	05.01.2023 - KENTON - AMAZO		57.82	
INV0010001	Invoice	05/22/2023	05.04.2023 - KENTON - BARTONS - BAGEL	0.00	22.40	
	01.21.62202	EMPLOYEE RECOG SUPPLI	05.04.2023 - KENTON - BARTON		22.40	
INV0010002	Invoice	05/22/2023	05.04.2023 - KENTON - SA COFFEE ROAST	0.00	107.12	
	01.21.62202	EMPLOYEE RECOG SUPPLI	05.04.2023 - KENTON - SA COFF		107.12	
INV0010003	Invoice	05/22/2023	05.09.2023 - KENTON - BUILD.COM - HAN	0.00	6.57	
	01.71.62000	OFFICE SUPPLIES	05.09.2023 - KENTON - BUILD.C		6.57	
INV0010004	Invoice	05/22/2023	05.17.2023 - KENTON - AMAZON - SCANN	0.00	108.15	
	01.71.62200	DEPARTMENTAL SUPPLIE	05.17.2023 - KENTON - AMAZO		108.15	
INV0010005	Invoice	05/22/2023	04.25.2023 - MAUK - CARMENS - STAFF L	0.00	144.34	
	21.65.61000	TRAINING	04.25.2023 - MAUK - CARMENS		144.34	
INV0010006	Invoice	05/22/2023	04.29.2023 - MAUK - ADOBE - SUBSCRIPTI	0.00	9.99	
	21.65.61905	PROMOTION/MARKETIN	04.29.2023 - MAUK - ADOBE - S		9.99	
INV0010007	Invoice	05/22/2023	05.03.2023 - MAUK - VISTA PRINT - B CAR	0.00	69.60	
	21.65.61101	OUTSIDE SERVICES-PROF	05.03.2023 - MAUK - VISTA PRIN		69.60	
INV0010008	Invoice	05/22/2023	05.04.2023 - MAUK - AMAZON - MEMBER	0.00	16.38	
	21.65.61905	PROMOTION/MARKETIN	05.04.2023 - MAUK - AMAZON -		16.38	
INV0010009	Invoice	05/22/2023	05.09.2023 - MAUK - AMAZON - OFFICE S	0.00	22.68	
	21.65.62000	OFFICE SUPPLIES	05.09.2023 - MAUK - AMAZON -		22.68	
INV0010010	Invoice	05/22/2023	05.10.2023 - MAUK - OFFICE DEPOT - OFF	0.00	30.72	
	21.65.62000	OFFICE SUPPLIES	05.10.2023 - MAUK - OFFICE DE		30.72	
INV0010011	Invoice	05/22/2023	05.10.2023 - MAUK - OFFICE DEPOT - OFF	0.00	30.72	
	21.65.62000	OFFICE SUPPLIES	05.10.2023 - MAUK - OFFICE DE		30.72	
INV0010012	Invoice	05/22/2023	05.10.2023 - MAUK - OFFICE DEPOT - OFF	0.00	11.46	
	21.65.62000	OFFICE SUPPLIES	05.10.2023 - MAUK - OFFICE DE		11.46	
INV0010013	Invoice	05/22/2023	05.11.2023 - MAUK - EBAY - GYMNASTICS	0.00	1,376.54	
	21.61.62967	TUMBLING SUPPLIES	05.11.2023 - MAUK - EBAY - GY		750.00	
	21.65.61414	IFF EQUIP MAINT	05.11.2023 - MAUK - EBAY - GY		626.54	
INV0010014	Invoice	05/22/2023	05.11.2023 - MAUK - WALGREENS - SUPPL	0.00	24.91	
	21.63.62987	ROBSON AFTER SCHOOL	05.11.2023 - MAUK - WALGREE		24.91	
INV0010015	Invoice	05/22/2023	05.11.2023 - MAUK - OFFICE DEPOT - OFF	0.00	3.27	
	21.65.62000	OFFICE SUPPLIES	05.11.2023 - MAUK - OFFICE DE		3.27	
INV0010016	Invoice	05/22/2023	05.11.2023 - MAUK - OFFICE DEPOT - OFF	0.00	132.95	
	21.65.62000	OFFICE SUPPLIES	05.11.2023 - MAUK - OFFICE DE		132.95	
INV0010017	Invoice	05/22/2023	05.11.2023 - MAUK - SAFEWAY - SUPPLIES	0.00	12.78	
	21.63.62987	ROBSON AFTER SCHOOL	05.11.2023 - MAUK - SAFEWAY -		12.78	
INV0010018	Invoice	05/22/2023	05.22.2023 - MAUK - WAYFAIR - SUPPLIES	0.00	349.59	
	21.63.62987	ROBSON AFTER SCHOOL	05.22.2023 - MAUK - WAYFAIR -		349.59	
INV0010054	Invoice	05/22/2023	05.02.2023 - WASKEY - STEFANOS - TEEN	0.00	23.45	
	01.71.61132	OUTSIDE SVCS-PROGRAM	05.02.2023 - WASKEY - STEFAN		23.45	
INV0010055	Invoice	05/22/2023	05.04.2023 - WASKEY - AMAZON - CHILDR	0.00	20.75	
	01.71.62302	CHILDRENS BOOKS	05.04.2023 - WASKEY - AMAZO		20.75	
INV0010056	Invoice	05/22/2023	05.04.2023 - WASKEY - MICHAELS - ART S	0.00	40.87	
	01.71.61132	OUTSIDE SVCS-PROGRAM	05.04.2023 - WASKEY - MICHAE		40.87	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
INV0010057	Invoice	05/22/2023	05.06.2023 - WASKEY - COPPERFIELDS - B	0.00	26.19	
01.71.61132	OUTSIDE SVCS-PROGRAM		05.06.2023 - WASKEY - COPPER	26.19		
INV0010058	Invoice	05/22/2023	05.11.2023 - WASKEY - AMAZON - CHILDR	0.00	20.75	
01.71.62302	CHILDRENS BOOKS		05.11.2023 - WASKEY - AMAZO	20.75		
INV0010059	Invoice	05/22/2023	05.19.2023 =- WASKEY - ANDRONICOS - S	0.00	14.36	
01.71.61132	OUTSIDE SVCS-PROGRAM		05.19.2023 =- WASKEY - ANDRO	14.36		
INV0010060	Invoice	05/22/2023	05.19.2023 - WASKEY - PERRYS ART - STO	0.00	18.99	
01.71.61132	OUTSIDE SVCS-PROGRAM		05.19.2023 - WASKEY - PERRYS	18.99		
INV0010061	Invoice	05/22/2023	04.24.2023 - SHAW - STAPLES - OFFICE SU	0.00	74.00	
01.81.62200	DEPARTMENTAL SUPPLIE		04.24.2023 - SHAW - STAPLES -	74.00		
INV0010062	Invoice	05/22/2023	04.27.2023 - SHAW - AMAZON - DOORWA	0.00	57.88	
01.42.62200	DEPARTMENTAL SUPPLIE		04.27.2023 - SHAW - AMAZON -	57.88		
INV0010064	Invoice	05/22/2023	04.27.2023 - SHAW - AMAZON - TYVEK SU	0.00	169.94	
01.42.62905	SUPPLIES-GROUNDS		04.27.2023 - SHAW - AMAZON -	169.94		
INV0010065	Invoice	05/22/2023	04.27.2023 - SHAW - AMAZON - LAKELAN	0.00	113.66	
01.42.62905	SUPPLIES-GROUNDS		04.27.2023 - SHAW - AMAZON -	113.66		
INV0010066	Invoice	05/22/2023	05.13.2023 - SHAW - AMAZON - WD-40	0.00	82.10	
01.42.62200	DEPARTMENTAL SUPPLIE		05.13.2023 - SHAW - AMAZON -	82.10		
INV0010067	Invoice	05/22/2023	05.17.2023 - SHAW - HOME DEPOT - SHO	0.00	188.98	
01.42.62200	DEPARTMENTAL SUPPLIE		05.17.2023 - SHAW - HOME DEP	188.98		
INV0010068	Invoice	05/22/2023	05.19.2023 - SHAW - TAPCO - BRACKETS -	0.00	1,137.49	
01.42.62909	SUPPLIES-TRAFFIC CONTR		05.19.2023 - SHAW - TAPCO - BR	1,137.49		
INV0010069	Invoice	05/22/2023	05.21.2023 - SHAW - AMAZON - SUNBLOC	0.00	11.61	
01.42.62200	DEPARTMENTAL SUPPLIE		05.21.2023 - SHAW - AMAZON -	11.61		
INV0010070	Invoice	05/22/2023	05.17.2023 - CONDRY - AMERICAN SANIT	0.00	337.41	
01.81.61104	OUTSIDE SERVICES-GROU		05.17.2023 - CONDRY - AMERIC	337.41		
INV0010071	Invoice	05/22/2023	05.08.2023 - CONDRY - CRAFTSMAN BOO	0.00	69.75	
01.41.62000	OFFICE SUPPLIES		05.08.2023 - CONDRY - CRAFTS	69.75		
INV0010072	Invoice	05/22/2023	05.02.2023 - HEALY - WEDGE ROOFING -	0.00	447.00	
01.41.61506	BLDG. MAINT-OTHER		05.02.2023 - HEALY - WEDGE RO	447.00		
INV0010073	Invoice	05/22/2023	05.04.2023 - HEALY - CHRISTMAS NIGHT I	0.00	5,715.00	
01.41.62200	DEPARTMENTAL SUPPLIE		05.04.2023 - HEALY - CHRISTMA	5,715.00		
INV0010074	Invoice	05/22/2023	05.11.2023 - HEALY - CEASAR CYCLERY - E	0.00	138.86	
01.41.61410	MAINTENANCE OTHER E		05.11.2023 - HEALY - CEASAR CY	138.86		
INV0010075	Invoice	05/22/2023	05.12.2023 - HEALY - STAPLES - SPEAKERS	0.00	65.53	
01.42.61403	MAINTENANCE-COMPUT		05.12.2023 - HEALY - STAPLES - S	65.53		
INV0010076	Invoice	05/22/2023	05.18.2023 - HEALY - PARK WAREHOUSE -	0.00	3,130.88	
01.42.62909	SUPPLIES-TRAFFIC CONTR		05.18.2023 - HEALY - PARK WAR	3,130.88		
INV0010080	Invoice	05/22/2023	04.25.2023 - STEVENSON - WEST END NU	0.00	489.42	
01.81.62200	DEPARTMENTAL SUPPLIE		04.25.2023 - STEVENSON - WES	489.42		
INV0010081	Invoice	05/22/2023	04.25.2023 - STEVENSON - LEVI'S - WORK	0.00	20.85	
01.42.62920	WORK CLOTHING		04.25.2023 - STEVENSON - LEVI'	180.66		
01.42.62920	WORK CLOTHING		04.25.2023 - STEVENSON - LEVI'	-159.81		
01281	Payroll Resources Group	06/15/2023	Bank Draft	0.00	85.00	DFT04457
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
14026	Invoice	06/15/2023	June 2023 S125 Processing Fee	0.00	85.00	
01.12.61107	OUTSIDE SVCS-ACCOUNTI		June 2023 S125 Processing Fee	85.00		
00362	Town of San Anselmo	06/20/2023	Bank Draft	0.00	212,251.99	DFT04478

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Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010115	Invoice	06/20/2023	6-30-2023 TSA To Fund Payroll	0.00	212,251.99	
	01.00.20299	PAYROLL PAYABLE	6-30-2023 TSA To Fund Payroll	148,189.28		
	01.00.20299	PAYROLL PAYABLE	6-30-2023 TSA To Fund Payroll	3,818.96		
	01.00.20299	PAYROLL PAYABLE	6-30-2023 TSA To Fund Payroll	-1,010.42		
	12.00.20299	PAYROLL PAYABLE	6-30-2023 TSA To Fund Payroll	6,356.90		
	12.00.20299	PAYROLL PAYABLE	6-30-2023 TSA To Fund Payroll	-82.50		
	19.00.20299	PAYROLL PAYABLE	6-30-2023 TSA To Fund Payroll	8,200.98		
	21.00.20299	PAYROLL PAYABLE	6-30-2023 TSA To Fund Payroll	38,727.06		
	21.00.20299	PAYROLL PAYABLE	6-30-2023 TSA To Fund Payroll	-238.33		
	27.00.20299	PAYROLL PAYABLE	6-30-2023 TSA To Fund Payroll	8,290.06		
01102	Central Marin Police Authority	06/01/2023	Bank Draft	0.00	411,510.75	DFT04479
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010121	Invoice	06/01/2023	CMPA June Monthly Member contributio	0.00	411,510.75	
	01.30.61199	POLICE SERVICES CONTR	CMPA June Monthly Member co	411,510.75		
00181	Ross Valley Fire Department	06/21/2023	Bank Draft	0.00	399,162.58	DFT04480
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010122	Invoice	06/21/2023	RVFD June Monthly Member Contriubtion	0.00	399,162.58	
	01.32.61139	RVFS CONTRACT	RVFD June Monthly Member Co	399,162.58		
01662	CalPERS	06/27/2023	Bank Draft	0.00	64,965.26	DFT04481
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010123	Invoice	06/27/2023	Contrbution to OPEB Trust	0.00	64,965.26	
	01.21.60401	RETIREE HEALTH BENEFIT	Contrbution to OPEB Trust	64,965.26		
03463	Public Agency Retirement Services	06/27/2023	Bank Draft	0.00	242,717.00	DFT04482
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010124	Invoice	06/27/2023	Post Employment Benefits Trust Pension	0.00	242,717.00	
	01.21.60100	RETIREMENT	Post Employment Benefits Trust	242,717.00		
03344	CSG Forte Payments Inc.	06/10/2023	Bank Draft	0.00	528.83	DFT04484
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0010751307	Invoice	06/10/2023	05.31.2023 - CREDIT CARD PROCESSING -	0.00	528.83	
	21.65.61177	CHG CARDS	05.31.2023 - CREDIT CARD PRO	528.83		
03344	CSG Forte Payments Inc.	06/10/2023	Bank Draft	0.00	1,985.83	DFT04485

Check Report **Date Range: 06/01/2023 - 06/30/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0010751306	Invoice	06/10/2023	05.31.2023 - CREDIT CARD PROCESSING -	0.00	1,985.83	
	21.65.61177	CHG CARDS	05.31.2023 - CREDIT CARD PRO	1,985.83		

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	297	181	0.00	656,267.76
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	-325.00
Bank Drafts	140	11	0.00	1,584,548.46
EFT's	0	0	0.00	0.00
	437	**196**	**0.00**	**2,240,491.22**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	297	181	0.00	656,267.76
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	-325.00
Bank Drafts	140	11	0.00	1,584,548.46
EFT's	0	0	0.00	0.00
	437	**196**	**0.00**	**2,240,491.22**

Fund Summary

Fund	Name	Period	Amount
99	POOLED CASH - OPERATING	6/2023	2,240,491.22
			2,240,491.22

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.4

MEETING DATE: July 25, 2023

AGENDA TITLE: Designation of Voting Delegate for the League of California Cities Annual Conference- September 20-22, 2023

FROM: Administration

RECOMMENDATION: That the Town Council designate Mayor Steve Burdo as the Town's official voting delegate for the Cal Cities Annual Conference- September 20-22, 2023.

BACKGROUND

The Cal Cities Annual Conference https://www.calcities.org/education-and-events/event/2023/09/20/default-calendar/annual-conference-and-expo is being held September 20-22 in Sacramento. At this meeting, the Cal Cities membership considers and acts on resolutions that will establish Cal Cities policy.

In order to vote, the Town Council must designate a voting delegate.

ANALYSIS

This conference provides training and information to elected officials and administrators from California Cities. The League of California Cities is organized to provide legislative advocacy and other support to municipal government at the State of California. It also serves as a forum for recognizing exemplary services and programs by cities.

When Councilmembers desire to attend the annual League Conference, voting delegates are appointed at a Town Council meeting.

Should one or more Councilmembers wish to attend this Conference, and wish to participate in the voting process, a formal action must be taken by Council to designate the voting delegate.

Past practice for this has been to appoint the Mayor as the voting delegate. If the Mayor chooses not to attend, another Councilmember is selected. Mayor Burdo will be attending the conference this year.

FISCAL IMPACT
Attendance to the annual League Conference is budgeted each year, therefore, no additional cost is associated.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY
Designating voting and alternates delegates to the annual conference 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- League Conference and Voting Delegate Designation Information Packet.

LEAGUE OF CALIFORNIA CITIES

Council Action Advised by August 28, 2023

DATE: Wednesday, June 21, 2023

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Sept. 20-22, 2023, Sacramento SAFE Credit Union Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the Cal Cities Annual Conference and Expo. The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Sept. 22, the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Please complete the attached voting delegate form and email it to Cal Cities office no later than Monday, August 28.

New this year, we will host a pre-conference information session for voting delegates to explain their role. Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Please view Cal Cities' event and meeting policy in advance of the conference.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council.

Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration is open on the Cal Cities website.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the SAFE Credit Union Convention Center in Sacramento, will be open at the following times: Wednesday, Sept. 20, 8:00 a.m.- 6:00 p.m. and Thursday, Sept. 21, 7:30 a.m.- 4:00 p.m. On Friday, Sept. 22, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to Cal Cities office by Monday, Aug. 28. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Voting Delegate/Alternate Form
- Information Sheet: Cal Cities Resolutions and the General Assembly

LEAGUE OF CALIFORNIA CITIES

General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.

2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.

3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.

4. **Signing Initiated Resolution Petitions**. Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.

5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.

6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

7. **Resolving Disputes**. In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.

LEAGUE OF CALIFORNIA CITIES

CITY: _____

2023 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM

Please complete this form and return it to Cal Cities office by Monday, August 28, 2023. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

To vote at the General Assembly, voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the General Assembly. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the voting delegate desk.

1. VOTING DELEGATE

Name: _____ Email: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

Email: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

Email: _____

ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____ Email: _____

Mayor or City Clerk: _____ Date: _____ Phone: _____
(circle one) (signature)

Please complete and email this form to votingdelegates@calcities.org by Monday, August 28, 2023.

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure that we are representing California cities with one voice. These policies directly guide Cal Cities advocacy to promote local decision-making, and lobby against statewide policy that erodes local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how Resolutions and the General Assembly works.

Prior to the Annual Conference and Expo

General Resolutions

Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees

The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions

The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee

The Resolutions Committee considers all resolutions. General Resolutions approved[1] by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.[2]

General Assembly

During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

What's new in 2023?

- Voting delegates will receive increased communications to prepare them for their role during the General Assembly.
- The General Assembly will take place earlier to allow more time for debate and discussion.
- Improvements to the General Assembly process will make it easier for voting delegates to discuss and debate resolutions.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates — one from every member city.

Seven **Policy Committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, municipal department, as well as individuals appointed by the Cal Cities president.

[1] The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.
[2] Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).

For more information visit www.calcities.org/general-assembly

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.5

MEETING DATE: July 25, 2023

AGENDA TITLE: Climate Action Update

FROM: Sean Youra, Climate Action Coordinator
Paul Whang, Climate Action Fellow

RECOMMENDATION: Review the Climate Action Update report.

BACKGROUND

The quarterly Climate Action Update report details progress made by staff in implementing the Town's Climate Action Plan (CAP).

DISCUSSION

This report details progress made in implementing the CAP since the last report provided to Council on May 9, 2023. The table on the next page details actions taken by staff during the past quarter to implement the CAP and reduce greenhouse gas (GHG) emissions. The applicable measures from the CAP along with the estimated GHG emissions reduction that would result from achieving the targets for each of the applicable measures are provided for reference for each action taken.

Action	CAP Measure	Estimated GHG Emissions Reduction in 2030 (in MTCO2e)
Continued to implement the landscape equipment ordinance and promote the rebate program through the Town's Landscape Equipment webpage, newsletters, and flyers. Staff also created and sent out postcards to all residents informing them of the landscape equipment ordinance and rebate program. Public Works staff have continued to process and approve rebate applications with 38 total applications approved thus far. An estimated $3,800 in rebate funds still remain. Additionally, Public Works purchased new electric landscape equipment including an electric riding mower to ensure compliance with the ordinance.	T-10: Electric Landscape Equipment	24 **Note:** The estimated emissions reduction in the CAP for this measure is based on achieving a target of 100% of leaf blowers in the Town being electric by 2030. If all landscape equipment used in the Town are electric by 2030, the estimated emissions reduction would be 516 MTCO2e.
	T-14: Municipal Electric Landscape Equipment	N/A
Applied and received approval for a $2,000 California Clean Vehicle Rebate Project (CVRP) rebate for the Ford F-150 Lightning that was ordered for the Town fleet. Staff also applied and received approval for $4,500 in Transportation Authority of Marin (TAM) EV Fleet rebates for the Ford F-150 Lightning, one Nissan LEAF, and a Gravely electric riding mower that was purchased for Public Works use.	T-1: Zero Emission Vehicles	5,242
	T-11: Zero and Low Emission Town Vehicles	13
	I-3: Identify and Secure Funding Sources	N/A
Continued to meet with Sage Energy consultants to discuss the San Anselmo Resilience Hub project. Staff and the consultants presented to the Climate Action Commission (CAC) and Town Council on the results and recommendations	R-4: Innovative Technologies	N/A
	R-5: Solar Energy	N/A

Action	CAP Measure	Estimated GHG Emissions Reduction in 2030 (in MTCO2e)
from the solar + battery energy storage system (BESS) feasibility study. Staff and the consultants have started working on the next phase of the project to prepare an RFP for the design-build and then send it out to potential vendors.	Systems for Municipal Buildings	
	A-1: Preparation and Response	N/A
Submitted a grant application for the PG&E Resilience Hubs program in collaboration with CAC members, councilmembers, Public Works staff, and Ross Valley Fire Department (RVFD) staff for the San Anselmo Resilience Hub project. As part of the grant application, potential partnerships were identified to help develop and support the ongoing operation of the Resilience Hub once established. Climate hazard vulnerabilities and populations susceptible to these hazards within San Anselmo were also analyzed. A project schedule including planned stakeholder outreach was developed along with a project budget covering the costs for conducting stakeholder outreach and design and construction costs for the solar + battery energy storage microgrid system. Staff applied for up to $100,000 for a Design and Build Project grant as part of the PG&E program that would help cover some of the costs in the proposed project budget. Staff also participated in an interview to promote the Resilience Hub project in the MarinCAN newsletter.	A-1: Preparation and Response	N/A
	I-3: Identify and Secure Funding Sources	N/A
	O-2: Community Engagement	N/A
Presented the Marin Countywide EV Acceleration Strategy to the Town Council and began evaluating actions from the Strategy to include in the prioritized work plan. The Strategy will help Marin communities reduce GHG emissions, lower vehicle operating and fuel costs, and improve air quality by encouraging the use of EVs (including e-bikes) and transitioning municipal fleets to EVs.	T-1: Zero Emission Vehicles	5,242
Prepared and submitted the reimbursement request form for the Zero Waste Reimbursement Program and received $35,468 for	W-1: Commercial	216

Action	CAP Measure	Estimated GHG Emissions Reduction in 2030 (in MTCO2e)
reimbursement of costs for installing three-stream (i.e., landfill, recycling, and compost) waste bins in all municipal buildings and for Memorial Park. Reusable utensils and tote bags to promote Small Business Month as well as reusable tumblers and produce bags for the CAC to give out during tabling events were also reimbursed through this program.	Organic Waste	
	W-8: Waste from Public Facilities	27
	I-3: Identify and Secure Funding Sources	N/A
Continued to serve on the Marin Countywide Building Electrification Plan Steering Committee to develop a building electrification implementation plan in collaboration with community stakeholders (e.g., contractors, CACs, city staff, utilities, affordable housing developers). The Steering Committee prioritized key components of the Plan including policy/program pathways and incentives, training, and education. Staff presented to the Steering Committee on the RSR Water Heating Electrification Campaign details and progress in getting homeowners to be electric-ready and install HPWHs. Staff also researched other platforms/tools including XeroHome and QuitCarbon that can help streamline the electrification process and make it easier for homeowners to understand how they can upgrade their homes to be more energy efficient and reduce household emissions. These tools will be discussed in the Countywide Building Electrification Plan among other ideas to facilitate and support building electrification. Staff is currently participating in the planning for the upcoming community workshops that will help gather feedback on the policies, programs, and other ideas that should be included in the Countywide Plan.	R-3: Building and Appliance Electrification	46
	O-2: Community Engagement	N/A
	E-1: Energy Efficiency Programs	3,077

Action	CAP Measure	Estimated GHG Emissions Reduction in 2030 (in MTCO2e)
Developed and published an updated Single-Use Foodware webpage that includes details about the recently adopted foodware ordinance and additional resources to assist in compliance.	W-1: Commercial Organic Waste	216
	W-7: Inorganic Waste	N/A
	O-1: Community Education	N/A
Developed a table comparing San Anselmo's current green building requirements and the County model reach code requirements. Analyzed costs to install electric appliances in existing homes after factoring in current and future incentives for these appliances. Presented staff recommendations for adoption of the model reach code to the Town Council.	E-4: Green Building Reach Code	27
	R-3: Building and Appliance Electrification	46
Staff and CAC members continued to work with ReadySetReplace (RSR) to promote the Water Heating Electrification Campaign Program to help residents in both Fairfax and San Anselmo get electric-ready and install heat pump water heaters (HPWH). Staff continued to promote the campaign in the Town newsletter, flyers, and information available on the website. Staff is evaluating the effectiveness of the current outreach strategy and identifying ways to improve engagement. Approximately 52 residents from San Anselmo have expressed interest in the program and are going through the process of receiving free assessments from local contractors of their current water heaters to determine when they should be replaced with a HPWH and ensure they are electric-ready to install such appliances. Additionally, 27 residents have pledged to not make their next water heater a gas water heater.	R-3: Building and Appliance Electrification	46
	O-2: Community Engagement	N/A

Action	CAP Measure	Estimated GHG Emissions Reduction in 2030 (in MTCO2e)
Promoted events such as the Resilient Neighborhoods climate action workshops and Ride and Drive Clean EV webinars in the Town's newsletter and social media.	O-1: Community Education	N/A
	O-2: Community Engagement	N/A
Prepared the FY 2023-24 Climate Action Fund budget with new funding for several new projects and programs to help reduce GHG emissions. Over half of the costs will be reimbursed through grants and rebates.	I-3: Identify and Secure Funding Sources	N/A
Prepared and submitted SB 1383 and other waste-related data to Zero Waste Marin for inclusion in the 2022 CalRecycle Electronic Annual Report (EAR).	N/A	N/A
Created and implemented new SB 1383 recordkeeping and organic waste product procurement tracking systems to support compliance with SB 1383 requirements. Created and distributed flyers discussing the SB 1383 regulations including edible food recovery to applicable businesses and posted them on the bulletin boards as part of the Town's required annual outreach. Updated the SB 1383 webpage on the Town website with new resources and additional information for local education agencies. Staff is currently identifying additional projects to support SB 1383 implementation that would utilize the CalRecycle SB 1383 Local Assistance Grant Program funds that the Town received.	W-1: Commercial Organic Waste	216
	W-9: Waste from Town Operations	58
	S-2: Habitat Restoration and Soil Regeneration	N/A
	O-1: Community Education	N/A

In addition, staff is continuing to:

- Serve as a staff liaison to the CAC, provide updates on CAP implementation during the CAC meetings, and provide feedback on CAC proposed initiatives.
- Identify new climate action funding opportunities and manage existing grant funds (Applicable to CAP Measure I-3: Identify and Secure Funding Sources).
- Educate community members about climate action-related incentives, programs, events, and regulations through the Town's newsletter, social media, website, flyers, etc. (Applicable to CAP Measure O-1: Community Education, and Measure O-2: Community Engagement).

- Coordinate with MCEP members to discuss and develop plans, policies, programs, and strategies that can assist in CAP implementation across all Marin jurisdictions.
- Monitor CAP implementation progress and prioritize projects to meet the CAP goals.
- Stay abreast of new climate-related state and federal regulations, technological innovations, and opportunities to further the Town's climate action efforts.

FISCAL IMPACT
Not applicable

GENERAL PLAN CONSISTENCY
Not applicable

CEQA AND CLIMATE ACTION PLAN CONSISTENCY
The Council's review 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
None

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.6

MEETING DATE: July 25, 2023

AGENDA TITLE: Quarterly Treasurer's Investment Report, June 30, 2023

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council considering approving the Treasurer's Investment Report for the quarter ending June 30, 2023.

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 June 30, 2023 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 two investment accounts; one with Moreton Capital with funds held at U.S. Bank and one with Wells Fargo Securities with funds held at Wells Fargo. 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 balances as of June 30, 2023, are $17,792,351 which is $3,647,676 more than the balances at this time last year. This increase is driven by the timing of cash flow between money received versus money to be paid out the following period.

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, June 30, 2023

TOWN OF SAN ANSELMO

TREASURER'S INVESTMENT REPORT
for the quarter ending June 30, 2023

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%	50,000		
Wells Fargo Bank	Government Sweep Account	None	4.95%	563,793		
Bank of America	Business Checking Account	None	0.49%	66,838		
LAIF (Local Agency Investment Fund) Operating Account	State Treasurer's Pool	None	3.25%	59,792		
LAIF (Local Agency Investment Fund) Measure G Proceeds	State Treasurer's Pool	None	3.25%	93,201		
Moreton Capital	Money Market	None	4.94%	3,884,666		
Moreton Capital	Municipal Bonds	Varies	4.73%	4,106,869		
Moreton Capital	Treasury/Federal Agency	Varies	4.65%	2,026,512		
Wells Fargo	Treasury/Federal Agency	Varies	4.63%	2,485,712		
Wells Fargo	Money Market	None	4.75%	4,454,969		
Total Investment Portfolio:				17,792,351		

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: 2023.07.19 09:15:18 -07'00'

John Mahl, Town Treasurer

Jeff Zuba, Finance & Administrative Services Director

July 13, 2023
Date

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.7

MEETING DATE: July 26, 2023

AGENDA TITLE: Marin IT Management Support

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council considers authorizing the Town Manager to sign the agreement with Marin IT for management support.

BACKGROUND

The Town of San Anselmo has five departments with 34 full-time employees. The Town currently has no full-time staff dedicated to information technology (IT) or staff trained specifically in IT or network administration. The Finance & Administrative Services Director's office oversees tasks that include project and service management, coordination with departments, and contract oversight.

The Town procures IT services through Marin IT, a third-party contractor. These services include client help desk support, desktop technician support, local network administration, system administration, application maintenance, and specific project development and support.

Marin IT has been providing the Town with IT services for over fifteen years. Limited options locally provide the same level of support as Marin IT. The previous agreement with Marin IT was established last fiscal year and has expired. The agreement has been successful in updating the Town's hardware and cybersecurity needs.

In the past Staff has explored options to share IT services with other municipalities, but the opportunities were not a good fit. Staff also believe that hiring an IT Manager would likely exceed the cost of the agreements annually and the Town would only have one individual for IT support compared to the team that Marin IT offers.

FISCAL IMPACT
If the Town Council approves the management support with Marin IT, funding would come from the Information Technology Fund in the amount of $55,293.37. The agreement has been included in the 2023-24 budget.

GENERAL PLAN CONSISTENCY
Not applicable

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: Marin IT Management Support Quote

Marin IT

Town of San Anselmo - IT Management Support Agreement August 2023- June 2024

Quote #2023-003530 v1

Prepared For:	Prepared by:	Date Issued:
Town of San Anselmo Jeff Zuba 525 San Anselmo Avenue San Anselmo, CA 94960 **P:** (415) 258-4600 **E:** jzuba@townofsananselmo.org	**Marin IT** Stefana Alioto , **P:** (415) 842-3275 **E:** salioto@marinit.com	**06.28.2023** Expires: **07.16.2023**

IT Management Support - August 1, 2023 - June 30, 2024

Description	Recurring	Qty	Ext. Recurring
IT Management Support, billed Monthly at $5,026.67 per month. Services include: **Ongoing IT Management:** • Meet weekly with IT leadership to discuss priorities, take direction, propose solutions, and address emerging IT threats, challenges, and opportunities • Provide recommendations with clearly articulated advantages / disadvantages, and potential repercussions. • Meet Monthly with Town leadership to identify and prioritize key issues, share progress on special projects and get feedback about any issues • Review and recommend equipment specifications for new devices • Make recommendations for any changes service enhancements and future forecasting • Alert Town staff to any cost overruns or budgetary concerns with regard to hardware, software or services provided by Marin IT, or if identified from a third-party in the normal course of business • Provide real-time workstation, server, and network hardware inventory* • Create annual network topology diagram (to comply industry specific requirements such as PCI, SOX and NIST cyber-security framework) * • Maintain Software, SaaS (cloud) contracts, and warranty license status • Provide IT staff with communications to send to employees • Cyber-security alerts and tips • Performance metrics and key accomplishments **Service Delivery Oversight, including:** • Single point of contact for customer inquiries and concerns • Support ticket escalation • Prioritization of service requests • Provide and discuss monthly system & performance review • *Examples: Executive Summary, ticket summary and statistics, system health, remote access log, hardware and software end of life reports, customer satisfaction* • Connectivity and bandwidth usage, and performance	$5,026.67	11	$55,293.37

Marin IT

IT Management Support - August 1, 2023 - June 30, 2024

Description	Recurring	Qty	Ext. Recurring
statistics * • Incident Response Coordination **Assist in the management of third-party vendors, including:** • Microsoft 365 • MIDAS • AT&T (Service and Connectivity) • Granicus (Web, Streaming, Peak Agenda) • Dell • Cisco Systems • Packet Fusion • Central Square • TPx • Tyler **Manage special projects as prioritized with IT leadership (as commitment time allows**):** • Asset Spreadsheet & Capital Improvement Plan (CIP) for technology assets • Network Infrastructure End of Life Review • Town Hall Wiring project which will include replacing and relocating Master Switch, Granicus Server relocation, PD Switch relocation, and adding a wireless AP in conference room. • New Phone System which will include disaster recovery and cell phones. • Cyber-security handbook with Marin Security and Policy Group • Cyber-security awareness training program • Cyber-security vulnerability remediation – Multi Factor Authentication, implement processes and tools to manage the reporting, analysis, and remediation of potential phishing e-mails, implement a password policy, implement geo-blocking for internet traffic. • Creating a technology program for submitting tickets and procurement • Laptop Upgrade project • Electronic Document Management System and Transparency Portal ** • CISA Risk and Vulnerability Audit assessment • Domain .gov change • Recommend and implement a mobile device management solution (if approved)** • Other special projects as time allows ** **Technology Strategy / Cyber-security Advisement:** • Manage cybersecurity awareness campaigns (KnowBe4) • Assist in the development and documentation of IT governance and cyber security policies and processes **Business Continuity and Disaster Recovery Planning:** • Develop and maintain an IT runbook with the user account			

Marin IT

IT Management Support - August 1, 2023 - June 30, 2024

Description	Recurring	Qty	Ext. Recurring
information, system architecture and routine procedures required to understand the Town of San Anselmo's IT infrastructure and provide business continuity in the event of a personal or support change • Assist with planning operations in the event of system failure **Documentation of network topology *:** • Wide area network (WAN) • Local area network (LAN) • Internet data flow / connectivity – MIDAS **Manufacturers support agreements:** • Contractor shall track maintenance agreements for agreed upon hardware components • Contractor will provide renewal quotations for any service agreement expiring within 30 days on a monthly basis • Contractor will inform Town staff as well as open and manage any required tickets with manufacturer and coordinate the delivery and installation of any required hardware replacements • Customer is responsible for costs associated with keeping manufacturer's maintenance agreements current / in force **Problem Reporting / Resolution Procedures:** • Marin IT will provide ticketing system to track help requests and a 24-hour contact number to support any after hour requests / emergencies. **Contractor Responsibilities:** • Contractor's technicians are expected to work with the Town of San Anselmo staff in supporting the Town's technology environment. • Open ticket / service request and provide notification to Town staff upon discovery of any system issues including steps being taken to remedy situation as well as regular status updates during resolution. • In the event that issues arise which are outside of the scope of this proposal, Marin IT will discuss any fee impact with the designated Town representative prior to proceeding with the work. ***Requires the purchase of our Endpoint and Infrastructure Monitoring Packages (Automate and Auvik).*** Marin IT is offering this service at the rate of $145.00 per hour.			
	Monthly Subtotal:		**$55,293.37**

Marin IT

Monthly Expenses Summary	Amount
IT Management Support - August 1, 2023 - June 30, 2024	$55,293.37
Monthly Total:	**$55,293.37**

Prices: Quoted product pricing is valid for thirty (30) days assuming product availability, and does not include applicable taxes and freight. Buyer agrees to pay reasonable shipping charges and all applicable taxes (excluding income taxes). Services include only those items specified in the quotation. Additional services may be provided at Marin IT's then standard billing rates.

Payment: Payment shall be made within 30 days of the date of invoice. If any invoice is not paid when due, interest will be added to and payable on all overdue amounts at 18 percent per year, or the maximum percentage allowed under applicable laws, whichever is less. Buyer shall pay all costs of collection, including without limitation, reasonable attorney fees.

Warranties: Product warranties, if any, are provided by the manufacturer or publisher of the products. MARIN IT, INC. MAKES NO WARRANTIES, EITHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARANTY OF FITNESS FOR A PARTICULAR PURPOSE, WHATSOEVER. ALL SERVICES AND DELIVERABLES ARE PROVIDED ON AN "AS IS" BASIS.

Limitation of Liability: CUSTOMER AGREES THAT THE LIABILITY OF MARIN IT FOR DIRECT DAMAGES RELATED TO ANY PRODUCT OR SERVICE ARISING UNDER THESE TERMS AND CONDITIONS, WHETHER IN CONTRACT, TORT, OR OTHERWISE, WILL NOT EXCEED THE NET AMOUNT PAID TO MARIN ITBY CUSTOMER FOR THAT PRODUCT OR SERVICE WHICH IS THE SUBJECT OF THE CLAIM. MARIN ITSHALL IN NO EVENT BE LIABLE FOR ANY INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES OF ANY NATURE, EVEN IF MARIN IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. NEITHER PARTY
MAKES ANY REPRESENTATION OR WARRANTY AS TO ANY THIRD PARTY INFORMATION OR PRODUCTS PROVIDED TO EACH OTHER, ALL OF WHICH ARE PROVIDED, SOLD OR LICENSED "AS IS," AND THE PARTIES AGREE TO LOOK SOLELY TO THE WARRANTIES AND REMEDIES, IF ANY, PROVIDED BY THE THIRD PARTY.

Acceptance

Marin IT

Stefana Alioto
Signature / Name

06/28/2023
Date

Town of San Anselmo

Jeff Zuba
Signature / Name Initials

Date

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.1

MEETING DATE: July 25, 2023

AGENDA TITLE: Introduction and first reading of an Ordinance of the Town of San Anselmo Repealing Title 10 Chapter 20, Objective Design Standards for Residential Development, and Replacing with a New Chapter 20, Objective Design and Development Standards and the Objective Design and Development Standards Zoning Map, including Associated Amendments to Section 10-3.1702, Definitions, and related CEQA Exemption Findings.

FROM: Heidi Scoble, Planning Director
Lindsey Klein, Senior Planner
Bob Brown, Consultant

RECOMMENDATION:

1. That the Town Council hold a public hearing to consider the Ordinance Amendment.
2. Motion to read the Ordinance by title only. The Town Manager will read the full title of the Ordinance.
3. Motion to approve the first reading of the Ordinance Amendment and waive future readings in their entirety.

BACKGROUND/DISCUSSION

Why Should the Town Adopt Objective Design and Development Standards (ODDS)?

Changes in State housing laws over the past few years have sought to increase housing production by limiting the review authority and process timeframe for approval of new development applications by local jurisdictions. Determinations regarding the completeness of an application submittal and decisions related to project approval or

conditions of approval are required to be based on objective design and development standards (ODDS) identified by the jurisdiction.

State laws that require a ministerial approval process based only on compliance with adopted ODDS include Senate Bill (SB) 35, the Housing Accountability Act (HAA),[1] Assembly Bill 2011 (AB 2011), and more. Since SB 35 and AB 2011 require ministerial approval of qualifying projects, the California Environmental Quality Act (CEQA) is not applicable. Both laws impose time limits on determining compliance with the adopted ODDS (60 days for projects up to 150 units and 90 days for larger projects).

What Does the State Mean by "Objective" Standards?
ODDS are defined by the State Department of Housing and Community Development (HCD) as those that "involve no personal or subjective judgment by a public official" and being "uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." Some of the Town's existing zoning and subdivision codes are objective, such as those that define required building setbacks, height limits, floor area limits, parking requirements, etc. However, many standards, particularly those that define allowable design attributes of new construction pursuant to the requisite findings for Design Review in Section 10-3.1506 of the San Anselmo Municipal Code, are subjective and rely on the discretion and interpretations of decision-makers in the design review process.

When Would the ODDS Apply in San Anselmo?
The ODDS would only apply to properties currently or proposed to be zoned multi-family (R-2 or R-3) and commercial (C-1, C-2, C-L and C-3) under the Draft 2023-2031 Housing Element, so it would not be applicable to new or remodeled single-family homes, renovations or additions to existing multi-family developments that do not add two or more units, commercial projects, or creation of two or more units on a single-family residential (R-1) zoned property, including SB 9 projects, where the standards of the current Zoning Code would continue to apply.

The ODDS would therefore function as a parallel Zoning Code for these specific project types. If a proposed project cannot meet the objective standards established by the ODDS, then the project would be subject to the traditional, discretionary review process established by the Town's adopted Zoning Code.

The ODDS references the General Plan and Zoning Code for allowable land uses, required parking spaces, maximum densities, and floor area ratio restrictions. In other words, the ODDS are not proposing to supersede or augment the limits or maximums established under those existing regulations.

For more information about the ODDS, refer to **Attachment 5**, which provides a detailed description of the ODDS regulations, the public outreach conducted as part of the ODDS project, and the countywide collaboration on the ODDS Toolkit. In addition, the site

[1] Discretionary design review is still allowed for HAA-qualifying projects, but conditions requiring design changes cannot result in the project being infeasible or increasing the cost of any deed-restricted affordable units proposed.

visualizations in **Attachment 10** depict potential building scale associated with the maximum densities permitted in the Draft Housing Element and demonstrate the ODDS development standards when maximized on a particular site. They are intended to depict general building massing and form and do not display architectural style or details.

What Revisions Have Been Made to the ODDS Since the Last Draft?

On April 25, 2023, the Town Council received an update and provided feedback on the Draft ODDS, which provides objective development standards for multi-family residential and mixed use projects that are exempt from local regulations due to State streamlining legislation (see **Attachments 8 and 9** to review a copy of the April 25, 2023 staff report and minutes).

On May 1, 2023, the Planning Commission reviewed the Draft ODDS, comments from the Town Council, and recommendations from the Planning Commission ODDS Subcommittee. Following that meeting, the ODDS has been revised to be consistent with the Planning Commission direction and Town Council feedback (see **Attachments 6 and 7** for a summary of the feedback and associated revisions). On July 17, 2023, the Planning Commission unanimously adopted Resolution No. 2023-11 recommending the Town Council adopt an Ordinance repealing Title 10 “Planning and Zoning” Chapter 20 and replacing it with new Chapter 20 “Objective Design and Development Standards” and the Objective Design And Development Standards Zone Map and the associated amendments to Section 10-3.1702 “Definitions” (see **Attachment 4**). The Planning Commission requested an annual review of the ODDS to monitor implementation and consider changes, as needed.

FISCAL IMPACT

The customization of the San Anselmo Draft ODDS is funded from remaining State SB 2 grant funds for work by Opticos. To assist Town staff, the Town Council authorized a Professional Services Agreement on April 26, 2022, with planning consultant Robert Brown in an amount not to exceed $27,000.

GENERAL PLAN CONSISTENCY

The Ordinance is consistent with the General Plan goals, principles, and policies identified below:

- Land Use Goal 3: New developments shall be integrated harmoniously in to 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 Principle 1: Current land use in San Anselmo is to be the basis for determining the distribution of future land use in the community.

- 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 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.

In addition, Actions 3.1(b) and 3.2(a) of the Draft 2023-2031 Housing Element call for adoption of objective design standards that promote missing middle housing types that are sensitive to the existing design character of San Anselmo.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Ordinance 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.

Climate Action Plan 2030 Measure T-9 (Smart Growth Development) calls for adoption of 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 – Draft Objective Design and Development Standards for Residential Development
Attachment 3 – Draft Objective Design and Development Standards Zone Map
Attachment 4 – Planning Commission Resolution No. 2023-11
Attachment 5 – May 1, 2023 Planning Commission Meeting Agenda Item 6B Staff Report
Attachment 6 – May 1, 2023 Planning Commission Draft Minutes Excerpt
Attachment 7 – Planning Commission and Town Council Revisions
Attachment 8 – April 25, 2023 Town Council Meeting Agenda Item 2A Staff Report
Attachment 9 – April 25, 2023 Town Council Draft Minutes Excerpt
Attachment 10 – Site Visualizations

ORDINANCE NO.
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO REPEALING TITLE 10 CHAPTER 20, OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL DEVELOPMENT, AND REPLACING WITH NEW CHAPTER 20, OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS, AND THE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS ZONE MAP; ASSOCIATED AMENDMENTS TO SECTION 10-3.1702, DEFINITIONS; AND MAKING ASSOCIATED CEQA EXEMPTION FINDINGS

WHEREAS, all communities in the State of California, including the Town of San Anselmo, face a housing crisis that includes the lack of access to affordable housing, which has a direct negative impact on the public health, safety, and welfare of the residents of San Anselmo; and

WHEREAS, in order to encourage the development of housing to ease the housing crisis, several State laws allow only the application of objective design and development standards; and

WHEREAS, State law defines objective design and development standards as those that involve no personal or subjective judgement by a public official, and are uniformly verifiable by reference to an external and uniform benchmark and criterion available and knowable by both the development applicant or proponent and the public official; and

WHEREAS, the Housing Accountability Act (HAA), Government Code section 65589.5, limits a municipality's ability to deny, reduce the density of, or make infeasible a housing development project (2 or more units), emergency shelter, or transitional/supportive housing that are consistent objective design and development standards; and

WHEREAS, California Senate Bill 35, Government Code section 65913.4, and Assembly Bill 2011, Government Code sections 65912.110-140 require that qualifying multi-unit residential or mixed-use projects be ministerially approved if in compliance with objective design and development; and

WHEREAS, the Town of San Anselmo was awarded funding pursuant to a State Grant established by California Senate Bill 2 (SB 2) for actions to increase housing, and a portion of this money was utilized to collaborate with other Marin jurisdictions to hire a consultant team lead by Opticos Design, who prepare draft objective design and development standards consistent with the character of existing development in Marin County, which could be tailored by each jurisdictions to meet the needs of its unique community (ODDS Toolkit); and

WHEREAS, on June 15, 2020 and November 16, 2020 the Planning Commission received presentations regarding the development of the ODDS Toolkit, the utility of objective design and development standards, and discussed policy options; and

WHEREAS, Opticos Design completed the Draft Marin County ODDS Toolkit in February 2021, which was circulated among participating Marin jurisdictions to edit and customize for their own use and consideration for adoption; and

WHEREAS, on October 17, 2022 the Planning Commission received an update on the ODDS preparation, and between October 2022 and April 2023 an ad hoc Planning Commission

subcommittee met three times, and worked with staff and consultants to customize the ODDS Toolkit for San Anselmo; and

WHEREAS, on May 1, 2023 the Planning Commission reviewed and provided feedback regarding the draft ODDS as modified by the ad hoc subcommittee; and

WHEREAS, the Town Council received updates on the preparation of the draft ODDS at their meetings of December 11, 2018, April 9, 2019, August 27, 2019, November 24, 2020, April 26, 2022, and April 25, 2023; and

WHEREAS, the San Anselmo Objective Design and Development Standards (Chapter 10-20) will address State housing laws that limits jurisdictions' discretion related to approval or denial of housing development projects by having locally appropriate objective development standards that further the Town's adopted housing policies; and

WHEREAS, the Ordinance Amendments 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 Ordinance Amendments are consistent with the Town's current and draft 2023-2031 Housing Element which contain policies to consider and adopt objective design and development standards; and

WHEREAS, public notice of the Planning Commission and Town Council hearings to consider the Ordinance Amendment was published in the Marin Independent Journal on July 3, 2023; and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 17, 2023 to consider recommendation of said Amendments to the Town Municipal Code; and

WHEREAS, the Town Council held a public hearing on July 25, 2023, to consider the Planning Commission recommendation and introduce the draft Ordinance; and

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

SECTION 1: Environmental Review. The Ordinance 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 will have a significant effect on the environment. The Amendments will make no changes to land uses, development intensities, or the rate at which development is expected to occur, and therefore will have no significant environmental effect.

SECTION 2: The above recitals are true and correct and are incorporated as findings herein.

SECTION 3: Ordinance Amendment. Title 10, Chapter 20 is repealed and replaced in its entirety with Title 10, Chapter 20 "Objective Design and Development Standards" as set forth in **Exhibit B**, incorporated herein, and the Objective Design and Development Standards Zone Map, as set forth in **Exhibit C**, incorporated herein.

SECTION 4: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code section 10-3.1702 (Definitions):

"Alley" means a public way or permanent private way to be used primarily for vehicular access to the back or side of a development site or parcel that otherwise abuts a street.

"Floor area ratio (FAR)" means the ratio between the total floor area of a building or buildings located on a lot or development site and the area of that lot or development site in gross square feet.

"Setbacks" means a distance established by the provisions of this chapter to govern the placement of buildings and other improvements on lots with respect to property lines, development site lines, streets, ways, or access easements. Setbacks shall not apply to public utility transmission and distribution lines.

"Story" means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

"Street" means a public way or permanent private thoroughfare that affords a primary means of access to two (2) or more lots or development sites.

"Street frontage" means the lineal length of that portion of a parcel or development site abutting a street.

SECTION 5. Ordinance Amendment. San Anselmo Municipal Code section 10-3.1702 (Definitions) is amended to add the following definitions in alphabetical order:

"Ancillary building" means a structure distinct from an accessory structure(s) that is located at the rear of a development site, above or abutting a detached garage that provides a small residential unit (accessory apartment), home office space, or other small commercial or service use, as allowed by the zone. When used for residential purposes, this housing type is one form of an Accessory Dwelling Unit (ADU). See Section 10-20.06.040 (Ancillary Building).

"Average slope" means the result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope. See Section 10-20.12.030.1 (Slope Measurement Methods).

"Bay" means any division of a building between vertical lines or planes that run entirely through solid components of the building, including the entire space between consecutive structural supports.

"Bicycle parking, short-term" means short-term bicycle parking consisting of bicycle racks that support the bicycle frame at two points. Does not include racks that support only the wheel of the bicycle. If bicycles can be locked to each side of the rack, each side shall be counted toward a required space. Racks shall be securely anchored to a permanent surface.

"Bicycle parking, long-term" means long-term bicycle parking that is secured from the general public and enclosed on all sides and protects bicycles from inclement weather. Acceptable examples of long-term bicycle parking include bicycle lockers, bicycle rooms, bicycle cages, or commercially operated attended bicycle facilities. Except in the case of lockers and commercially operated attended bicycle parking, all long-term parking shall provide a means of securing the bicycle frame at two points to a securely anchored rack.

"Block" means an area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

"Block face" means the aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

"Block length" means the horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

"Block perimeter" means the aggregate of all sides of a block bounded by the abutting rights-of-way.

"Block-scale building" means a building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade as long as most or all of a block.

"Building elements" means roofs, parapets, cornices, eaves, rafters, walls, lintels, openings (i.e., windows, doors and other wall openings), building base, and other typical elements of a building façade.

"Building elevation" means the exterior wall of a building not adjacent to a public right-of-way, the front or side along a private street, or civic space.

"Building entrance" means a point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

"Building façade" means the exterior wall of a building adjacent to a street, the front or side along a private street, or civic space.

"Building facade, front" means the exterior wall of a building adjacent to a street or civic space.

"Building facade, side street" means the exterior wall of a building adjacent to a side street.

"Building facade, interior side" means the exterior wall of a building adjacent to the interior development site line(s).

"Building facade, rear" means the exterior wall of a building opposite the front.

"Building form" means the overall shape and dimensions of a building.

"Building frontage" means the facade(s) along the front and side street of the development site.

"Building frontage, principal" means the facade along the front of the development site, typically the narrower of sides and identified by an address.

"Building, primary" means the building that serves as the focal point for all activities related to the principal use of the development site.

"Building type" means a structure defined by its combination of configuration, disposition, and function.

"Carshare parking space" means a parking space required to be dedicated for current or future use by a carshare service through a deed restriction, condition of approval, or license agreement. Such deed restriction, condition of approval, or license agreement shall grant priority use to any carshare service that can make use of the space, although such spaces may be occupied by other vehicles so long as no carshare organization can make use of the dedicated carshare space(s).

"Carshare service" means a service that provides a network of motor vehicles available to rent by members by reservation on an hourly basis or in smaller intervals.

"Ceiling height, ground floor" means the height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to bathrooms, closets, utility rooms, and storage spaces.

"Ceiling height, upper floor(s)" means the height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms which include, but are not limited to bathrooms, closets, utility rooms, and storage spaces.

"Center" means a concentration of ground floor shopping, restaurants, and services, with additional offices and housing located above, within a Walkable Urban context.

"Chamfered corner" means an external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

"Civic space" means an outdoor area dedicated for public gathering and civic activities. See Section 10-20.10.040 (General to Civic Space).

"Common courtyard" means an entry court, forecourt, or courtyard shared by multiple residential units or commercial spaces.

"Common open space" means an entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units.

"Common space" (syn. "common area") means a portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner and is available for use by all persons who reside or work in the building or on the development site.

"Corner entry" means an entrance located on the corner of a building.

"Cornice" means the crown molding of a building or element.

"Cottage court" means a group of up to nine small, detached, house-scale buildings arranged to define a shared court open to and visible from the street. See Section 10-20.06.080 (Cottage Court).

“Courtyard” means an unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential units, not including off-street parking.

“Courtyard building” means a detached, house-scale building that consists of up to sixteen multiple attached and/or stacked units, accessed from a shared courtyard. See Section 10-20.06.110.

“Coverage, building” means the floor area of the largest story of a building divided by the total development site area.

“Coverage, development site” means the portion of a development site expressed as a percentage that is covered in buildings or other structures.

“Crenel” means a notch between two merlons (solid upright section of a crenellated parapet), often found in medieval architecture.

“Crenellated” means having regularly spaced, often rectangular gaps, often referring to a parapet or battlement in medieval architecture.

“Crenellation” means the series of regularly spaced, often rectangular crenels, along a parapet.

“Curb, raised” means a street curb that meets the requirements of the Marin County Uniform Construction Standards.

“Dentils” means small, decorative rectangular blocks found under a cornice in classical architecture.

“Depth, ground-floor space” means the distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

“Depth-to-height ratio” means the relationship of the depth of a space measured perpendicular to a building divided by the average height of the buildings adjacent to the space.

“Development site” means a portion of land within a parcel, delineated from other development sites and/or parcels to accommodate no more than one building type. The main purpose of a development site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels.

“Development site, corner” means a development site located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the development site is considered an interior development site.

“Development site, interior” means a development site abutting only one street.

“Development site area” means the total square footage or acreage of horizontal area included within the development site lines.

“Development site coverage” see "Coverage."

"Development site depth" means the horizontal distance between the front development site line and rear development site line of a development site measured perpendicular to the front development site line.

"Development site line" means the perimeter and geometry of a development site demarcating one development site from another.

"Development site line, front" means one of the following:

a. The frontage line in the case of a development site having a single frontage line;

b. The shortest frontage line in the case of a corner development site with two frontage lines, neither of which are adjacent to a thoroughfare or a development site with independent frontage;

c. The frontage line generally perceived to be the front development site line in the case of a corner development site with three or more frontage lines, none of which are adjacent to a thoroughfare or a development site with independent frontage;

d. The frontage line adjacent to a thoroughfare in the case of a corner development site with two or more frontage lines, one of which is adjacent to a thoroughfare;

e. The frontage line adjacent to a development site with independent frontage in the case of a corner development site with two or more frontage lines, one of which is adjacent to a development site with independent frontage; or

f. The frontage line adjacent to the front design site line of an adjacent design site in the case of a through design site.

"Development site line, rear" means the development site line opposite the front development site line.

"Development site line, side" means development site lines connecting the front and rear development site lines.

"Development site width" means the horizontal distance between the development site lines measured perpendicular to the front development site line.

"Distance between entries" means the horizontal distance between entrances to a building or buildings, measured parallel to the facade.

"Driveway" means a vehicular lane within a development site, or shared between two development sites, usually leading to a garage, other parking, or loading area.

"Duplex side-by-side" means a duplex structure consisting of two adjacent units, both facing the street. See Section 10-20.06.060 (Duplex Side-by-Side).

"Duplex stacked" means a duplex structure consisting of two stacked units, both facing the street. See Section 10-20.06.070 (Duplex Stacked).

"Elevated ground floor" means a ground floor situated above the grade plane of the adjacent sidewalk.

"Encroachment" means any architectural feature, structure, or structural element—including, but not limited to, a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane of a vertical or horizontal regulatory limit by extending into a setback, beyond the build-to-line into the public frontage, or above a height limit.

"Entasis" means a slight convex curve in the shaft of a column, introduced to correct the visual illusion of concavity produced by a straight shaft.

"Entry" means an opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

"Establishment period" means the first year after installing a plant in a landscape.

"Façade" see "Building facade."

"Facade zone" means the area between the minimum and maximum setback lines along the front of a development site and along the side street of a corner development site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to be placed in the facade zone. See Section 10-20.12.030 (Measurement Methods).

"Finish level, ground floor" means the height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

"Footprint area" means the total square footage contained within a building footprint.

"Footprint, building" means the outline of the area of ground covered by the foundations of a building or structure.

"Forecourt" means a type of private frontage improvement featuring a publicly accessible enclave between buildings and the sidewalk. See Section 10-20.07.070 (Forecourt).

"Fourplex" means a residential building that consists of three to four side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. See Section 10-20.06.090 (Fourplex).

"Frontage, private" means the area between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

"Gable" means a vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

"Gallery" means a type of private frontage improvement featuring a covered walkway articulated with a colonnade or arches. See Section 10-20.07.110 (Gallery).

"Ganged" means windows or other building elements designed or found in an array of two or more.

"Glazing" means openings in a building in which glass is installed.

“Grade” means the finished ground level at any point along the exterior walls of a structure. Where walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley or public way. Also see "Grade, Finished."

“Grade, Pre-Development” means the grade of a development site or parcel prior to any site improvements related to the proposed development.

“Grading” means earthwork performed to alter the natural contours of an area.

“Gross floor area” means the total floor area inside the building envelope, including the external walls, but not including the roof.

“Ground floor” means the floor of a building located nearest to the level of the ground around the building.

“Ground floor ceiling height” means the height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms including, but not limited to bathrooms, closets, utility rooms, and storage spaces.

“Gross parking area” means the total area of parking space and drive included on a development site.

“Habitable space” means the portion of a building that is suitable for human occupancy.

“Hardscape” means paving, decks, patios, and other hard, non-porous surfaces.

“Height, number of stories” means the number of stories in a structure allowed above adjacent finished grade. See "Stories."

“Height, overall” means the vertical distance between adjacent finished grade and the highest part of the structure directly above.

“Height, highest eave/parapet” means the vertical distance between adjacent finished grade and the highest eave or parapet of the building.

“House” means a detached single family dwelling. See Section 10-20.06.050 (House).

“House-scale building” means a building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including wings.

“L-shaped” means a horizontal form for the main body of a building or a massing composition which is an extension at a right angle to the length of a building.

“Landing” means a level area at the top or bottom of a staircase or between one flight of stairs and another.

“Landscaping” means flowers, shrubs, trees, or other decorative material of natural origin.

“Lintel” means a horizontal architectural member spanning and usually carrying the load above a wall opening.

"Main body" means the primary massing of a primary building. See Section 10.20-12.030.3 for measurement method.

"Main façade" means the front facade of a building.

"Main street building" means a building with a vertical mix of uses with ground-floor retail, office or service uses and upper-floor service or residential uses. See Section 10-20.06.140 (Main Street Building).

"Major" means having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

"Maker shopfront" means a type of private frontage improvement featuring a shopfront for artisan industrial businesses to fabricate and sell products. See Section 10-20.07.080 (Maker Shopfront).

"Massing" means the overall shape or arrangement of the bulk or volume of a building and structures.

"Median" means a planted or paved area which separates two roadways or divides a portion of a road into two or more lanes.

"Minor" means having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

"Mixed-use" means multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

"Multiplex" means a multifamily building consisting of up to twelve side-by-side and/or stacked units, typically with a shared entry. See Section 10-20.06.130 (Multiplex).

"Multi-unit building" means a residential, non-residential, or mixed-use building in which there exists three or more separate units with direct exterior access and in which there are appurtenant shared facilities. Distinguishing characteristics of a multi-tenant building or use may, but need not, include common ownership of the real property upon which the building or use is located, common wall construction, and multiple occupant use of a single structure.

"Neighborhood center" means a walkable environment that provides a mix of civic, institutional, and/or commercial uses.

"Off-street parking" means the area(s) located on a development site available for temporary storage of passenger vehicles, including a public or private parking lot where parking is the principal use of the property.

"Open sub-zones" means variations in the regulations of the base zone to allow more uses than the base zone allows in specific areas but within the same building form and character as the base zone. See Section 10-20.03.040.2 (Neighborhood.Small Sub-Zone).

"Parapet" means a low wall along the edge of a roof or the portion of a wall that extends above the roof line.

"Parking driveway width" means the horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

"Path of travel" means a continuous, unobstructed way of pedestrian passage.

"Patio cover" means a one story, roofed structure, not more than 12 feet in height above adjacent finished grade, used only for recreational and/or outdoor living purposes, that may be attached or detached as an accessory structure to the primary building.

"Pedestrian oriented" means a physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist; and/or
6. Pedestrian orientation may also include: design amenities related to the street level including, but not limited to, awnings, paseos, and arcades; landscaping and street furniture.

"Podium" means a continuous projecting base or pedestal under a building often occupied by parking. Podium Top. A flat, elevated and open area above a podium that can be used as common area. Pole Sign. A sign wholly supported by a sign structure consisting of poles or posts in the ground. Porch. A covered shelter projecting in front of the entrance of a building.

"Porch, engaged" means a private frontage improvement featuring a covered entry structure that projects from the façade that is setback. See Section 10-20.07.050 (Porch Engaged).

"Porch, projecting" means a private frontage improvement featuring a covered entry structure projecting beyond the main façade of a building. See Section 10-20.07.040 (Porch Projecting).

"Primary building" see "Building, primary."

"Primary living space" means a space within the primary building that is designed as a living room, dining room, or bedroom.

"Private open space" means the area required for each unit in some building types, provided as outdoor yard areas, patios, decks, and balconies, but excluding stairs, entrance decks, and/or landings. Does not include required setbacks.

"Raised curb" means a street curb that meets the Marin County Uniform Construction Standards.

"Rake" means the sloped end portion of a roof. Rakes may be close to or extend from the building to allow for an overhang. Roof rakes can be exposed or closed.

"Review authority" means the individual or official jurisdictional body identified as having the responsibility and authority to review, and approve or deny required permit applications.

"Setback, front" means an area extending across the full width of the parcel or development site between the front property line or development site line and the primary structure.

"Setback, rear" means an area extending the full width of the parcel or development site between a rear property line or development site line and the primary structure.

"Setback, side" means an area between a side property line or development site line and the primary structure extending between the front and rear setback.

"Setback, side street" means an area between a side property line or development site line adjacent to a public right-of-way and the primary structure extending between the front and rear setback.

"Setback, parking" means the mandatory clear distance between a property line or development site line and parking.

"Shared parking" means any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

"Shopfront" means a private frontage improvement featuring a storefront for a retail, service or restaurant use. See Section 10-20.07.090 (Shopfront).

"Shopfront base" means a low wall that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

"Sidewalk" means a paved area along a street intended exclusively for pedestrian use and often installed between a street and development site frontages.

"Site plan" means a base sheet that includes the basic information that will appear on all plans including, but not limited to, natural features, roads, buildings, or other structures to remain on-site.

"Storefront" means the majority portion of a shopfront frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

"Story, first" means the lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average contact ground level at the exterior walls of the building.

"Story, half" means a conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.

"Story, mezzanine" means a story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

"Street, front" means a street located along the front property or development site line.

"Street, side" means a street located along a property or development site line that is not the front property or development site line.

"Street frontage" means the lineal length of that portion of a parcel or development site abutting a street.

"Street tree" means a tree planted in open spaces, parkways, sidewalk areas, easements, streets, and rights-of- way.

"Terrace" means a private frontage improvement featuring an elevated area for pedestrian circulation between a building façade and the sidewalk. See Section 10-20.07.100 (Terrace).

"Townhouse, neighborhood" means a multifamily residential structure with up to four side-by-side units with a rear setback. See Section 10-20.06.100 (Neighborhood Townhouse).

"Transom" means a window, a window above a door or other window building on and commonly hinged to a transom.

"Upper floor" means a floor in a building containing habitable space that is located above the ground floor.

"Walkable neighborhood center" means a walkable environment for pedestrians that provides a concentrated mix of civic, institutional, and/or commercial uses.

"Walkable/walkability" means the condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

"Walkway" means a paved way located on one or more development sites, used for pedestrian traffic, and used exclusively by the development site owner(s), their guests, and invitees.

"Wall plane" means a vertical surface defined by the facades of buildings.

"Width-to-height ratio" means the ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

"Wing" means a structure of at least five feet in depth physically attached to, and secondary to, the main body of a primary building.

SECTION 6: 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 7: 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: Title 10, Chapter 20 "Objective Design and Development Standards"
EXHIBIT C: Objective Design and Development Standards Zone Map

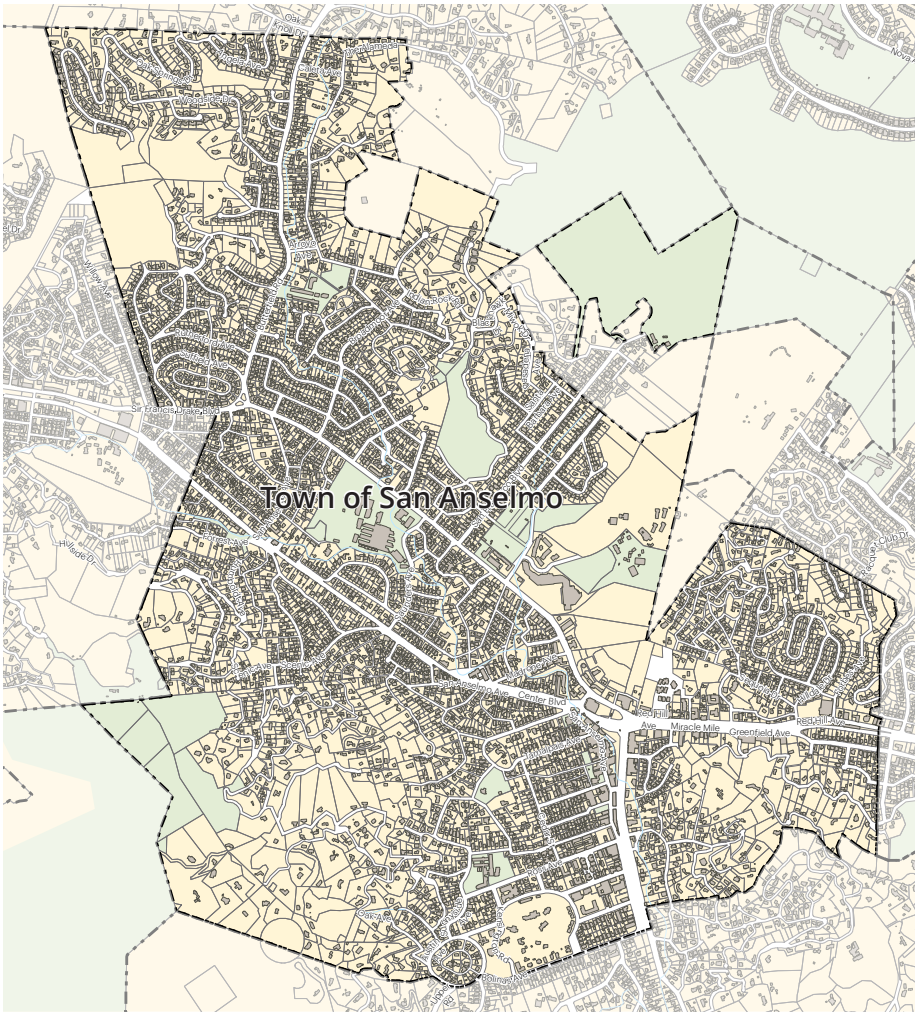
INTRODUCED AND ADOPTED AT A PUBLIC HEARING at a regular meeting of the San Anselmo Town Council on _____ by the following vote:
AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSED:

APPROVED:_____
Steve Burdo, Mayor

ATTEST:_____
Serge Avila, Town Clerk

EXHIBIT "B"
Title 10, Chapter 20 "Objective Design and Development Standards

EXHIBIT "C"
Objective Design and Development Standards Zone Map









Title 10, Chapter 20: Objective Design and Development Standards

Adoption Hearing Draft

Prepared for Town of San Anselmo

June 09, 2023

OPTICOS

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Quick Code Guide for Developments Less Than Three Acres

The following graphic is intended as a summary guide. Please refer to San Anselmo's written permit procedures and application standards for all necessary information.

1 Determine your Maximum Zoning Envelope[1]

Identify your zone, see Article 3 (Zones)	a. Select your building type(s)	Subsection 3 of the zone
	b. Comply with building placement standards	Subsection 5 of the zone
	c. Comply with building form and height standards	Subsection 4 of the zone
	d. Select from allowed uses	See Title 10, Chapter 3, Article 3 (Land Use Regulations) for the underlying zone's allowed uses
	e. Comply with parking standards	Subsection 7 of the zone
	f. Select your private frontage type	Subsection 8 of the zone
Identify your building type standards, see Article 6 (Specific to Building Types)	a. Select your detailed massing type	Subsections 3 of the building type
	b. Comply with the standards	Subsections 1, 2, 4-7 of the building type

[1] Developments that propose multiple development sites shall apply this process for each development site.

2 Connect Ground Floor to Adjacent Streetscape

Apply your private frontage type(s), see Article 7 (Specific to Private Frontage Types)	Based on your selected private frontage type(s), comply with the standards	Subsections 1-4 of the private frontage type

3 Design your Building

Identify your architectural standards, see Article 8 (Specific to Architectural Design)	Based on your selected detailed massing type, select your architectural style	Subsections 1-16 of the architectural style

Quick Code Guide for Developments Less Than Three Acres (Continued)

4 Proceed to Approval Process

If adjustments are proposed, see Section 10-20.11.030 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section 10-20.11.030 (Adjustments to Standards)
Identify your approval procedure, see Article 11 (Administration)	Comply with the procedure standards	Section 10-20.11.020 (Procedures)

Quick Code Guide for Developments Over Three Acres

The following graphic is intended as a summary guide. Please refer to San Anselmo's written permit procedures and application standards for all necessary information.

1 Design your Walkable Neighborhood Plan (WNP)

Identify your WNP design process, see Subsection 10-20.10.020.1	Comply with the standards	Section 10-20.10.020 (General to Walkable Community Design)
Prepare WNP	Comply with the standards	Section 10-20.10.030 (Walkable Neighborhood Plan)

2 Determine your Maximum Zoning Envelope[1]

Identify your zone(s), see Article 3 (Zones)	For each WNP: a. Select your building type(s)	Subsection 3 of the zone
	b. Comply with building placement standards	Subsection 5 of the zone
	c. Comply with building form and height standards	Subsection 4 of the zone
	d. Select from allowed uses	See Title 10, Chapter 3, Article 3 (Land Use Regulations) for the underlying zone's allowed uses
	e. Comply with parking standards	Subsection 7 of the zone
	f. Select your private frontage type for each building type	Subsection 8 of the zone
Identify your building type standards, see Article 6 (Specific to Building Types)	a. Select your detailed massing type for each building type	Subsections 3 of the building type
	b. Comply with the standards	Subsections 1, 2, 4-7 of the building type

[1] This process shall be applied to each development site.

Quick Code Guide for Developments Over Three Acres (Continued)

3 Connect Ground Floor of each Building Type to Adjacent Streetscape

Apply your private frontage types to each building type, see Article 7 (Specific to Private Frontage Types)	Based on your selected building types, comply with the standards	Subsections 1-4 of the private frontage type

4 Design your Buildings

Identify your architectural standards, see Article 8 (Specific to Architectural Design)	Select your architectural style standards for each building type	Subsections 1-16 of the architectural style

5 Proceed to Approval Process

If adjustments are proposed, see Section 10-20.11.030 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section 10-20.11.030 (Adjustments to Standards)
Identify your approval procedure, see Article 11 (Administration)	Comply with the procedure standards	Section 10-20.11.020 (Procedures)

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Article 1: Introduction

Sections:

10-20.01.010 Purpose
10-20.01.020 What is a Form-Based Code?
10-20.01.030 Guiding Principles
10-20.01.040 Applicability
10-20.01.050 Relationship to San Anselmo General Plan
10-20.01.060 Relationship to the San Anselmo Municipal Code
10-20.01.070 Application of the Form-Based Code

10-20.01.010 Purpose

This Form-Based Code (FBC) sets forth the objective design and development standards applicable to housing developments which qualify under California State law for streamlined review and is consistent with objectives of the San Anselmo General Plan to facilitate housing production and preserve the highly valued character and scale of the Town's walkable centers, neighborhoods, and corridors.

10-20.01.020 What is a Form-Based Code?

Form-Based Coding (FBC) represents a paradigm shift in the way that the built environment is regulated. The formal short definition of a FBC is as follows:

Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.

-Form-Based Codes Institute

Unlike conventional, use-based codes, FBCs utilize the intended form and character, rather than use as the organizing framework of the code. This FBC is informed by the three physical context types found in San Anselmo: Natural, Walkable, and Auto-Oriented Suburban. FBCs implement the key characteristics that comprise the physical character of different areas (place types) documented across the community. Further, FBCs regulate a series of important elements not just to create a good individual building, but a high-quality place. The terminology in FBCs reflects the intended physical form and hierarchy of different places. For example, instead of a zone being labeled "commercial" or "mixed use," it might be called "main street." The term "main street" ties back to the intended physical form or place, which includes a mix of uses, civic spaces, streets, frontages, and building types that create walkable urbanism.

It is also important to note that while FBCs primarily regulate the intended physical form, they regulate use secondarily. FBCs allow a range of uses that are carefully chosen to maximize compatibility between uses and the intended physical form of the zone. The use-tables in a FBC are simplified and categorized by use-type, and clearly defined, to allow a greater degree of administrative decision-making related to particular uses.

10-20.01.030 Guiding Principles

The FBC is guided by the following principles in implementing the San Anselmo General Plan:

1. Across the Town, the FBC:
    A. Provides clear and effective development standards that allow for streamlined review processes and the predictable production of housing;
    B. Supports a diversity of housing choices appropriate to their location;
    C. Ensures appropriately-scaled infill development;
    D. Reinforces and enhances community design and character in support of the community's vision with: a variety of neighborhoods; main street areas as the cultural and commercial heart of the community; and neighborhoods with centers along pleasant and convenient corridors that interconnect the Town;
    E. Removes barriers to revitalization and reinvestment through clear, objective, and context-sensitive standards;
    F. Ensures that each building plays a role in creating a better whole, not just a good building; and
    G. Promotes development patterns that support safe, effective, and multi-modal transportation options for all users and help reduce greenhouse gas emissions.
2. Within the Downtown area, the FBC:
    A. Reinforces the main street as a cultural and commercial destination accommodating appropriately-scaled infill housing, mixed-use, and cultural development compatible with existing historic buildings; and
    B. Facilitates transitions from single-use areas to mixed-use employment centers that are compatible with adjacent residential neighborhoods and public access.
3. Within residential neighborhoods, the FBC:
    A. Protects the character of established neighborhoods and builds upon and reinforces the unique physical characteristics of the Town's walkable neighborhoods;
    B. Supports new walkable neighborhood patterns through new networks of well-designed multi-modal streets that are safe for pedestrians and cyclists; and
    C. Promotes neighborhoods with quality housing and diverse, context-sensitive housing choices.
4. Along major transportation corridors, the FBC:
    A. Promotes a variety of housing choices;
    B. Promotes small local businesses as an important part of the Town's economy;
    C. Promotes incremental infill and revitalization;
    D. Reinforces neighborhood main streets as centers to continue as social and commercial focal points, with services and amenities for the surrounding neighborhoods located within a safe, comfortable walking distance of homes;
    E. Balances pedestrian comfort and place-making with traffic efficiency; and
    F. Promotes and accommodates high-quality community design.

10-20.01.040 Applicability

1. In areas subject to this FBC, the standards in this FBC prevail unless stated otherwise.
2. This FBC applies to proposed development as identified in Table A (Applicability).

Table 10-20.01.040.A: Applicability

Development Type	Housing Accountability Act (HAA) Applies[1]	Senate Bill 35 (SB 35) Applies[2]	Assembly Bill 2011 (AB 2011) Applies[3]
Single-Unit House	No	No	No
Transitional Housing	Yes	See Multi-Family Housing	
Supportive Housing	Yes		
Emergency Shelter	Yes		
Farmworker Housing	Yes		
Multi-Family Housing	**2 or more residential units**		**5 or more residential units on commercially zoned parcel on commercial thoroughfare[3]**
Affordable	Yes	Yes	Yes
Market Rate[3]	Yes	No[2]	No[3]
Mixed-Use Development	**2 or more residential units and at least 2/3 of square footage designated for residential units**		**5 or more residential units on commercially zoned parcel on commercial thoroughfare[3]**
Affordable	Yes	Yes	Yes
Market Rate	Yes	No[2]	No[3]
Other Development			
Non-Residential	No	No	No

[1] See Government Code §65589.5 for additional eligibility criteria and specific protections by development type.

[2] See Government Code §65913.4(a) for additional eligibility criteria (e.g., site standards, affordability provisions, and labor provisions).

[3] See Government Code §65912.100-131 for additional eligibility criteria (e.g., site standards, affordability provisions, and labor provisions).

3. This FBC also applies to additions or modifications to structures previously approved under the provisions of this Title.
4. Applications proposed for ministerial approval as allowed pursuant to California state law shall comply with all provisions of this FBC unless otherwise stated. For development projects which do not comply with all provisions of this FBC and are therefore ineligible for ministerial processing, the applicant may elect to submit an application for the applicable discretionary review provisions of Title 10, Chapter 3, Article 7 (Zoning Implementation Procedures), Article 14 (Variance) and Article 15 (Design Review) and regulations in Article 4 (Development Standards).

10-20.01.050 Relationship to San Anselmo General Plan

Maximum densities and floor area ratios established by the General Plan shall apply to all development projects subject to this Title.

10-20.01.060 Relationship to the San Anselmo Municipal Code

1. **Superseded Development Standards.** Development standards contained in the San Anselmo Municipal Code shall apply to all development projects subject to this Article except for the following sections which are replaced by provisions of this Article unless otherwise noted herein:
    A. Title 10, Article 4 (Development Standards)
    B. Section 10-3.506 (Parking Spaces: Location)
    C. Section 10-3.508 (Parking Spaces: Siting)
    D. Section 10-3.510 (Parking Spaces: Screening)
    E. Section 4-13.04 (Private Trees - Developed Parcels)
2. **Conflicts.** Where the provisions of this Article conflict with other requirements of the San Anselmo Municipal Code, the regulations of this Title shall prevail.
3. **Nonconforming Situations.** The standards of Section 10-3.607 (Nonconforming Uses and Improvements) shall apply to all nonconforming situations.

10-20.01.070 Application of the Form-Based Code

1. The following shall be selected for each development site:
    A. Only one building type per development site is allowed, except an Auxiliary Building (Section 10-20.060.040) may be included within a development site in addition to the primary building type. Parcels with enough land area to meet the zone standards for minimum development site width and depth may have multiple building types, and
    B. At least one private frontage type shall be incorporated.
2. New development on a parcel of at least three acres or at least 700 feet long or deep shall be required to comply with the provisions of Article 10 (Specific to Large Sites).

Article 2: Establishment of Zones

Sections:

10-20.02.010 Purpose
10-20.02.020 Zones Established
10-20.02.030 Sub-Zones
10-20.02.040 Zone Map

10-20.02.010 Purpose

This Article establishes the form-based zones ("zones") to implement the San Anselmo General Plan. The zones are for the purpose of generating and supporting the variety and physical character of existing and new walkable environments.

10-20.02.020 Zones Established

This Section identifies the zones, based on the intended physical form and character of the environments. These zones focus on mixed-use, walkable environments and range in function and intensity from primarily residential areas with a mix of moderate intensity neighborhoods (Neighborhood.Small and Neighborhood. Medium), to moderate-intensity corridors (Main Street.Small).

10-20.02.030 Sub-Zones

1. Sub-zones are slight variations of the base zone (e.g., Neighborhood.Small), are development-site-specific, and mapped on the Town of San Anselmo Objective Design and Development Standards Zone Map. The FBC includes one type of sub-zone:

   A. **Open.** The open sub-zone is applied for either or both of the following purposes:

      (1) To allow more uses than the base zone allows in specific areas but within the same form and character of the base zone (e.g., Neighborhood.Small), except that sometimes additional frontages and signage are allowed within the same form and character of the base zone; and/or

      (2) To more easily allow certain uses that are already allowed in the base zone. In this way, the open sub-zone can provide additional flexibility to development sites located at or near intersections that function or are intended to function as a neighborhood node of non-residential uses.

10-20.02.040 Zone Map

The zones established in this Section are mapped on the Town of San Anselmo Objective Design and Development Standards Zone Map. When any of these zones are applied, the Zone Map shall be updated to reflect such changes.

Article 3: Zones

Sections:

10-20.03.010 Purpose
10-20.03.020 General Requirements
10-20.03.030 Overview of Zones
10-20.03.040 Neighborhood.Small (N.S)
10-20.03.050 Neighborhood.Medium (N.M)
10-20.03.060 Main Street.Small (MS.S)
10-20.03.070 Adjacency Requirements

10-20.03.010 Purpose

This Article provides zones and standards to implement the San Anselmo General Plan to generate and support the variety of physical character of the intended development.

10-20.03.020 General Requirements

1. The FBC uses three form-based zone districts to regulate and generate the intended physical character. Each zone district ("zone") regulates the foollowing eight topics:
    A. Intent: the intended physical character and range of uses;
    B. Sub-zones: whether or not a sub-zone applies, allowing a broader list of building types and/or frontage types in specific geographic areas;
    C. Building type and development site size: the menu of allowed building types and the associated minimum site dimensions.
    D. Building form: the maximum overall building height, minimum ground floor height, and maximum building footprint (coverage);
    E. Building placement: the minimum to maximum building setbacks and requirements for façade design;
    F. Encroachments: allowed encroachments into required setbacks;
    G. Parking: the required location and design requirements for parking and vehicle access; and
    H. Frontages: the menu of allowed frontage types required at building entries along thoroughfares and public/common open spaces.

2. Parcels that vary in width or depth shall be measured using the average width and/or depth to apply the standards of this Article.
3. Development standards in this Article apply to primary buildings.
4. For parcels located in the 100 year floodplain, except within the Historic Core as identified on the Town of San Anselmo Objective Design and Development Standards Zone Map, overall maximum height is the sum of the Base Flood Elevation plus 12 inches plus the maximum overall height allowed by the zone.
5. Individual building types have specific standards in Article 6 (Specific to Building Types) in addition to the zone standards to further calibrate each type for its context.
6. Facade Zone
    A. Each building type is required to be placed on the parcel in compliance with the requirements for facade zone defined by primary building/frontage in Subsection 5 of the zone.
    B. Facades are allowed to be in any configuration if in compliance with the facade zone requirements and the selected architectural style.
    C. In the Cottage Court and Pocket Neighborhood building types, only the front most building(s) are subject to the facade zone requirements except for the minimum length (percentage) in Subsection 5 of the zone.
    D. In the Neighborhood Courtyard type, the front most portions of the building are subject to the facade zone requirements except for the minimum length (percentage) in Subsection 5 of the zone.
7. Encroachments at grade not allowed within a street ROW, alley ROW, or across a development site line.
8. On-Site Parking
    A. Bicycles may be parked anywhere on development site, in compliance with pedestrian and vehicular access standards.
    B. Driveways may be shared between adjacent development sites but shall not exceed maximum allowed width.
    C. Front access not allowed on corner development sites, except where side street access cannot be provided.
    D. Parking spaces may be grouped with those on adjacent development sites [See Figure 2(Example of Applying Development Sites on a Pedestrian Circulation Network)] and may be detached from development sites within the same block, in compliance with parking setbacks and access standards.
    E. Where structured parking is provided, buildings are allowed to abut the parking structure and are exempt from minimum development site depth and rear building setbacks.
    F. Subterranean Parking. Subterranean and semi-subterranean garages are subject to the following, in compliance with the requirement for habitable ground floor nonresidential space in Subsection 4 of the zone:
        (1) Subterranean garages are exempt from the required parking and building setbacks in compliance with the frontage requirements.
        (2) Semi-subterranean garages may project above the adjacent finished grade by up to 2 feet.

(3) Development sites that provide all required parking in a subterranean or semi-subterranean garage are exempt from minimum development site depth.

9. Development Site. A development site is a parcel or portion of land within a parcel that is delineated from other development sites and/or parcels to accommodate one primary building or building type. A parcel can include multiple development sites, in compliance with Subsection 3 of the zone. Development sites are treated like parcels for the purpose of applying development standards, but are not required to be legally subdivided into individual parcels.

   A. Each development site is required to front onto the adjacent street or internal pedestrian circulation network, whichever is closer. Where Public Frontage Standards apply, development sites shall not include the area of the Public Frontage Assembly.

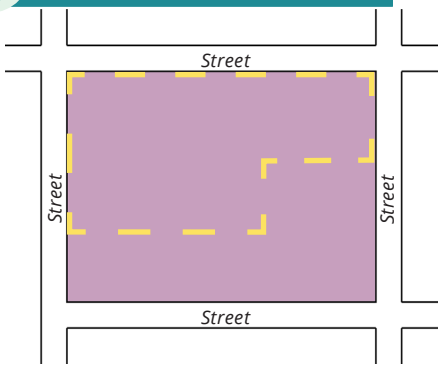
   B. Table A (Applicability of Development Site Requirements) identifies the requirements for projects which include a portion of a parcel, an entire parcel, or multiple parcels.

Table 10-20.03.020.A Applicability of Development Site Requirements

Project Criteria	Requirement
Project area is at least three net developable acres	Walkable Neighborhood Plan in compliance with Section 10-20.10.030 (Walkable Neighborhood Plan)
The linear dimension of the project area along or perpendicularly to an existing thoroughfare is at least 700 feet	
Project area is through lot of at least three acres	
Project area includes development site(s) which do(es) not front onto an existing public street, within a parcel of at least three net developable acres	
Project area includes development site(s) which front(s) onto an existing public street, within a parcel of less than three net developable acres	Compliance with the standards in Figure 1 (Example of Applying Development Sites on Existing Right of Way Network)
Project area includes development site(s) which do(es) not front onto an existing public street, within a parcel of less than three acres	Compliance with the standards in Figure 2 (Example of Applying Development Sites on a Pedestrian Circulation Network)

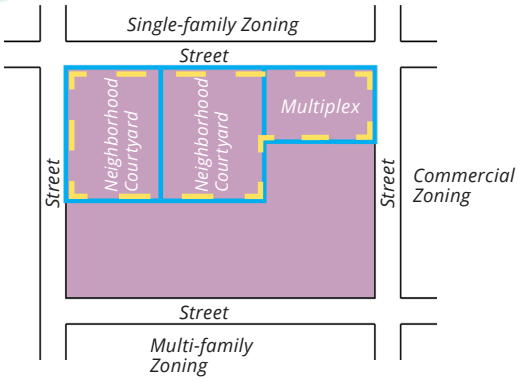
Figure 10-20.030.020.1 Example of Applying Development Sites on Existing Right of Way Network

1 Identify Zone(s)



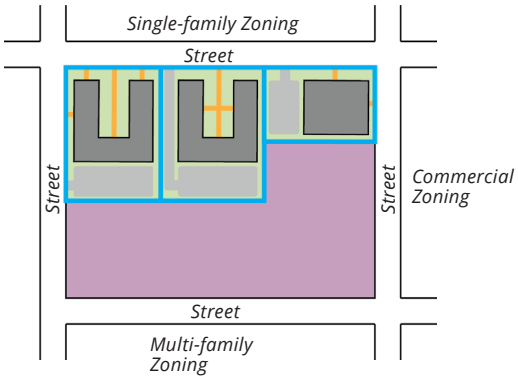
- See Form-Based Zone Map.
- See Article 3 (Zones) for development site requirements.

2 Apply Development Sites



- Select only 1 building type for each development site from the allowed building types for the zone. Apply the dimensional standards for the development sites of each allowed building type. (See Subsection 3 of each zone in Article 3).
- Development sites are allowed to occupy some or all of a parcel in compliance with the standards.

3 Place Buildings

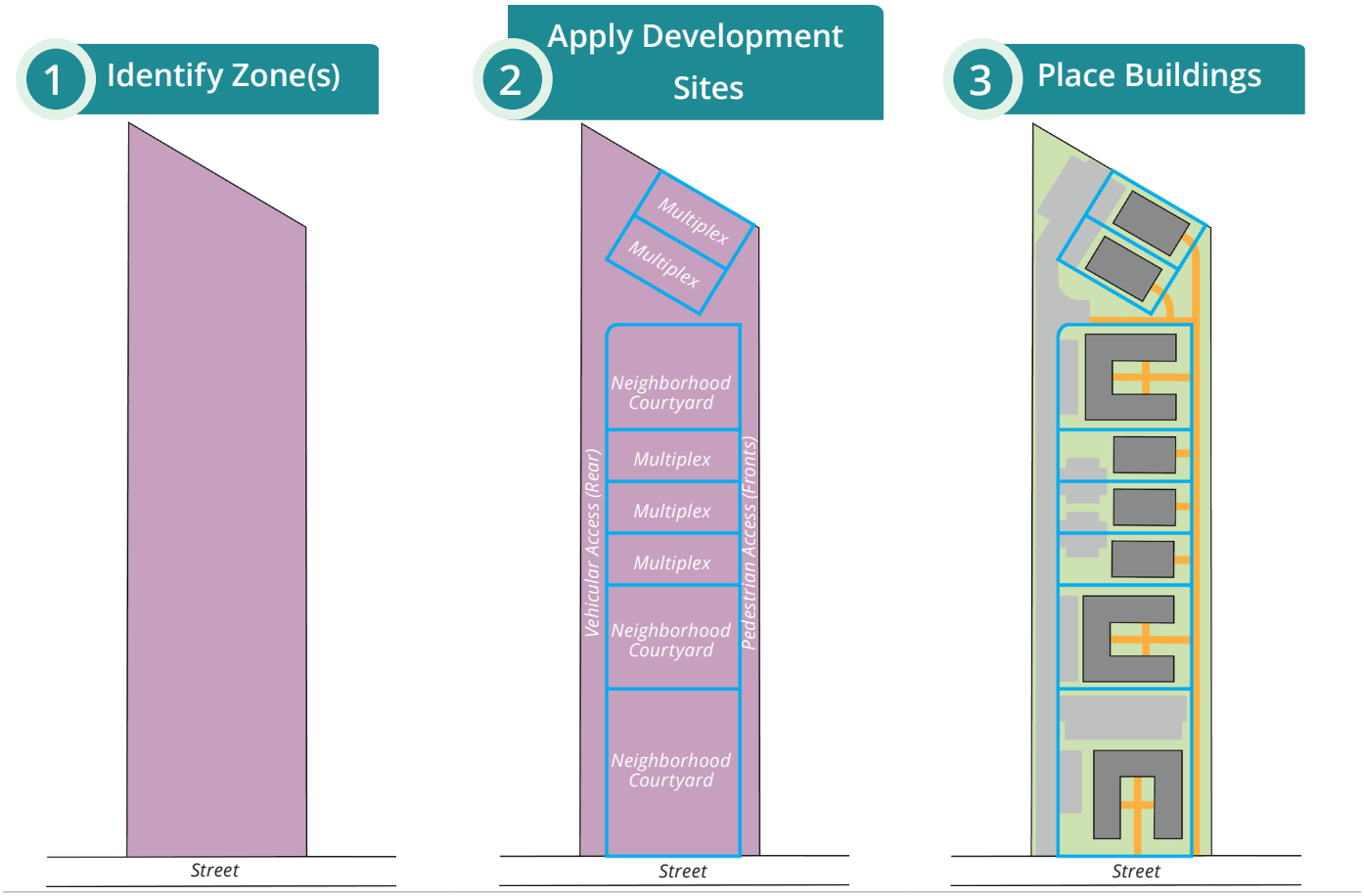


- Place each primary building on its development site in compliance with the required setbacks and other standards of the zone (see Article 3).
- Each building is required to front onto the adjacent street or civic space.
- Select and apply frontage types to each building/unit entry (see Subsection 8 of the zone).

Key

- Project Area
- Development Site Line
- Primary Building
- Example Zone
- Vehicle Access & Parking
- Pedestrian Circulation
- Landscaping

Figure 10-20.030.020.2 Example of Applying Development Sites on a Pedestrian Circulation Network



- See Form-Based Zone Map.
- See Article 3 (Zones) for development site requirements.

- Select only 1 building type per development site from the allowed building types for the zone. Apply the dimensional standards for the development sites of each allowed building type. (See Subsection 3 of each zone in Article 3).
- Projects of at least three acres must include 2 or more building types.
- Development sites are allowed to occupy some or all of a parcel in compliance with the standards.

- Place each primary building on its development site in compliance with the required setbacks and other standards of the zone (see Article 3).
- Each development site is required to front onto the adjacent street or pedestrian circulation network, whichever is closer. The pedestrian circulation network is contiguous and separate from vehicular circulation.
- Vehicular and pedestrian circulation is allowed to be grouped and independent of development sites.
- It is not required that parking for a building occur on the same development site.
- Select and apply frontage types to each building/unit entry (see Subsection 8 of the zone).

Key

Project Area | Primary Building | Vehicle Access & Parking | Landscaping
Development Site Line | Example Zone | Pedestrian Circulation

10-20.03.030 Overview of Zones

Table A (Zones Overview) provides an overview of each zone and its intent.

Table 10-20.03.030.A: Zones Overview

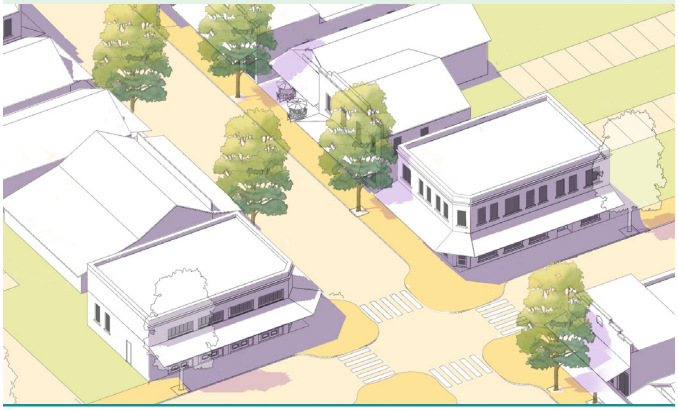
Less Urban

Neighborhood.Small 10-20.03.040	Neighborhood.Medium 10-20.03.050
	
Zone Abbreviation	**Zone Abbreviation**
N.S	N.M
Sub-Zone(s)	**Sub-Zone(s)**
N.S-Open. The open sub-zone allows non-residential uses within the same building form and character of the base zone.	None
Intent	**Intent**
A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.	A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.
Desired Form	**Desired Form**
House-Scale Buildings	Mix of House-Scale and Block-Scale Buildings
Primarily Detached Buildings	Primarily Detached Buildings
Small-to-Medium Building Footprint	Medium-to-Large Building Footprint
Small-to-Medium Front Setbacks	Small Front Setbacks
Small-to-Medium Side Setbacks	Small Side Setbacks
Up to 2.5 Stories	Up to 3 Stories
House, Duplex Side-by-Side, Duplex Stacked, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex	Duplex Side-by-Side, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Porch Projecting, Porch Engaged, and Dooryard Frontage Types; Shopfront in Open Sub-Zone	Porch Projecting, Porch Engaged, Dooryard, Shopfront and Terrace Frontage Types

Table 10-20.03.030.A: Zones Overview (Continued)

More Urban

Main Street.Small 10-20.03.060



Zone Abbreviation
MS.S
Sub-Zone(s)
None

Intent
A walkable, district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Desired Form
Mix of House-Scale and Block-Scale Buildings
Primarily Attached Buildings
Small-to-Medium Building Footprint
None-to-Small Front Setbacks
None-to-Small Side Setbacks
Up to 3 Stories (Up to 2 Stories in Historic Core)
Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Porch Projecting, Porch Engaged, Dooryard, Forecourt, Maker Shopfront, Shopfront, Terrace, and Gallery Frontage Types.

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10-20.03.040 Neighborhood.Small (N.S)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

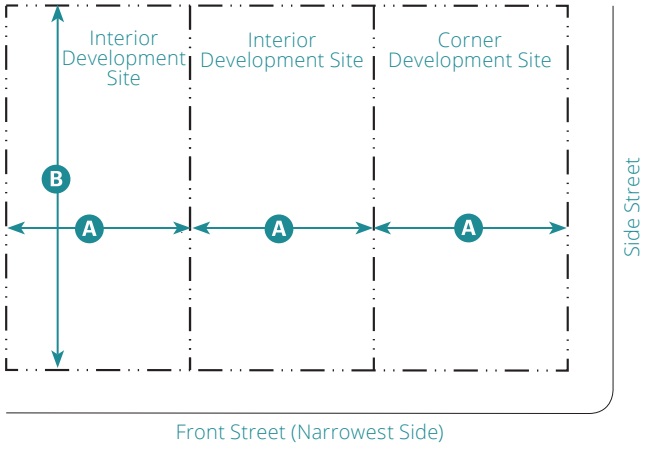
A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

House-Scale Buildings	House, Duplex Side-by-Side, Duplex Stacked, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex
Primarily Detached Buildings	
Small-to-Medium Building Footprint	
Small-to-Medium Front Setbacks	
Small-to-Medium Side Setbacks	Porch Projecting, Porch Engaged, and Dooryard Frontage Types; Shopfront in Open Sub-Zone
Up to 2.5 Stories	

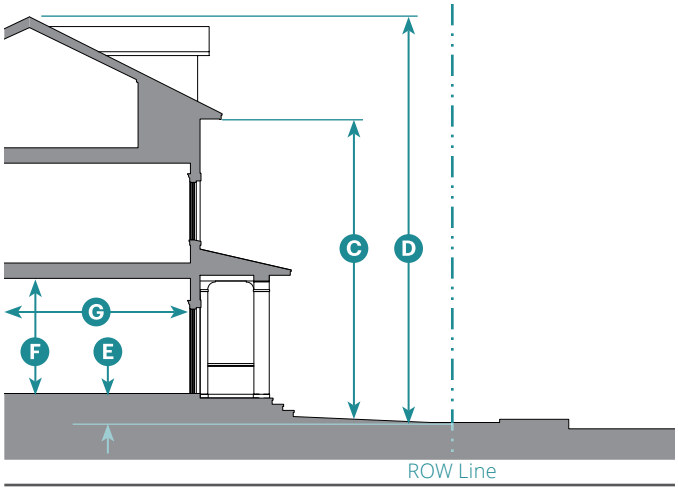
2. Sub-Zone(s)

N.S-Open. The open sub-zone allows non-residential uses within the same building form and character of the base zone.



Key

ROW/ Development Site Line



Key

ROW Line

3. Building Types and Development Site Size			
Allowed Building Types	**Development Site[1] Width A**	**Depth B**	**Standards**
House-Scale			
Ancillary Building[2]	N/A	N/A	10-20.06.040
House	50' min.	100' min.	10-20.06.050
Duplex Side-by-Side	55' min.	110' min.	10-20.06.060
Duplex Stacked	50' min.	100' min.	10-20.06.070
Cottage Court	90' min.	120' min.	10-20.06.080
Fourplex	50' min.	110' min.	10-20.06.090
Neighborhood Townhouse	18' min.[3]	100' min.	10-20.06.100
Neighborhood Courtyard	70' min.[4]	150' min.	10-20.06.110
Pocket Neighborhood	170' min.; 300' max.	260' min.; 500' max.	10-20.06.120
Multiplex	75' min.	125' min.	10-20.06.130
Block-Scale			
None			

Each development site shall have only one primary building type.

[1] Development sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Article 10 (Specific to Large Sites).

[2] The Ancillary Building is not a primary building type.

[3] Represents one townhouse

[4] For an L-shaped building; 100' min. for a U-shaped building

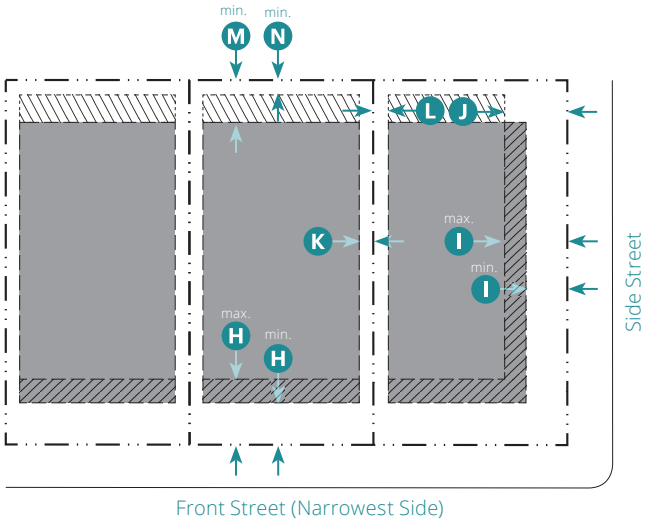
4. Building Form		
Height		
Primary Building[5]		
Stories	2.5 max.	
To Highest Eave/Parapet	24' max.	C
Overall	30' max.	D
Ground Floor Finish Level		E
Residential	6" min.[6]	
Non-Residential	6" max.	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)[7]	**2 max.**	
Footprint		
Max. Development Site Coverage	See standards in Article 6 (Specific to Building Types)	
Depth, Ground-Floor Space		G
Cottage Court	12' min.[8]	
All Building Types	20' min.[8]	

[5] See Article 6 (Specific to Building Types) for refinements to massing and height standards.

[6] Common entries may be set at grade in compliance with local and federal accessibility standards.

[7] Each accessory structure 120 sf max. and 8' max. height if located in required setback areas.

[8] For habitable/occupiable space only



Key

- ROW/ Dev't Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

Setback (Distance from ROW/ Development Site Line)[9]		
Front (Facade Zone)		H
Interior Development Site	10' min.[10]; 20' max.	
Corner Development Site	10' min.[10]; 20' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 20' max.	I
Accessory Structure(s)	20' min.	J
Side		
Primary Building	7' min.	K
Accessory Structure(s), Pools, and Hot Tubs	5' min.	L
Rear		
Primary Building	15' min.	M
Accessory Structure(s), Pools, and Hot Tubs	5' min.	N

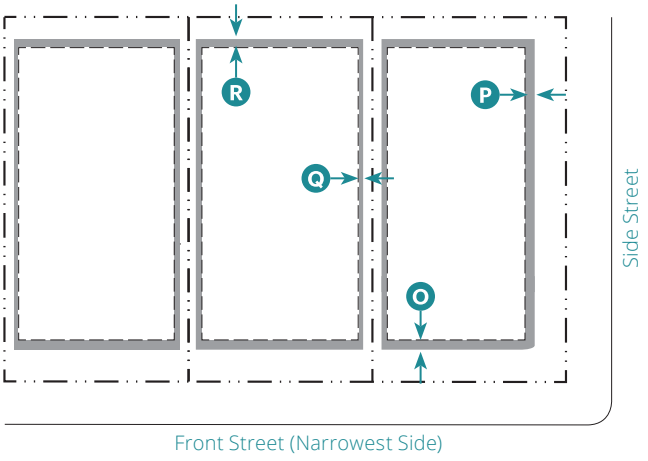
Building Facade		
Facade Zone	**Front St.**	**Side St.**
Façade Zone Defined by Primary Building/Frontage (See Subsection 10-20.12.030.2)	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[9] Development sites with slopes ≥ 6% shall comply with Section 10-20.05.050 (Slope Standards).

[10] Within N.S. 15' Front Setback Overlay, min. 15' for existing parcels



Key

- ROW/ Dev't Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side[11] Q	Rear[11] R
Architectural Features	3' max.	3' max.	3' max.	5' max.
Private Frontages	P[12]	P[12]	X	X
Patio Covers	X	X	3' max.	5' max.
Stairs/Ramps	P[12]	P[12]	3' max.	5' max.
Decks (Max. 3' Above Grade)	X	X	5' max.	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 10-20.05.020 (Screening).

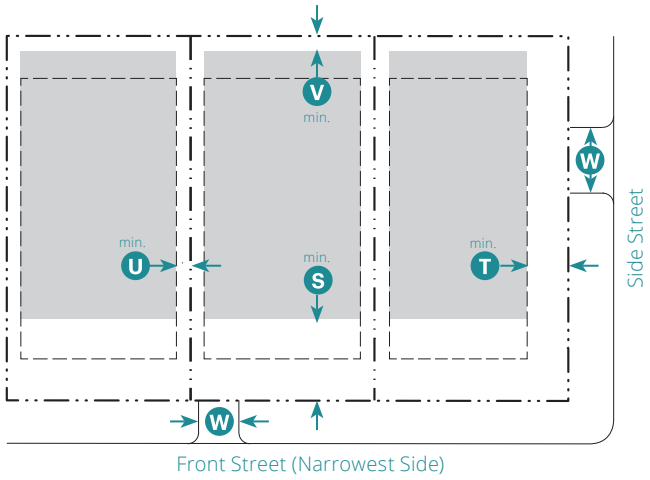
[11] No encroachment allowed for Accessory Structures.

[12] See Subsection 2 of the selected private frontage type

Encroachments into Public Right of Ways (ROW)

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key P = Allowed X = Not Allowed N/A = Not Applicable



Key

ROW/ Dev't Site Line

Building Setback Line

Parking Area

7. Parking		
Vehicular Spaces[13]		
All Uses[14]	See Section 10-3.502 (Parking Standards)	
Bicycle Spaces[15]		
Residential Uses		
Long Term	1 min. per bedroom (incl. Studios)	
Short Term	1 per 10 bedrooms; min. 2 per project	
Setback (Distance from ROW/ Development Site Line)		
Front	40' min.[16]	S
Side Street	20' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway[17]		
Curb Cut/Width	See Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges)	W

Curb cut width along alley may exceed 8'.

[13] See Subsection 10-20.05.040.4 for additional standards.

[14] See Article 4 (Use Standards) for the underlying zone's allowed uses and permit requirements.

[15] See Subsection 10-20.05.040.3 for additional standards.

[16] 10' min. allowed for parking courts of 6 or fewer spaces. See Subsection 10-20.05.040.8.C.(2).

[17] See Subsection 10-20.05.040.8.B for additional standards.

8. Frontages	
Allowed Private Frontage Type	**Standards**
Porch Projecting	10-20.07.040
Porch Engaged	10-20.07.050
Dooryard	10-20.07.060
Shopfront[18]	10-20.07.090
Allowed Public Frontage Type	**Standards**
Street	10-20.05.060.C.1

[18] Open sub-zone only

10-20.03.050 Neighborhood.Medium (N.M)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

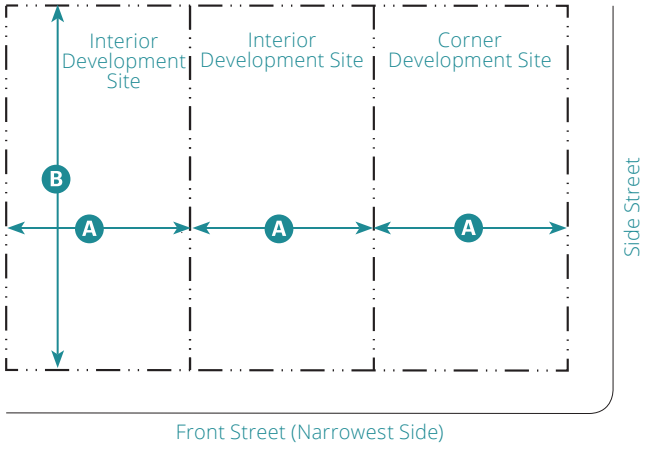
A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

Mix of House-Scale and Block-Scale Buildings	Duplex Side-by-Side, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Primarily Detached Buildings	
Medium-to-Large Building Footprint	
Small Front Setbacks	Porch Projecting, Porch Engaged, Dooryard, Shopfront and Terrace Frontage Types
Small Side Setbacks	
Up to 3 Stories	

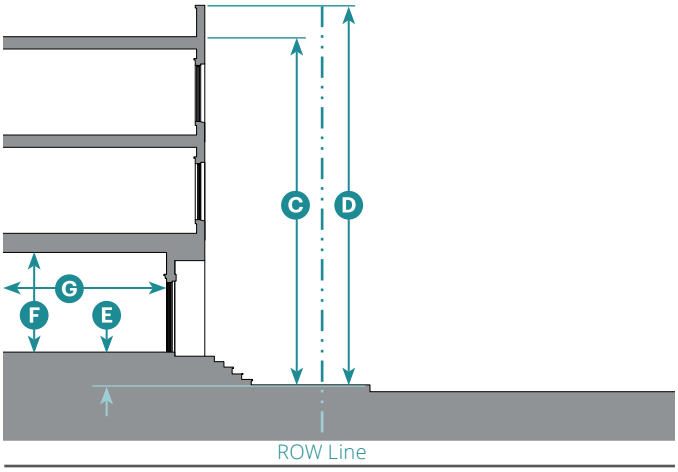
2. Sub-Zone(s)

None



Key

ROW/ Dev't Site Line



Key

ROW Line

3. Building Types and Development Site Size			
Allowed Building Types	**Development Site[1] Width A**	**Depth B**	**Standards**
House-Scale			
Ancillary Building[2]	N/A	N/A	10-20.06.040
Duplex Side-by-Side	55' min.	110' min.	10-20.06.060
Neighborhood Townhouse	18' min.[3]	100' min.	10-20.06.100
Neighborhood Courtyard	70' min.[4]	150' min.	10-20.06.110
Multiplex	75' min.	110' min.	10-20.06.130
Block-Scale			
Main Street Building	25' min.	100' min.	10-20.06.140

Each development site shall have only one primary building type.

[1] Development sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Article 10 (Specific to Large Sites).

[2] The Ancillary Building is not a primary building type.

[3] Represents one townhouse

[4] For an L-shaped building; 100' min. for a U-shaped building

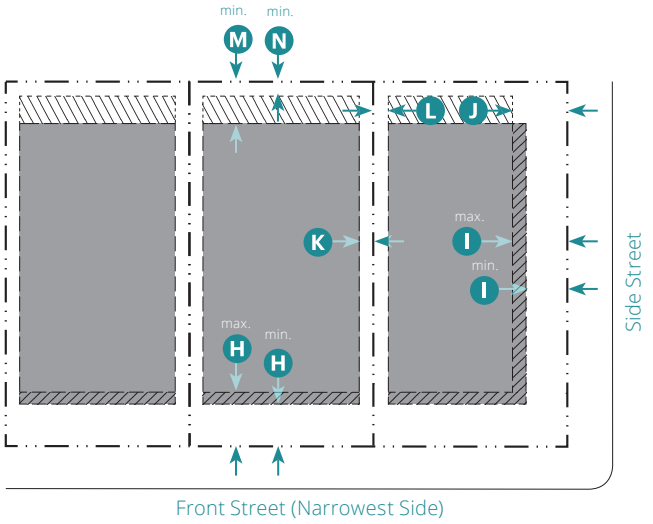
4. Building Form		
Height		
Primary Building[5]		
Stories	3 max.	
To Highest Eave/Parapet	26' max.	C
Overall	35' max.	D
Ground Floor Finish Level		E
Residential	6" min.[6]	
Non-Residential	6" max.	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)[7]	**1 max.**	
Footprint		
Max. Development Site Coverage	See standards in Article 6 (Specific to Building Types)	
Depth, Ground-Floor Space	20' min.[8]	G

[5] See Article 6 (Specific to Building Types) for refinements to massing and height standards.

[6] Common entries may be set at grade in compliance with local and federal accessibility standards.

[7] Each accessory structure 120 sf max. and 8' max. height if located in required setback areas.

[8] For habitable/occupiable space only



Key

- ROW/ Dev't Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

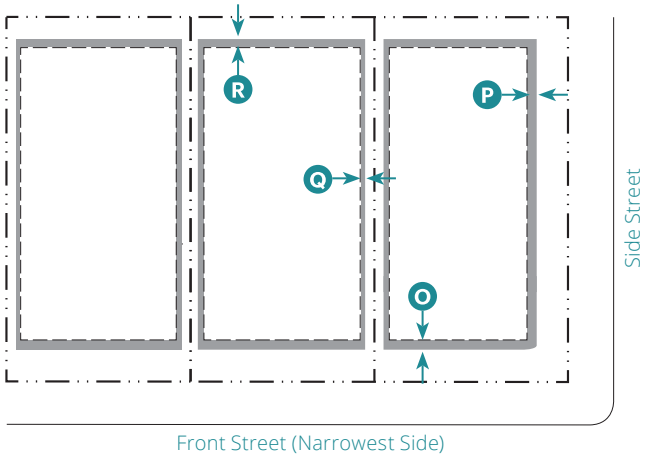
Setback (Distance from ROW/ Development Site Line)[9]		
Front (Facade Zone)		H
Interior Development Site	10' min.; 15' max.	
Corner Development Site	10' min.; 15' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 15' max.	I
Accessory Structure(s)	15' min.	J
Side		
Primary Building	5' min.	K
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	15' min.	M
Accessory Structure(s)	5' min.	N

Building Facade		
Facade Zone	**Front St.**	**Side St.**
Façade Zone Defined by Primary Building/Frontage (See Subsection 10-20.12.030.2)	70% min.	60% min.

Facade Design

All building facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[9] Development sites with slopes ≥ 6% shall comply with Section 10-20.05.050 (Slope Standards).



Key

- ROW/ Dev't Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side[10] Q	Rear[10] R
Architectural Features	2' max.	2' max.	1' max.	5' max.
Private Frontages	P[11]	P[11]	X	X
Patio Covers	X	X	1' max.	5' max.
Stairs/Ramps	P[11]	P[11]	1' max.	5' max.
Decks (Max. 3' Above Grade)	X	X	5' max.	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 10-20.05.020 (Screening).

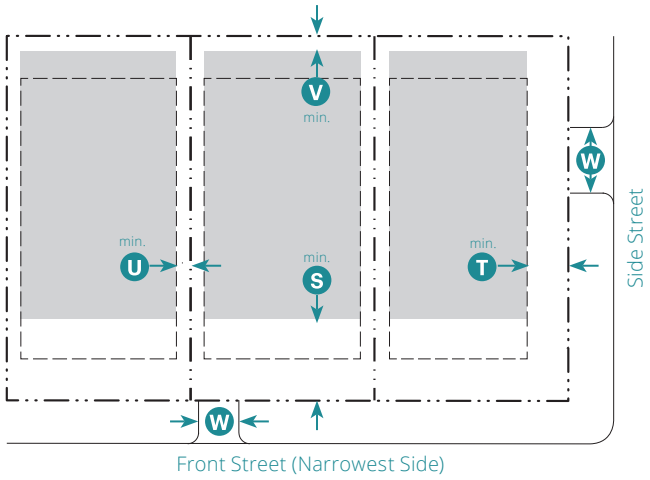
[10] No encroachment allowed for Accessory Structures

[11] See Subsection 2 of the selected private frontage type

Encroachments into Public Right of Ways (ROW)

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key P = Allowed X = Not Allowed N/A = Not Applicable



Key

ROW/ Dev't Site Line

Building Setback Line

Parking Area

7. Parking		
Vehicular Spaces[12]		
All Uses[13]	See Section 10-3.502 (Parking Standards)	
Bicycle Spaces[14]		
Residential Uses		
Long Term	1 min. per bedroom (incl. Studios)	
Short Term	1 per 10 bedrooms; min. 2 per project	
Setback (Distance from ROW/ Development Site Line)		
Front	40' min.[15]	S
Side Street	15' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway[16]		
Curb Cut/Width	See Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges)	W

Curb cut width along alley may exceed 8'.

[12] See Subsection 10-20.05.040.4 for additional standards.

[13] See Article 4 (Use Standards) for the underlying zone's allowed uses and permit requirements.

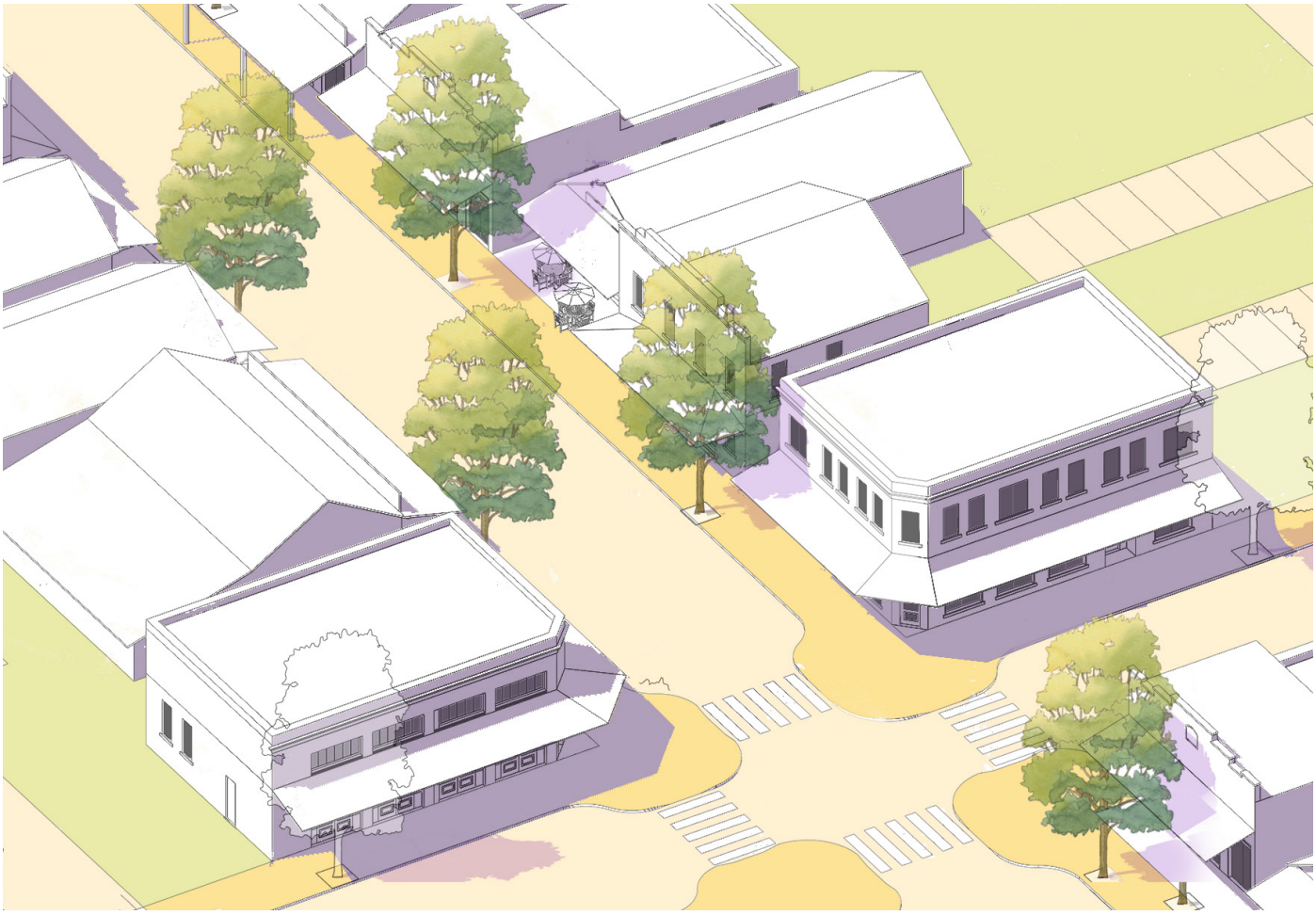
[14] See Subsection 10-20.05.040.3 for additional standards.

[15] 10' min. allowed for parking courts of 6 or fewer spaces. See Subsection 10-20.05.040.8.C.(2).

[16] See Subsection 10-20.05.040.8.B for additional standards.

8. Frontages	
Allowed Private Frontage Type	**Standards**
Porch Projecting	10-20.07.040
Porch Engaged	10-20.07.050
Dooryard	10-20.07.060
Shopfront	10-20.07.090
Terrace	10-20.07.100
Allowed Public Frontage Type	**Standards**
Street	10-20.05.060.C.1
Avenue/Boulevard	10-20.05.060.C.2

10-20.03.060 Main Street.Small (MS.S)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

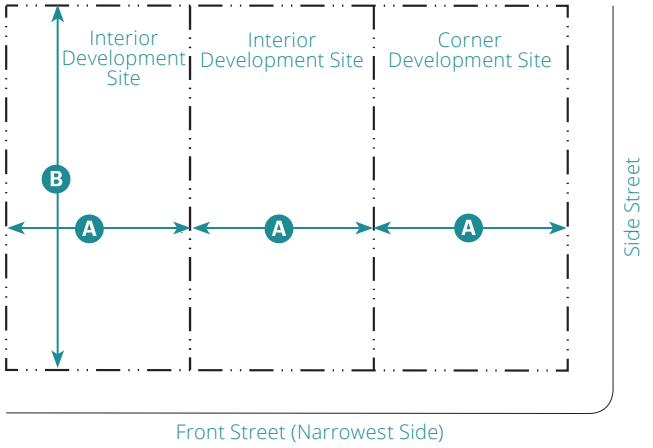
A walkable district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

The following are generally appropriate form elements in the zone.

Mix of House-Scale and Block-Scale Buildings	Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Primarily Attached Buildings	
Small-to-Medium Building Footprint	
None-to-Small Front Setbacks	Porch Projecting, Porch Engaged, Forecourt, Shopfront, Terrace, and Gallery Frontage Types; Dooryard and Maker Shopfront Frontage Types on Side Street
None-to-Small Side Setbacks	
Up to 3 Stories (Up to 2 Stories in Historic Core)	

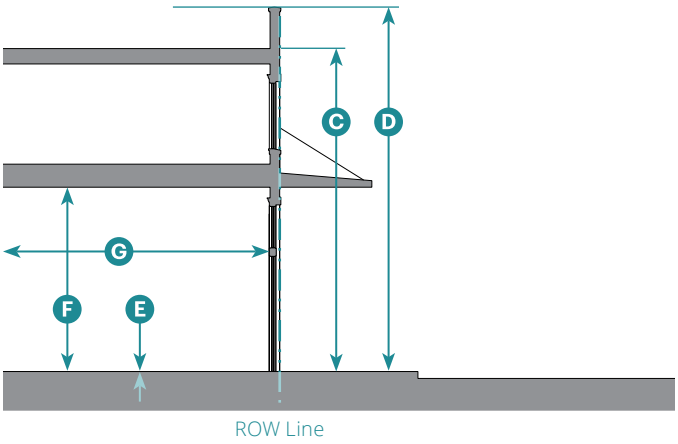
2. Sub-Zone(s)

None



Key

ROW/ Dev't Site Line



Key

ROW Line

3. Building Types and Development Site Size			
Allowed Building Types	**Development Site[1]**		**Standards**
	Width A	**Depth B**	
House-Scale			
Ancillary Building[2]	N/A	N/A	10-20.06.040
Neighborhood Townhouse	18' min.[3]	100' min.	10-20.06.100
Neighborhood Courtyard	70' min.[4]	150' min.	10-20.06.110
Multiplex	60' min.	110' min.	10-20.06.130
Block-Scale			
Main Street Building	25' min.	100' min.	10-20.06.140

Each development site shall have only one primary building type.

[1] Sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Article 10 (Specific to Large Sites).

[2] The Ancillary Building is not a primary building type.

[3] Represents one townhouse

[4] For an L-shaped building; 100' min. for a U-shaped building

4. Building Form			
Height	**Historic Core**	**Not in Historic Core**	
Primary Building[5]			
Stories	2 max.	3	
To Highest Eave/Parapet		26' max.	C
Overall	30' max	35' max.	D
Ground Floor Finish Level			E
Residential	6" min.[6,7]		
Non-Residential	6" max.		
Ground Floor Ceiling	14' min.		F
Accessory Structure(s)[8]	**2 max.**		
Footprint			
Max. Development Site Coverage	See standards in Article 6 (Specific to Building Types)		
Depth, Ground-Floor Space	30' min.[9]		G

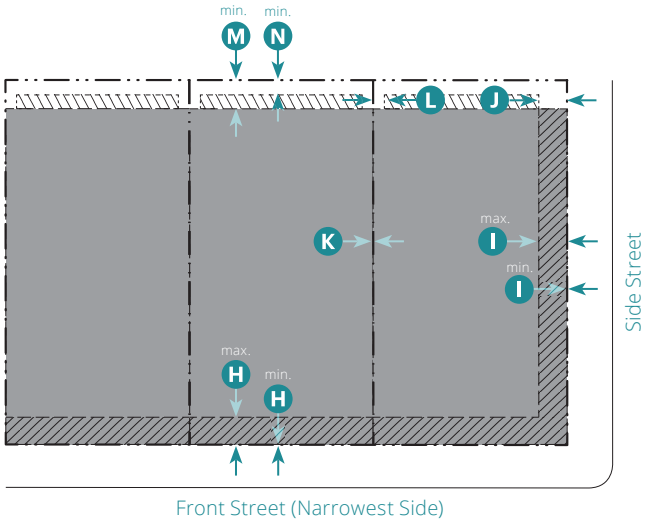
[5] See Article 6 (Specific to Building Types) for refinements to massing and height standards.

[6] Common entries may be set at grade in compliance with local and federal accessibility standards.

[7] Only on side street and at least 60' from front of development site

[8] Each accessory structure 120 sf max. and 8' max. height if located in required setback areas.

[9] For habitable/occupiable space only



Key

- ROW/ Dev't Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

Setback (Distance from ROW/ Development Site Line)[10]		
Front (Facade Zone)		H
Interior Development Site	0' min.; 10' max.	
Corner Development Site	0' min.; 10' max.	
Side Street (Facade Zone)		
Primary Building	0' min.; 10' max.	I
Accessory Structure(s)	10' min.	J
Side		
Primary Building	0' min.	K
Adjacent to Res'l Zone	10' min.	
Accessory Structure(s), Pools, and Hot Tubs	3' min.	L
Rear		
Primary Building	15' min.	M
Adjacent to Res'l Zone	20' min.	
Accessory Structure(s), Pools, and Hot Tubs	5' min.	N

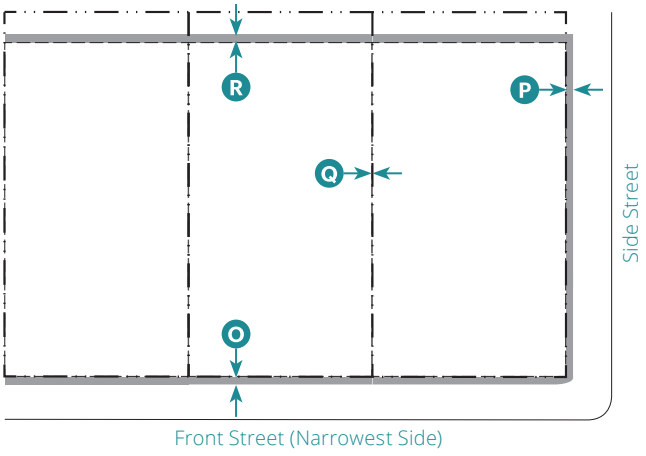
Building Facade

Facade Zone	Front St.	Side St.
Façade Zone Defined by Primary Building/Frontage (See Subsection 10-20.12.030.2)	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[10] Development sites with slopes ≥ 6% shall comply with Section 10-20.05.050 (Slope Standards).



Key

- ROW/ Dev't Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side[11] Q	Rear[11] R
Architectural Features	3' max.	3' max.	X	5' max.
Private Frontages[12]	X	X	X	X
Patio Covers	X	X	X	5' max.
Stairs/Ramps	X	X	X	5' max.
Decks (Max. 3' Above Grade)	X	X	3' max.	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 10-20.05.020 (Screening).

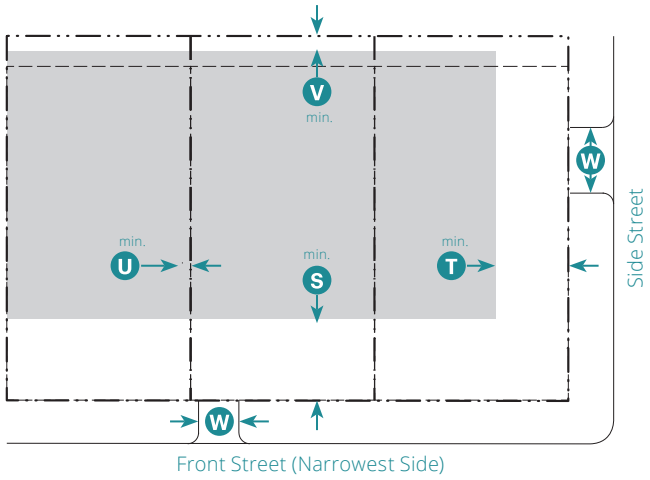
Encroachments into Public Right of Ways (ROW)

Upper story encroachments, including the Gallery (Section 10-20.07.110), on front and side street require 8' min. of vertical clearance.

[11] No encroachment allowed for Accessory Structures.

[12] The Gallery Frontage Type (Section 10-20.07.110) may encroach over the sidewalk to within 18" of the curb face.

Key P = Allowed X = Not Allowed N/A = Not Applicable



Key

ROW/ Dev't Site Line

Building Setback Line

Parking Area

7. Parking		
Vehicular Spaces[13]		
All Uses[14]	See Section 10-3.502 (Parking Standards)	
Bicycle Spaces[15]		
Residential Uses		
Long Term	1 min. per bedroom (incl. Studios)	
Short Term	1 per 10 bedrooms; min. 2 per project	
Setback (Distance from ROW/ Development Site Line)		
Front	40' min.[16]	S
Side Street	40' min.	T
Side	0' min.	U
Rear	5' min.	V
Driveway[17]		
Curb Cut/Width	See Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges)	W

Curb cut width along alley may exceed 12'.

[13] See Subsection 10-20.05.040.4 for additional standards.

[14] See Article 4 (Use Standards) for the underlying zone's allowed uses and permit requirements.

[15] See Subsection 10-20.05.040.3 for additional standards.

[16] 10' min. allowed for parking courts of 6 or fewer spaces. See Subsection 10-20.05.040.8.C.(2).

[17] See Subsection 10-20.05.040.8.B for additional standards.

8. Frontages	
Allowed Private Frontage Type	**Standards**
Porch Projecting	10-20.07.040
Porch Engaged	10-20.07.050
Dooryard[18]	10-20.07.060
Forecourt	10-20.07.070
Maker Shopfront[18]	10-20.07.080
Shopfront	10-20.07.090
Terrace	10-20.07.100
Gallery	10-20.07.110
Allowed Public Frontage Type	**Standards**
Avenue/Boulevard	10-20.05.060.C.2
Main Street	10-20.05.060.C.3

[18] Only on side street

10-20.03.070 Adjacency Requirements

A. Where a new building in a ODDS Zone is adjacent to the zone(s) or other physical feature identified in Table A, adjacency standards are required. The new building shall be designed in compliance with the requirements of this Table.

Table 10-20.03.070.A: Adjacency Requirements

Applicability	Standard
Where abutting a single-family residential district	
Height Limit	Max. 2.5 stories and 30' in height within 30' of shared side and/or within 50' of shared rear property line
Building Volumes	Max. 60' width per building volume; 20' min. separation between building volumes
Screen Landscaping	Screening trees are required along shared side and rear property lines at a quantity of one per 25 linear feet except where structures are located. Screening trees shall have a typical mature height of at least 25 feet and mature canopy width of 15 feet and shall be planted at 14-inch box size or larger and at least 8 feet in height. Existing trees to be retained that are at least 25 feet tall and 15 feet wide may substitute for required planting on a one-to-one ratio. Three closely spaced tall screening shrubs with a typical mature height of at least 20 feet and mature width of at least 5 feet may be substituted for one screening tree and shall be planted at 15-gallon size or larger and at least 8 feet in height. At least 30% of screening trees and shrubs shall be evergreen.
Landscape Buffer	A landscaped buffer of at least 5 feet in depth is required along the length of the rear property line except where structures are located
Where within 100' of a Creek	
Ground Floor	Ground floor frontage required using the frontage types allowed by the zone. Min. 15' building setback from the development site line.

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Article 4: Use Standards

Sections:

10-20.04.010 Use Standards

10-20.04.010 Use Standards

Allowed land uses are set forth in Article 10-3.03 (Land Use Regulations) as identified in Table A (Allowed Uses).

Table 10-20.04.010.A: Allowed Uses

Underlying Zone	Reference for Allowed Uses
Residential	Article 10-3.03 (Land Use Regulations)
Non-residential	Article 10-3.03 (Land Use Regulations)

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Article 5: General to Development Sites

Sections:

10-20.05.010 Purpose
10-20.05.020 Screening
10-20.05.030 Landscaping and Lighting
10-20.05.040 Parking and Loading
10-20.05.050 Slope Standards
10-20.05.060 Public Frontage Standards
10-20.05.070 Privacy Standards
10-20.05.080 Service and Utility Standards

10-20.05.010 Purpose

This Article provides standards to ensure that new development accomplishes the following:

1. Makes a positive contribution to the development pattern of the area;
2. New or altered structures are compatible with the design and use of existing structures on neighboring properties;
3. Respects the existing conditions of neighboring properties; and
4. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability of these properties.

10-20.05.020 Screening

1. **Intent**. This Section provides standards for screening, fences, and walls for the protection of property, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment.
2. **Design Standards for Screening.** Except for wall- and ground-mounted equipment that is not visible from the public right-of-way or abutting development sites, all equipment shall comply with the following:
   A. **Screening Height Maximums.** Screening shall not exceed the maximums identified in Table A (Maximum Screening Height).
   B. **Screening Height Measurement.** Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material. No combination of wall and screen shall exceed the maximum height alllowed in Table A (Maximum Screening Height).

Table 10-20.05.020.A: Maximum Screening Height					
Zone	**Item**	**Maximum Height Allowed**			
		Front	**Side St.**	**Side**	**Rear**
N.S, N.M	Fences[2]	3' max.	3' max.	8' max.	8' max.
	Free Standing Walls	3' max.	3' max.	8' max.	8' max.
	Landscaping[1]	4' max.	4' max.	No max.	No max.
MS.S	Fences	X	X	8' max.	8' max.
	Free Standing Walls	X	X	8' max.	8' max.
	Landscaping[1]	3' max.	3' max.	No max.	No max.

[1] Excludes trees

[2] 6' of solid material with 2 ' of open material (lattice, wrought iron, or grille work allowing visibility through 50% of the material) at the top

Key X = Not Allowed

3. **Courtyard Screening**

   A. Fences, walls and other screening installed to create a courtyard without a roof shall not exceed five feet in height and shall be set back a minimum of 10 feet from the front property line or back of sidewalk, whichever is the least.

   B. Landscaping installed in compliance with Section 10-20.05.030 (Landscaping and Lighting).

4. **Screening on Retaining Walls.** The total height of screens and the retaining walls they are mounted on or attached to shall not exceed six feet.

5. **Mechanical Equipment Screening**

   A. The following mechanical equipment is exempt from screening:

      (1) Free-standing or roof-mounted solar equipment; and

      (2) Vents less than two feet in height.

   B. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.

      (1) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.

         (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building; and

         (b) For existing buildings with no parapet less than two feet in height, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.

(2) **Wall- and Ground-Mounted Equipment**

(a) Equipment is not allowed between front or side street facades and the street.

(b) All screen devices shall be as high as the highest point of the equipment being screened.

(c) Equipment and screening shall be in compliance with the setbacks of the zone.

(d) Screening shall be architecturally compatible and include matching paint, finish, and trim cap of the building.

6. **Barbed Wire and Razor Wire.** Barbed wire and razor wire screening are not allowed.

7. **Safety.** Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this Subsection or provided in addition to those provisions, are subject to review by the Traffic Engineer in the following areas to ensure that visibility is maintained:

A. Within 10 feet of the point of intersection of:

(1) A vehicular access way or driveway and a street; and/or

(2) A vehicular access way or driveway and a sidewalk.

B. Within 20 feet of the point of intersection of two or more vehicular access ways, including driveways, alleys, or streets.

C. As used in this Subsection, "point of intersection" is measured from the face of curb or if none, from the edge of pavement.

10-20.05.030 Landscaping and Lighting

1. **Intent.** This Section prescribes landscaping and lighting standards for protection and enhancement of the environmental and visual quality of the community, enhancement of privacy, and the control of dust.

2. **Required Landscaping.** The landscaping required by this Section shall be installed as part of the development or improvement(s) requiring the landscaping. Standards for landscaping in parking areas shall be in combination with Section 10-20.05.040 (Parking and Loading).

A. Landscaping materials shall be integrated into the required setbacks, stream and wetland buffers, and design of the selected private frontage type(s).

B. Landscape materials shall be applied to the planting areas identified for public frontage type(s).

3. **Design Standards**

A. **Landscape Area.** A minimum percentage of a development site shall be landscaped in compliance with Table A:

Table 10-20.05.030.A: Landscape Area

Zone	Minimum percent of development site area composed of landscaped area	Minimum percent of facade zone composed of landscaped area
Neighborhood.Small	25%	70%
Neighborhood. Medium	10%	50%
Main Street.Small	10%	Not required

B. **Allowed Landscaping Materials**

(1) Required landscaped areas shall be composed of trees, shrubs and groundcover, and shall exclude areas occupied by structures, hardscape, and pools, in compliance with the following minimum standards:

(a) Trees shall be planted at 15-gallon size or larger;

(b) Shrubs shall be planted at one-gallon size or larger;

(c) Ground cover shall be planted at spacing of a minimum 12 inches on center;

(d) Decorative nonliving landscaping materials including, but not limited to, sand, stone, or gravel may be used up to 10 percent of required landscape areas.

(2) Street trees. Where the sidewalk abutts the subject property, street trees, of at least 15-gallon size, spaced no further than 35 feet apart, double-staked, shall be planted between the curb and the back of sidewalk, where missing. If there is no sidewalk, the street trees shall be placed in planters at least four feet by six feet without encroaching into the parking or travel lane.

C. **Species Selection**

(1) Native and drought tolerant species are required to meet the minimum standards, in conformance with Title 9, Chapter 22 (Water Efficient Landscaping).

(2) Landscaping shall be in compliance with Ross Valley Fire Department Standard 220 (Vegetation Management Plan).

D. **Existing Vegetation.** On-site trees of caliper size 22 inches minimum, measured at 52 inches above grade, shall be incorporated into the landscaping. In compliance with Ross Valley Fire Department Standard 220 (Vegetation Management Plan). Acacia, Eucalyptus, Plum, Privet, and Monterey Pine trees may be removed. Any tree 22 inches in diameter at breast height or larger removed for construction of a residential unit shall be replaced on-site with a 48-inch box tree.

E. **Landscape Integration with Frontage Type(s).** Required landscaping shall be placed within and/or around the variety of frontage type elements in compliance with Table B:

Table 10-20.05.030.B: Landscape Integration with Frontage Type(s)

Frontage Type	Location
Porch: Projecting, Engaged	Containers within Porch, Planters at base of Porch and along building facade
Dooryard	Containers and/or planters within Dooryard
Forecourt	Containers and planters within Forecourt
Maker Shopfront	Containers along base of Shopfront
Shopfront, Gallery	Containers along base of Shopfront or Gallery
Terrace	Containers within Terrace, planters at base of Terrace

F. **Retaining Walls**

(1) Retaining walls within the front and/or side street façade zone(s) or visible from the public sidewalk adjoining the development site shall:

(a) Not exceed four feet in height as measured to the adjacent finished grade or sidewalk whichever is nearest;

(b) Include a landscape planter in front of the wall. The planter shall be at least 18 inches deep measured perpendicular to the wall; and

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.

(2) Retaining walls along the interior development site line that are beyond the front and/or side street façade zone(s) shall:

(a) Not exceed three feet as measured to the adjacent finished grade;

(b) Include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall; and

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.

(3) Retaining walls along the rear development site line that are beyond the front and/or side street façade zone(s) shall:

(a) Not exceed eight feet as measured to the adjacent finished grade;

(b) If exposed, include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall;

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building; and

(d) Not require landscaping or wall material finish(es) if within the building and not exposed.

G. **Landscape Maintenance**

(1) Required landscaping shall be maintained in a clean and healthy condition. This includes pruning, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all landscaping.

(2) Automatic irrigation shall be provided to all planting areas in compliance with requirements of Title 9, Chapter 22 (Water Efficient Landscaping).

(3) Root barriers are required on all trees planted within 10 feet of paved areas.

4. **Required Lighting**

   A. Site improvements, including lighting, as required to be consistent with the selected Architectural Style for the primary building.

   B. Lighting shall be provided in compliance with the following:

      (1) All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.

      (2) Bollard lighting may be used to light walkways and other landscape features, but shall cast its light downward.

      (3) Internally illuminated fascia, wall, roof, awning or other building parts are prohibited.

      (4) Uplighting of landscaping is prohibited.

      (5) All nonessential exterior lighting associated with non-residential uses shall be turned off or dimmed no more than 30 minutes after the close of business or when the non-residential use is not in use.

10-20.05.040 Parking and Loading

1. **Intent.** This Section prescribes standards for motor vehicle and bicycle parking areas, loading and access drives, and standards for reducing motor vehicle trips per capita to and from development. These standards are intended to ensure that new development accomplishes the following:

   A. Consistency with the intended physical character of walkable environments;

   B. Provision of bicycle parking to increase bicycle trips and reduce motor vehicle trips per capita; and

   C. Appropriately limits, screens, and landscapes motor vehicle parking areas to protect and enhance the environmental and visual quality of the community, enhance privacy, attenuate noise, and control dust.

2. **On-site parking.** On-site parking is allowed in all zones subject to the standards in this Section**.**

3. **Bicycle Parking Standards.** Bicycle parking shall be provided in compliance with the standards of the zone.

4. **General Vehicular Parking Standards**

   A. **Sharing of On-Site Parking.** Sharing of parking between different uses and developments is allowed.

   B. **Sharing of Non-Residential Parking Required.** If on-site parking spaces for non-residential uses are provided, such spaces shall be made available for use by the general public during at least one of the following time periods:

      (1) Monday through Friday, 8 AM to 5 PM; or

      (2) Monday through Friday, 5 PM to 11 PM and all day on Saturday and Sunday.

C. **Larger Vehicle Parking**

(1) Trucks, tractors or tractor-trailers having a capacity of more than a 1.5-ton load, front- and rear-end loaders, or any kind of commercial, industrial, agricultural, or transportation vehicles/ equipment used primarily for business purposes, shall not be parked or stored in any zone for purposes other than unloading, loading, or delivery services.

(2) Automobiles, small trucks, vans, and vehicle trailers allowed in conjunction with an approved home occupation (one per home occupation), and recreational vehicles are excluded from the provisions of this Subsection.

D. **Storage of Unregistered or Inoperable Motor Vehicles.** Automotive vehicles, trailers, or vehicles of any kind or type, requiring licenses that are without current license plates or are inoperable shall only be parked within completely enclosed buildings.

E. **Cargo or Freight Container.** Portable cargo or freight storage containers in any zone for purposes of loading or unloading may be parked or stored on-premise for a period not to exceed 10 days in any one calendar year.

5. **Number of Motor Vehicle Parking Spaces Required**

A. **Required Spaces.** Parking shall be provided in compliance with 10-3.502 (Parking Standards). For any use not addressed in 10-3.502 (Parking Standards), parking shall not exceed a ratio equivalent to the average peak parking occupancy rate for the most comparable use in the Institute of Transportation Engineers Parking Generation Manual.

B. **Required Number of Parking Spaces**

(1) **Calculating Required Parking for a Mixed-Use Development.** For a building with residential and non-residential uses, shared parking shall be calculated as follows. The sum of the required parking for the two use types as stated in Subsection 7 of the zone shall be divided by the factor listed in Table A (Shared Parking Factor for Two Uses). The required number of parking spaces shall be rounded up to the closest whole number.

Table 10-20.05.040.A: Shared Parking Factor for Two Uses

	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

6. **Electric Vehicle Charging.** Electric vehicle charging facilities shall be provided in compliance with Chapter 9-19 (Green Building Requirements).

7. **Traffic-Reducing Parking Standards**

A. **Carshare Parking Spaces**

(1) Carshare parking spaces shall be provided in the amounts specified in Table B (Required Carshare Parking Spaces).

Table 10-20.05.040.B: Required Carshare Parking Spaces	
Residential Uses	**Carshare Parking Spaces Required**
0-49 units	None
50-100 units	1
101 or more units	2 + 1 per additional 200 units
Office/Research & Development Uses	**Carshare Parking Spaces Required**
≤ 10,000 sf	None
> 10,000 sf	1 per 10,000 sf

(2) The required carshare space(s) shall be made available, at no cost, to a carshare service for purposes of providing carshare services to its members. At the election of the property owner, the carshare spaces may be provided:

(a) On the development site; or

(b) On another off-street site within 1,000 feet of the development site.

(3) Required carshare space or spaces shall be designed in a manner that will make the spaces accessible to non-resident subscribers from outside the building as well as building residents.

(4) Prior to approval of the building or Site Permit for a building subject to the carshare standard, a Notice of Special Restriction on the property shall be recorded indicating the nature of standards of this Subsection and identifying the minimum number and location of the required carshare parking spaces. The form of the notice and the location or locations of the carshare parking spaces shall be approved by the Jurisdiction.

(5) If it is demonstrated to the satisfaction of the Jurisdiction that no carshare service can make use of the dedicated carshare parking spaces, the spaces may be occupied by non-carshare vehicles; provided, however, that upon 90 days of advance written notice to the property owner from a carshare service, the property owner shall terminate any non-carsharing leases for such spaces and shall make the spaces available to the carshare service for its use of such spaces.

B. **Carpool Spaces.** If parking is provided at a development, parking spaces reserved for use by carpool/vanpool vehicles shall be designated in preferred locations (including, but are not limited to, closest to building entries). The locations of these spaces shall be approved by the the Town. The minimum number of carpool spaces required is listed in Table C (Required Carpool Parking Spaces).

Table 10-20.05.040.C: Required Carpool Parking Spaces	
Office/Research & Development Uses	**Carpool Parking Spaces Required**
≤ 40 parking spaces	None
> 40 parking spaces	10% of the total number of spaces
Other Uses	**Carpool Parking Spaces Required**
All Other Uses	None

8. **Parking Spaces, Design and Layout**

A. **Access.** On-site parking areas shall be accessed per the following:

(1) On-site parking shall be designed with an appropriate means of vehicular access to a street or to an alley to cause the least interference with traffic flow.

(2) Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, directly from the front, side street, public alley, or rear lane.

(3) On-site loading space(s) shall be in compliance with Title 10, Chapter 3, Article 5 (Parking and Loading).

B. **Driveways**

(1) Access to Driveways

(a) Driveway access to and from developments of two or fewer dwelling units onto public streets shall be where practical by forward motion of the vehicle; and

(b) Driveway access to and from developments of three or more dwelling units onto public streets shall be by forward motion of the vehicle.

(c) Minimum 30 feet separation between driveways for all uses except developments of two or fewer dwelling units.

(2) Number of Driveways. Table D (Number of Driveways) specifies the maximum number of driveways for a development site.

(3) Driveways shall be setback from development site lines as follows:

(a) For front access, minimum two feet from side development site lines; and/or

(b) For side street access, no less than the minimum rear parking setback per the zone; and/or

(c) Where driveway access is shared by abutting development sites, Subsections (a) and (b) above do not apply; minimum two feet from building(s), and in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).

(4) Driveways shall extend to and include the area between the development site line and the edge of the street pavement.

(5) The design and construction of all on-site parking access drives shall be in compliance with Title 7, Chapter 1 (Driveways).

Table 10-20.05.040.D: Number of Driveways

Lot Frontage (Corner Parcel Applies Same Requirements as Side Street)	Maximum Number of Driveways
Up to 150'	1
150' to 299'	2
Each additional 300' over 299'	1

C. **Parking Techniques.** In compliance with Subsection 7 of the zone, the following techniques may be applied individually or in combination:

(1) Tandem Parking. Parking spaces are arranged in a series up to three spaces. Tandem parking is allowed in all zones for all uses. Tandem parking spaces are allowed for residential uses only when designated for use by occupants of the same dwelling unit.

(2) Parking Court. Parking spaces in groupings of covered or uncovered spaces or individual garages not in a podium configuration shared between two development sites. The maximum width of the parking court is 56 feet measured parallel to the adjacent street/right-of-way. The parking court is accessed from the adjacent street/right-of-way and the maximum width of the entrance to the parking court is determined by Subsection 7 of the zone. See Figure 1 (Parking Court(s).

(3) Podium Parking. Parking spaces are located in an at-grade garage under the rear and/or interior side of the building or under all of the building except for the required ground floor habitable space. Occupiable space is along the edges of and/or above the garage level. The podium is not visible or exposed along the front and side street building facades.

(4) Subterranean Parking. Parking spaces are located below the adjacent finished grade of the building. The subterranean garage is allowed to be up to 5 feet above the adjacent finished grade of the building in compliance with the building form (Subsection 3 of the zone) and frontage standards (Article 7).

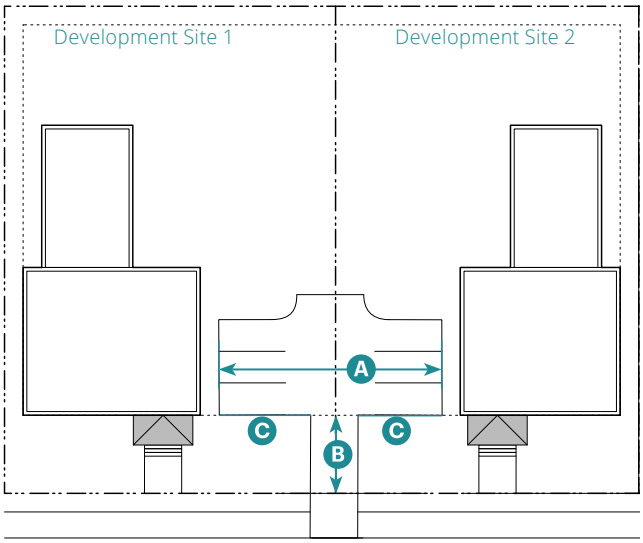
(5) Stacked Parking System. Parking spaces are arranged in a system that provides two to three spaces in the horizontal area of one space. This type of system is within a podium parking garage.

(a) Stacked parking spaces are allowed when designated for use by residents, except for parking designated for use by persons with disabilities.

(b) Mechanical lifts shall be accompanied by an on-site battery or electrical generator to provide sufficient power to clear the lift of all vehicles or shall be capable of manually clearing the lift without power.

(c) In parking systems that stack individual vehicles, each vehicle accommodated by the stacker counts as an individual parking space.

Figure 10-20.05.040.1: Parking Court(s)



- -	Development Site Line		
----	Building Setback Line		
A	Width 56' max.		
B	Parking Court Setback:	Small Parking Court (6 or fewer spaces Large Parking Court (& or more spaces)	15' min. Behind required ground floor habitable space required in Subsection 4 of the zone
C	Decorative wall and landscaping	36" max. height in compliance with Section 10-20.05.030 (Landscaping and Lighting)	

D. **Identification as to Purpose and Location.** On-site parking areas of four or more spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

E. **Materials**

(1) All on-site parking areas and driveways shall be surfaced only with materials identified in Section 5-8.11 (Limitation of Impervious Surfaces, Flatwork Permits and Post-Construction Requirements) and Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).

(2) Parking areas shall comply with Section 5-8.11 (Limitation of Impervious Surfaces, Flatwork Permits and Post-Construction Requirements), exclusive of required landscaping in Table E (Required Parking Lot Landscaping).

F. **Landscaping.** The landscaping standards identified in Table E (Required Parking Lot Landscaping) shall be applied with the standards of Subsection 10-20.05.020 (Screening) and Subsection 10-20.05.030 (Landscaping and Lighting).

(1) Parking and loading areas shall be screened from adjacent residential zones by a six foot wall, fence, or evergreen.

(2) Screening is not required when parking area(s) is adjacent to an alley.

(3) Landscaping areas shall integrate stormwater management features per Title 5 Chapter 8 (Urban Runoff Pollution Prevention).

(4) For portions of parking areas covered by photo-voltaic solar collectors that also function as shade structures, the minimum standard for trees does not apply.

G. **Location**

(1) Location of on-site parking is regulated by the required setbacks in Subsection 7 of the zone and the following:

(a) Parking lots with 11-20 spaces shall be separated at least by five feet from buildings to make room for a sidewalk, landscaping, and/or other planting between the building and the parking area;

(b) Parking lots with more than 20 spaces shall be separated by at least 12 feet from buildings to make room for a sidewalk, landscaping, and other planting between the building and the parking area; and

(c) The required separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.

Table 10-20.05.040.E: Required Parking Lot Landscaping	
Number of Parking Spaces	**Percent of Gross Parking Area Required to be Landscaped**
10 or fewer	None
11 to 20	5' min. wide planter along property line
21 to 50	5%; 5' min. wide planter between every 5 spaces, property line, and building(s)
51 and over	10%; 5' min. wide planter between every 5 spaces, property line, and building(s)
General Landscaping	
Perimeter Planter	5' min. landscape buffer along property line(s) for the length of the parking area
Required Border	6" high curb or equivalent
Border and Stormwater	Curb or equivalent shall include breaks every 4" to provide drainage to retention and filtration areas.
Car Overhangs	Shall be prevented by stops
Required Quantity	1 tree per every 10 parking spaces, beginning at 11 total spaces
Tree Well Size[1]	5' min. in any direction
Tree Can Size	15 gallon min.
Tree Box Size	20% of required trees shall be 24" min.
Tree Caliper	1" min.
Tree Height at Installation	7' min. vertical clearance
Tree Location	Evenly spaced throughout parking lot to provide uniform shade

[1] Any vehicle overhang requires the minimum planter area width to be expanded by an equivalent dimension.

H. **Size of Parking Lot.** Parking lots larger than 10,000 square feet in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.

10-20.05.050 Slope Standards

1. **Intent.** This Section provides the standards for development in all zones on development sites with sloped topography. For the purposes of this Section, sloped topography is any slope of six percent or more.

   A. If there is a conflict between any provisions in this Section or the standards in Title 10, Chapter 3 (Zoning), the more restrictive provision shall apply.

   B. Table A (Amount of Sloped Areas Allowed to be Developed) identifies the amount of developable area for sloped portions of development sites. This, in combination with the standards in this Section and the maximum allowed building footprint shall be applied to the design of the sloped portions of development sites.

   C. Developments subject to Article 10 (Specific to Large Sites) requiring new streets shall be in compliance with maximum grade standards in Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).

Table 10-20.05.050.A: Amount of Sloped Areas Allowed to be Developed

Portions of Development Site with Existing Slope	Development Site [1, 2]	
	Up to 3 acres	>3 acres
0–5.99%	100% max.	100% max.
6–9.99%	100% max.	70% max.
10–14.99%	100% max.	25% max.
15–19.99%	100% max.	5% max.
20–29.99%	50% max.	0% max.
> 30%	0% max.	0% max.

[1] In compliance with the setbacks of the zone, required on-site open space, this Section, and the maximum building footprint standards in Article 6 (Specific to Building Types).

[2] In compliance with required amount of civic space identified in Subsection 10-20.10.040.5.

2. **Building Height**

   A. **Maximum Building Height.** Building height is regulated by Subsection 4 of the zone. The maximum allowed height of a building shall follow the existing topography of the development site to ensure that each building is in compliance with the allowed building height.

      (1) Figure 1 (Site Grading for Small-to-Medium Detached and Attached Building Forms) and Figure 2 (Site Grading for Large or Attached Building Forms) in this Section illustrate allowed and non-allowed site grading methods.

   B. **Exposed Basements.** Basements do not count toward the maximum stories allowed in the zone if exposed less than half of the basement's story height below the average adjacent finished grade.

3. **Topography and Required Location of Primary Building.** Sloped topography can present issues with locating the primary building on a development site in compliance with Subsection 5 of the zone. Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less than 6% Slope) and Table 10-20.11.030.B (Adjustments to Standards for Development Sites Over 6% Slope) identify allowed administrative variations for issues arising from sloped topography, subject to the required findings.

4. **Topography and Required Location of Parking.** Sloped topography can present issues with locating parking on a development site in compliance with Subsection 7 of the zone. Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less than 6% Slope) and Table 10-20.11.030.B (Adjustments to Standards for Development Sites Over 6% Slope) identify allowed administrative variations for issues arising from sloped topography, subject to the required findings.

5. **Grading or Regrading of Development Sites.** When existing development site topography is proposed to be changed, grading shall not result in any of the following:

    A. Creation of retaining walls or blank walls taller than four feet within required front or side street facade zones;

    B. Retaining walls on side development site lines taller than three feet;

    C. Retaining walls on rear development site lines not within the building footprint, taller than 10 feet;

    D. Building(s) that do not reflect the existing topography of the development site;

    E. Terraced development sites that result in a vertical difference of more than 4 feet between the adjacent right-of-way and the finished grade of the development site;

    F. Grading beyond the building pad(s) and the required access drive(s);

    G. Cut exceeding 16 feet in height from top to toe; or

    H. Cut slope exceeding two horizontal to one vertical.

6. **Graded Slopes**

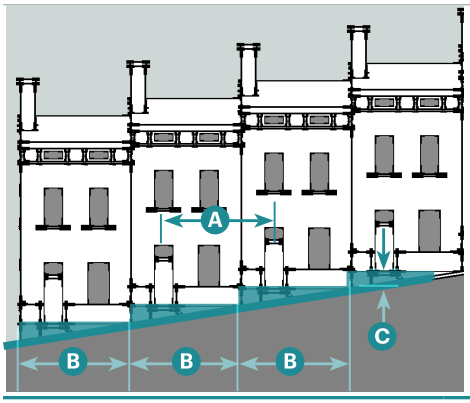
    A. Graded slopes shall be screened from view under or behind buildings with landscaping or natural topographic features.

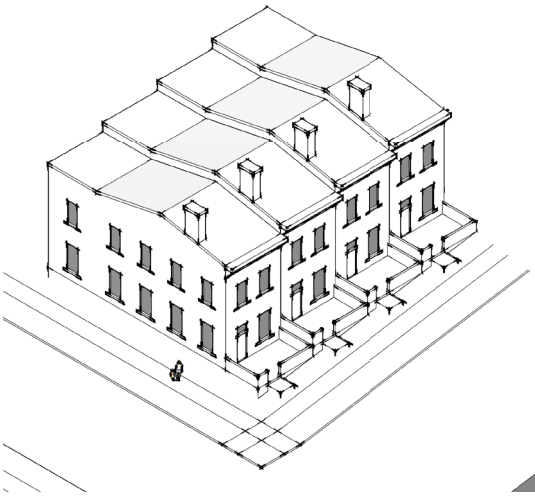
7. **Drainage Facilities.** All proposed drainage facilities shall preserve major drainage channels in their natural state and be designed in such a manner as to minimize soil erosion and to otherwise preserve the public health, safety, and welfare, in compliance with Title 7, Chapter 12 (Watercourses).

Figure 10-20.05.050.1: Site Grading for Small-to-Medium Detached and Attached Building Forms

Allowed Site Grading. The following examples apply to the House, Duplex, Cottage Court, Fourplex, Neighborhood Townhouse, Multiplex, Pocket Neighborhood and Neighborhood Courtyard Building Types.

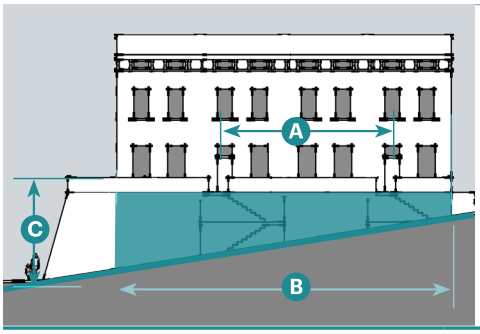
Allowed. Grading that results in each new modified building stepping and reflecting the topography of the parcel or development sites, and that connects each building with the adjacent street and public realm.

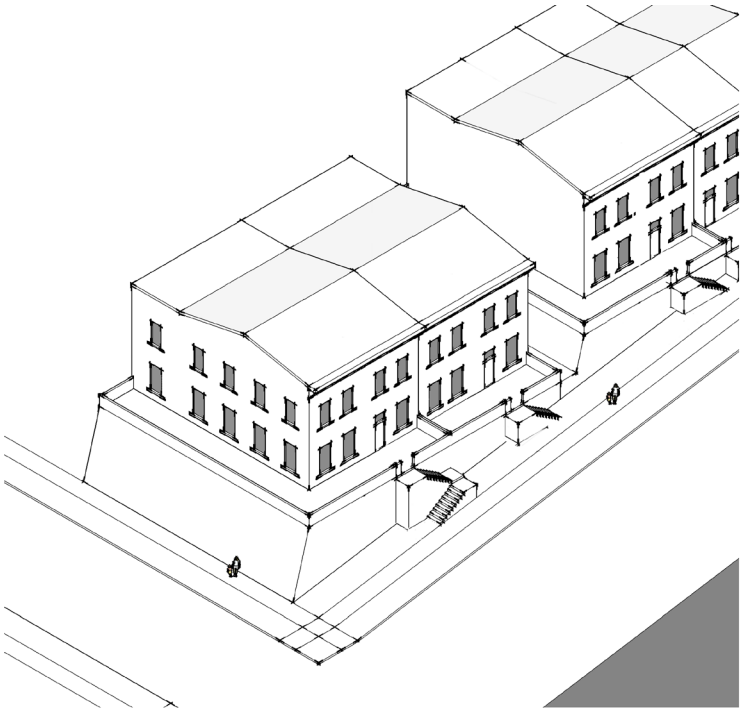




Distance between building entries on slopes greater than 6% shall not exceed 50'.	A
Building footprint width steps with slope.	B
Finished grade of terraced development site is less than 4 feet from the adjacent street/right-of-way.	C

Not Allowed. Grading that results in each new or modified building not following and reflecting the topography of the parcel or development sites, and disconnects each building from the adjacent street and public realm.



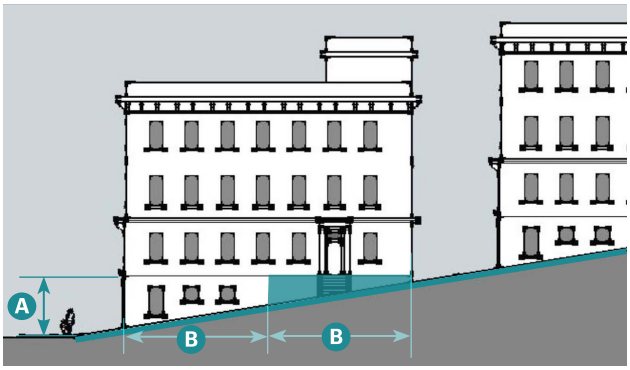


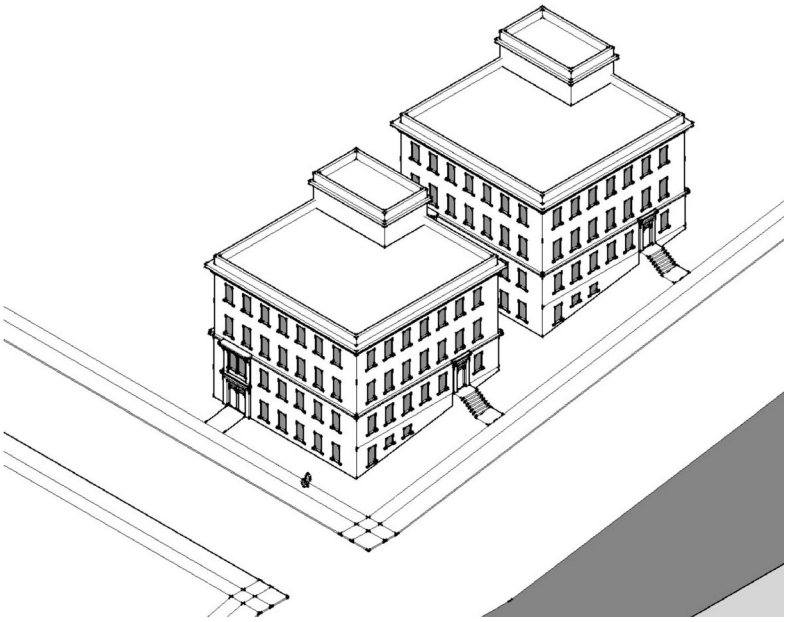
Distance between building entries on slopes greater than 6% exceeds 50'.	A
Building footprint width does not step with slope.	B
Finished grade of terraced development site is more than 4 feet from the adjacent street/right-of-way.	C

Figure 10-20.05.050.2: Site Grading for Large or Attached Building Forms

Allowed Site Grading. The following examples apply to the Multiplex and Main Street Building Types.

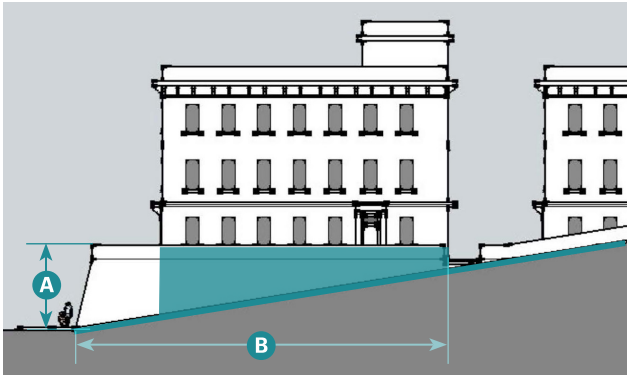
Allowed. Grading that results in each new or modified building fronting on the adjacent street(s), and that connects the building facades to the adjacent street and public realm, and avoids large blank retaining walls.

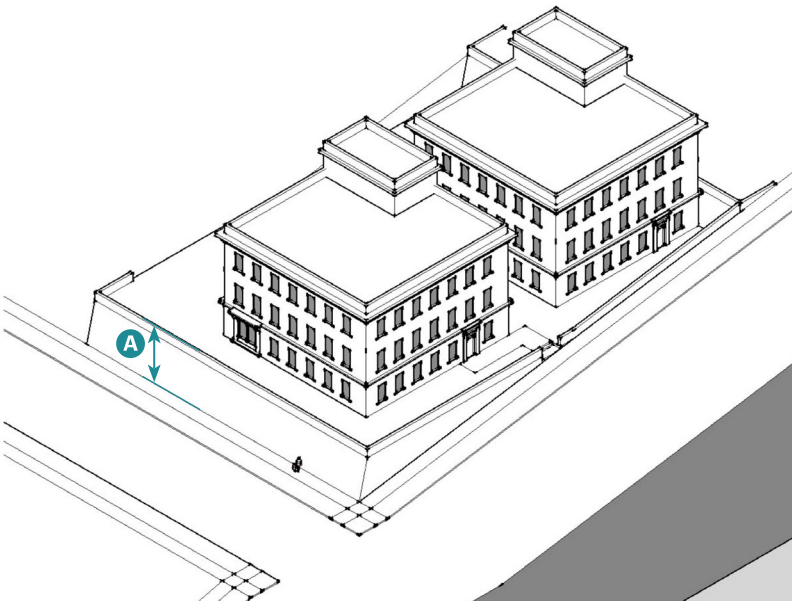




Slope is used to express the ground floor.	A
Building footprint steps with slope through a partial ground story.	B

Not Allowed. Grading that disconnects new and modified building facades from the adjacent public realm, and that results in large blank retaining walls.





Height does not create building with frontage and entries along adjacent streets; terraced development site is more than 4 feet from adjacent sidewalk/street/right-of-way.	A
Building footprint does not step with slope.	B

8. **Massing.** Buildings on sloped development sites shall reflect the existing topography of the development site.

   A. Buildings with footprints 36 feet wide or less shall have a simple water table element or change in material between the basement and the ground floor.

   B. Buildings with footprints wider than 36 feet and 2.5 stories or taller shall have a minimum of one story tall defined base. The base shall be defined through the use one of the following methods:

      (1) Change in material;

      (2) A continuous horizontal band between the base and upper floors; and/or.

      (3) Use of a continuous shopfront frontage.

   C. All design shall be in compliance with the selected style for the building(s) in Article 8 (Specific to Architectural Design).

9. **Frontage.** Along front and side street facades, the primary building on each development site shall be designed in compliance with the standards for ground floor private frontage as required by Subsection 8 of the zone.

10. **Administrative Relief.** Section 10-20.11.030 (Adjustments to Standards) provides for administrative variations from the standards in this Section due to topographic constraints.

10-20.05.060 Public Frontage Standards

1. **Intent.** Public frontage types provide a coordinated approach to design standards for the area between each development site's private frontage(s) and the adjoining right-of-way or private driveway easement. Public frontage types consist of planters, walkways, curbs, planters, and planting as illustrated in Table C (Public Frontage Assemblies).

2. **Required Improvements.** The public frontage along the development site(s) shall be improved per Table A (Required Improvements) and the development scenario that applies to the project.

Table 10-20.05.060.A: Required Improvements

Required Improvements	Development Scenario	
	Infill Development Site on Existing Block	New Block(s)
	Development consists of one development site.	Development creates one or more new blocks.
a. **Sidewalk.** Add missing segment(s) along abutting front and/or side street.	R	R
b. **Sidewalk.** Repair uneven segments along abutting front and/or side street.	R	N/A
c. **Street trees.** Add street trees along abutting front and/or side street where there is adequate room to also maintain sufficient width for traffic lanes, pedestrian sidewalks, and bicycle facilities. See Subsection 04.030.4.A.(2).	R	R
d. **Crosswalk improvements.** Add crosswalk.	X	Including adjacent and new intersection(s).
e. **Bicycle facilities.** Add bicycle facilities required in Bicycle and Pedestrian Master Plan.	X	Including bike lanes.

Key	R = Required	X = Not Required

3. **Design Standards for Public Frontages.** Public frontages shall be designed and maintained in compliance with the following standards:

   A. For new streets or new blocks, the required elements are identified in and shall be configured according to Table C (Public Frontage Assemblies) and in compliance with Title 7, Chapter 10 (Street Improvements Conditions to Building Permits).

   B. For infill projects, the required elements shall be configured consistent with those existing on immediately adjacent parcels, along the subject parcel's front street and side street frontage. Where the configuration differs on adjacent parcels, the development site shall transition dimensions of required elements between those existing on adjacent parcels.

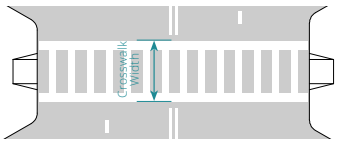
   C. Planting and landscape selection shall be in compliance with Title 9, Chapter 22 (Water Efficient Landscaping).

4. Pedestrian Crossings

   A. **Curb Ramps.** Perpendicular corner curb ramps with a separate ramp installed in each direction are required.

   B. **Crosswalks.** Crosswalks shall be designed per the Town's applicable standards and applicable State guidelines and standards.

      (1) Standard Crosswalk.



5. **Allowed Public Frontage Types**

   A. **Street.** The Street Frontage includes raised curbs drained by inlets with sidewalks separated from vehicular lanes by individual or continuous planters. Landscaping consists of street trees of a single or alternating species aligned and spaced at 35' intervals on average.

   B. **Avenue/Boulevard.** The Avenue/Boulevard Frontage includes raised curbs drained by inlets with wide sidewalks separated from the vehicular lanes by a continuous planter, and parking on both sides. Landscaping consists of single or double rows of a single or alternating tree species aligned and spaced at 35' intervals on average.

   C. **Main Street.** The Main Street Frontage includes raised curbs drained by inlets with very wide sidewalks along both sides separated from the vehicular lanes by individual tree wells with grates. Landscaping consists of a single tree species aligned and spaced at 35' intervals on average.

Table 10-20.05.060.B: Public Frontage Types Overview

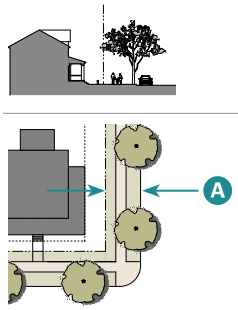
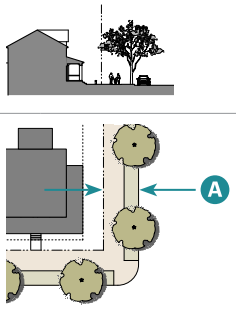
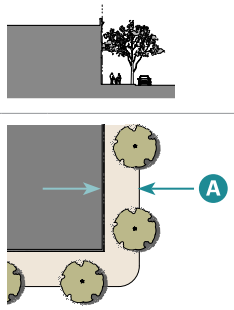
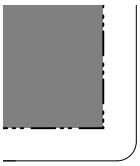
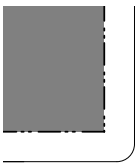
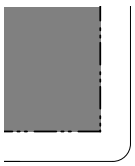
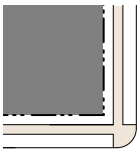
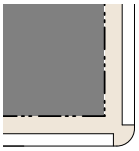
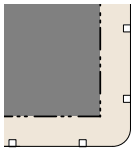
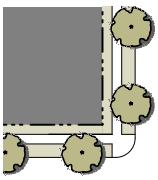
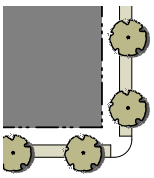
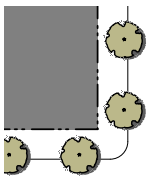
Table B (Public Frontage Types Overview) provides an overview of the allowed public frontage types in or abutting each zone.

Public Frontage Types	Specific Standards	N.S	N.M	MS.S
Street	10-20.05.060.C.1	P	P	X
Avenue/Boulevard	10-20.05.060.C.2	X	P	P
Main Street	10-20.05.060.C.3	X	X	P

Key P = Allowed X = Not Allowed

Table 10-20.05.060.C: Public Frontage Assemblies

Table C (Public Frontage Assemblies) identifies the required elements and dimensions of each public frontage type.

	Street 10-20.05.060.C.1	Avenue/Boulevard 10-20.05.060.C.2	Main Street 10-20.05.060.C.3
Assembly. The type and dimension of curbs, walkways, and planters.			
Total Width	A 11' min.	A 13' min.	A 16' min.
Note: See below for required elements of each assembly			
a. **Curb.** The detailing of the edge of the vehicular pavement, incorporating drainage.			
i. Type	Raised Curb	Raised Curb	Raised Curb
b. **Walkway.** The pavement dedicated exclusively to pedestrian activity.			
i. Type	Walkway	Walkway	Walkway
ii. Width	6' min.	8' min.	12' min.
Note: Placement of curb ramps shall match the desired path of pedestrian travel. See Marin County Standard Plans for curb ramp design.			
c. **Planter.** The area that accommodates street trees and other landscaping.			
Arrangement	Regular	Regular	Regular
Types	Planting Strips along curb edge and R.O.W. edge	Planting Strips along curb	Tree Wells (must be located between walkway and curb)
Width	5' min.	5' min.	4' min.

10-20.05.070 Privacy Standards

1. **Intent.** These standards are designed to provide privacy between primary living spaces of buildings on each side of a development site line in neighborhood zones (N.S or N.M). Windows and balconies along the side of a building within 20 feet of an interior side development site line in N.S or N.M zones are subject to these standards.

2. **Standards**

   A. Primary living spaces adjoining an interior side setback shall either:

      (1) Orient principal/main windows/glazed openings toward the front and rear of the building, away from interior side development site lines; or

      (2) Set the window/glazing openings:

         (a) Perpendicular to interior side development site lines; or

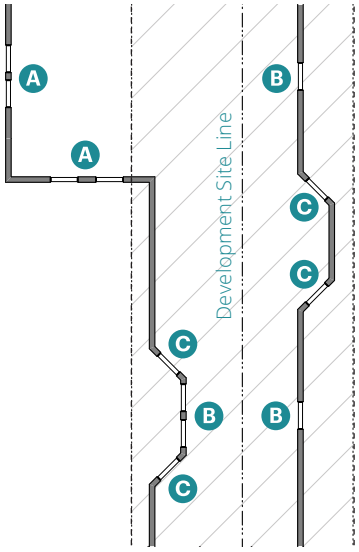
         (b) More than six feet from interior side development site lines

   B. Windows and balconies openings within 6 feet of an interior side development site line shall either:

      (1) Have a minimum sill height of 44 inches; or

      (2) Place the window at an angle of at least 30 degrees, measured perpendicular to the adjacent side development site line.

Figure 10-20.05.070.1: Sill Height Standards along Interior Development Site Line



– · –	Development Site Line
- - - -	Sideyard Setback Line
	Area Within 6' of Development Site Line
A	Principal Window
B	44" min. Sill Height
C	No Limitation on Sill Heights (Window at 30° angle)

10-20.05.080 Service and Utility Standards

1. **Mailboxes**
   A. Maximum 5 feet tall from finished grade.
   B. Minimum setback of 3 feet from property line.
   C. Mailbox(es) shall incorporate colors used on the nearest primary building(s) they serve.
2. **Trash Enclosures**
   A. Trash enclosures shall be integrated into the building or located a minimum of 50 feet from a public right of way or adjacent offsite parcel and designed to match the primary building's roof style, exterior finish materials and colors.
   B. Trash enclosures shall be designed to achieve the minimum size required to fit the number and size of trash bins and containers needed to accommodate the waste generated by the building user.
   C. Proposed bins and containers shall be indicated on the plans to demonstrate compliance with this requirement
   D. Trash enclosures shall include a gate opening and doorway in addition to any gate opening. Gate openings shall be at least 9 feet wide.
3. **Utilities Cabinets, Meters, and Backflow Preventers**
   A. Utility cabinets and meters shall be contained within the building or fully screened from view by a solid wall of equal height of the utility cabinet or meter.
   B. Backflow preventers and fire department connections (FDC) within 50 feet of a public right of way shall be screened from the public right of way by landscaping of equal height and width as the backflow preventer and/or fire department connection (FDC).
4. **Service Areas**
   A. Service areas (for loading and unloading) shall be integrated into the building or screened from public view by a six-foot high solid masonry wall. Service bay doors shall not be oriented toward the public right of way.
5. **Trash Receptacles/Cans.**
   A. Mixed-use projects with a commercial component other than office shall provide at least one trash receptacle/can per public frontage. The trash receptacle/can shall be placed within 10 feet of a pedestrian walkway connection to the public right of way (i.e. sidewalk).
6. **Pedestrian Pathways.**
   A. Pedestrian pathways shall be comprised of durable, all-weather, dustless paving material that is differentiated in regard to material, texture (i.e. stamped patterns, and/or colors) from the private street and public sidewalk.
7. **Truncated Domes.**
   A. Truncated domes shall be imbedded (flush) with the pavement and not tacked onto the surface of the ground.

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Article 6: Specific to Building Types

Sections:

10-20.06.010 Purpose
10-20.06.020 Building Types
10-20.06.030 Overview of Building Types
10-20.06.040 Ancillary Building
10-20.06.050 House
10-20.06.060 Duplex Side-by-Side
10-20.06.070 Duplex Stacked
10-20.06.080 Cottage Court
10-20.06.090 Fourplex
10-20.06.100 Neighborhood Townhouse
10-20.06.110 Neighborhood Courtyard
10-20.06.120 Pocket Neighborhood
10-20.06.130 Multiplex
10-20.06.140 Main Street Building
10-20.06.150 Massing Compositions

10-20.06.010 Purpose

This Article provides the standards for development of individual building types to achieve the intended physical character of each zone, offer housing choices and affordable housing opportunities, and incubate small businesses as amenities within walkable neighborhoods.

10-20.06.020 Building Types

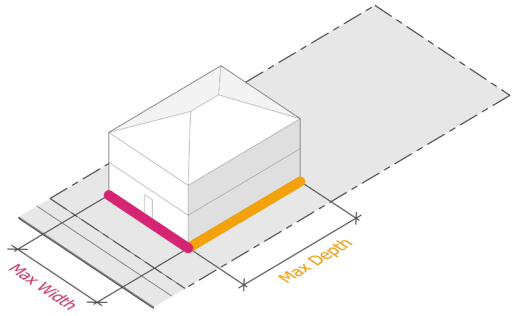
1. Building types are used to articulate size, scale, and intensity according to the intent of each zone.
2. Building types are categorized into two groups: House-Scale Buildings and Block-Scale Buildings. See Figure 1 (Example of House-Scale and Block-Scale Buildings) for examples.
    A. **House-Scale Buildings.** Buildings that are the size of a house, typically ranging in footprint from as small as 25 feet up to 80 feet overall; and
    B. **Block-Scale Buildings.** Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.
3. The development site size standards for each building type are set in each zone to generate pedestrian-oriented buildings within the overall intended physical character of each zone. The development site size standard identifies the range of development site sizes on which the given building type is allowed to be built.
4. Certain building types have additional standards beyond the zone standards to further calibrate the type for its context.

5. Each development site shall have only one primary building type, except as follows, and in compliance with all standards:
    A. Where allowed by the zone, one Ancillary Building (Section 10-20.06.040) is allowed in addition to the primary building type;
    B. The Cottage Court (Section 10-20.06.080) may consist of up to nine individual buildings;
    C. The Pocket Neighborhood (Section 10-20.06.120) may consist of up to 10 individual buildings; and
6. In N.S-O and MS.S, detached buildings are allowed to be connected in compliance with the following:
    A. The connection is at least 30 feet behind the building façade nearest to the street;
    B. The area of connection is at least 15 feet and up to 30 feet wide;
    C. The building façade nearest to the street is in compliance with the required façade zone;
    D. Upper story connections are at least 10 feet above the finished grade of the building and at least 13 feet, 6 inches above if the area below accommodates vehicle access.
7. On-site open space. The standards identify only the required type (private or common) and amount. For example, if the type only has standards for private open space, common open space is not required for that building type. The identified amount is for the entire building unless specified otherwise.
8. Parking may be designed as tuck-under, detached garage(s), podium or subterranean, in compliance with the zone standards for parking placement.
9. Wings are allowed for certain building types to allow an increase in building square footage without increasing the maximum allowed footprint of the main body.
    A. Wings are required to be smaller in footprint, one story less and 10 feet less to highest eave/parapet than the main body to visually reduce the overall size of a building.
    B. The building type standards specify the amount that wings are required to be offset from the main body so that their facades are not aligned.
    C. Wing offset from Main Body required only on all facades.
    D. Wings may be the same number of stories and height as the main body when a density bonus is applied to the building.
10. The maximum number of units identified for each building type is dependent on the development site being large enough to accommodate the zone's standards (e.g., parking).
11. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Article and Article 8 (Specific to Architectural Design).
12. New buildings and their improvements are subject to the Town's local standards for Fire Safety including the Wildland Urban Interface Code and Building Safety.

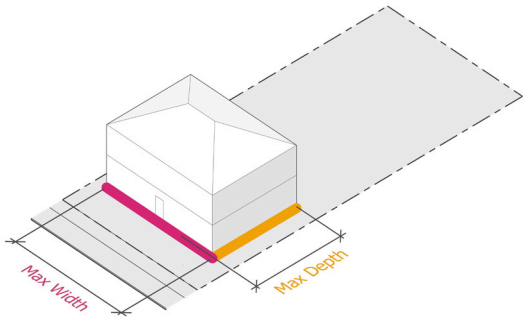
Figure 10-20.06.020.1 Example of House-Scale and Block-Scale Buildings

House-Scale Buildings

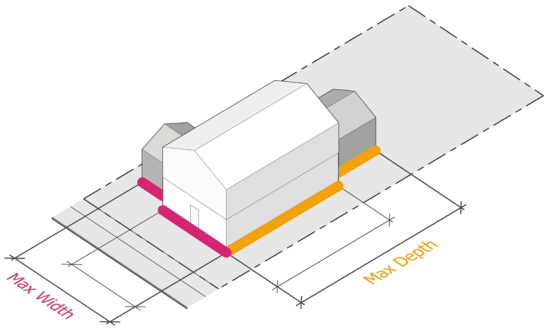
Main body only



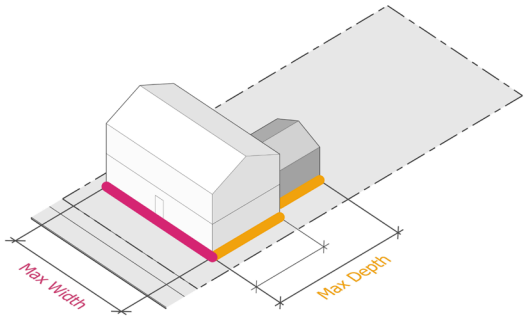
Main body only



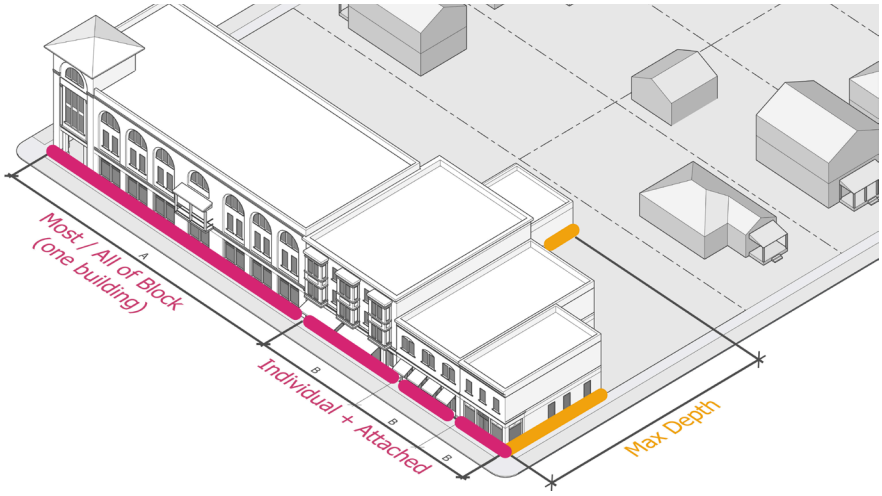
Main body with side and rear wings



Main body with rear wing



Block-Scale Buildings



10-20.06.030 Overview of Building Types

Table A (Building Types Overview) provides an overview of the allowed building types in each zone. The names of the building types are not intended to limit uses within a building type. For example, a Duplex may have non-residential uses within it as allowed by the zone.

Table 10-20.06.030.A: Building Types Overview

	Specific Standards	N.S	N.M	MS.S
House Scale				
Ancillary Building	10-20.06.040	P	P	P
House	10-20.06.050	P	X	X
Duplex Side-by-Side	10-20.06.060	P	P	X
Duplex Stacked	10-20.06.070	P	X	X
Cottage Court	10-20.06.080	P	X	X
Fourplex	10-20.06.090	P	X	X
Neighborhood Townhouse	10-20.06.100	P	P	P
Neighborhood Courtyard	10-20.06.110	P	P	P
Pocket Neighborhood	10-20.06.120	P	X	X
Multiplex	10-20.06.130	P	P	P
Block Scale				
Main Street Building	10-20.06.140	X	P	P

Key P = Allowed X = Not Allowed

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10-20.06.040 Ancillary Building



Example of Ancillary Building



Example of Ancillary Building



Example of Ancillary Building

1. Description

An accessory structure located at the rear of a development site, above or abutting a detached garage that provides a small residential unit (accessory apartment), home office space, or other small commercial or service use, as allowed by the zone. When used for residential purposes, this housing type is one form of an Accessory Dwelling Unit (ADU).

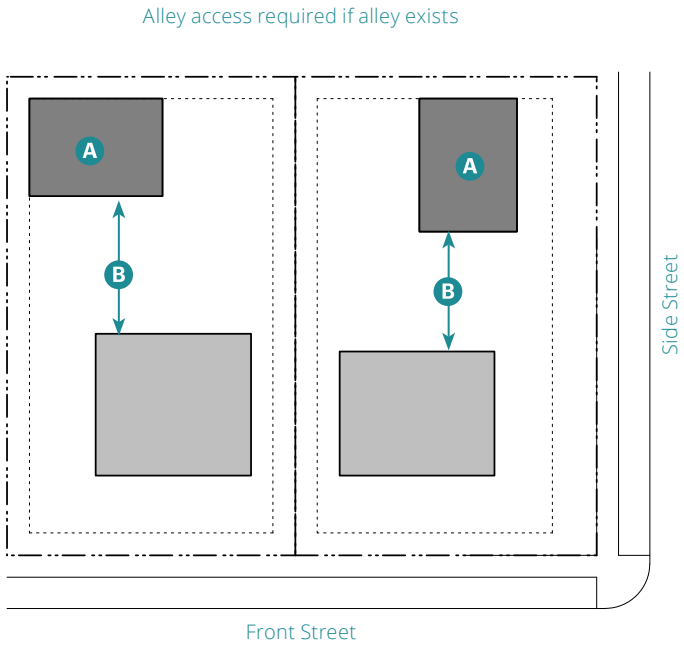
Synonym: Granny Flat, Carriage House

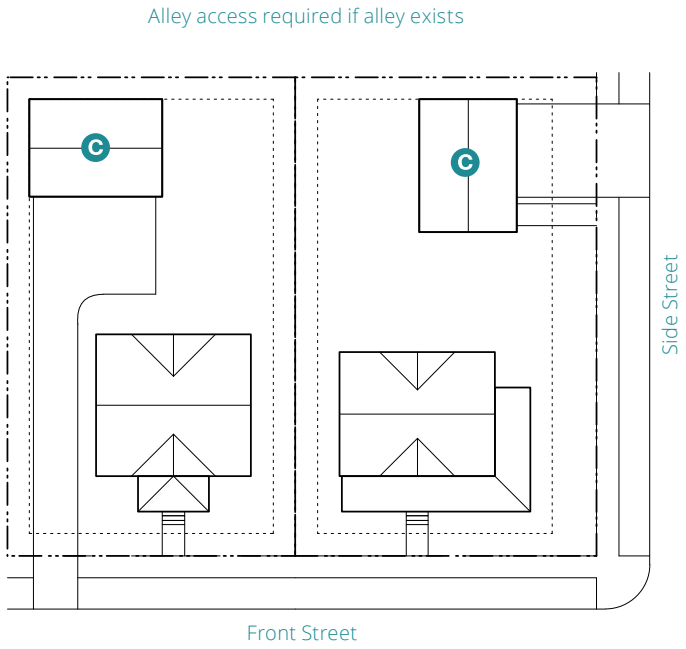
2. Number of Units

Units per Building	1 max.
Ancillary Buildings per Dev't Site	1 max.

Not allowed on the development site of a Cottage Court

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Building Setback Line

Ancillary Building

Primary Building Type

3. Building Size and Massing		
Height		
Stories	2.5 max.[1]	
Main Body[2]		
Area	1,000 sf max.	A
Depth	24' max.	
Separation from Primary Building[3]	10' min.	B
Massing Types		
Sloped Roof Box	Subsection 10-20.06.150.2.A	

[1] Includes garage story

[2] In compliance with the setbacks of the zone

[3] An Ancillary Building may be connected to the primary building by an uninhabitable space including, but not limited to, a breezeway.

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

4. Pedestrian Access	
The main entrance shall not be through a garage.	
5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	C
Parking may be covered, uncovered, or in a garage.	
6. Open Space	
Private Open Space	
Not required	

10-20.06.050 House



Example of House



Example of House



Example of House

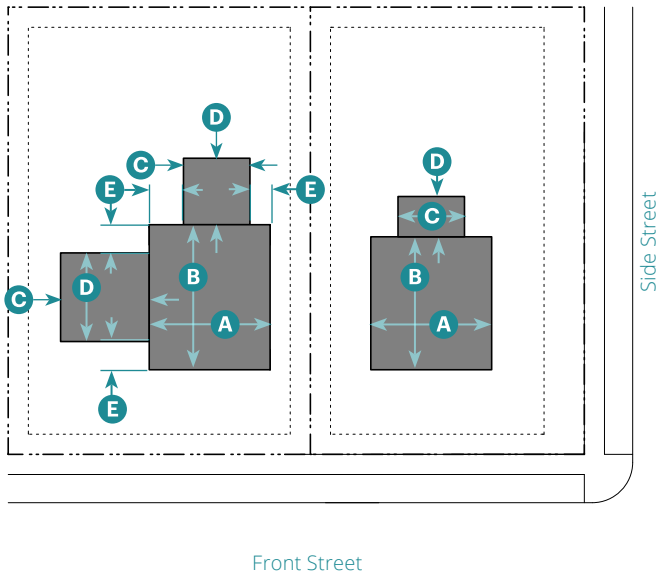
1. Description
A small-to-medium-sized, detached, House-Scale Building with one unit, small-to-medium setbacks, a rear setback, and located within a low-intensity, walkable neighborhood.

2. Number of Units	
Units per Building	1 max.
Buildings per Development Site	1 max.[1]

[1] Not including ADU

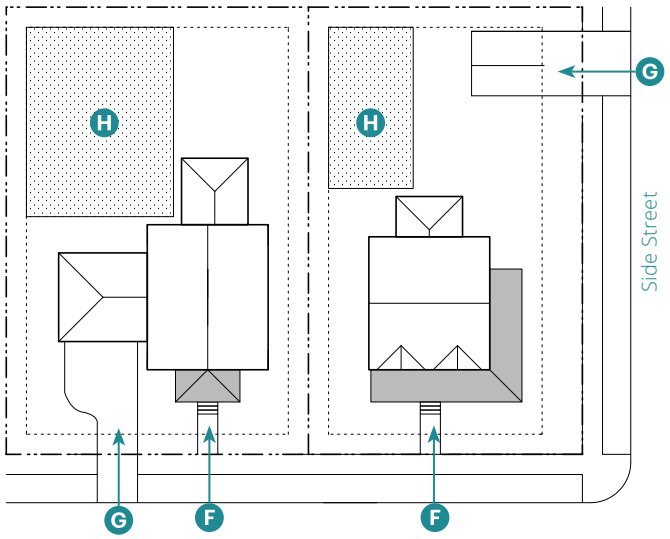
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Alley access required if alley exists



Front Street

Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[2]		
Width	36' max.	A
Depth	48' max.	B
Wing(s)[2,3]		
Width	20' max.	C
Depth	20' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	E
Massing Types		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[2] In compliance with Subsection 5 of the zone

[3] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street	F
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		G
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Private Open Space		
Area	300 sf min.	H

Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

10-20.06.060 Duplex Side-by-Side



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side

1. Description

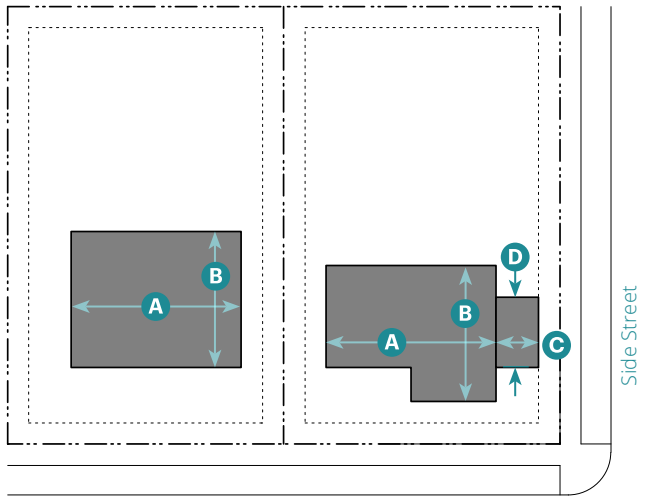
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single Building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Development Site	1 max.

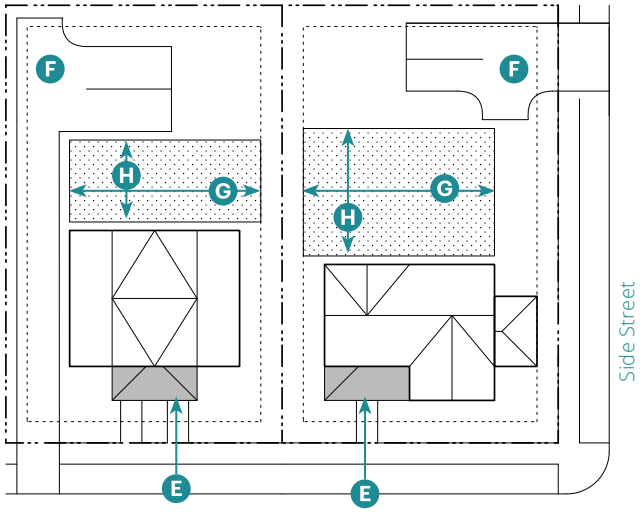
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Alley access required if alley exists



Front Street

Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	48' max.	A
Depth	36' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	
Sloped Roof Forecourt	Subsection 10-20.06.150.2.D	

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street[3]	E

Each unit shall have an entry facing the street on or within 15' of the front facade.

[3] On corner development sites, each unit shall front a different street.

5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		F

Parking may be covered, uncovered, or in a garage.

6. Open Space		
Common Open Space		
Width	15' min.	G
Depth	15' min.	H

Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

10-20.06.070 Duplex Stacked



Example of Duplex Stacked



Example of Duplex Stacked



Example of Duplex Stacked

1. Description

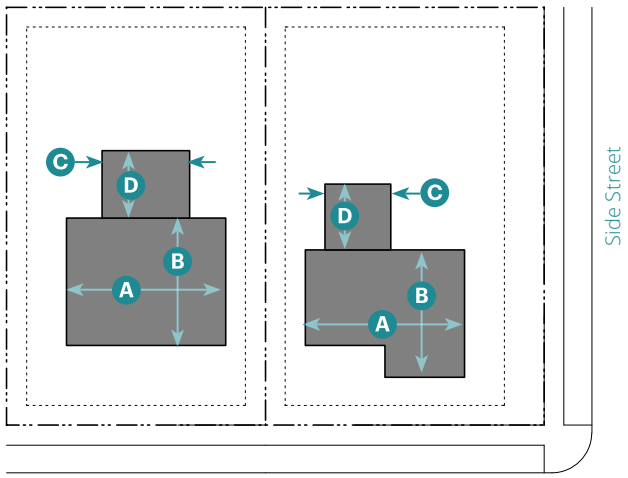
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Development Site	1 max.

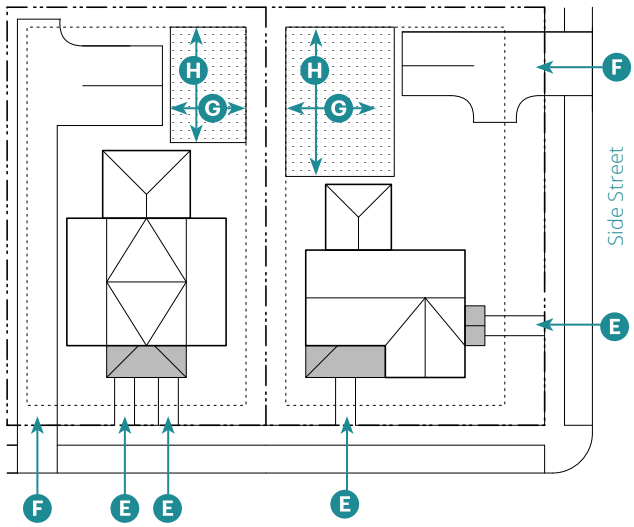
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Alley access required if alley exists



Front Street

Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	36' max.	A
Depth	48' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street[3]	E

Each unit shall have an entry facing the street on or within 15' of the front facade.

[3] On corner development sites, each unit shall front a different street.

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	F

Parking may be covered, uncovered, or in a garage.

6. Open Space		
Private Open Space		
Width	15' min.	G
Depth	15' min.	H

Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

10-20.06.080 Cottage Court



Example of Cottage Court



Example of Cottage Court



Example of Cottage Court

1. Description

A group of up to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is common open space and takes the place of a private rear setback, thus becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

Synonym: Bungalow Court

2. Number of Units

Units per Building	1 max.
Buildings per Development Site	3 min.; 9 max.[1]

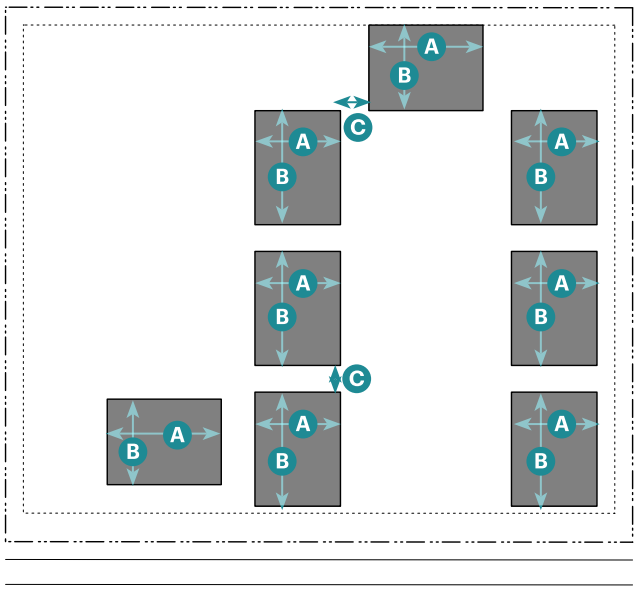
[1] In the N.S zone, the rearmost Cottage may contain up to 2 units, for a total of 10 units.

3. Building Size and Massing

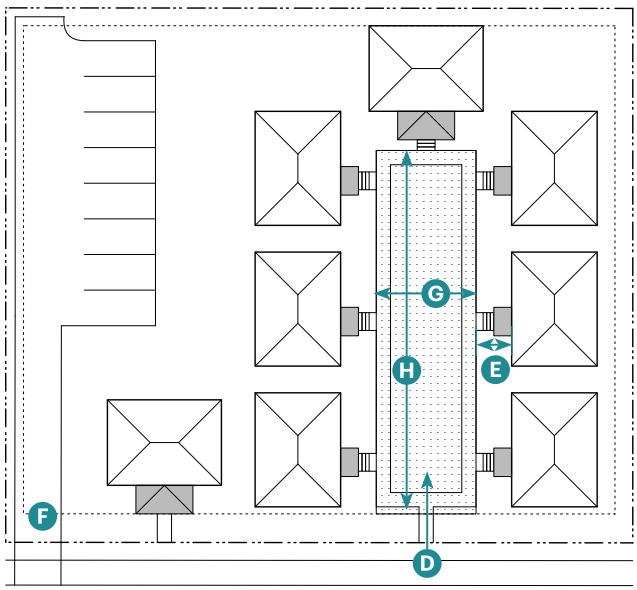
Stories	1.5 max.
To Highest Eave/parapet	18' max.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

ROW/ Dev't Site Line

Building Setback Line

Building

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Common Open Space

3. Building Size and Massing (Continued)		
Main Body (per Cottage) [2]		
Width	32' max.	A
Depth	32' max.	B
Separation between Cottages	7' min.	C
Wing(s)		
Not Allowed		
Massing Types (per Cottage)		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	

4. Pedestrian Access		
Shared court shall be accessible from front street.		D
Pedestrian Path Setbacks		
From Building Entrance	6' min.	E
Pedestrian connections shall connect all buildings to the public ROW, shared court, and parking areas.		
Main entrance to units required from shared court.		
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		
Units on a corner may enter from the side street.		

[2] In compliance with Subsection 5 of the zone

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	F
Parking may be covered, uncovered, or in a garage.	
Spaces may be individually accessible by the units and/or common parking area(s) at rear or side of development site.	

6. Open Space		
Common Open Space		
Width	20' min. clear	G
Depth	75' min. (3-4 units) 90' min. (5-9 units)	H
Required setbacks and driveways do not count as open space.		
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.		

7. Miscellaneous
Fencing
Fencing only allowed around or between individual buildings and shall not exceed 36" in height.
Visibility shall be maintained through the fencing.

10-20.06.090 Fourplex



Example of Fourplex



Example of Fourplex



Example of Fourplex

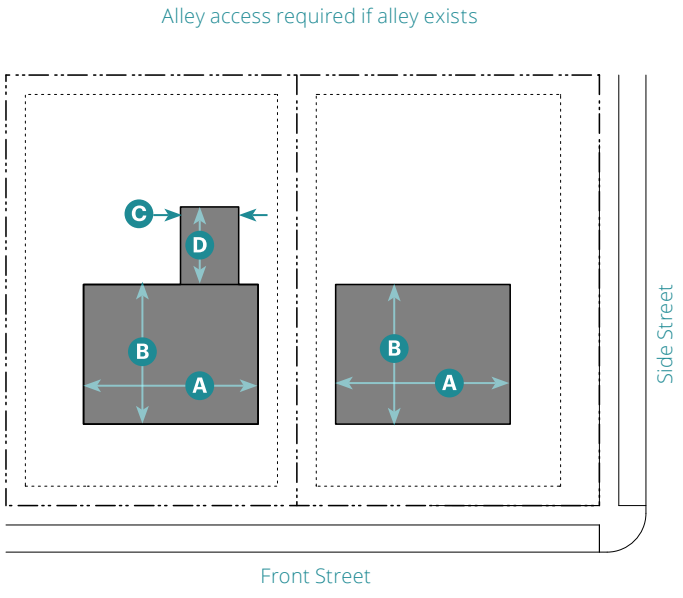
1. Description

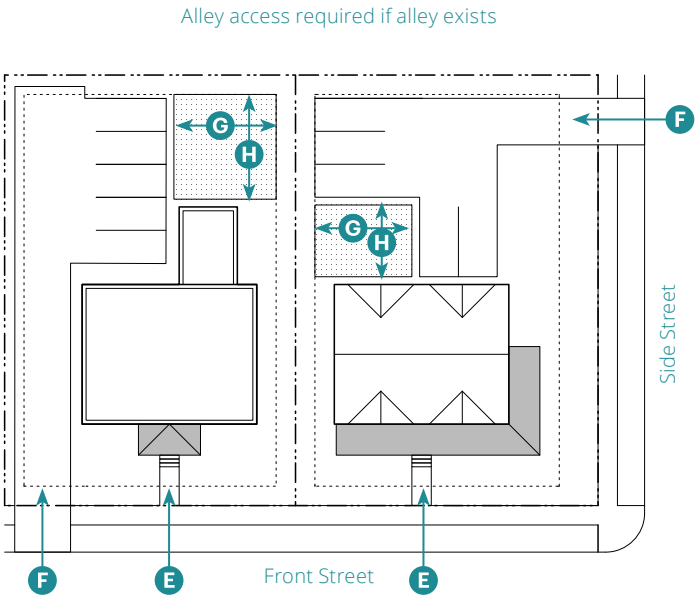
A small-to-medium-sized, detached, House-Scale Building that consists of three to four side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

2. Number of Units

Units per Building	3 min.; 4 max.
Buildings per Development Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	48' max.	A
Depth	48' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	20' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	
Sloped Roof Forecourt	Subsection 10-20.06.150.2.D	
Flat Roof Box	Subsection 10-20.06.150.2.H	
Flat Roof L	Subsection 10-20.06.150.2.I	
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Common Open Space

3. Building Size and Massing (Continued)		
[1] In compliance with Subsection 5 of the zone		
[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.		
4. Pedestrian Access		
Main Entrance Location	Front Street	E
Each unit may have an individual entry.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Common Open Space[3]		
Width	15' min.	G
Depth	15' min.	H
Required setbacks and driveways do not count toward open space.		
Required common open space shall be located behind the main body of the building.		
[3] None is required if the building is within 800' of public open space		

10-20.06.100 Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse

1. Description

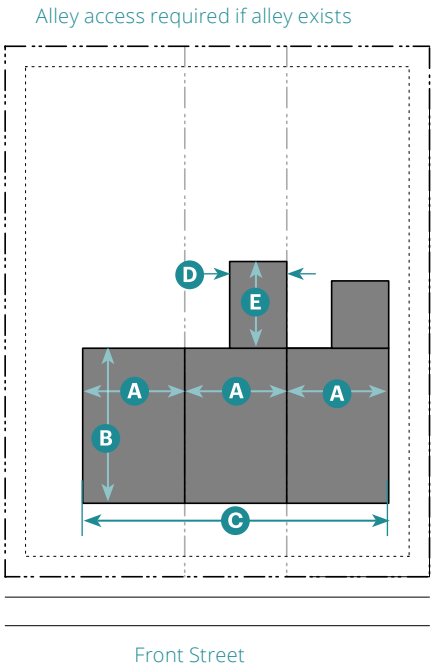
A small-sized, typically attached, House-Scale Building (up to four units side-by-side) with a rear setback. Each Neighborhood Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.

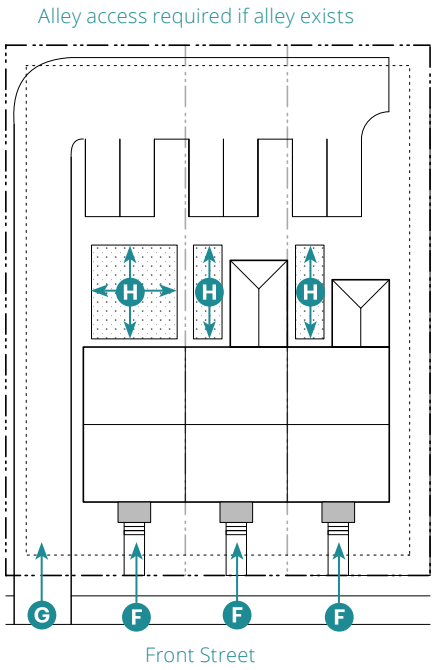
Synonym: Rowhouse

2. Number of Units

Units per Building	1 max. (up to 4 side-by-side)
Buildings per Dev't Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height	**N.S** **MS.S**	**N.M**
Stories	2.5 max.[1]	3 max.
Main Body (per Townhouse)[2]		
Width per Unit	18' min.	A
Depth per Unit	40' max.	B
Width per Building	120' max.	C
Wing(s)[2,3]		
Width	14' max.	D
Depth	25' max.	E
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types (per Run)		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof Forecourt	Subsection 10-20.06.150.2.D	

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[1] 2 stories max. in Historic Core

Key

ROW/Dev't Site Line

Building Setback Line

Frontage

Private Open Space

3. Building Size and Massing (Continued)
[2] In compliance with Subsection 5 of the zone
[3] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

4. Pedestrian Access		
Main Entrance Location	Front Street	F
Each unit shall have an individual entry facing a street.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		G
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Private Open Space		
Width	8' min.	H
Depth	8' min.	H
Required setbacks and driveways do not count toward open space.		
Required private open space shall be located behind the main body of the building.		

10-20.06.110 Neighborhood Courtyard



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard

1. Description

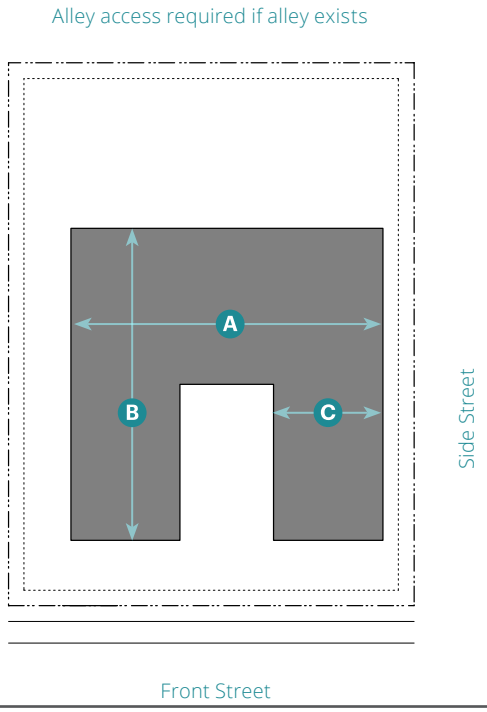
A detached, House-Scale Building that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

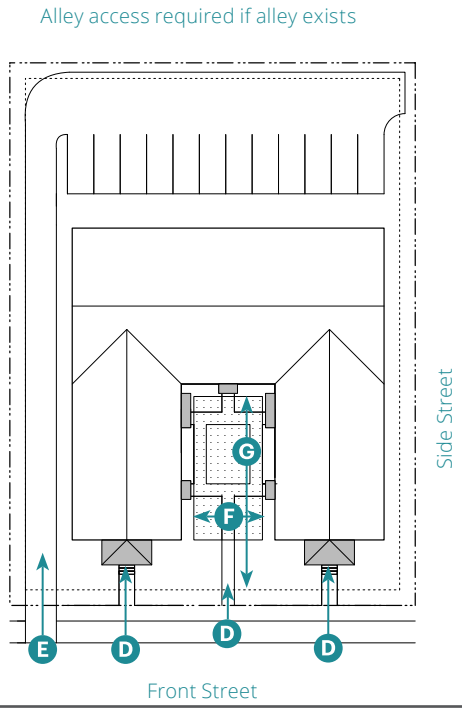
Synonym: Courtyard Apartment

2. Number of Units

	N.S	MS.S
Units per Building	12 max.	16 max.
Buildings per Dev't Site	1 max.	

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Building Setback Line

Building

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Common Open Space

3. Building Size and Massing

Height	**N.S** **MS.S**	**N.M**	
Stories	2.5 max.[1]	3 max.	
Main Body[2]			
Width	100' max.		A
Depth	100' max.	120' max	B
	45' max.		C
Massing Types			
Sloped L Courtyard	(L shaped) Subsection 10-20.06.150.2.E		
Sloped Front Courtyard	(U-shaped) Subsection 10-20.06.150.2.F		

Building shall be designed in an L-shape or U-shape

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[1] 2 stories max. in Historic Core

[2] In compliance with Subsection 5 of the zone

4. Pedestrian Access

Main Entrance Location[3]	Courtyard or Street	D

[3] The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection 7 of the zone. E

Parking may be covered, uncovered, or in a garage.

6. Open Space

Common Open Space	**L-shaped**	**U-shaped**	
Width	20' min.	25' min.	F
Depth	30' min.	60' min.	G

Courtyard(s) shall be accessible from the front street.

Multiple courtyards are required to be connected via a Passage through or between buildings.

Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

Front of courtyard not defined by building shall be defined by 2'-6" to 5' tall wall with entry gate/door.

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10-20.06.120 Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood

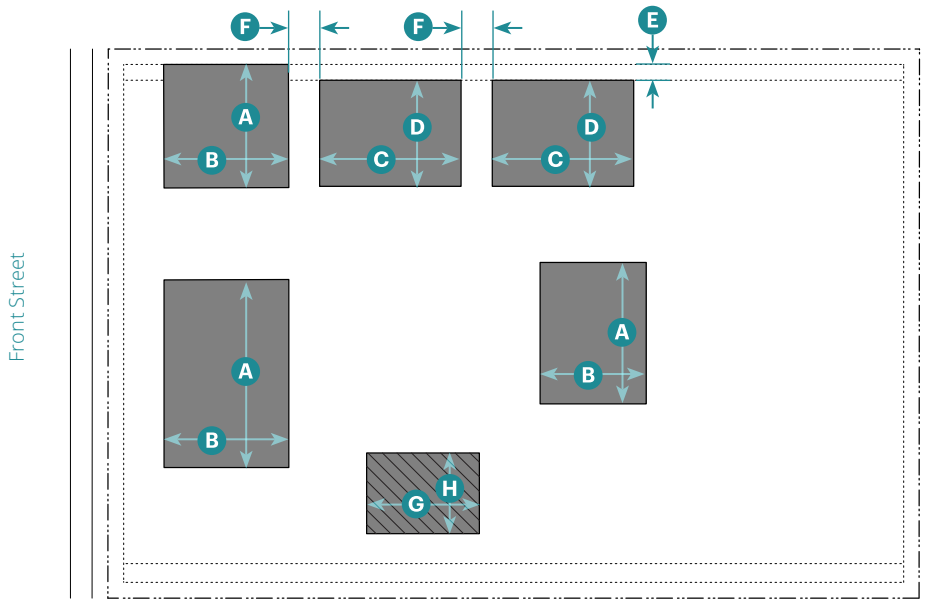
1. Description

A group of 5 to 10 detached, House-Scale Buildings each containing one to four units, arranged to define a shared open space. The shared open space is common open space and takes the place of a private rear setback, trees become an important community-enhancing element. The type is scaled to fit within low-to-moderate intensity neighborhoods.

2. Number of Units

Units per Building	4 max.
Buildings per Development Site	5 min.; 10 max.

General Note: Photos on this page are illustrative, not regulatory.



Key

ROW/ Dev't Site Line

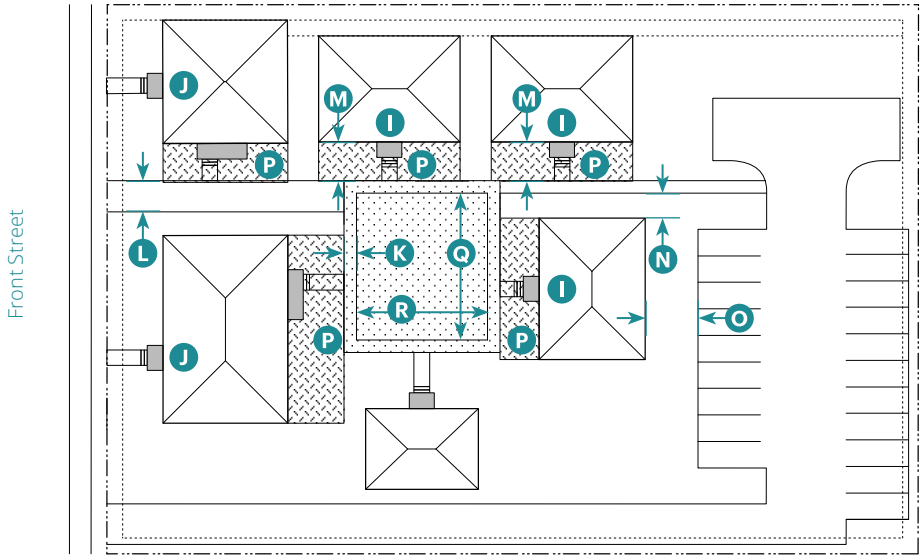
Building Setback Line

Building

Community Building

3. Building Size and Massing		
Main Body (per Building)[1]		
Stories	2.5 max.	
Buildings along Front and Side Street		
Width	60' max.	A
Depth	40' max.	B
Buildings along Side and Rear		
Width	36' max.	C
Depth	48' max.	D
Side Setback in Addition to Zone Setback	5' min.	E
Building Separation[2]		F
Between 1-story Buildings	10' min.	
Between Buildings > 1-story	15' min.	
Community Building[1,3]		
Stories	2.5 max.	
Width	40' max.	G
Depth	30' max.	H
Wing(s)		
Not Allowed		

3. Building Size and Massing (Continued)		
Massing Composition Types (per Building)		
Sloped Roof Box	1-4 Units per Building	Subsection 10-20.06.150.2.A
Sloped Roof Bar	1-4 Units per Building	Subsection 10-20.06.150.2.B
Sloped Roof L	1-4 Units per Building	Subsection 10-20.06.150.2.C
Sloped Roof Forecourt	2-4 Units per Building	Subsection 10-20.06.150.2.D
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		
No single-unit buildings allowed along the front or side street		
[1] In compliance with Subsection 5 of the zone		
[2] Including community building		
[3] Shall front on common open space and is not allowed along front or side street		



Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

4. Pedestrian Access

Main Entrance Location		
Buildings with 1 Unit[4]	At Common Open Space	I
Buildings with 2 or more Units	At Front or Side Street	J
Pedestrian Path Width		
Along Buildings and Open Space	5' min.	K
At Front or Side Street Connection	10' min.	L
Pedestrian Path Setbacks		
From Building Entrance	12' min.	M
From Side of Building	8' min.	N

[4]Max. 40' from edge of common open space

5. Vehicle Access and Parking

Offset from Buildings	5' min.	O

Driveway and parking location shall comply with standards in Subsection 7 of the zone.

Parking not allowed along private or common open space.

Parking may be covered, uncovered, or in a garage.

Turnaround access required in compliance with Fire Department standards.

Key

Private Open Space

Common Open Space

6. Open Space

Private Open Space per Building

Required for full length of building at all facades adjacent or abutting a pedestrian path or common open space P

Common Open Space[5]	**5 Bldgs.**[6]	**6-10 Bldgs.**[6]	
Width	30' min.	50' min.	Q
Depth	40' min.	100' min.	R

7. Miscellaneous

Fencing

Fencing only allowed around or between individual buildings and shall not exceed 36" in height.

Visibility shall be maintained through the fencing.

[5]Shall provide access from front or side street

[6]Not including community building

10-20.06.130 Multiplex



Example of Multiplex



Example of Multiplex



Example of Multiplex

1. Description

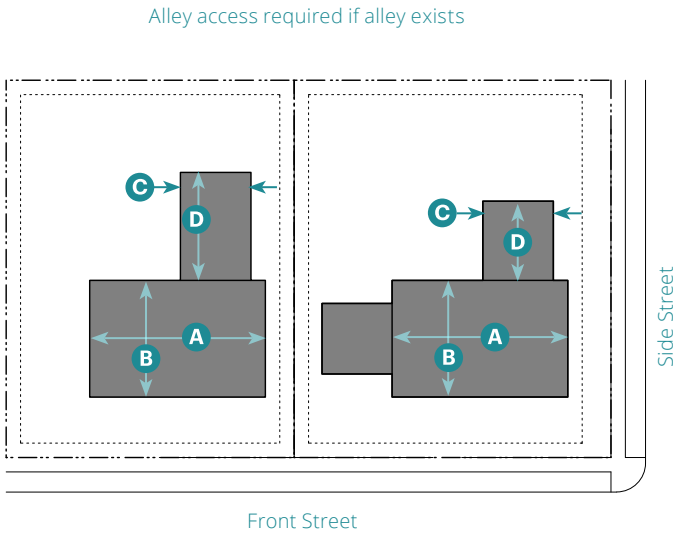
A medium-to-large-sized, detached, House-Scale Building that consists of 5 to 18 side-by-side and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

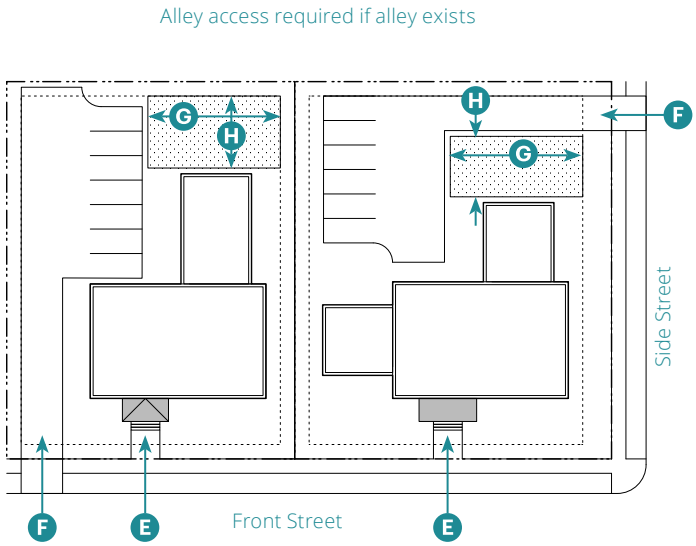
Synonym: Mansion Apartment

2. Number of Units

	N.S	MS.S
Units per Building	8 max.	12 max.
Buildings per Development Site	1 max.	

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height	**N.S** **MS.S**	**N.M**
Stories	2.5 max.[1]	3 max.
Main Body[2]		
Width	60' max.	A
Depth	60' max.	B
Wing(s)[2,3]		
Width	24' max.	C
Depth	40' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	
Sloped Roof Forecourt	Subsection 10-20.06.150.2.D	
Flat Roof Box	Subsection 10-20.06.150.2.H	
Flat Roof L	Subsection 10-20.06.150.2.I	
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		
[1] 2 stories max. in Historic Core		

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

3. Building Size and Massing (Continued)		
[2] In compliance with Subsection 5 of the zone		
[3] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.		
4. Pedestrian Access		
Main Entrance Location	Front Street	E
Units located in the main body shall be accessed by a common entry along the front street.		
On corner development sites, units in a wing may enter from the side street.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Common Open Space		
Width	30' min.	G
Depth	20' min.	H

10-20.06.140 Main Street Building



Example of Main Street Building



Example of Main Street Building



Example of Main Street Building

1. Description

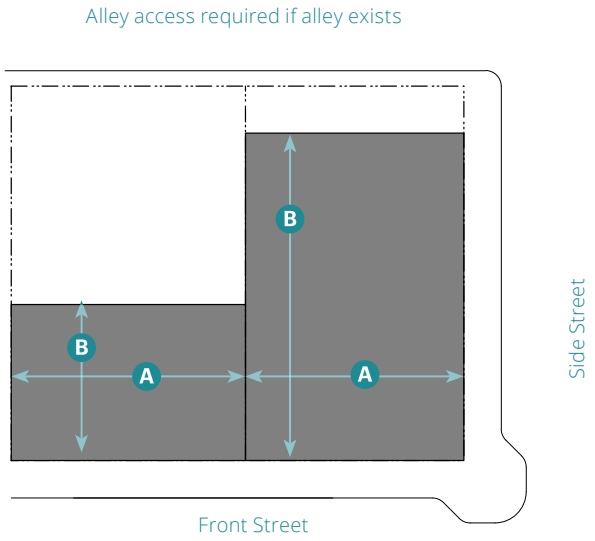
A small-to-large-sized, Block-Scale Building, typically attached, but may be detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

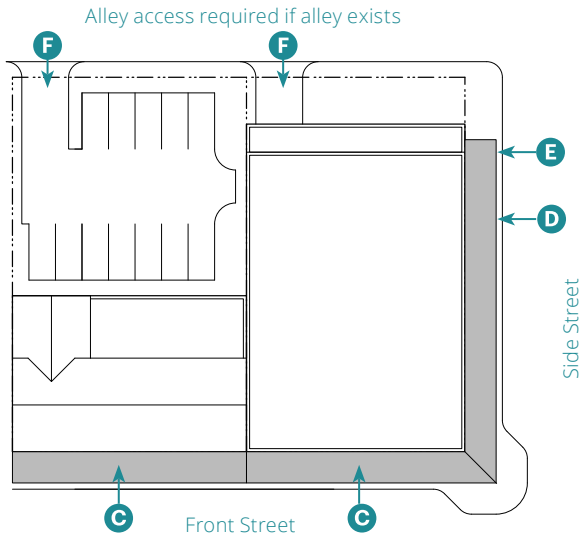
2. Number of Units

Units per Building	Unrestricted[1]
Buildings per Dev't Site	1 max.

[1] Number of units restricted by International Building Code (IBC) and Uniform Fire Code (UFC) standards.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing			
Height	**N.S**	**N.M** **MS.S**	
Stories	2.5 max.	3 max.[2]	
Main Body[3]			
Width	100 max.	140 max.	A
Depth	90 max.	180 max.	B
Wing(s)			
Not Allowed			
Massing Types			
Sloped Roof Bar	Subsection 10-20.06.150.2.B		
Flat Roof Box	Subsection 10-20.06.150.2.H		
Flat Roof L	Subsection 10-20.06.150.2.I		
Flat Roof T	Subsection 10-20.06.150.2.J		
Flat Roof Front Courtyard	Subsection 10-20.06.150.2.K		
Flat Roof Rear Courtyard	Subsection 10-20.06.150.2.L		
Flat Roof Closed Courtyard	Subsection 10-20.06.150.2.M		
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).			

[2] 2 stories max. in Historic Core

[3] In compliance with Subsection 5 of the zone

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Outline of Building above

4. Pedestrian Access	
Distance between Entries to Ground Floor Shops	50' max.
Upper floor units shall be accessed by a common entry along the front street.	C
Ground floor shops shall have individual entries along the adjacent street.	D
Ground floor units allowed along side street at least 60' from front of development site.	
On corner development sites, units in a wing or accessory structure may enter from the side street.	E
5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	F
Parking may be covered, uncovered, or in a garage.	
6. Open Space	
Common or private open space is not required.	

10-20.06.150 Massing Compositions

1. **Bay Composition**. Each façade shall be arranged according to a pattern of bays. See Subsection 10-20.12.030.4 (Measuring Bays) for details on the application of bays to façades.

   A. Each bay shall be at least 5' wide and no wider than 15'.

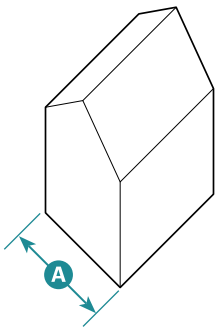
   B. Each façade shall contain at least 2 bays and no more than 9 bays.

   C. All bays within the same main body or wing shall be the same height.

2. Main Body Massing Types

For each building type, select from the allowed massing types and apply the standards to the main body width facades along a street or civic space in compliance with the following standards. Façades of intersecting volumes shall be offset by a minimum of 3 feet.

A. Sloped Roof Box

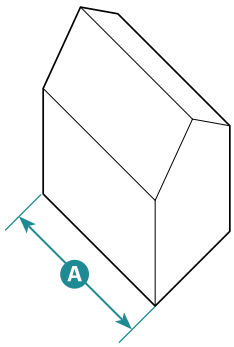


This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of the building type (A)

B. Sloped Roof Bar



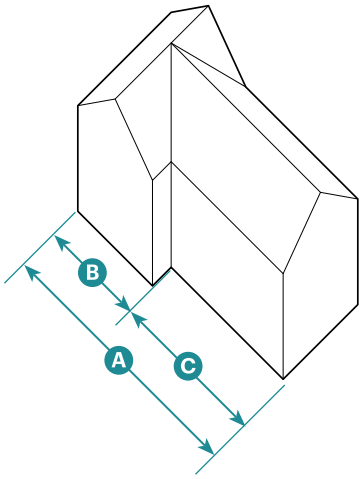
This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of the building type (A)

2. Main Body Massing Types (Continued)

C. Sloped Roof L

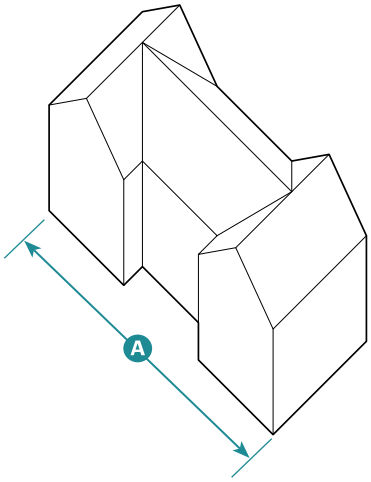


This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is sloped and may be either hipped, gabled, or shed on each volume.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 5 bays max.	B
Recessed Façade	1 bay min; 7 bays max.	C

D. Sloped Roof Forecourt



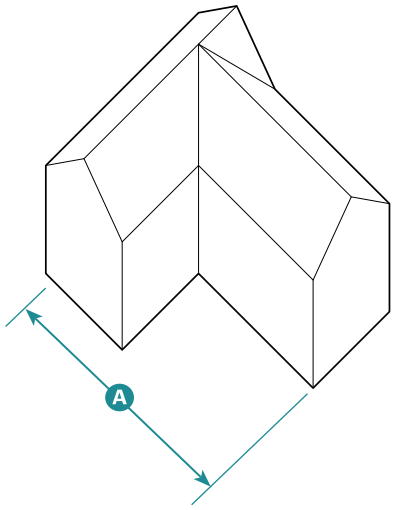
This massing type divides the façade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 5 bays max.	
Recessed Façade	1 bay min; 9 bays max.	

2. Main Body Massing Types (Continued)

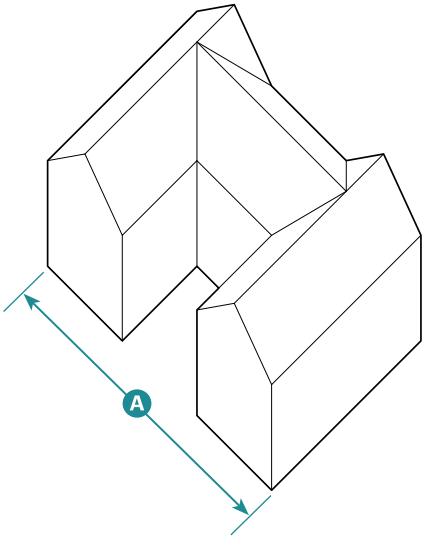
E. Sloped L Courtyard



This massing type divides the façade into two parts, with one part set back substantially to create a deep open space. The roof is sloped and may be either hipped, gabled, or shed.

Main Body	
Main Body Width	Max. allowed by Subsection 3 of this building type (A)
Projecting Volume	1 bay min.; 5 bays max.
Recessed Façade	1 bay min; 9 bays max.

F. Sloped Front Courtyard

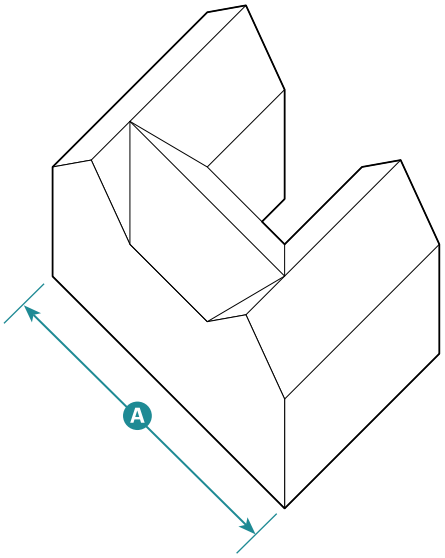


This massing type divides the façade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped, gabled, or shed.

Main Body	
Main Body Width	Max. allowed by Subsection 3 of this building type (A)
Projecting Wing	1 bay min.; 5 bays max.
Center Façade	1 bay min; 7 bays max.

2. Main Body Massing Types (Continued)

G. Sloped Rear Courtyard

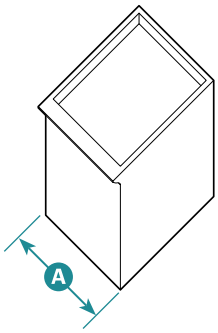


This massing type divides the rear façade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A

H. Flat Roof Box

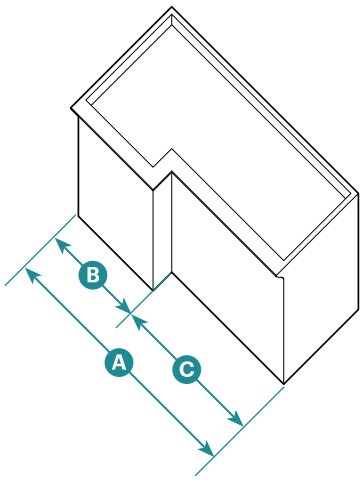


This massing type is a simple rectilinear form with a flat roof.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A

I. Flat Roof L



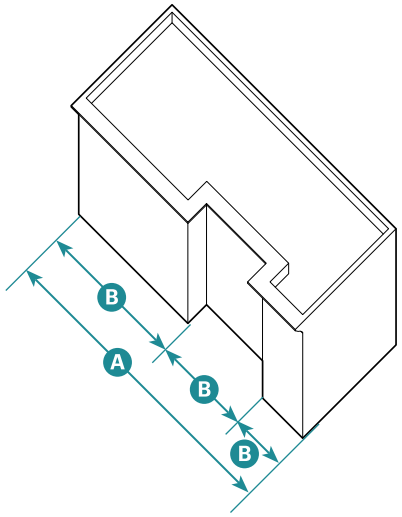
This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is flat.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	2 bays min.; 5 bays max.	B
Recessed Façade	1 bay min; 7 bays max.	C

2. Main Body Massing Types (Continued)

J. Flat Roof T

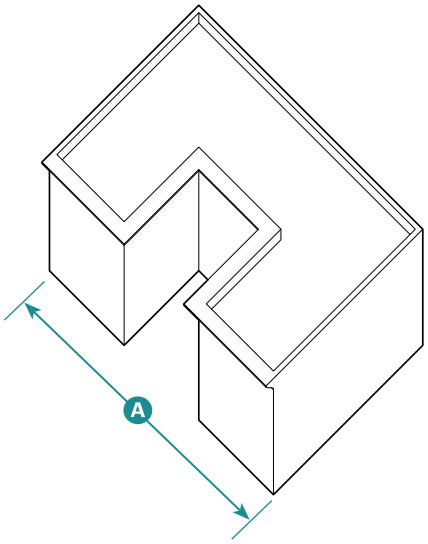


This massing type divides the façade into three parts, with the middle part projecting. The roof is flat.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	2 bays min.; 5 bays max.	B
Recessed Façade	1 bay min; 7 bays max.	C

K. Flat Roof Front Courtyard



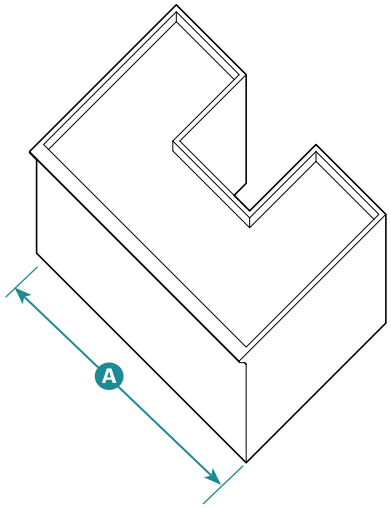
This massing type divides the façade into three parts, with the middle part set back substantially to create a deep open space. The roof is flat.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 5 bays max.	
Recessed Façade	1 bay min; 9 bays max.	

2. Main Body Massing Types (Continued)

L. Flat Roof Rear Courtyard

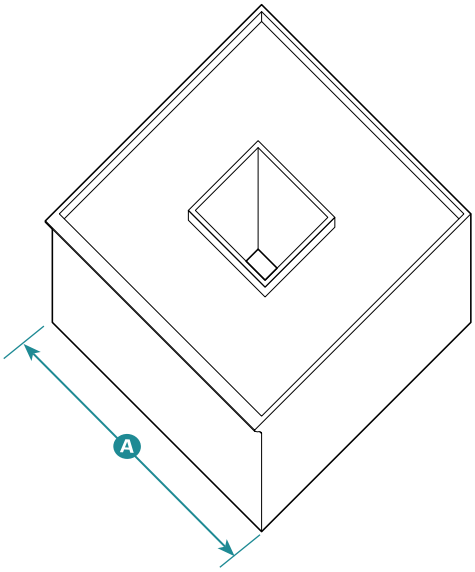


This massing type divides the rear façade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is flat.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type (A)

M. Flat Roof Closed Courtyard



This massing type fronts a courtyard with building façades in all 4 sides. Courtyard not visible from the street. The roof is flat.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type (A)

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Article 7: Specific to Private Frontage Types

Sections:

10-20.07.010 Purpose
10-20.07.020 Private Frontage Types
10-20.07.030 Overview of Private Frontage Types
10-20.07.040 Porch Projecting
10-20.07.050 Porch Engaged
10-20.07.060 Dooryard
10-20.07.070 Forecourt
10-20.07.080 Maker Shopfront
10-20.07.090 Shopfront
10-20.07.100 Terrace
10-20.07.110 Gallery

10-20.07.010 Purpose

This Article provides the standards for private frontages ("frontages"). Private frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building).

10-20.07.020 Private Frontage Types

1. The names of the private frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch may be used by non-residential uses including, but not limited to, a restaurant or office, as allowed by the zone.
2. Each building is required to include at least one private frontage type along the front street or adjacent civic space. Buildings with entries along a side street are required to include at least one private frontage type on those facades.
3. The ground floor, for a minimum depth as identified in Subsection 4 of the zone, is required to be habitable/occupiable space in compliance with this Article. Accessibility is provided through the allowed private frontage types for each zone.
4. Private frontage types not listed in Subsection 8 of the zone are not allowed in that zone.
5. Each building may have multiple private frontage types in compliance with the allowed types in Subsection 8 of the zone.
6. Each private frontage type shall be located in compliance with the facade zone per Subsection 5 of the zone.
7. Standards are stated for the front and side street facades of a development site.

8. In addition to the zone's standards, each private frontage is further refined through these standards to further calibrate the type for its context.
9. Certain types are only allowed in the open sub-zone (e.g., N.S-O) or on a side street in the base zone (e.g., N.S) to implement the intended physical character.

10-20.07.030 Overview of Private Frontage Types

Table A (Private Frontage Types Overview) provides a summary of the allowed private frontage types in each zone. See referenced Section(s) for standards.

Table 10-20.07.030.A: Private Frontage Types Overview

Private Frontage Type	Specific Standards	N.S	N.M	MS.S
Porch Projecting	10-20.07.040	P	P	P
Porch Engaged	10-20.07.050	P	P	P
Dooryard	10-20.07.060	P	P	O
Forecourt	10-20.07.070	X	X	P
Maker Shopfront	10-20.07.080	X	X	O
Shopfront	10-20.07.090	O	P	P
Terrace	10-20.07.100	X	P	P
Gallery	10-20.07.110	X	X	P

Key P = Allowed O = Allowed Only in Open Sub-Zone or Side Street X = Not Allowed

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10-20.07.040 Porch Projecting



Example of a Projecting Porch



Example of a Projecting Porch

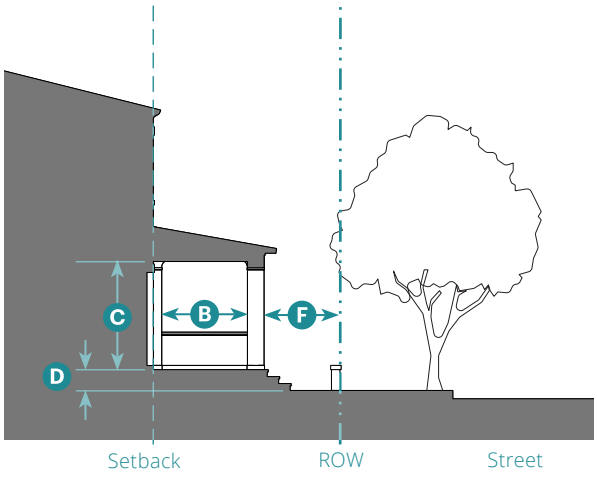


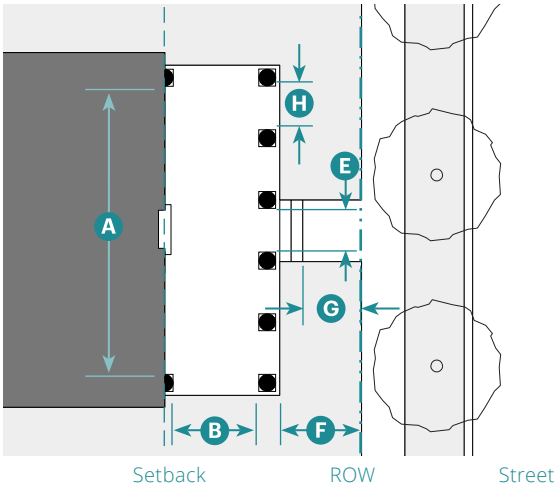
Example of a Projecting Porch

1. Description

The main facade of the building is set back from the front development site line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Development Site Line

Setback Line

2. Size		
Width, Clear	12' min.[1]	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.[2]	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	5' min.	F
Distance between Stairs and Sidewalk	3' min.	G
Distance between Porch columns shall be in compliance with selected architectural style in Article 8 (Specific to Architectural Design).		H

[1] Reduce to 8' min. and maximum 1 story when applied to Cottage Court Building Type

[2] Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in Article 8 (Specific to Architectural Design).
The Porch is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Projecting Porch.
The Porch shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.050 Porch Engaged



Example of an Engaged Porch



Example of a two-story Engaged Porch

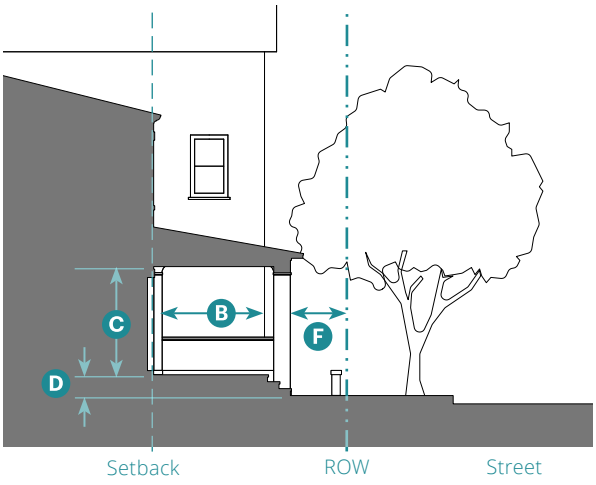


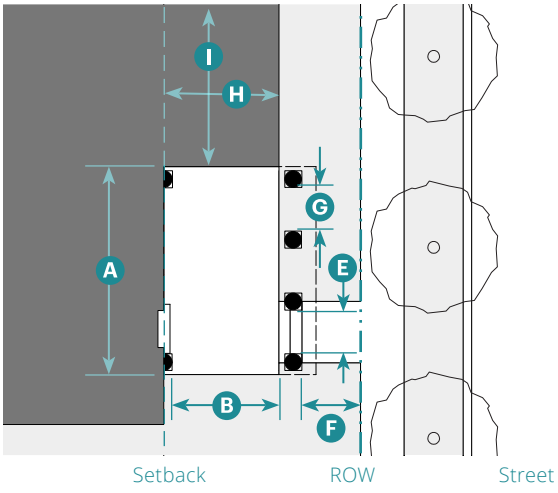
Example of an Engaged Porch

1. Description

A portion of the main facade of the building is set back from the front development site line to create an area for a covered structure that projects from the facade that is set back. The Porch may project into the front setback. The resulting setback may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and has two adjacent sides that are engaged to the building, while the other two sides are open.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line Setback Line

2. Size		
Width, Clear	8' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.[1]	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	5' min.	F
Distance between Stairs and Sidewalk	3' min.	F
Distance between Porch columns shall be in compliance with selected architectural style in Article 8 (Specific to Architectural Design).		G
Encroachment area of Building Facade		
Depth	6' max.	H
Width	1/3 min. of overall building facade	I

[1] Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
Up to 20% of the building facade and porch(es) may project into the front setback line for the zone.
Porch shall be open on two sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in Article 8 (Specific to Architectural Design).
The Porch is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Engaged Porch.
The Porch shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected Architectural Style.

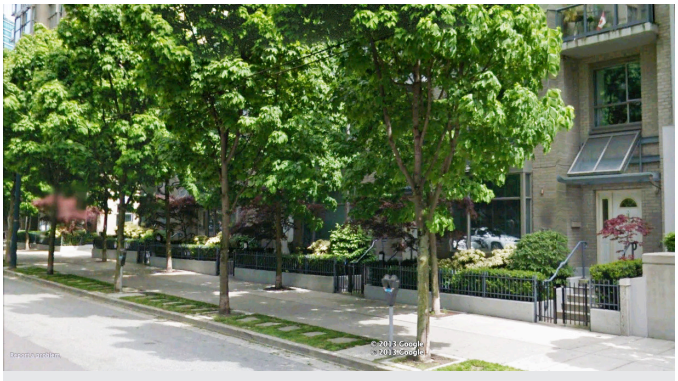
10-20.07.060 Dooryard



Example of a residential Dooryard



Example of a commercial Dooryard

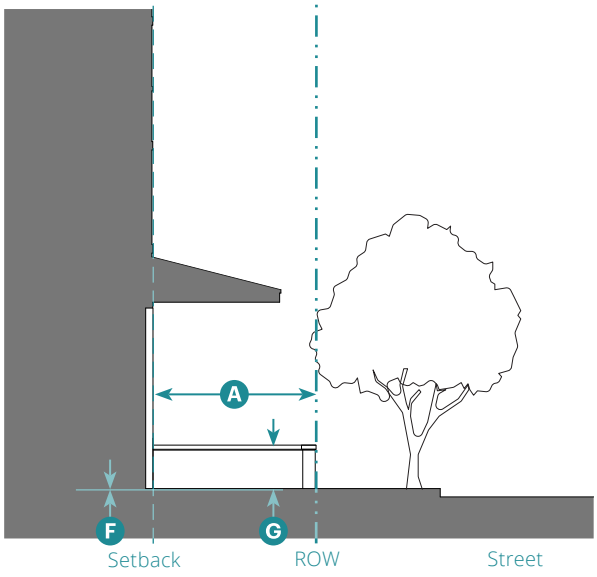


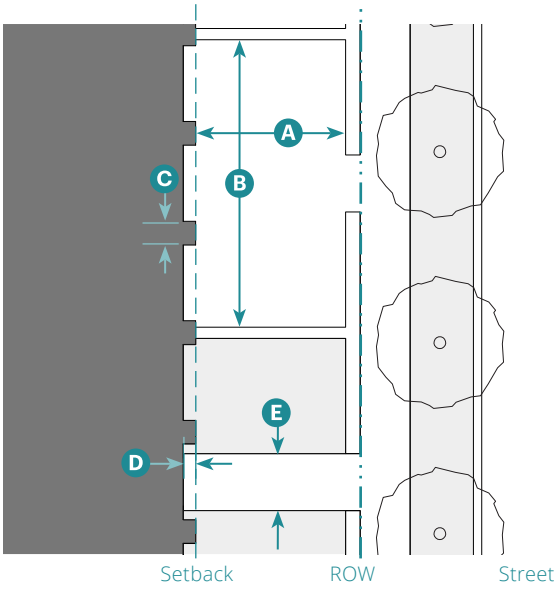
Example of a residential Dooryard

1. Description

The main facade of the building is set back from the front development site line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Depth, Clear	6' min.	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	3' max.	D
Pedestrian Access	3' wide min.	E
Finish Level above Sidewalk	12" max.[1]	F
Height of Dooryard Fence/Wall above Finish Level	36" max.	G

[1] Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
For live/work, retail, service, and restaurant uses, the Shopfront Frontage Type (10-20.07.090) may be applied.
Each Dooryard shall provide access to only one ground floor entry.
The Dooryard is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Dooryard.
The Dooryard shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.070 Forecourt



Example of a Forecourt with Shopfronts



Example of a Forecourt with outdoor dining

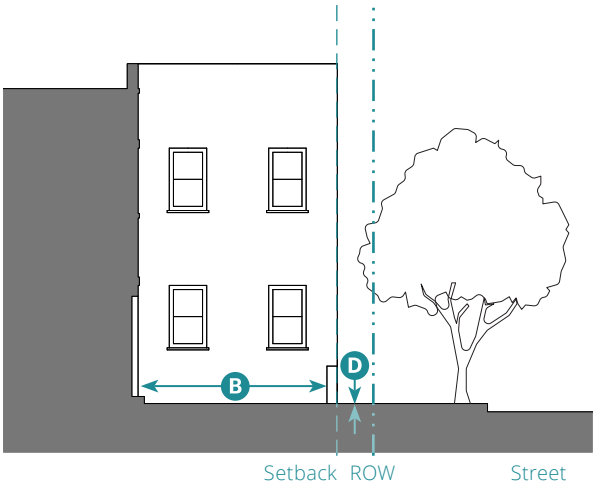


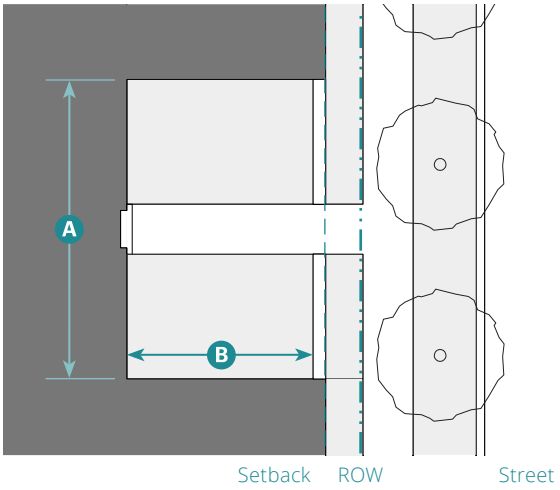
Example of Forecourt

1. Description

The main facade of the building is at or near the front development site line and a portion is set back, extending the public realm into the development site to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas.

General Note: Photos on this page are illustrative, not regulatory.





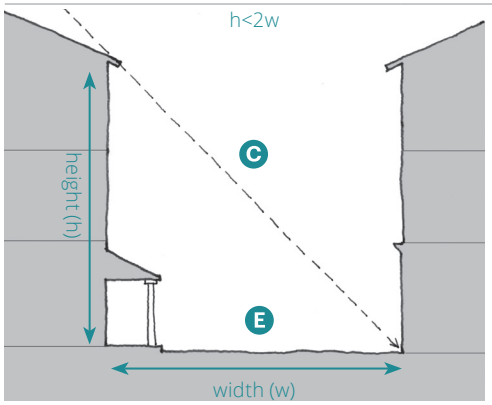
Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Width, Clear	15' min.	A
Depth, Clear	15' min.	B
Ratio, Height to Width	2:1 max.	C
Finish Level above Sidewalk	12" max.	D
Gallery frontages, awnings, balconies and porches may encroach into Forecourt on all sides.	Max 1/2 width of Forecourt	E

3. Miscellaneous
Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.
The proportions and orientation of a Forecourt shall be in compliance with the diagram below for solar orientation and user comfort.
Ramps are required to be integrated along the side of the building to connect with the Forecourt.
The Forecourt shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.



10-20.07.080 Maker Shopfront



Example of a Maker Shopfront



Example of a Maker Shopfront

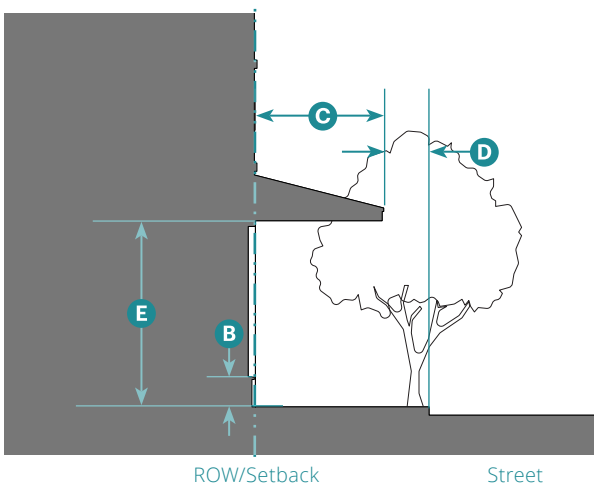


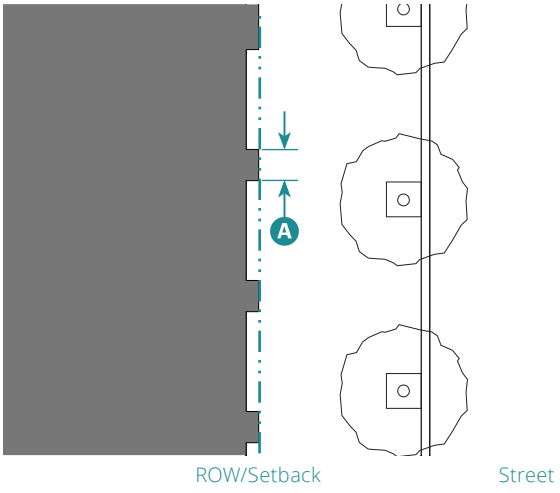
Example of a Maker Shopfront

1. Description

The main facade of the building is at or near the front development site line with an at-grade or elevated entrance from the sidewalk. The type is only allowed on side streets from the adjacent main street and is intended for industrial artisan businesses to show their activity to pedestrians, as well as for retail sales of products made on-site. The Maker Shopfront may include a decorative roll-down or sliding door, including glazing and an awning that overlaps the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Distance between Glazing	10' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	30% min.	
Shopfront Base (if used)	48" max.	B
Recessed entries are allowed		

3. Awning (Allowed/Not Required)		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

4. Miscellaneous
Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Article 8 (Specific to Architectural Design).
The Maker Shopfront shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.090 Shopfront



Example of Shopfronts



Example of a Shopfront

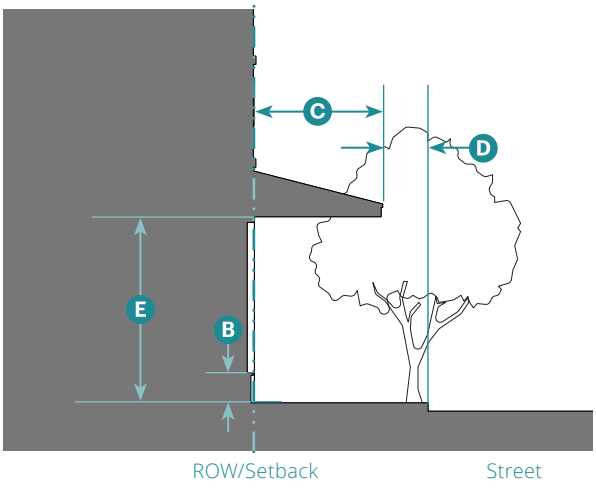


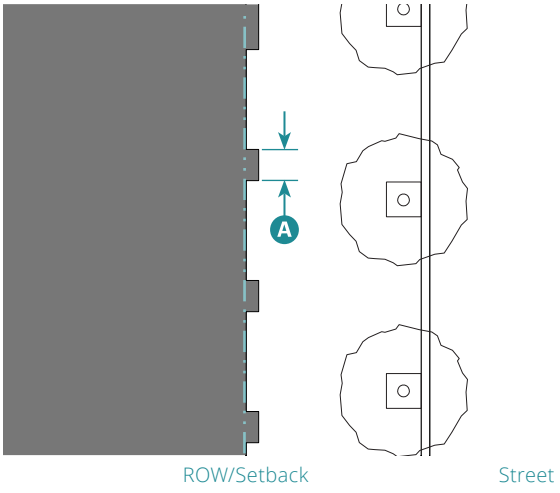
Example of a Shopfront

1. Description

The main facade of the building is at or near the front development site line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

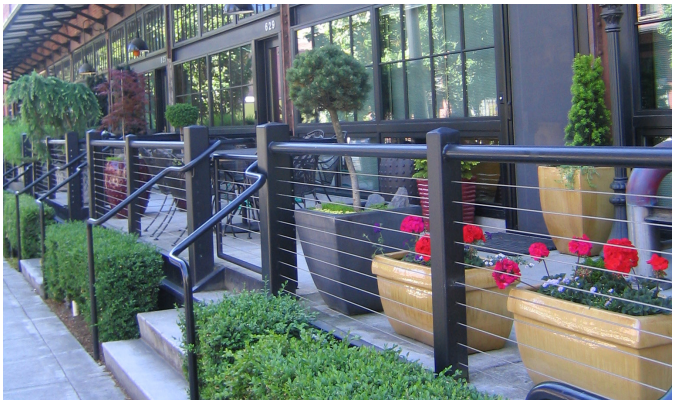
2. Size		
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 24" max.	B
3. Awning		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

4. Miscellaneous
Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Article 8 (Specific to Architectural Design).
Ramps are required to be integrated along the side of the building to connect with the Shopfront.
The Shopfront shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.100 Terrace



Example of a Terrace with low-wall seating



Example of a Terrace

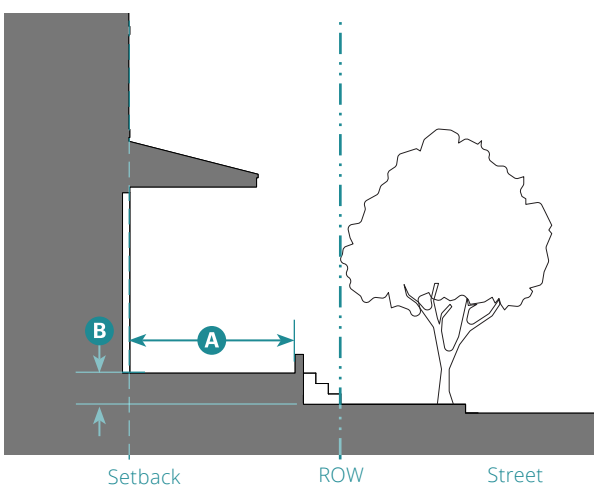


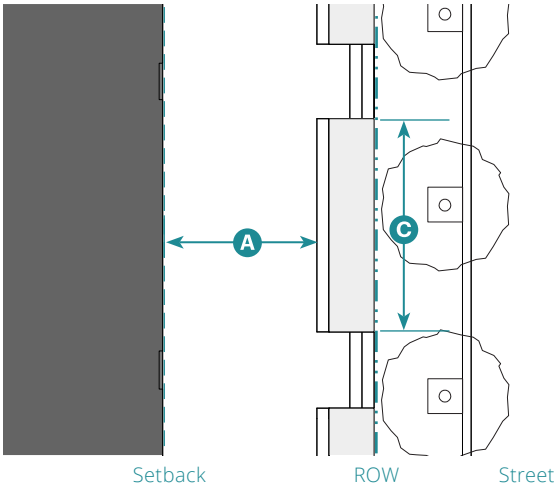
Example of a residential Terrace along a courtyard

1. Description

The main facade is at or near the front development site line with steps leading to an elevated area providing pedestrian circulation along the facade. The type is used for retail, service, office uses, or housing to provide outdoor areas along the sidewalk and/or to accommodate an existing or intended grade change.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Depth of Terrace	8' min. residential; 12' min. non-residential	A
Finish Level above Sidewalk	36" max.	B
Distance between Stairs	25' max.	C

3. Miscellaneous
These standards are to be used with those for the Shopfront Frontage Type where the zone requires the Shopfront Frontage Type (10-20.07.090).
Where the zone requires the Shopfront Frontage Type (10-20.07.090) and the ground floor is flush with the sidewalk, the Terrace shall be considered to be the sidewalk.
May be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.
The Terrace is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Terrace.
The Terrace shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.110 Gallery



Example of a two-story Gallery with an uncovered second story.



Example of a Gallery providing covered outdoor dining

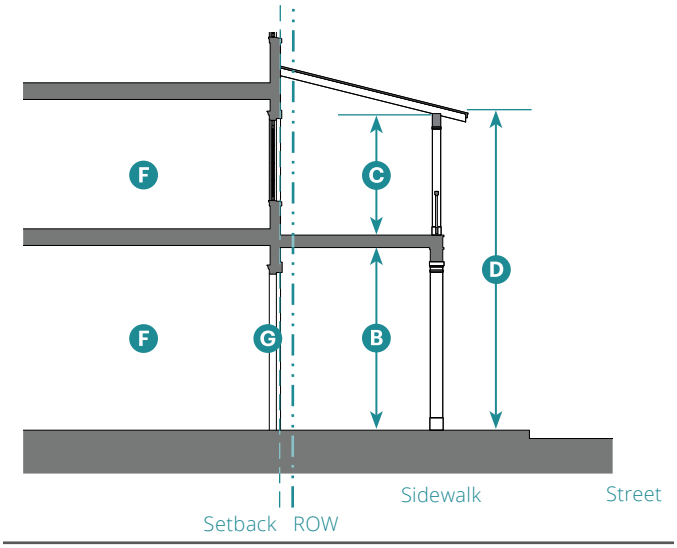


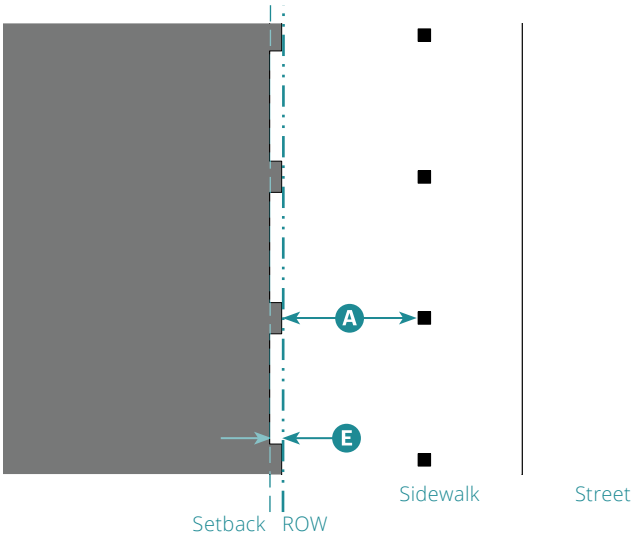
Example of a Gallery with shopfronts

1. Description

The main facade of the building is set back from the front development site line and an at-grade covered structure, articulated with colonnade or arches, overlaps the sidewalk. The type may be one or two stories. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Dooryards and Forecourts may be included as allowed by the zone.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Depth, Clear	8' min.	A
Ground Floor Height, Clear	12' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Gallery Setback from Public ROW	18" min. (clear)	E

3. Miscellaneous	
Habitable space	F
Galleries shall also follow the standards for the Shopfront Frontage Type (10-20.07.090).	G
Galleries shall have a consistent depth across the entire front and/or side street facade.	
Galleries are allowed to project over the sidewalk in the public ROW.	
The second story of the Gallery may be covered.	
Planting is not required. Lighting is required within the gallery in compliance with Section x.xx.xxx (Jurisdiction's On-Site Lighting Standards).	
Ramps are required to be integrated along the side of the building to connect with the Gallery, where applicable.	
The Gallery shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.	

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Article 8: Specific to Architectural Design

Sections:

10-20.08.010 Purpose
10-20.08.020 Applicability
10-20.08.030 Architectural Design Standards
10-20.08.040 Overview of Architectural Styles
10-20.08.050 Contemporary
10-20.08.060 Craftsman
10-20.08.070 Main Street Classical
10-20.08.080 Mediterranean

10-20.08.010 Purpose

This Article sets forth standards that supplement the zone standards to further refine the intended building form and physical character.

10-20.08.020 Applicability

Unless stated otherwise, all subsections within each architectural style ("style") identified in this Article apply to all facades of a building, including front facades, side street facades, side interior facades, and rear facades.

10-20.08.030 Architectural Design Standards

This Article contains architectural design standards for the four allowed styles. The standards for each style address a range of topics based on local architectural examples. The standards address the following aspects of individual building design: Roofs and roof pitch, eaves, cornices, walls, base of walls, dormers, openings and doors, storefronts, porches, and balconies.

1. Each building is required to be designed in compliance with one of the allowed architectural styles.
2. The architectural style standards are coordinated with the building types allowed by this FBC and the intended physical character of each zone.
3. Any facade greater than 75 feet in length along a street (public or private) or civic space shall include more than one architectural style, with a maximum 75 feet in length of any one style.
4. Diagrams are for illustrative purposes only and do not constrain the expression of listed elements with respect to style. Only aspects keyed to standards listed in the tables are regulated.

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10-20.08.040 Overview of Architectural Styles

Table A (Architectural Styles Overview) provides an overview of the allowed architectural styles.

Table 10-20.08.040.A: Architectural Styles Overview

Contemporary 10-20.08.050	Craftsman 10-20.08.060	Main Street Classical 10-20.08.070
		
Typical Characteristics	**Typical Characteristics**	**Typical Characteristics**
Long, low-sloped roof forms with simple eaves with deep overhangs	Low-pitched roofs with deep eaves and exposed rafter tails	Symmetrical facade composition with proportions that imply load-bearing masonry structure
Asymmetrical facade compositions with square and horizontal openings often made from ganged vertical windows	Horizontally proportioned openings made from ganged vertical windows	Prominent cornice with classical detailing and parapet or pedimented roof forms
Mix of exterior materials to differentiate massing forms, with prevalent natural materials including wood siding	Emphasis on natural materials including wood shingles	Regular pattern of vertically proportioned openings
Horizontally proportioned balconies and terraces with minimalist vertical supports	Asymmetrical composition with wall plane broken by projecting gable ends	Brick and stucco as primary facade materials
Applicable Standards	**Applicable Standards**	**Applicable Standards**
Wall	Wall	Base
Building Roof	Base	Building Roof
Rake	Building Roof	Parapet
Eave	Rake	Windows
Parapet	Eave	Bay Windows
Windows	Parapet	Entry Doors
Bay Windows	Windows	Balconies
Dormers	Bay Windows	Porches
Entry Doors	Dormers	Storefronts
Balconies	Entry Doors	Materials
Porches	Balconies	
Storefronts	Porches	
Materials	Storefronts	
	Materials	

Table 10-20.08.040.A: Architectural Styles Overview (Continued)

Mediterranean 10-20.08.080

Typical Characteristics
Low-pitched gabled or hipped roofs clad in red tile with open eaves
Flat, rectilinear wall plane with vertically proportioned punched openings without trim
Stucco as primary facade material with stucco or wood attached elements

Applicable Standards
Building Roof
Eave
Parapet
Windows
Bay Windows
Dormers
Entry Doors
Balconies
Porches
Storefronts
Materials

Quick Code Guide: Specific to Architectural Design

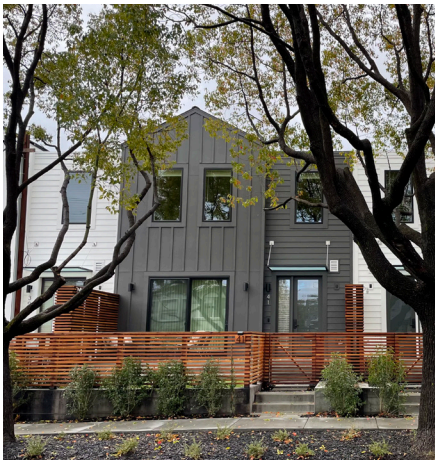
The following graphic is intended as a summary guide. Please refer to San Anselmo's written permit procedures and application standards for all necessary information.

Before you begin

Identify your zone, building type, and detailed massing type. If you have not done this yet, go back to the Table of Contents and follow the Quick Code Guide.

Instructions	Location
Identify your architectural style	**Table 10-20.08.040.A (Architectural Styles Overview)**
Comply with wall, base, and building roof form standards *Dependent on zone, detailed massing type, and architectural style*	**Subsections 3-8 of Architectural Style**
Comply with window and door standards *Dependent on architectural style*	**Subsections 9-12 of Architectural Style**
Comply with external elements standards and material standards *Dependent on architectural style*	**Subsections 13-16 of Architectural Style**

10-20.08.050 Contemporary









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Contemporary style buildings have a streamlined aesthetic and minimal ornamentation. This style focuses on combining simple rectilinear massing forms with changes in material and color. The use of glass and cantilevered elements imbues buildings with a sense of lightness and simplicity. This style is prevalent throughout Marin County.

2. Typical Characteristics

- Long, low-sloped roof forms with simple eaves with deep overhangs
- Asymmetrical facade compositions with square and horizontal openings often made from ganged vertical windows
- Mix of a limited number of exterior materials to differentiate massing forms, with prevalent natural materials including wood siding
- Horizontally proportioned balconies and terraces with minimalist vertical supports

Elements of Contemporary Style – Multifamily Prototype

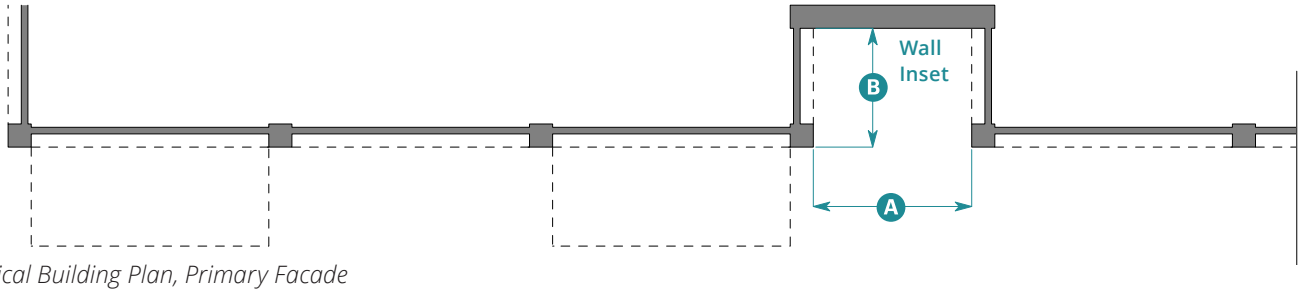
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

Elements of Contemporary Style – Mixed-Use Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Plan, Primary Facade

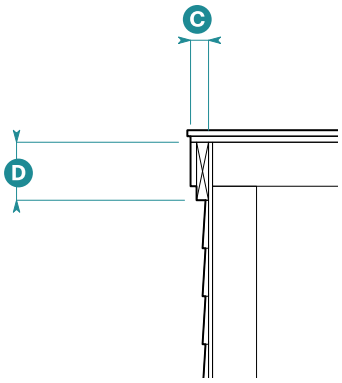


Prototypical Building Elevation

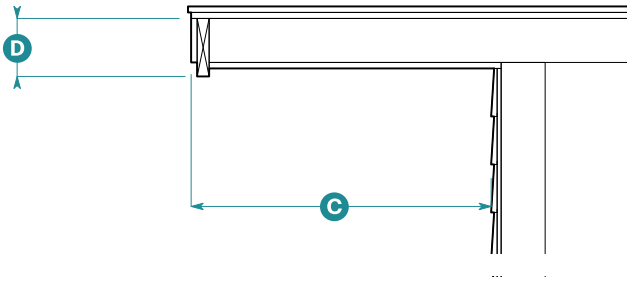
3. Wall
Wall Inset
A wall inset from the primary facade is required for buildings greater than 75' in width.
Wall inset shall be continuous for the full height of the building.
Roof and wall projections may encroach into wall inset.

3. Wall (Continued)		
Wall Inset Dimensions		
Width	8'0" min.; 12'0" max.	A
Depth	6'0" min.	B

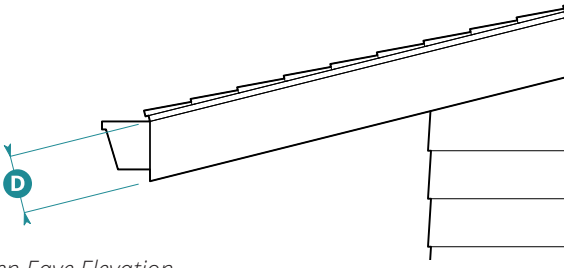
4. Base
No base is required for this style.



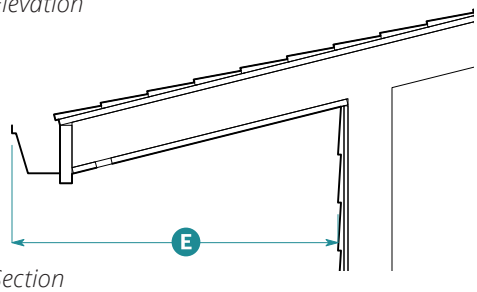
Flush Profile Rake Section



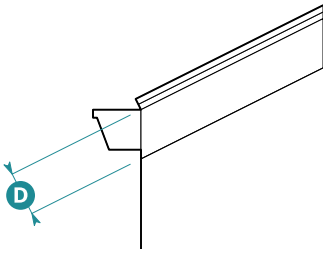
Projecting Profile Rake Section



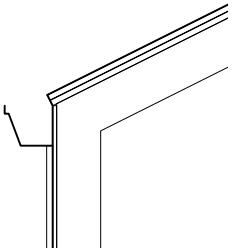
Open Eave Elevation



Open Eave Section



Closed Eave Elevation



Closed Eave Section

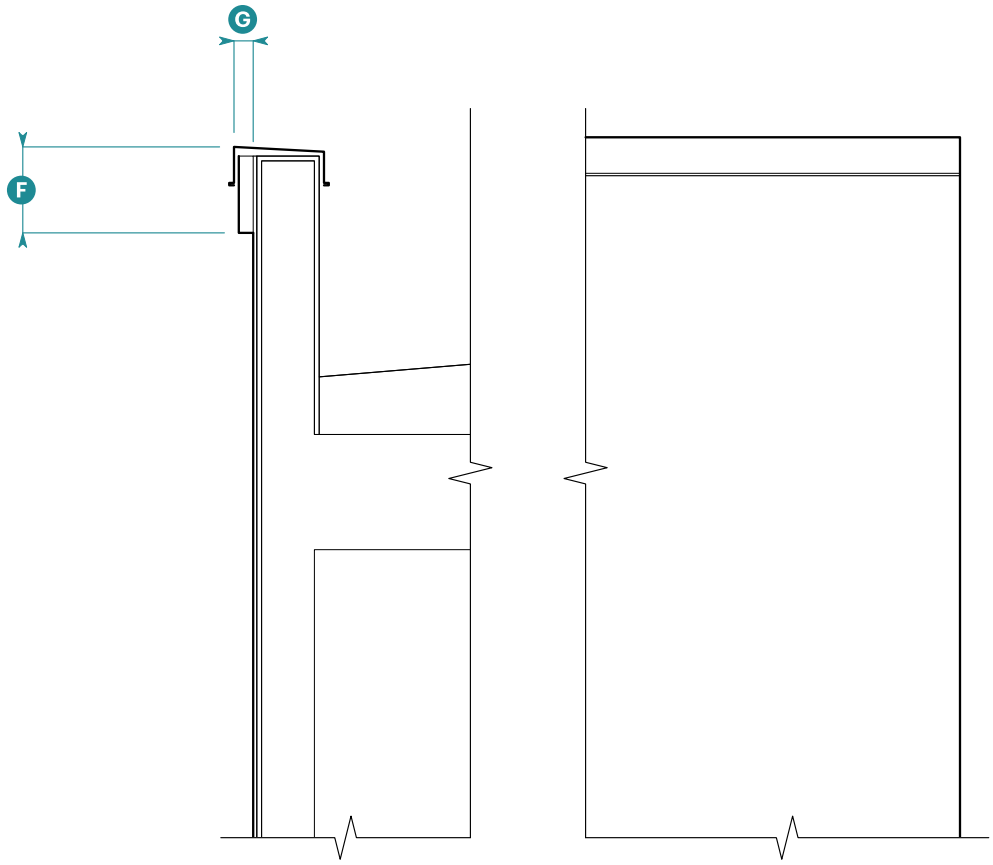
5. Building Roof		
Building Roof Standards	**Buildings with Half-Story Heights**	**Buildings with Full-Story Heights**
Roof Form		
Type	Shed	Flat
Pitch	2:12 min.; 6:12 max.	N/A
Applicable Subsections		
6. Rake	A	A
7. Eave	A	N/A
8. Parapet	N/A	A

6. Rake			
Standards	**Flush Profile**	**Projecting Profile**	
Horizontal Projection	No min.; 2" max.	2'6" min.; No max.	C

See Subsection 7 (Eave) for height standards.

7. Eave			
Standards	**Open**	**Closed**	
Height			
Fascia	6" min.	6" min.	D
Horizontal Projection			
Overall	36" min.; No max.	N/A	E

A = Applicable N/A = Not Applicable



Parapet Section *Parapet Elevation*

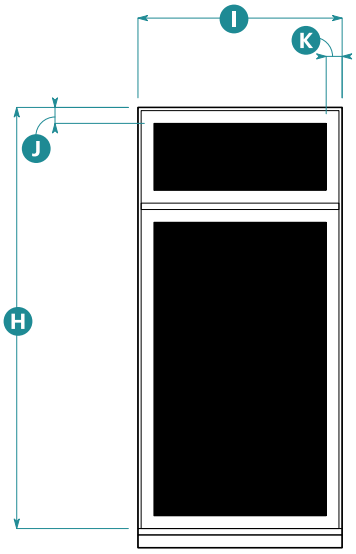
8. Parapet		
Height		
Projection	0" min.; 6" max.	F
Horizontal Projection		
Overall	0" min.; 3" max.	G

9. Windows	
Opening	
Proportion, Height (H) to Width (I) [1]	
Ground floor	2.2 min.
Upper floor	2.0 min.
Dormer	See Subsection 11 (Dormers) for standards.
Typical Sizes, Width (I) x Height (H)	
Ground Floor, Typical	3'0" x 6'0"
Ground Floor, Ganged	3'0" x 6'0"
Ground Floor, Picture	4'6" x 6'0"
Upper Floor, Typical	3'0" x 5'6"
Upper Floor, Ganged	3'0" x 5'6"
Upper Floor, Picture	4'6" x 5'6"
Privacy	2'0" x 4'6"
Shape	Square
Operation	Double-Hung, Single-Hung, Awning, Casement
Window	
Glazing Divisions	None
Frame Width (Frame + Sash)	
At Rail	2.5" min. ± 1/4" (J)
At Stile	2.5" min. ± 1/4" (K)
Trim Widths [2]	
Head	3" min.
Jamb	3" min.
Apron	3" min.
Window Frame Recess	
Depth	2" min.
Sill	
Depth	3" min.
Pediment	
Allowed	No
Mullions	
Mullions required between ganged windows.	

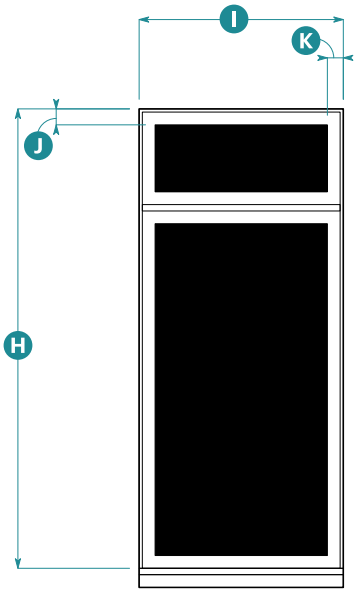
"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

[1] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.

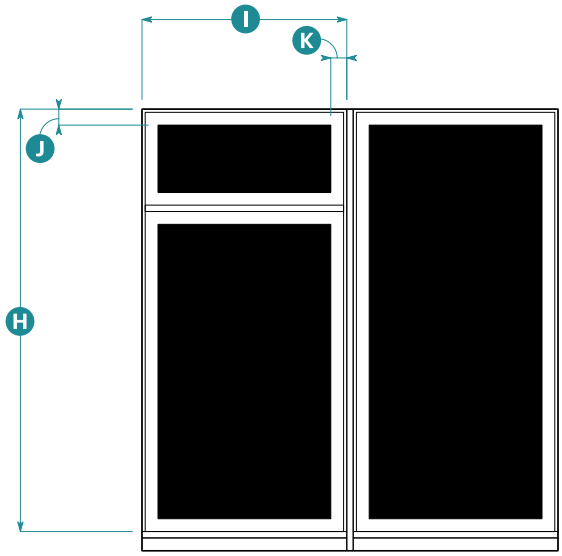
[2] Trim required for windows only on buildings or parts of buildings with lap siding.



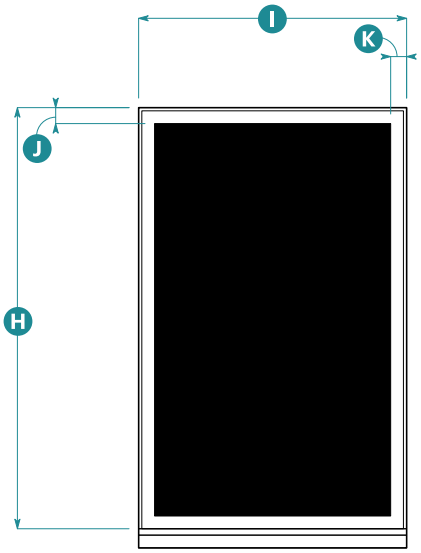
Upper Floor Typical Window Elevation



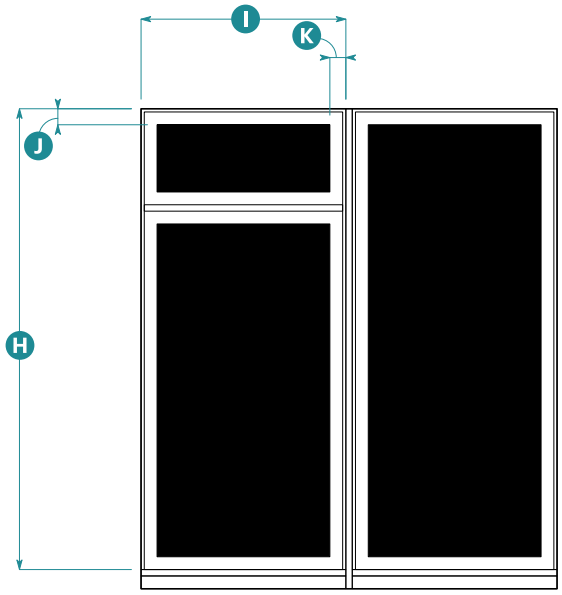
Ground Floor Typical Window Elevation



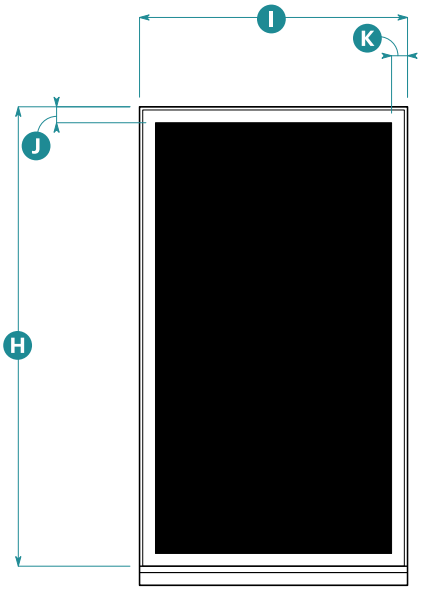
Upper Floor Ganged Window Elevation



Upper Floor Picture Window Elevation



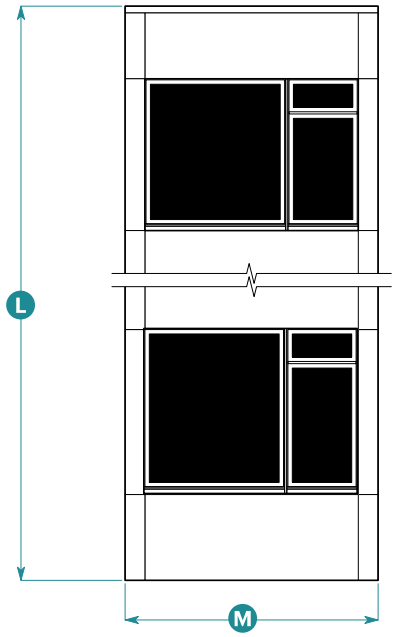
Ground Floor Ganged Window Elevation



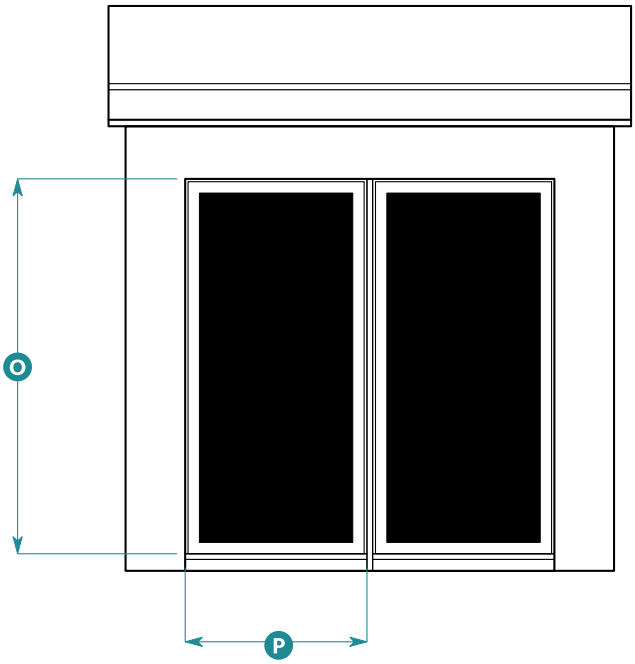
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation

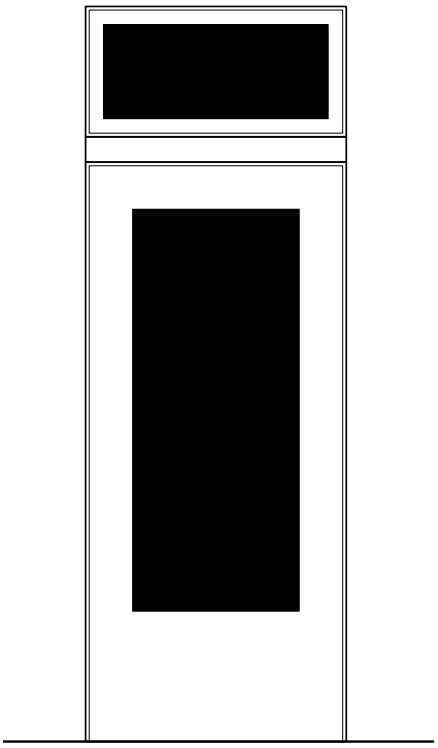


Dormer Elevation

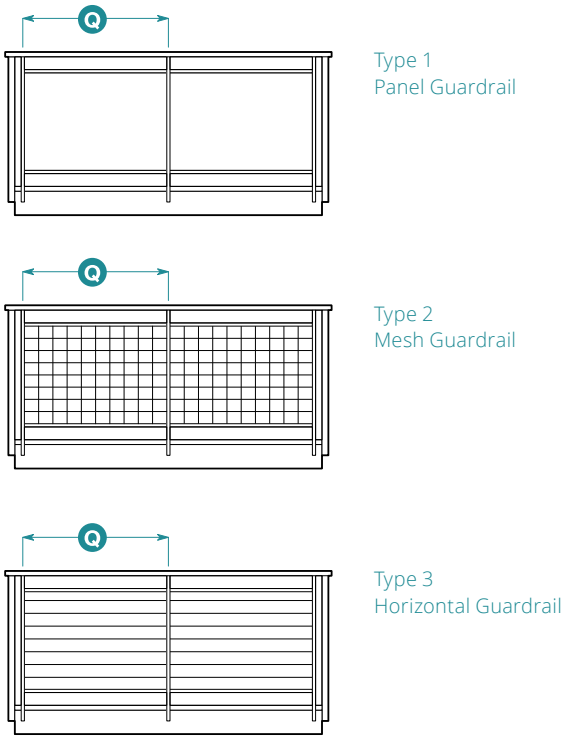
10. Bay Windows		
Form		
Type	Square	
Size		
Height[3]		L
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	M
Depth	1'0" min.; 3'0" max.	N
Additional Standards		
Multi-story bay window form shall be vertically continuous.		
Continuous horizontal articulation on building shall wrap bay form.		

[3] On buildings with heights up to 2 stories, the bottom of the bay window may not extend to the ground plane and the top of the bay window may not extend to the top of parapet or eave.

11. Dormers		
Roof Form		
Type	Shed	
Pitch	2:12 min.; 6:12 max.	
Window		
Proportion, Height O to Width P	2.0 min.	
Width	3'0" min.	P
Dormers allowed only for buildings with half stories.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



Entry Door Elevation



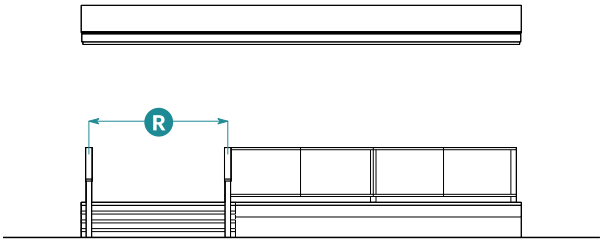
Balcony Front Elevation

12. Entry Doors	
Surround[4]	
Head Width	4" min.
Jamb Width	4" min.
Additional Elements	
Transom	Allowed
Pediment	Not Allowed

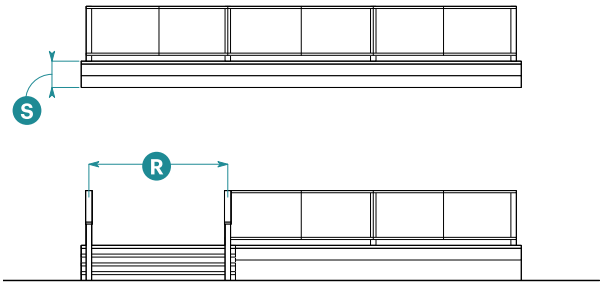
[4] Surround required for doors only on buildings or parts of buildings with lap siding.

13. Balconies	
Allowed Materials	
Type 1 - Panel Guardrail	
Post	Metal
Baluster	Metal panel
Handrail	Metal, glass
Fascia	Metal, composite wood, wood
Type 2 - Mesh Guardrail	
Post and Handrail	Metal
Baluster	Metal mesh
Fascia	Metal, composite wood, wood
Type 3 - Horizontal Guardrail	
Post and Handrail	Metal
Baluster	Metal, steel cable
Fascia	Metal, wood
Size	
Overall Balcony Width	10'0" max.
Width Between Posts	3' min. Q

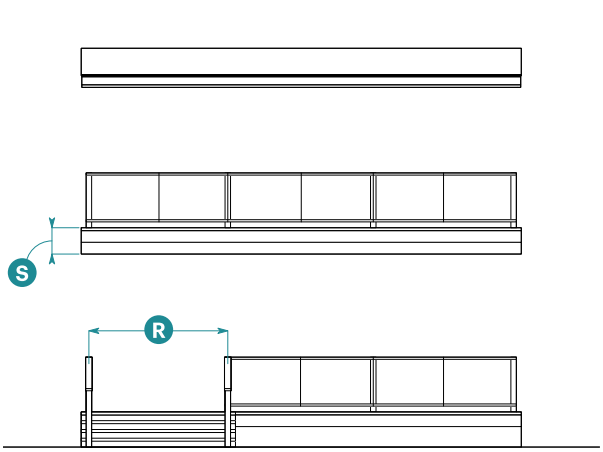
Faux composite wood printed with simulated wood grain is prohibited



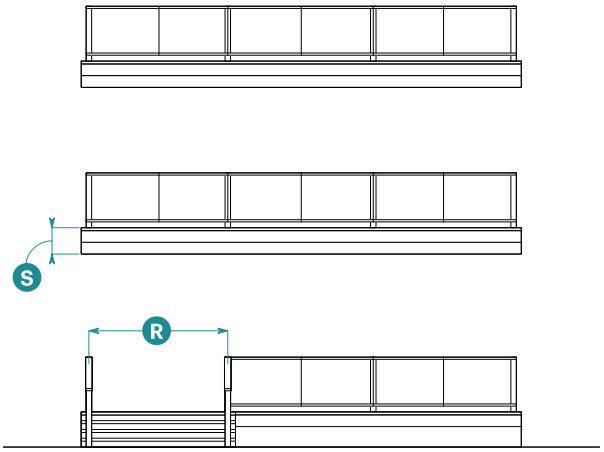
One-Story Porch



One-Story Porch with Deck Above

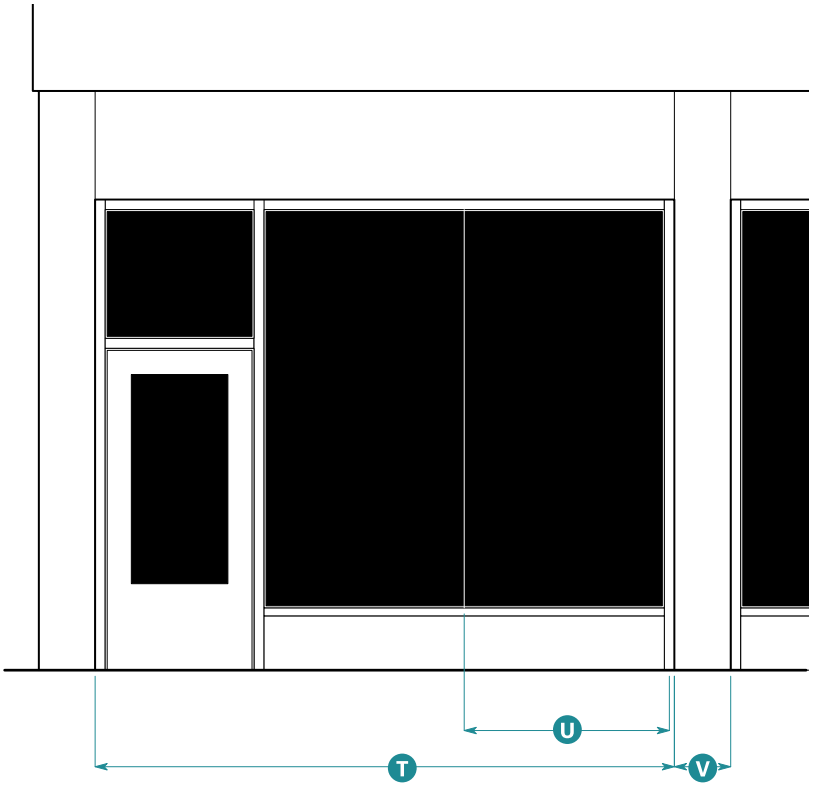


Two-Story Porch

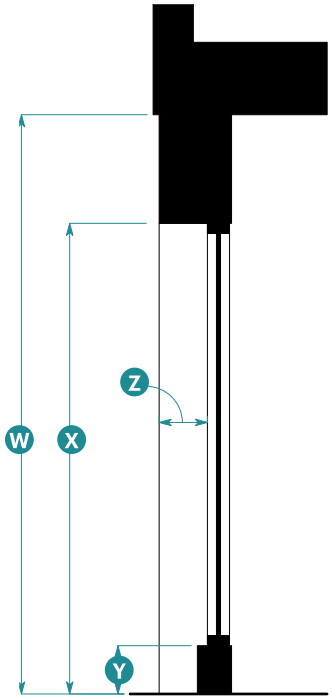


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Cantilevered (no columns) or Pilotis	
Diameter	4" max.	
Spacing	8'0" max. on center	R
Entablature		
Height of Entablature Supporting Deck		
Overall	10" min.	S



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	T
Display Window	3'0" min.; 4'0" max.	U
Distance Between Storefront Modules	1'0" min.; 2'0" max.	V
Height		
Overall	12'0" min.	W
Head Height	11'0" min.	X
Base	8" min.; 2'0" max.	Y
Horizontal Recess		
Depth	6" min.; 3'0" max.	Z

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

16. Materials	
Element	**Allowed Materials**
Wall	
Wall Cladding[5]	Lap siding, composite wood, wood, fiber cement, stucco, metal panel
Base or Foundation	
Base or Foundation	Brick, concrete, stucco, composite wood, wood, fiber cement, architectural block
Roof and Roof Elements	
Roofing	Asphalt shingles, wood shingles, standing seam metal
Rake and Eave	Composite wood, wood, steel
Gutter	Metal box
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, aluminum, fiberglass, composite wood
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Composite wood, wood, metal
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Stucco, concrete
Prohibited materails: faux composite wood printed with simulated wood grain, fiber cement, and faux printed stone.	
Wood shingles shall be in compliance with the Wildland Urban Interface Code.	

[5] Exterior cladding shall be limited to no more than 3 materials, of which 65% or more of the facade area shall be one of those materials.

10-20.08.060 Craftsman









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

The Craftsman style emerged in the American west inspired by the English Arts and Crafts movement. The Craftsman bungalow house was prevalent from the 1900's to the 1940's. Since that time, it has adapted to multifamily and mixed-use prototypes.

2. Typical Characteristics

- Low-pitched roofs with deep eaves and exposed rafter tails
- Horizontally proportioned openings made from ganged vertical windows
- Emphasis on natural materials including wood shingles
- Asymmetrical composition with wall plane broken by projecting gable ends
- Wall plane broken by projecting and/or recessed elements

Elements of Craftsman Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Roof (See Subsection 5 for standards)

Rake (See Subsection 6 for standards)

Dormer (See Subsection 11 for standards)

Eave (See Subsection 7 for standards)

Window (See Subsection 9 for standards)

Wall (See Subsection 3 for standards)

Porch (See Subsection 14 for standards)

Entry Door (See Subsection 12 for standards)

Base (See Subsection 4 for standards)

Prototypical Building Elevation

3. Wall		
Trim [1, 2]		
Width	4" min.	A

[1] Trim not required on buildings or portions of buildings where stucco or shingle is the primary wall material.

[2] Trim is required at openings and surrounds.

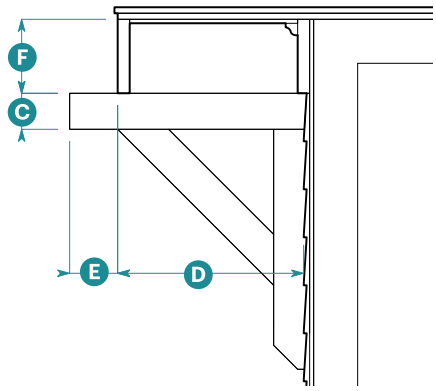
4. Base		
Height	1'0" min.; 1/2 story max.	B

Elements of Craftsman Style – Mixed-Use Prototype

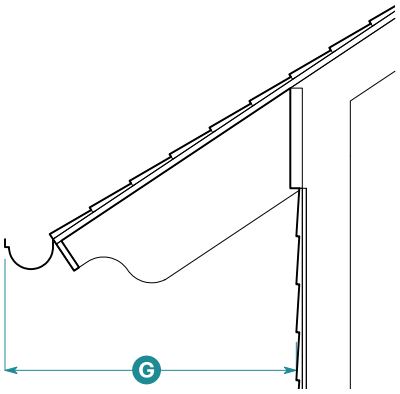
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



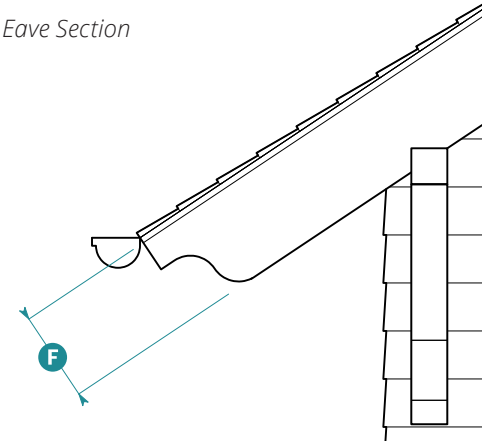
Prototypical Building Elevation



Rake Section



Eave Section



Eave Elevation

5. Building Roof		
Building Roof Standards	**Sloped Roof**	**Flat Roof**
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 10:12 max.	N/A

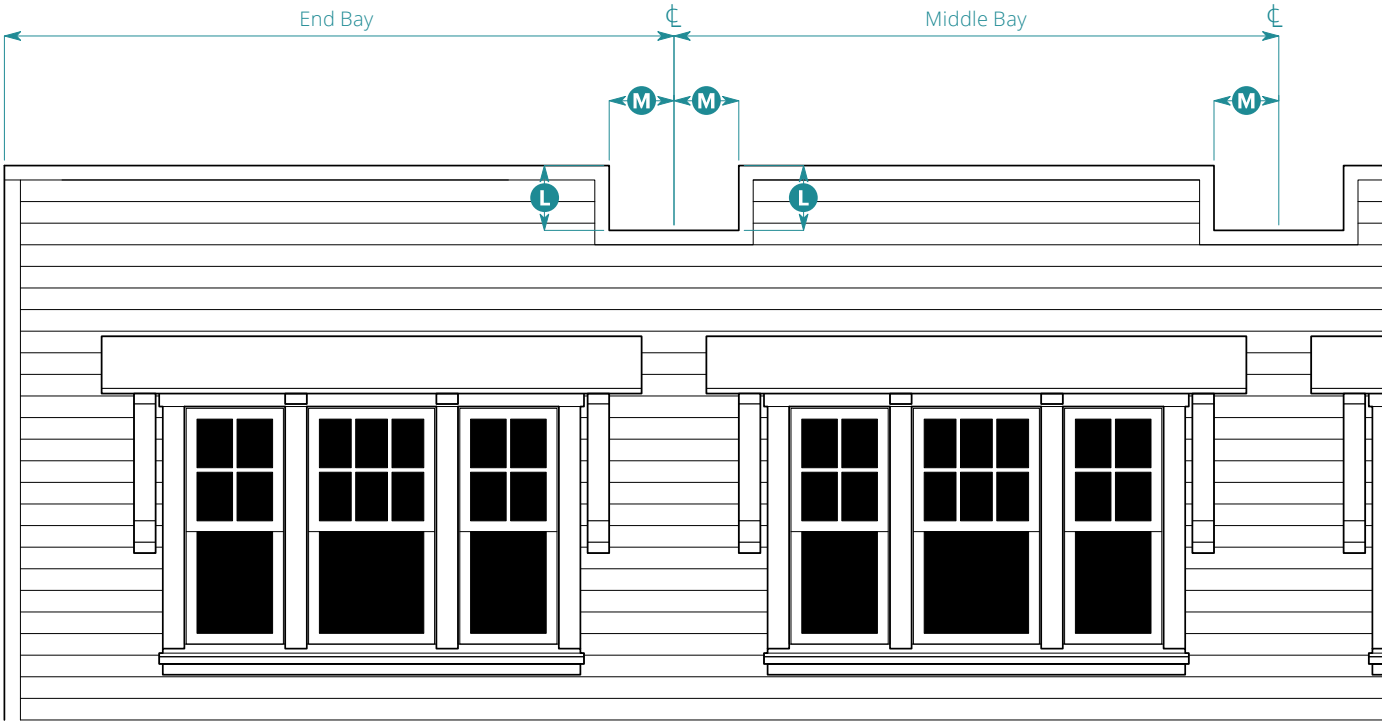
6. Rake		
Height		
Bracket Bracing Member	4" min.	C
Horizontal Projection		
Projection to Fascia	1'8" min. 3'0" max;	D
Bracket Projection Beyond Fascia	No min.; 1'0" max.	E

See Subsection 7 (Eave) for height standards.

7. Eave		
Allowed Types		
Eave Types	Open	
Height		
Fascia	10" min.	F
Horizontal Projection [3]		
Overall	2'6" min.	G

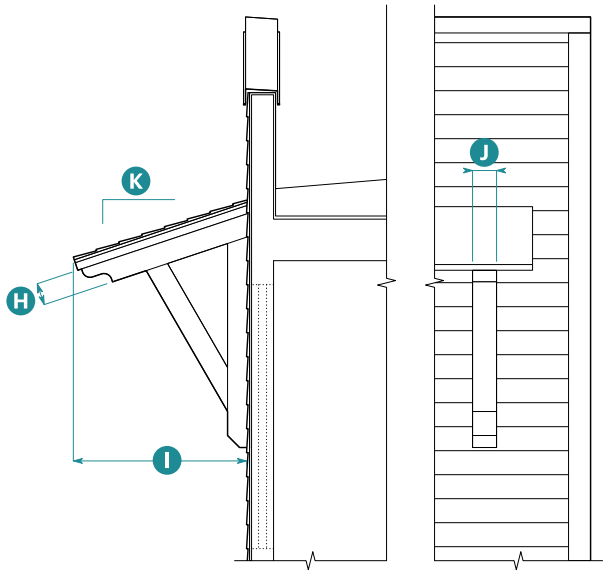
[3] Horizontal projection includes gutter.

A = Applicable N/A = Not Applicable



8. Parapet		
Canopy		
Parapet may include canopy.		
Eave Height	6" min.	H
Horizontal Projection[4]	3'0" min.	I
Required Support Elements	Brackets	
Bracket Width	4" min.	J
Roof Pitch	3:12 min.	K
Crenellation		
Crenel Height	1'0" min.	L
Width, from Center Line	1'0" min.	M
Crenel may not occur at building corner or end bays.		

[4] Horizontal projection includes gutter.



Parapet Section *Parapet Elevation*

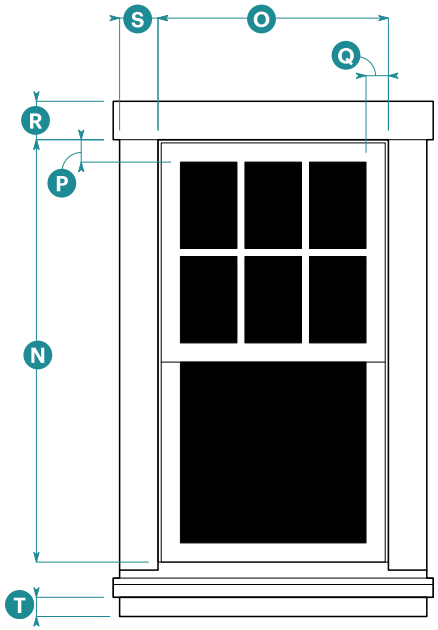
9. Windows

Opening		
Proportion, Height (N) to Width (O) [5]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Dormer	See Subsection 11 (Dormers) for standards.	
Typical Sizes, Width (O) x Height (N)		
Ground Floor, Typical	3'0" x 6'0"	
Ground Floor, Ganged	2'4" x 6'0"	
Ground Floor, Picture	4'6" x 6'0"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Ganged	2'4" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" x 4'0"	
Shape	Square	
Operation	Single Hung, Double Hung, Casement	
Window		
Glazing Divisions	6 over 1; 4 over 1; 10 over 1	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	(P)
At Stile	2.5" min. ± 1/4"	(Q)
Trim Widths[6]		
Head	6" min.	(R)
Jamb	4" min.	(S)
Apron	3" min.	(T)
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	3" min.	
Pediment		
Allowed	No	
Mullions		
Mullions required between ganged windows.		

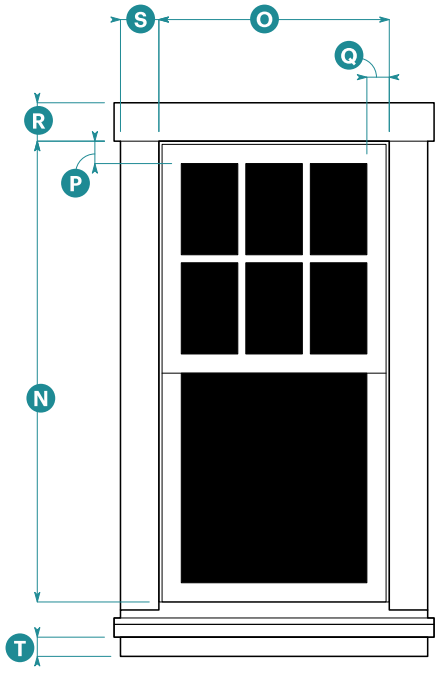
"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

[5] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.

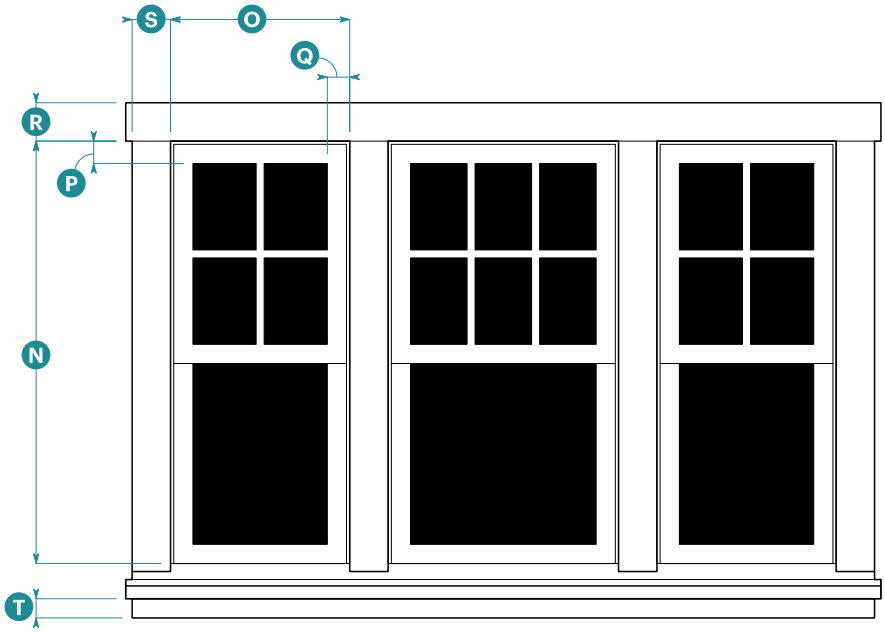
[6] Jamb shall be narrower than header



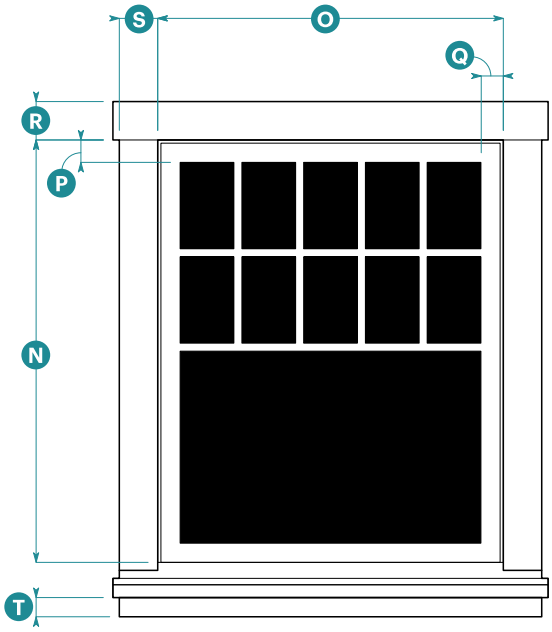
Upper Floor Typical Window Elevation
6 over 1



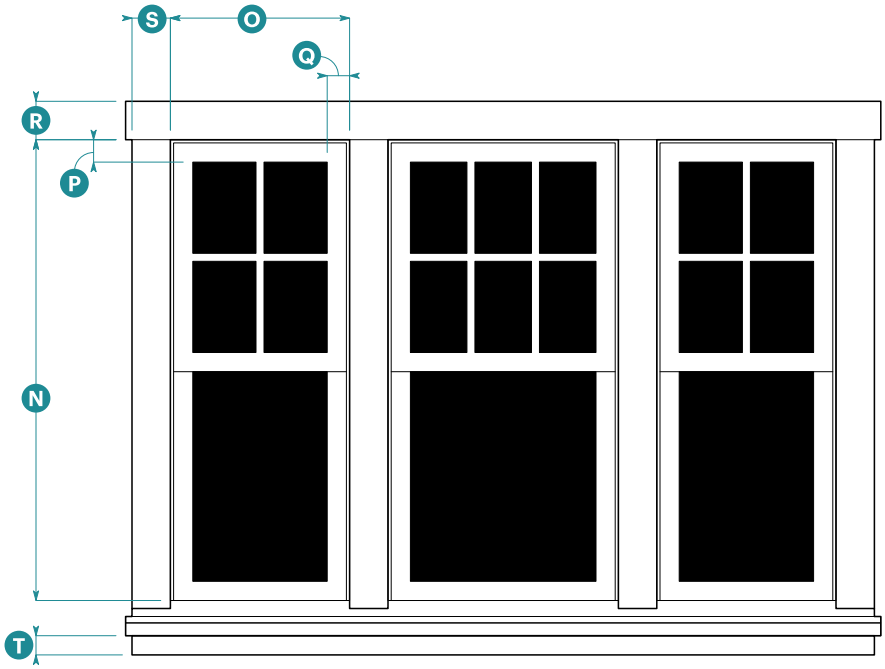
Ground Floor Typical Window Elevation
6 over 1



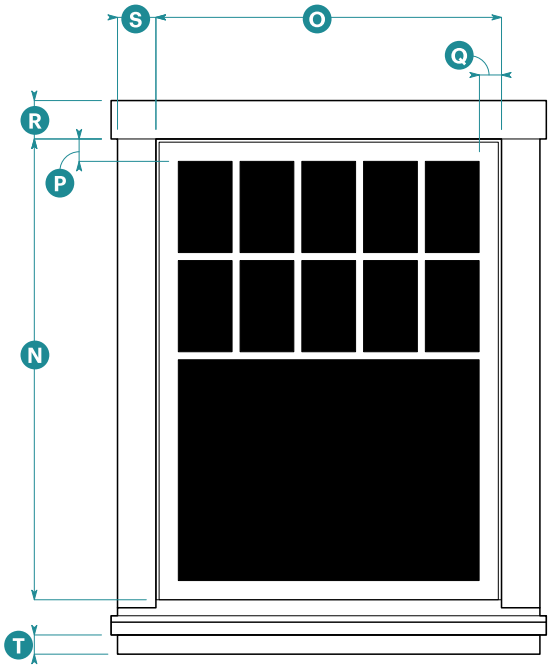
Upper Floor Ganged Window Elevation
4 over 1 and 6 over 1



Upper Floor Picture Window Elevation
10 over 1



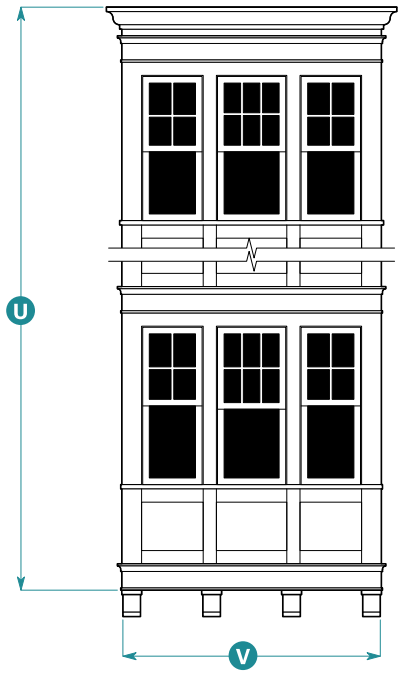
Ground Floor Ganged Window Elevation
4 over 1 and 6 over 1



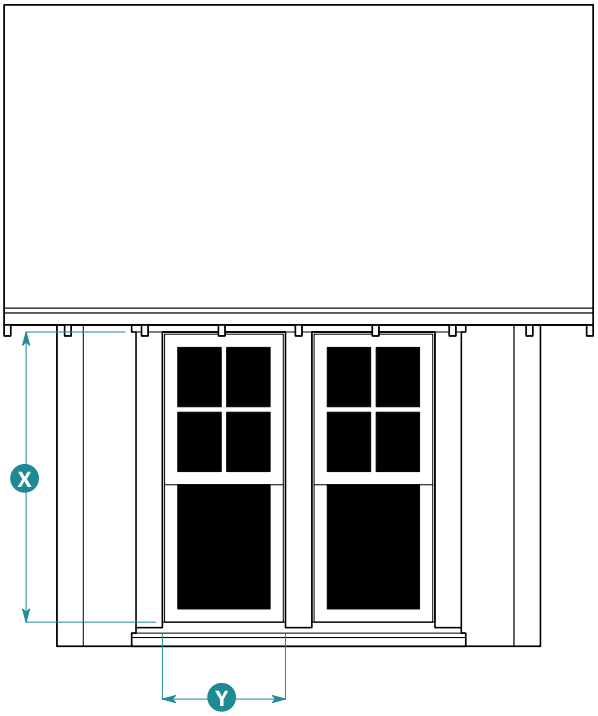
Ground Floor Picture Window Elevation
10 over 1



Bay Window Plan



Bay Window Elevation

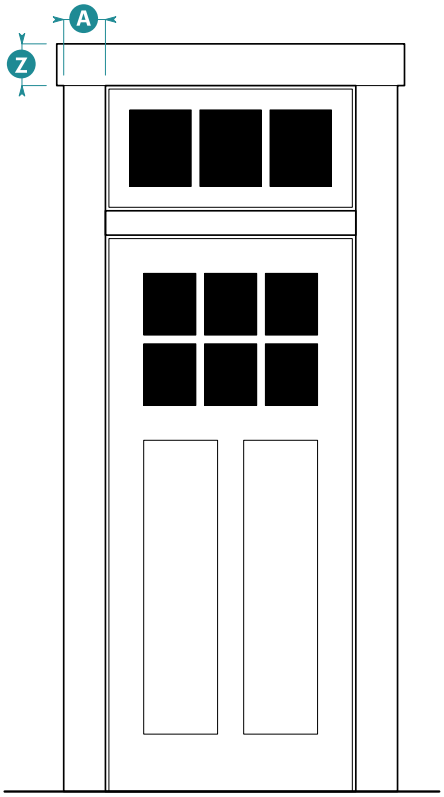


Dormer Elevation

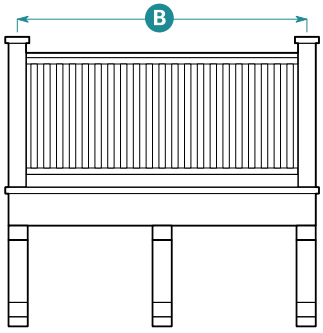
10. Bay Windows		
Form		
Type	Square	
Size		
Height		U
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	V
Depth	1'0" min.; 3'0" max.	W
Cornice Types		
Building parapet wraps bay.		
Bay stops below building eave (bay has own cornice).		
Bay returns into building eave (bay never projects above the building eave).		
Additional Standards		
Bay depth not allowed to project beyond eave depth.		
Multi-story bay window form shall be vertically continuous.		

10. Bay Windows (Continued)
Continuous horizontal articulation on building shall wrap bay form.
Corner bay may be turned on side to be rotated 45 degrees from building corner.

11. Dormers		
Roof Form		
Type	Shed or Gable	
Pitch	2:12 min.; 5:12 max.	
Horizontal Projection		
Eave	8" min.	
Rake	8" min.	
Window		
Proportion, Height X to Width Y	1.75 min.	
Width	3'0" min.	Y
Dormers allowed only for buildings with half stories.		
Pediment not allowed.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



Entry Door Elevation

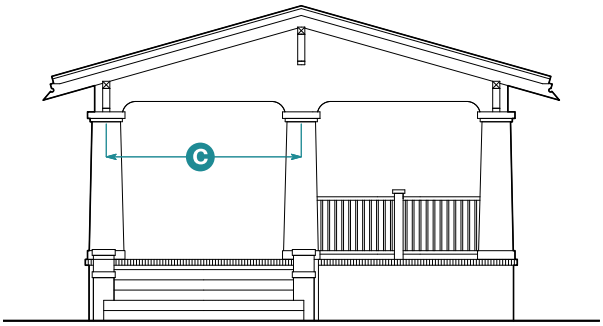


Balcony Front Elevation

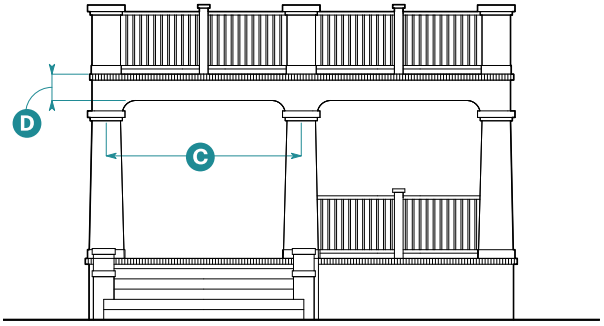
12. Entry Doors		
Door		
Number of Panels	2 min.	
Surround[7]		
Head Width	6" min.	Z
Jamb Width	4" min.	A
Additional Elements		
Transom	Allowed	
Pediment	Not Allowed	

[7] Jamb shall be narrower than header

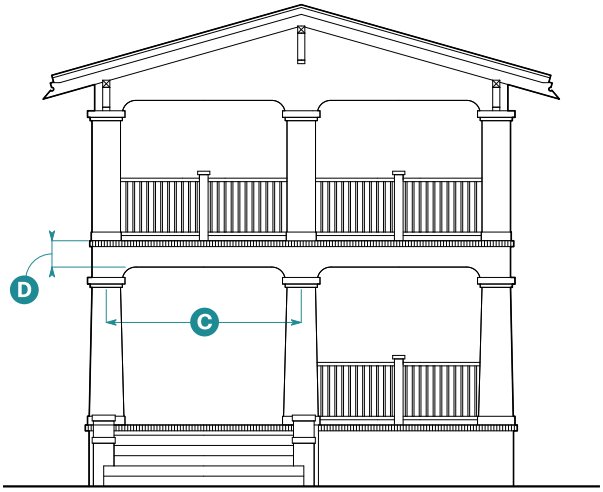
13. Balconies		
Allowed Materials		
Post, Baluster, Handrail, and Fascia	Metal, composite wood, wood	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	B



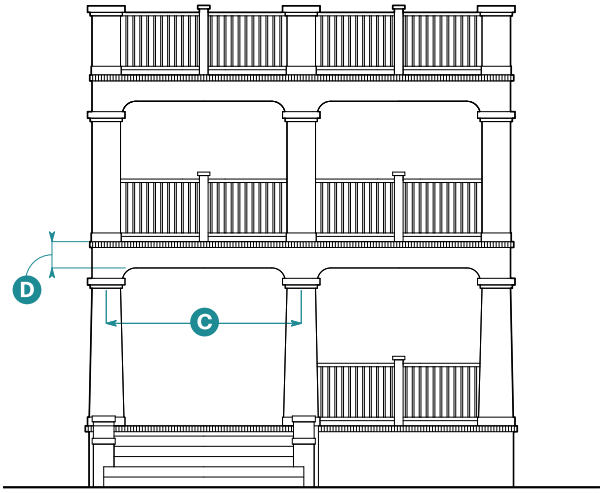
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

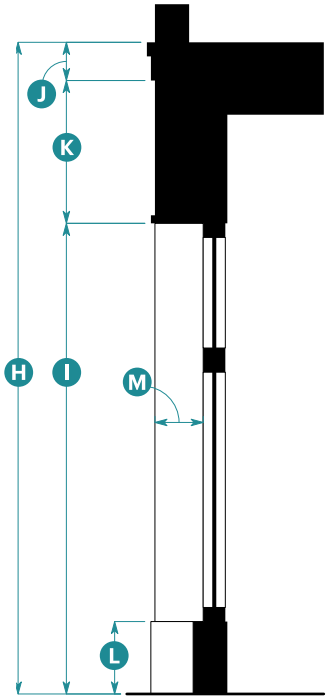


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Square-tapered	
Base Width	1'10" min.	
Spacing	9'6" min.; 12' max. on center	C
Entablature		
Height of Entablature Supporting Deck		
Overall	10" min.	D



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	E
Display Window	3'0" min.; 4'0" max.	F
Distance Between Storefront Modules	1'0" min.; 2'0" max.	G
Height		
Overall	13'0" min.	H
Head Height	10'0" min.	I
Cornice	10" min.	J
Signage Band	1'6" min.	K
Base	1'0" min.; 2'0" max.	L
Horizontal Recess		
Depth	1'0" min.; 2'0" max.	M
Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).		
Cornice shall be continuous.		

16. Materials	
Element	**Allowed Materials**
Wall	
Wall Cladding	Shingle and lap siding: composite wood, wood, fiber cement; and stucco
Base	
Base or Foundation	Stone, cast stone, painted concrete
Roof and Roof Elements	
Roofing	Asphalt shingles, wood shingles, standing seam metal
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, metal
Railing	Composite wood, wood, metal
Storefronts	
Columns	Composite wood, wood, fiberglass, metal
Storefront Base	Wood panels, brick, stone tile, fiber cement

Wood shingles shall be in compliance with the Wildland Urban Interface Code.

10-20.08.070 Main Street Classical









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Main Street Classical style buildings combine influences from late 19th century Classical Revival and pre-war American main street architecture. With brick as a primary facade material, facades have a tripartite composition and often introduce ornament in a prominent cornice.

2. Typical Characteristics

- Symmetrical facade composition with proportions that imply load-bearing masonry structure
- Prominent cornice with classical detailing and parapet or pedimented roof forms
- Regular pattern of vertically proportioned openings
- Brick and stucco as primary facade materials

Elements of Main Street Classical Style – Mixed-Use Prototype

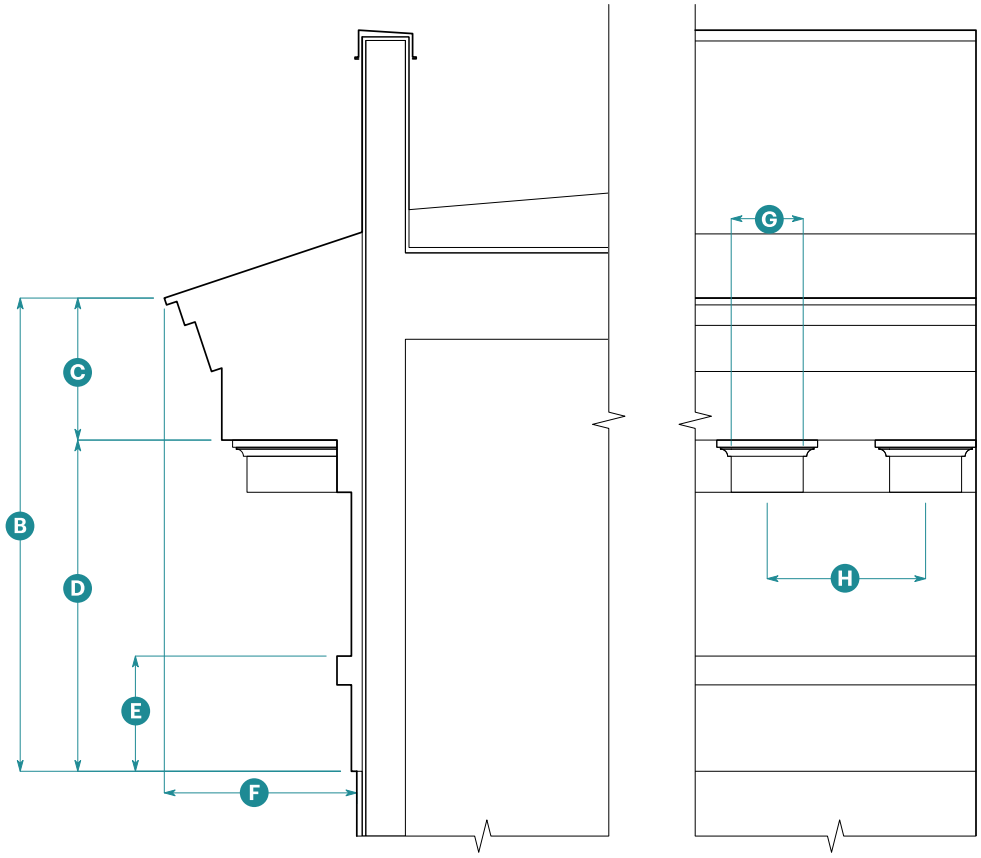
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

3. Wall
No wall standards apply to this style. See Subsection 16 (Materials) for materials standards.

4. Base		
Height	1'0" min.; 2'0" max.	A



Parapet Section

Parapet Elevation

5. Building Roof

Form

Roof Type	Flat

6. Rake

Because this style does not allow sloped roofs, rake is not regulated. For wall-roof junction standards, see Subsection 8 (Parapet).

7. Eave

Because this style does not allow sloped roofs, eave is not regulated. For wall-roof junction standards, see Subsection 8 (Parapet).

8. Parapet

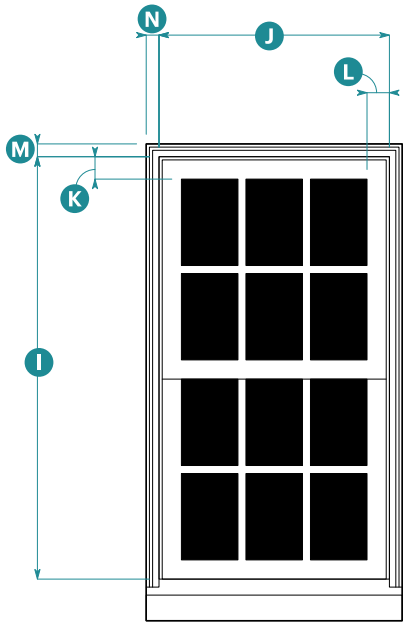
Height		
Overall	5'6" min.	B
Cornice	1'8" min.	C
Fascia		
Overall	3'6" min.	D
Lower Band	1'2" min.	E
Horizontal Projection [1]		
Overall	2'6" min.	F
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Dentils	
Width	10" min.	G
Spacing	2'0" max. on center	H
Placement	Below cornice at top of fascia	

[1] Horizontal projection includes gutter.

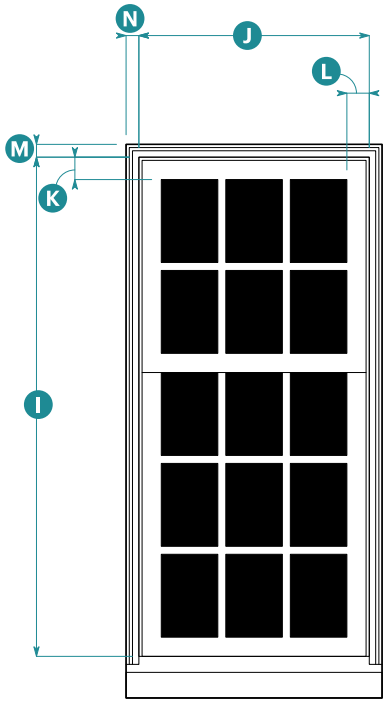
9. Windows		
Opening		
Proportion, Height (I) to Width (J) [2]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Typical Sizes, Width (J) x Height (I)		
Ground Floor, Typical	3'0" x 6'6"	
Ground Floor, Picture	4'6" x 6'6"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" x 4'0"	
Shape	Square	
Operation	Single Hung, Double Hung, Casement	
Window		
Glazing Divisions	6 over 9; 6 over 6	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	(K)
At Stile	2.5" min. ± 1/4"	(L)
Molding Widths		
Head	2" min.	(M)
Jamb	2" min.	(N)
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	3" min.	
Pediment		
Allowed	Yes	

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

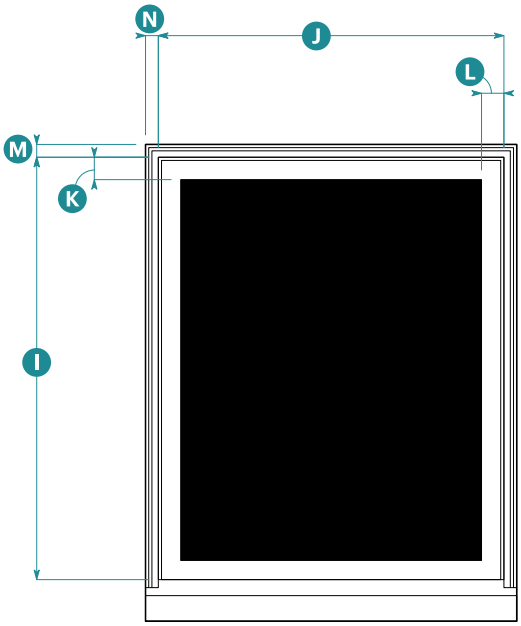
[2] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



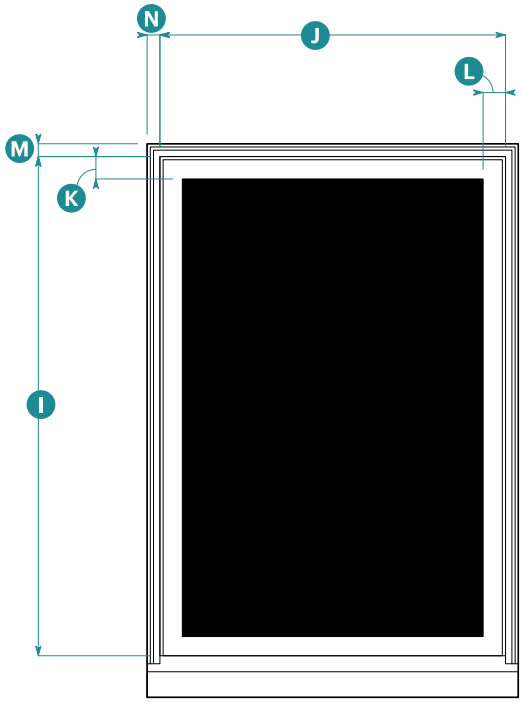
Upper Floor Typical Window Elevation
6 over 6



Ground Floor Typical Window Elevation
6 over 9



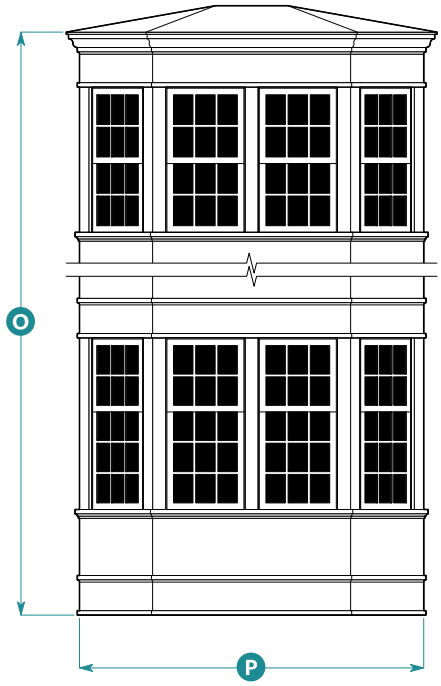
Upper Floor Picture Window Elevation



Ground Floor Picture Window Elevation



Bay Window Plan

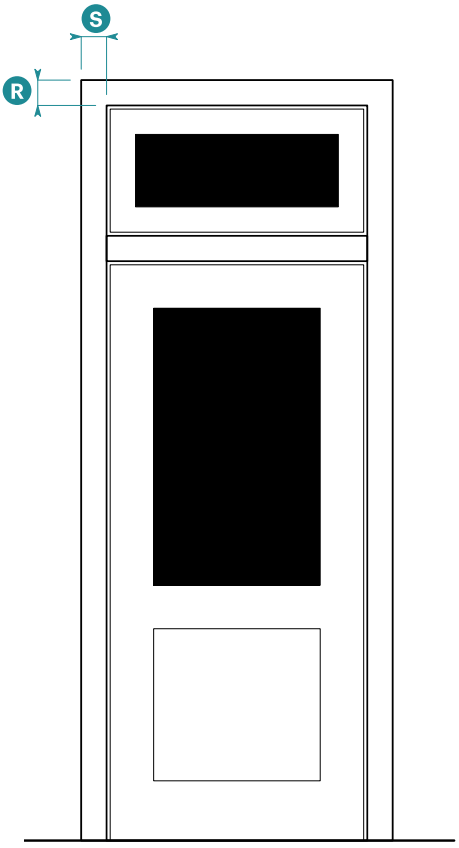


Bay Window Elevation

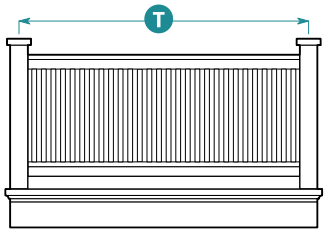
10. Bay Windows		
Form		
Type	Chamfered	
Interior Angle	30 degrees min.; 55 degrees max.	
Number of Faces	3 or 5	
Size		
Height		O
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	P
Depth	1'0" min.; 3'0" max.	Q
Cornice Types		
Cornice wraps bay.		
Bay stops below building cornice (bay has own cornice).		

10. Bay Windows (Continued)
Bay returns into building cornice (bay never projects above the building cornice).
Additional Standards
Bay depth not allowed to project beyond cornice depth.
Multi-story bay window form shall be vertically continuous.
Continuous horizontal articulation on building shall wrap bay form.

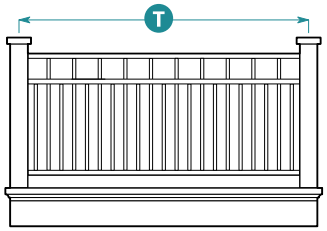
11. Dormers
Because this style does not allow sloped roofs, dormers shall not be used.



Entry Door Elevation



Type 1
Square Guardrail

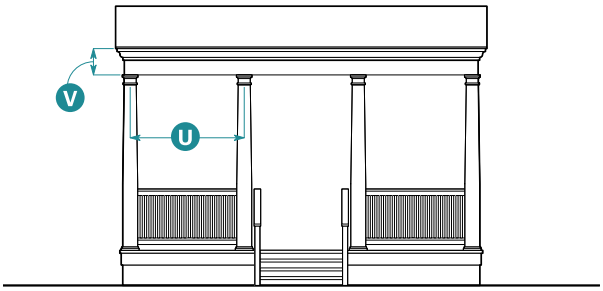


Type 2
Decorative Metal Guardrail

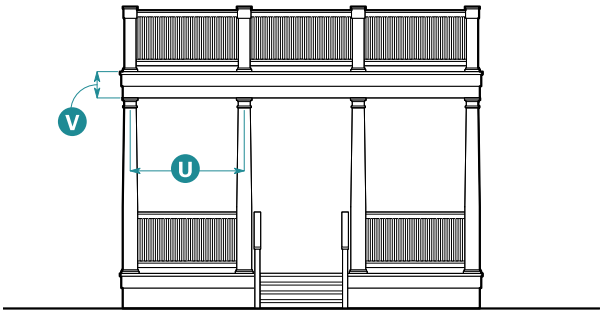
Balcony Front Elevation

12. Entry Doors		
Door		
Number of Panels	2 min.	
Surround		
Head Width	4" min.	R
Jamb Width	4" min.	S
Additional Elements		
Transom	Allowed	
Pediment	Allowed	

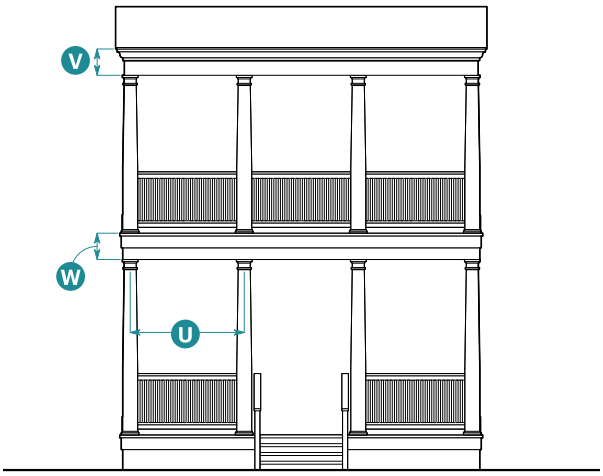
13. Balconies		
Allowed Materials		
Type 1 - Square Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 2 - Decorative Metal Guardrail		
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Baluster	Metal	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	T



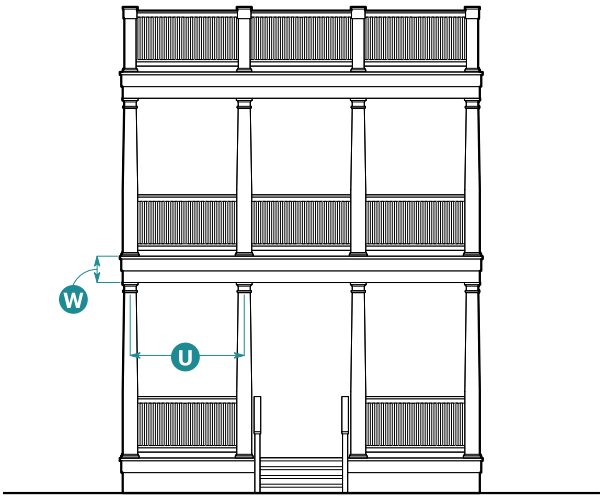
One-Story Porch



One-Story Porch with Deck Above

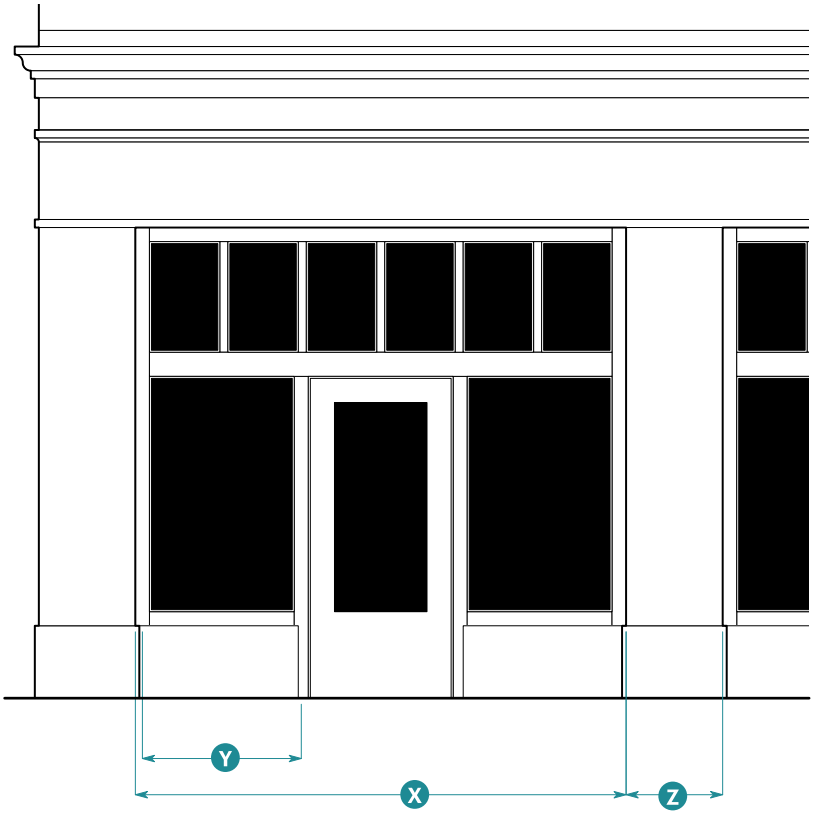


Two-Story Porch

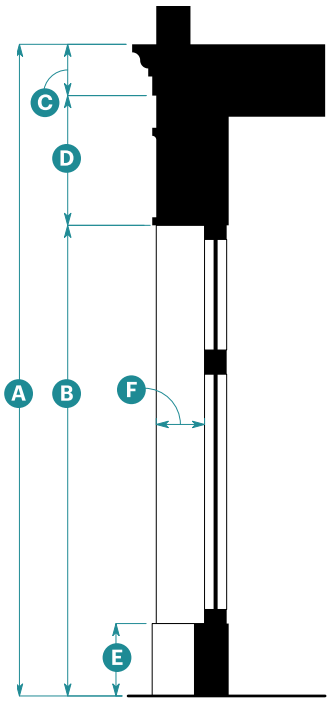


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Clearly defined capital, base, and shaft; shaft either turned with entasis or square stock with optional detailing	
Diameter	8" min.	
Spacing	6'6" max. on center	U
Entablature		
Height of Topmost Entablature		
Overall	1'6" min.	V
Fascia	10" min.	
Height of Floor-to-Floor Entablature		
Overall	10" min.	W



Storefront Elevation

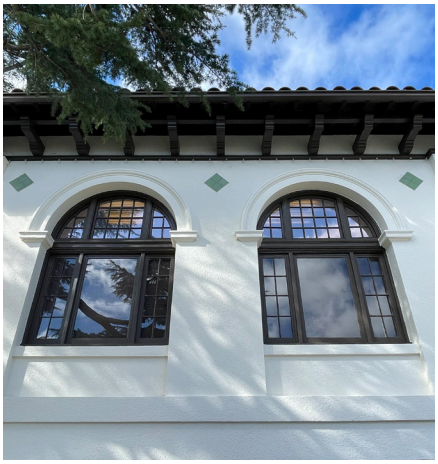


Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	X
Display Window	3'0" min.; 4'0" max.	Y
Distance Between Storefront Modules	1'6" min.; 2'6" max.	Z
Height		
Overall	13'0" min.	A
Head Height	10'0" min.	B
Cornice	10" min.	C
Signage Band	1'8" min.	D
Base	1'0" min.; 2'0" max.	E
Horizontal Recess		
Depth	6" min.; 2'0" max.	F
Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).		
Cornice shall be continuous.		

16. Materials	
Element	**Allowed Materials**
Wall	
Wall Cladding	Brick, stucco
Base	
Base or Foundation	Brick, stone
Windows, Bay Windows, and Entry Doors	
Lintel	Stone, concrete
Entry Door	Wood, aluminum-clad wood, aluminum
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, cast stone, metal
Railing	Composite wood, wood, metal
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Wood panels, brick, stone tile, fiber cement

10-20.08.080 Mediterranean









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

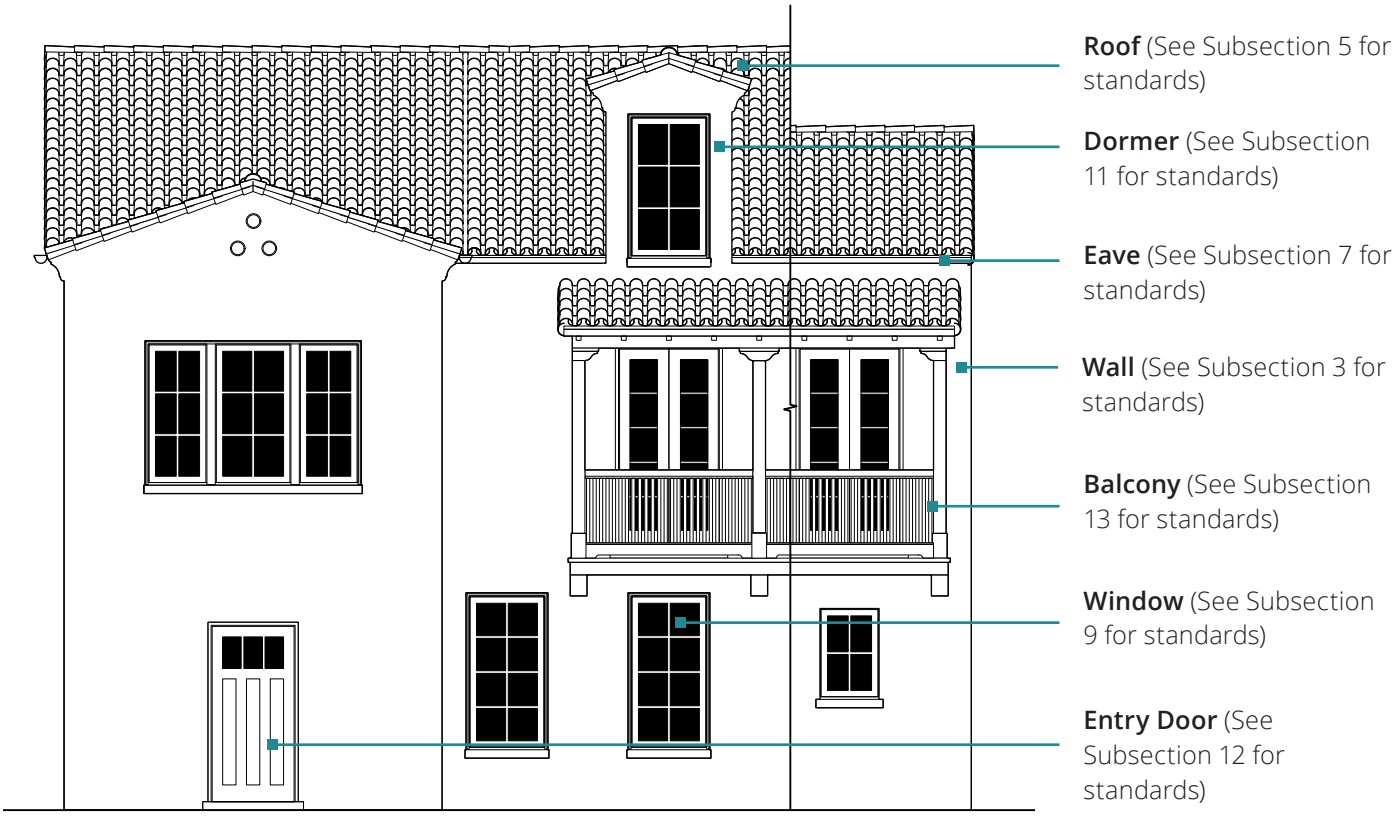
Mediterranean style buildings in Marin County draw from Spanish Colonial, Pueblo, and Spanish Revival influences. These buildings combine austere wall planes with punched, recessed openings for windows.

2. Typical Characteristics

Low-pitched gabled or hipped roofs clad in red tile with open eaves
Flat, rectilinear wall plane with vertically proportioned punched openings without trim
Stucco as primary facade material with stucco or wood attached elements

Elements of Mediterranean Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

3. Wall

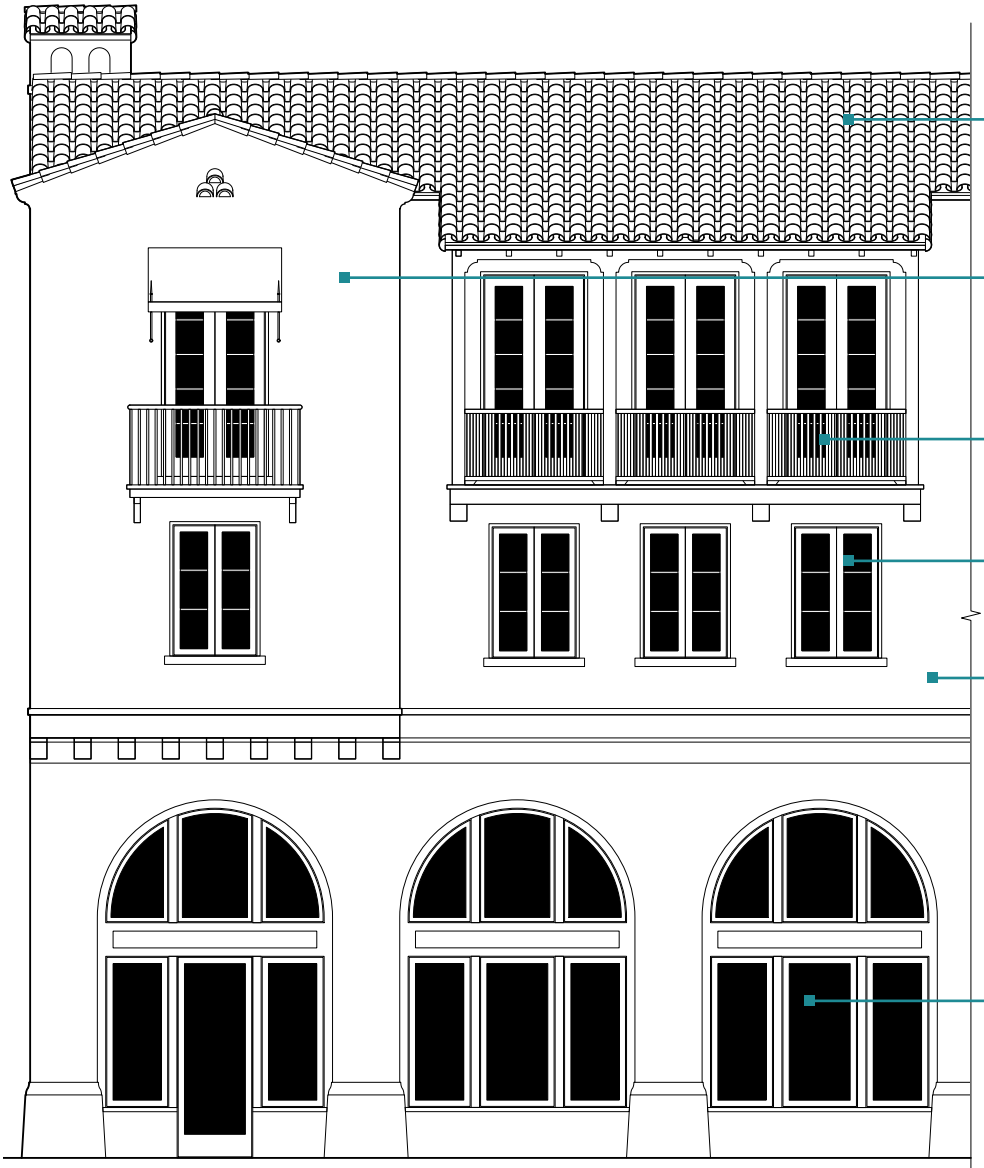
No wall standards apply to this style. See Subsection 16 (Materials) for materials standards.

4. Base

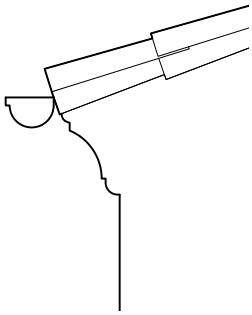
None required

Elements of Mediterranean Style – Mixed-Use Prototype

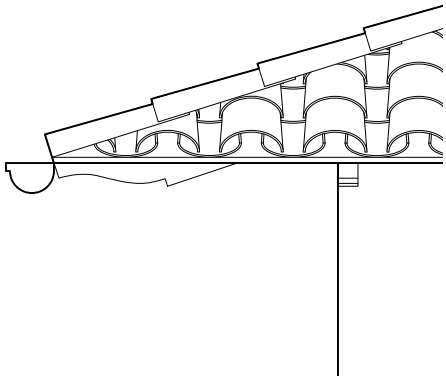
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



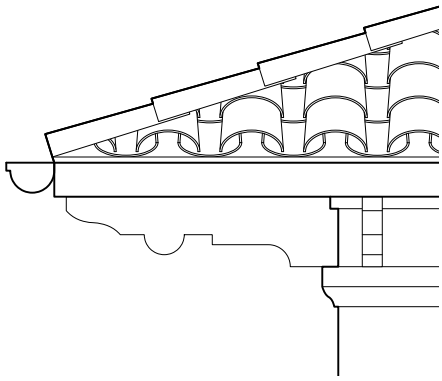
Prototypical Building Elevation



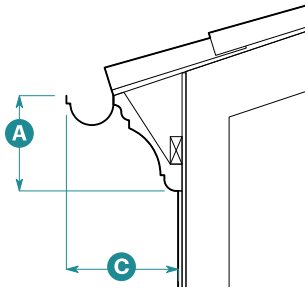
Closed Eave Elevation



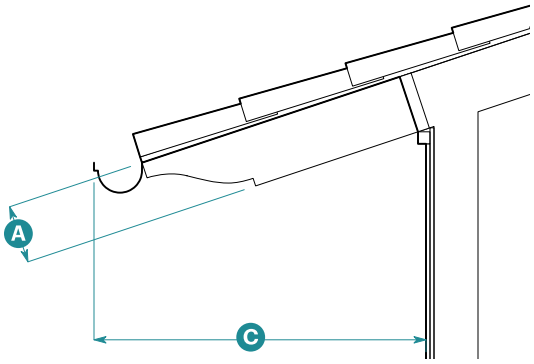
Open Eave Elevation



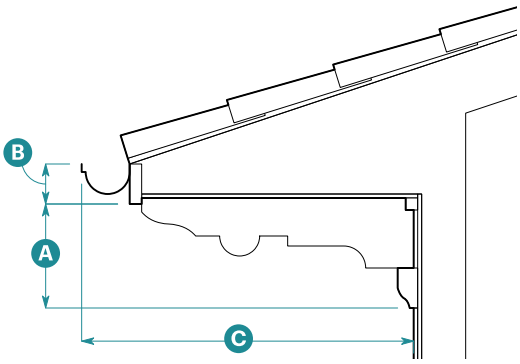
Returned Eave Elevation



Closed Eave Section



Open Eave Section



Returned Eave Section

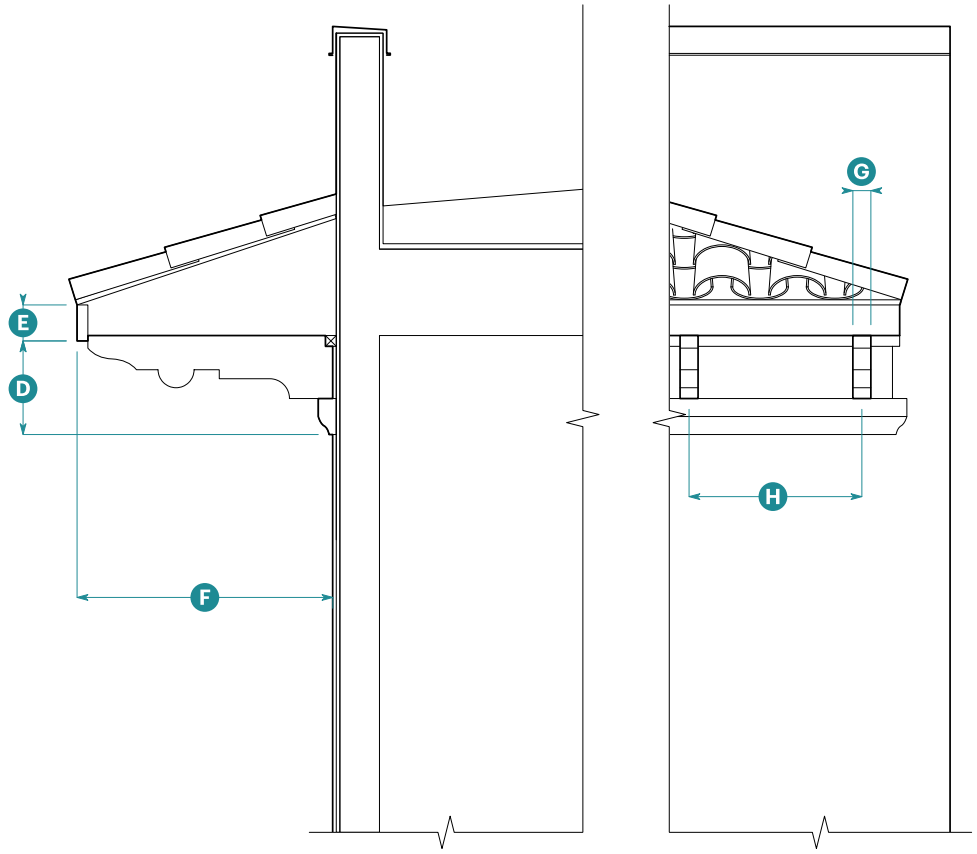
5. Building Roof		
Building Roof Standards	**Sloped Roof**	**Flat Roof**
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 6:12 max.	N/A

6. Rake
No specialized rake profile

7. Eave				
Standards	**Closed**	**Open**	**Returned**	
Height				
Supporting Element	1'0" min.	8" min.	1'0" min.	A
Fascia	None	None	6" min.	B
Horizontal Projection [1]				
Overall	1'0" min.	3'0" min.	2'6" min.	C

[1] Horizontal projection includes gutter.

A = Applicable N/A = Not Applicable



Parapet Section

Parapet Elevation

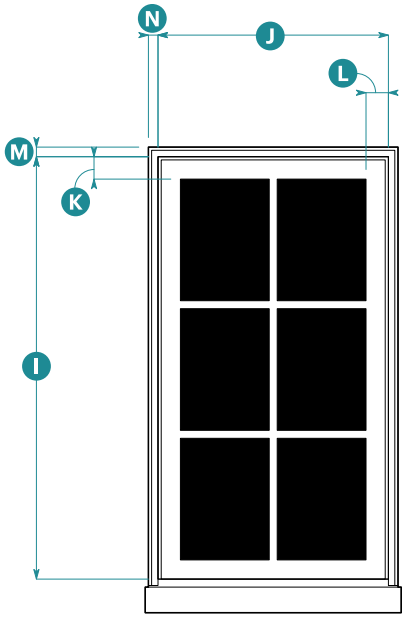
8. Parapet		
Height		
Supporting Element	1'8" min.	D
Fascia	6" min.	E
Horizontal Projection [2]		
Overall	2'0" min.	F
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Brackets	
Width	3" min.	G
Spacing	24" max. on center	H
Placement	Below fascia	

[2] Horizontal projection includes gutter.

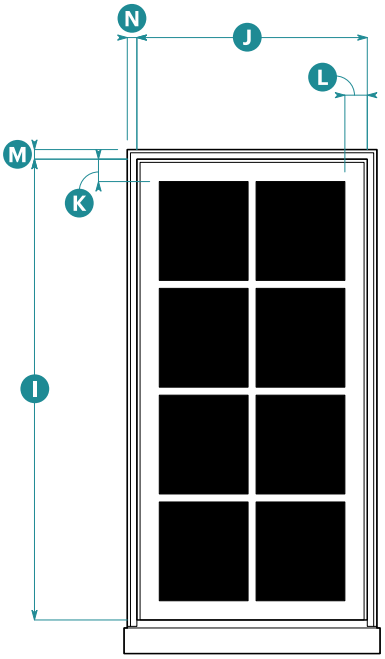
9. Windows		
Opening		
Proportion, Height (I) to Width (J) [3]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Dormer	See Subsection 11 (Dormers) for standards.	
Typical Sizes, Width (J) x Height (I)		
Ground Floor, Typical	3'0" x 6'0"	
Ground Floor, Ganged	2'4" x 6'0"	
Ground Floor, Picture	4'6" x 6'0"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Ganged	2'4" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" x 4'0"	
Shape	Square, arched	
Operation	Casement	
Window		
Glazing Divisions	6 parts or 8 parts	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	(K)
At Stile	2.5" min. ± 1/4"	(L)
Molding Widths		
Head	2" min.	(M)
Jamb	2" min.	(N)
Apron	None required	
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	2" min.	
Pediment		
Allowed	No	
Mullions		
Mullions required between ganged windows.		

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

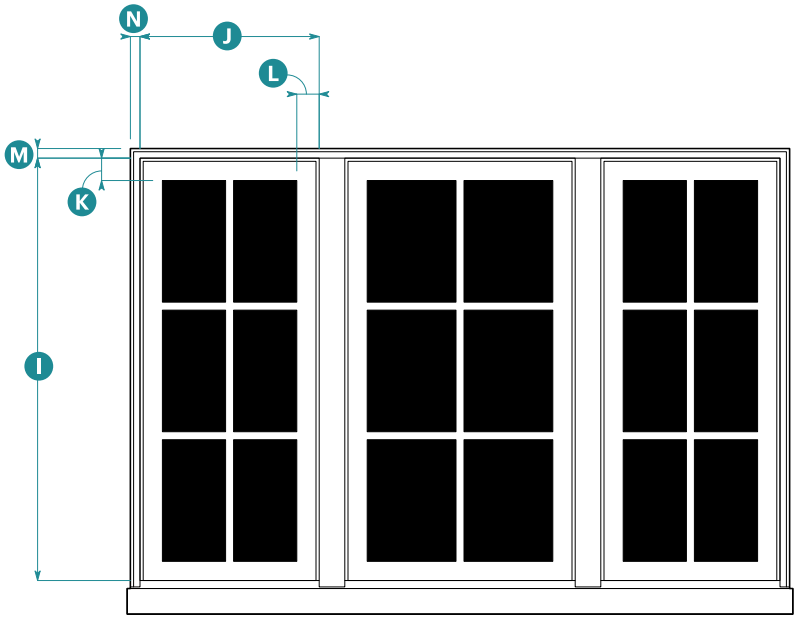
[3] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



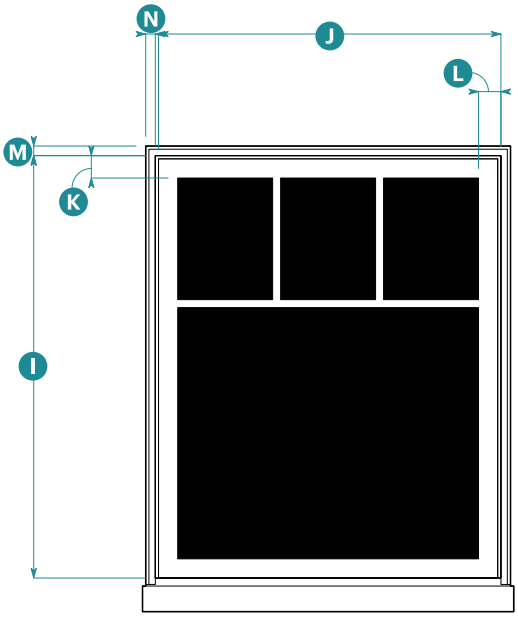
Upper Floor Typical Window Elevation
6 parts



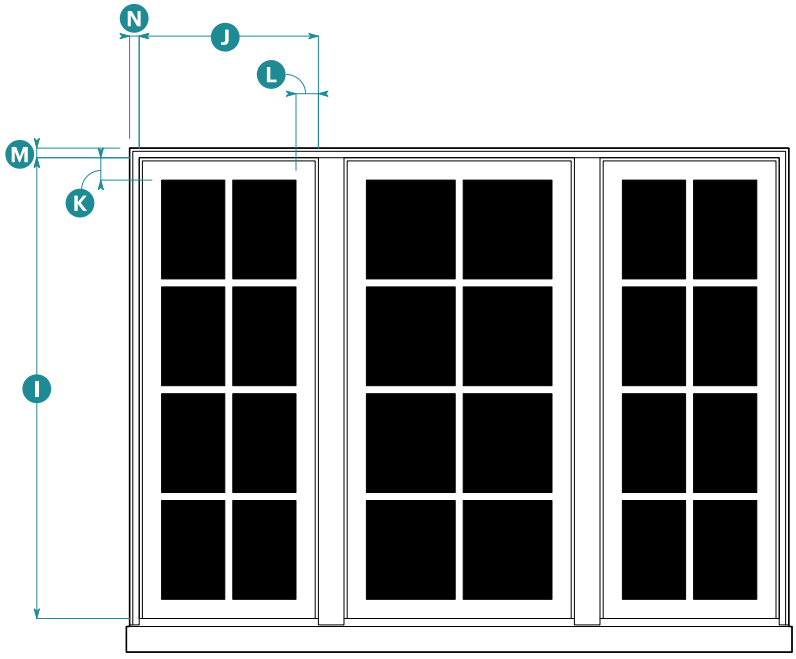
Ground Floor Typical Window Elevation
8 parts



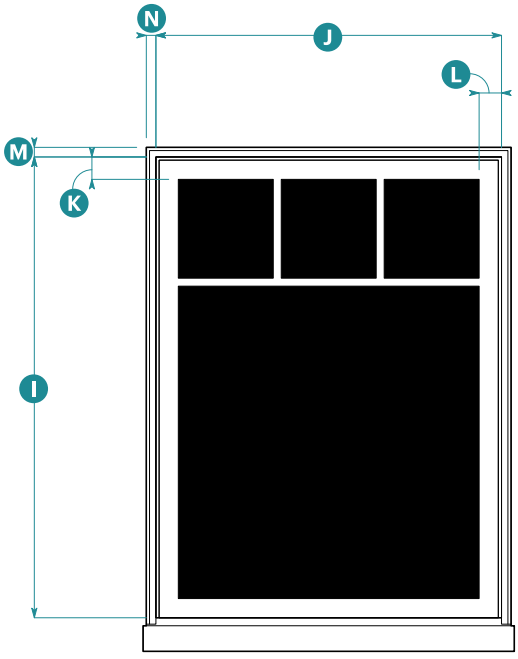
Upper Floor Ganged Window Elevation
6 parts



Upper Floor Picture Window Elevation



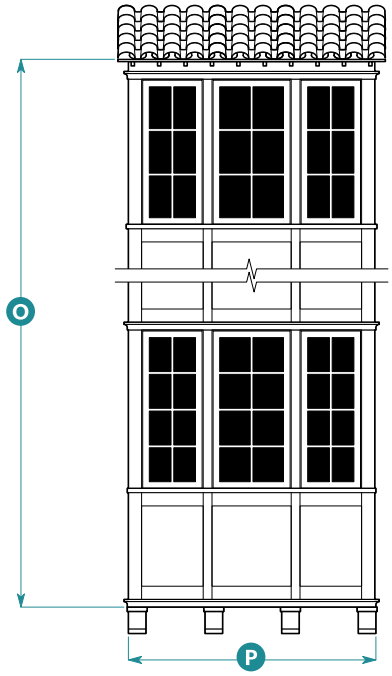
Ground Floor Ganged Window Elevation
8 parts



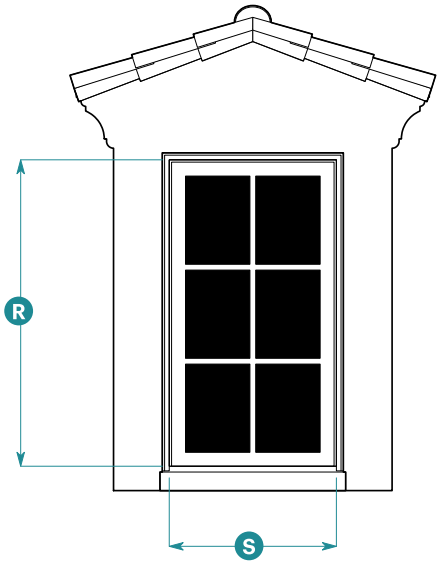
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation

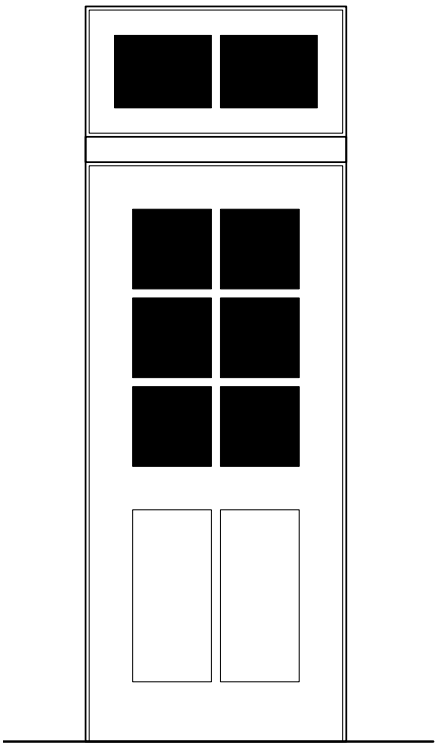


Dormer Elevation

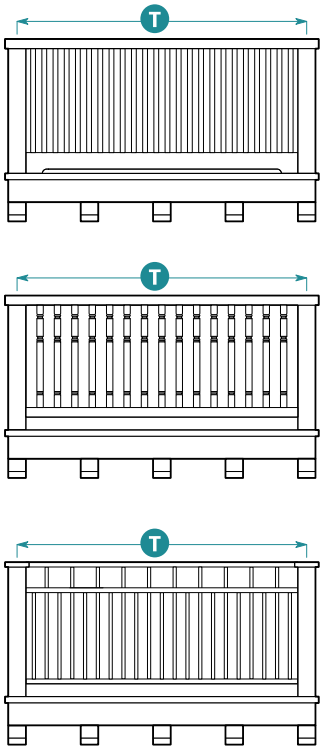
10. Bay Windows		
Form		
Type	Square	
Size		
Height		O
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	P
Depth	1'0" min.; 3'0" max.	Q
Cornice Types		
Building eave wraps bay.		
Bay stops below building eave (bay has own cornice).		
Bay returns into building eave (bay never projects above the building eave).		
Additional Standards		
Bay depth not allowed to project beyond eave depth.		

10. Bay Windows (Continued)
Multi-story bay window form shall be vertically continuous.
Continuous horizontal articulation on building shall wrap bay form.
Corner bay may be turned on side to be rotated 45 degrees from building corner.

11. Dormers		
Roof Form		
Type	Gable	
Pitch	4:12 min.; 8:12 max.	
Window		
Proportion, Height R to Width S	1.75 min.	
Width	3'0" min.	S
Pediment		
Allowed	No	
Dormers allowed for buildings with half stories.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



Entry Door Elevation



Type 1
Square Guardrail

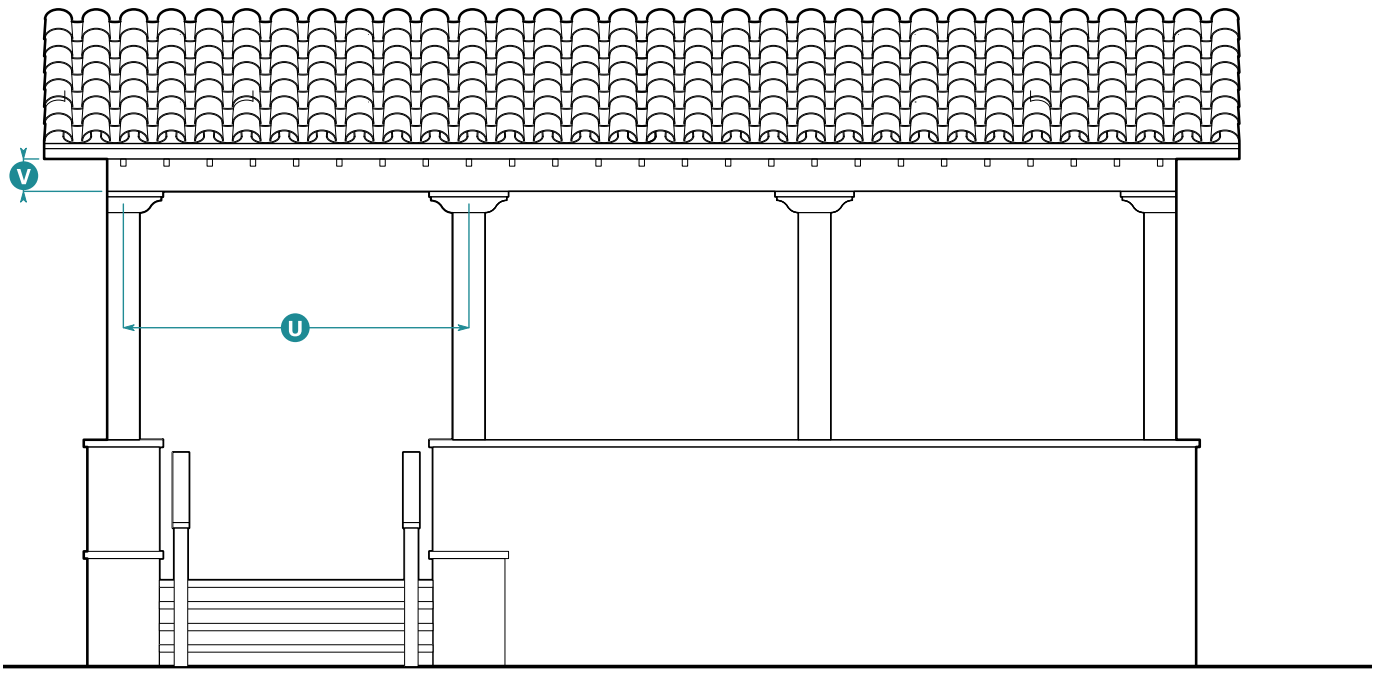
Type 2
Turned Guardrail

Type 3
Decorative Metal Guardrail

Balcony Front Elevation

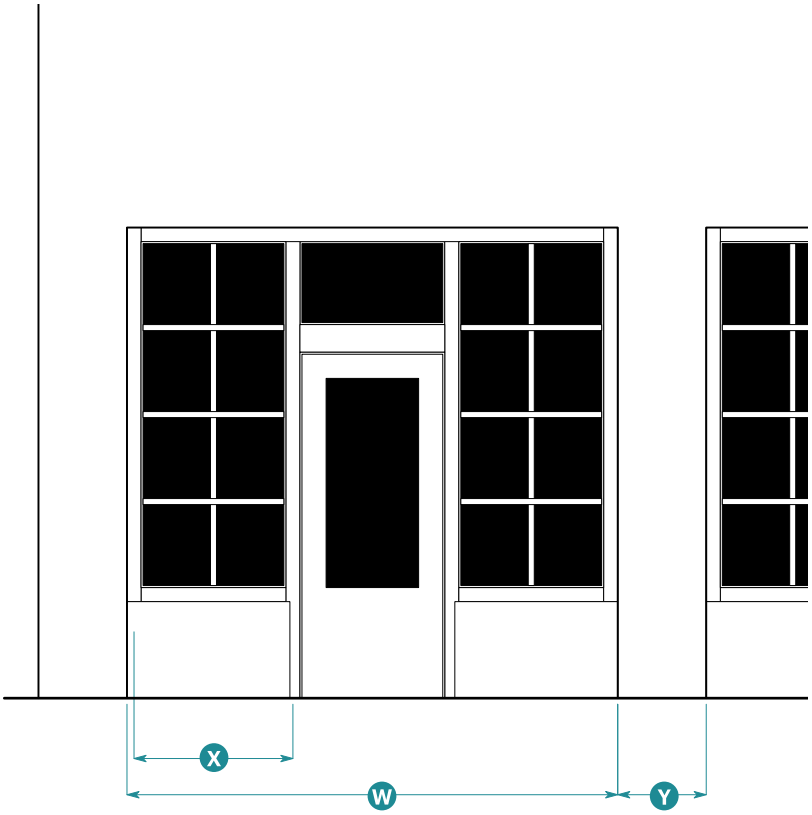
12. Entry Doors	
Door	
Number of Panels	2 min.
Surround	
None required	
Additional Elements	
Transom	Allowed
Pediment	Not Allowed

13. Balconies		
Allowed Materials		
Type 1 - Square Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 2 - Turned Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 3 - Decorative Metal Guardrail		
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Baluster	Metal	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	T

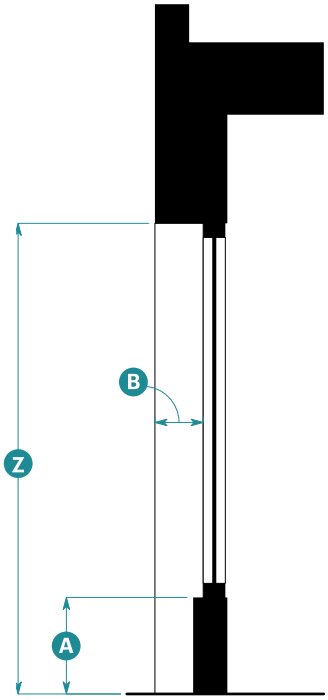


Porch Elevation

14. Porches		
Columns		
Shape	Square or round, with capitals or brackets	
Diameter	8" min.	
Spacing	9'0" max. on center	U
Entablature		
Overall	10" min.	V



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	W
Display Window	3'0" min.; 4'0" max.	X
Distance Between Storefront Modules	1'6" min.; 2'6" max.	Y
Height		
Head Height	11'0" min.	Z
Cornice	None	
Signage Band	None	
Base	1'0" min.; 2'0" max.	A
Horizontal Recess		
Depth	6" min.; 9" max.	B

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

16. Materials	
Element	**Allowed Materials**
Wall	
Wall Cladding	Stucco
Roof and Roof Elements	
Roofing	Terracotta clay barrel tiles
Rake and Eave	Wood, composite wood, stucco
Cornice	Wood, composite wood, stucco
Brackets	Composite wood, wood, or fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Sill	Stucco, cast stone
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Wood, wrought iron
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Stucco, tile

Article 9: Specific to Signage Types

Sections:

10-20.09.010 Signage Standards

10-20.09.010 Signage Standards

All signage shall comply with the standards in Title 10, Chapter 9 (Signs).

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Article 10: Specific to Large Sites

Sections:

10-20.10.010 Purpose
10-20.10.020 General to Walkable Community Design
10-20.10.030 Walkable Neighborhood Plan
10-20.10.040 General to Civic Space

10-20.10.010 Purpose

This Article establishes standards to create walkable neighborhoods.

1. Development subject to this Article is required to create and reinforce walkable neighborhoods with a mix of housing, civic, retail, and service uses within a compact, walkable, and transit-friendly environment.
2. Developments in compliance with this Section shall achieve the following goals:
    A. Improve the built environment and human habitat;
    B. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and transit;
    C. Reduce vehicle traffic and support transit by providing for a mixture of land uses, highly interconnected block and street network, and compact community form;
    D. Generate or reinforce neighborhoods with a variety of housing types to serve the needs of a diverse population;
    E. Promote the health benefits of walkable environments;
    F. Generate pedestrian-oriented and scaled neighborhoods where the automobile is accommodated but does not dominate the streetscapes;
    G. Reinforce the unique identity of the Town and build upon the local context, climate, and history;
    H. Realize development based on the patterns of existing walkable neighborhoods; and
    I. Design that suits specific topographical, environmental, development site layout, and design constraints unique to the development site.

10-20.10.020 General to Walkable Community Design

1. Developments of at least three acres or at least 700 feet long or deep shall be designed per the following standards:

   A. Developments of three acres or less, see Figure 1 [Walkable Neighborhood Plan Design Process Overview for Large Sites (1 to three acres)]; or

   B. Developments over three acres, see Figure 2 [Walkable Neighborhood Plan Design Process Overview for Large Sites (Over three acres)]; and

   C. **Walkable Neighborhood Plan (WNP).** Proposed development is required to include a Walkable Neighborhood Plan (WNP) in compliance with this Subsection that identifies the proposed and existing blocks, civic and open spaces, and streets within 1,500 linear feet of the proposed development. WNPs shall include the information required in Section 10-20.10.030 (Walkable Neighborhood Plan).

2. **Civic Space Required**

   A. Civic space shall be provided in compliance with Section 10-20.10.040 (General to Civic Space).

   B. A minimum of 10 percent of the total development area, after subtracting street right-of ways, is required.

3. **Streets.** Streets are to be applied to create walkable neighborhoods with redundant routes for vehicular, bicycle, and pedestrian circulation.

   A. New streets are required to meet the standards in Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges), including maximum slope.

   B. Required streets, indicated on the Zone Map or a Site Development Regulating Plan may be adjusted from their identified location by up to 100 feet in either direction.

   C. The WNP shall identify the proposed street and block network.

   D. Streets that pass from one zone to another may transition in their streetscape along the street's edges. For example, while a street within a more intense zone (e.g., MS.S) with retail shops may have wide sidewalks with trees in grates, it may transition to a narrower sidewalk with a planting strip within a less intense zone (e.g., N.S) with lower intensity residential building types.

4. **Alleys**

   A. Existing alleys may be removed if street access is provided to the development sites on those blocks in compliance with the access standards of the zone.

   B. Alleys may be added in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges) and in compliance with Table A (Block Size Standards).

   C. Development sites adjoining an alley and/or with a slope greater than six percent may be reduced in depth by up to 10 feet of the required depth. Rear setbacks may be reduced as allowed by Section 10-20.11.030 (Adjustment to Standards). Front setbacks shall not be reduced.

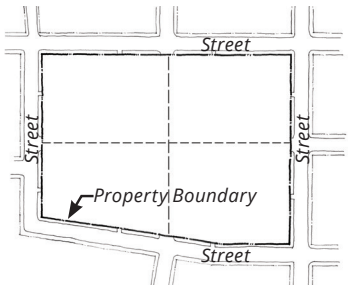
5. **External Connectivity**

   A. The arrangement of streets shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and intended for future development, or where the adjoining lands are undeveloped and include opportunities for such connections.

Figure 10-20.10.020.1: Walkable Neighborhood Plan Design Process Overview for Large Sites (One to Three Acres)

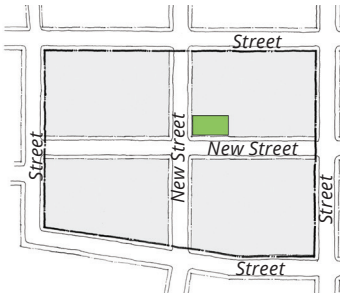
1 Blocks

Divide development area to create smaller blocks and a network of interconnected streets, see Table A (Block Size Standards).



2 Streets/Civic Space

A. Introduce new streets in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).
B. Identify at least 10% of the development area as new civic space. 10% is calculated after subtracting street ROWs.



3 Alleys

If rear vehicular access is preferred, introduce alleys to provide access to development sites and maintain a continuous streetscape without the interruption of driveways.



4 Zones

Apply zones to implement the intended physical character in compliance with Subsection 10-20.10.020.7.



Neighborhood.Small
Neighborhood.Medium
Main Street.Small

5 Development Sites

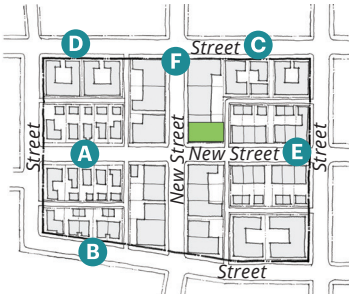
For each block, select at least two building types from the allowable building types in Subsection 3 of each zone and introduce development sites[1] within each block based on the required development site width and depth.



[1] Development site lines may be permanently recorded by the applicant.

6 Buildings

Show the different building types in each block, and identify the selected frontage types for each development site. See Subsection 8 of each zone and check Section 10-20.10.030 (Walkable Neighborhood Plan) for all standards.



A House
B Duplex
C Multiplex
D Neighborhood Courtyard
E Neighborhood Townhouse
F Main Street Building

Figure 10-20.10.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over Three Acres)

1 Blocks

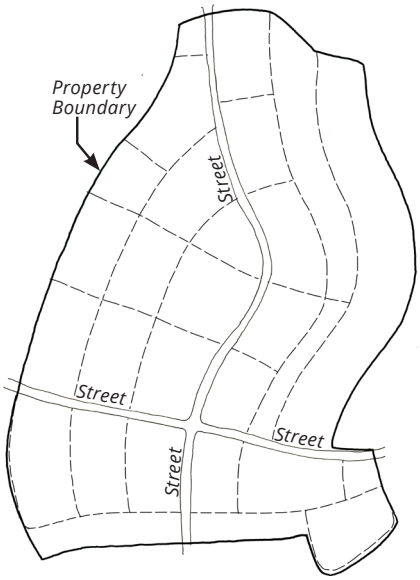
Divide development area to create smaller blocks and a network of interconnected streets, see Table A (Block Size Standards).

2 Streets/Civic Space

A. Introduce new streets in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).
B. Identify at least 10% of the development area as new civic space. 10% is calculated after subtracting street ROWs.

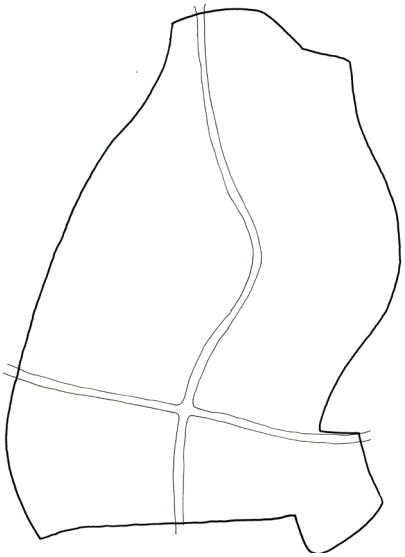
3 Alleys

If rear vehicular access is preferred, introduce alleys to provide access to development sites and maintain a continuous streetscape without the interruption of driveways.









Existing Site

Development area with existing streets and superblocks

Figure 10-20.10.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over Three Acres) (Continued)

4 Zones

Apply zones to implement the intended physical character, in compliance with Subsection 10-20.10.020.7.

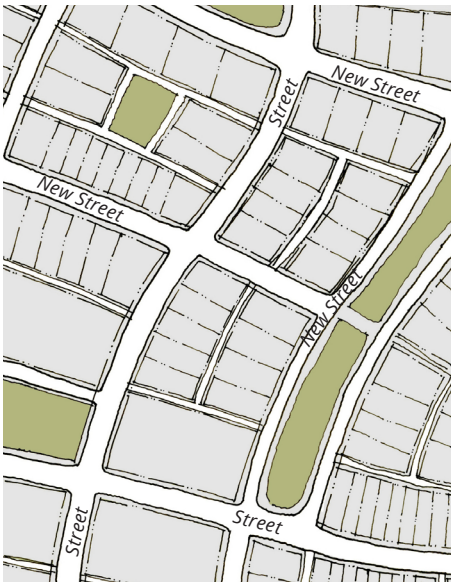
5 Development Sites

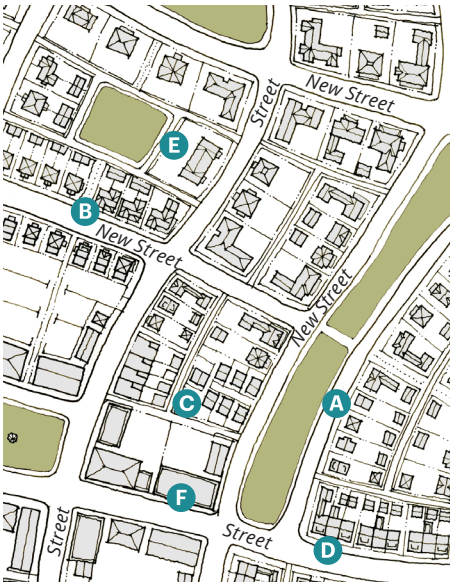
For each block, select at least two building types from the allowable building types in Subsection 3 of each zone and introduce development sites[1] within each block based on the required development site width and depth.

6 Buildings

Show the different building types in each block, and identify the selected frontage types for each development site. See Subsection 8 of each zone and check Section 10-20.10.030 (Walkable Neighborhood Plan) for all standards.







Neighborhood.Small
Neighborhood.Medium
Main Street.Small

[1] *Development site lines may be permanently recorded by the applicant.*

A *House*
B *Duplex*
C *Cottage Court*
D *Neighborhood Townhouse*
E *Multiplex*
F *Main Street Building*

B. Street rights-of-way shall be extended to or along adjoining property boundaries to provide a roadway connection or street stub for development, in compliance with Table A (Block Size Standards), for each direction (north, south, east, and west) in which development abuts vacant land.

C. Right-of-way stubs shall be identified and include a notation that all stubs are to connect with future streets on adjoining property and be designed to transition in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).

D. New dead-end streets and cul-de-sacs are not allowed, except when the grade of the new street exceeds 15 percent.

6. **Block Size** (New Blocks and Blocks to be Modified)

A. Individual block lengths and the total block perimeter shall be in compliance with the standards in Table A (Block Size Standards).

B. If a block contains multiple zones, the most intense zone is to be used to establish the standards for block size.

C. Blocks shall be a minimum width to result in two halves of developable development sites in compliance with the development site depth standards for the allowed building types in the zone. A single half is allowed when adjoining an existing half-block.

D. Blocks shall be designed so that new streets and building sites conform with Section 10-20.04.050 (Slope Standards).

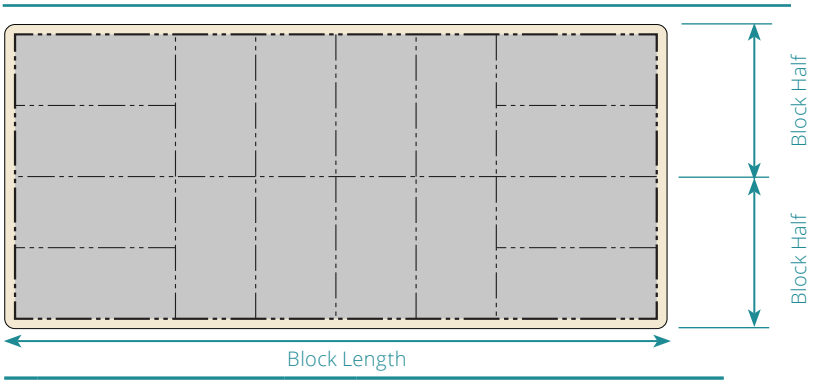
E. Blocks may be uniquely shaped in compliance with the standards in Table A (Block Size Standards), and the allowed adjustments in Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less Than 6% Slope) and Table 11.030.B (Adjustments to Standards for Development Sites Over 6% Slope).

Table 10-20.10.020.A: Block Size Standards

Zone	Length	Passage Required[1]	Perimeter Length
N.S	600' max.	Yes	2,000' max.
N.M	600' max.	Yes	2,000' max.
MS.S	600' max.	Yes	2,000' max.

[1] In compliance with the standards for a Passage in Subsection 10-20.10.040.13 (Passage)

Figure 10-20.10.020.3 Block Size



7. **Stormwater Management**

A. **Integrated Design**

(1) Stormwater management is required through a system that is integral to the streetscapes and/or the civic and open space(s) in the development.

(2) The WNP shall identify the area(s) being proposed for managing stormwater. These areas are required to be a combination of the following:

(a) Swale within a planted median;

(b) Swale within a continuous tree planter adjacent to the travel lane;

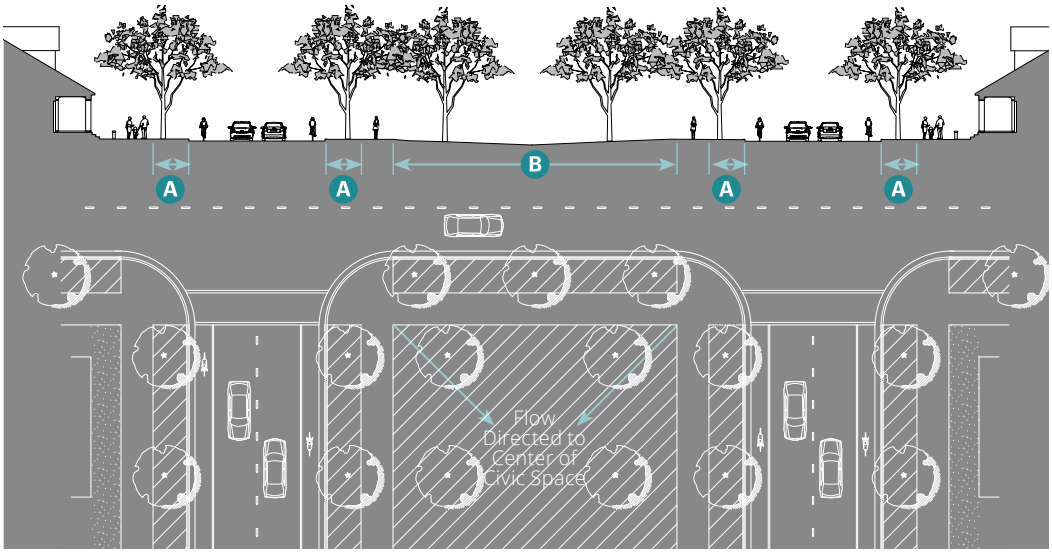
(c) Pond or other water body; and/or

(d) Areas within an allowed civic space type.

(3) The area(s) used for stormwater management is to be designed for both seasonal temporary on-site retention of stormwater and as public open space for the neighborhood(s) accessible to the public.

(4) The stormwater management area(s) may connect with those of adjacent development(s).

Figure 10-20.10.020.4 Stormwater Management Diagram



Potential Area for Stormwater Management

A Planted Swale

B Civic Space Graded to also Accommodate Stormwater

8. **Applying Zones**

A. **Allocation of Zones.** The WNP shall map the proposed zones on the proposed blocks and any existing blocks in the development in compliance with the following:

(1) Sites less than three acres are required to apply one zone, using only the zones established in Article 3 (Zones); or

(2) Sites greater than three acres and up to 20 acres shall apply at least two zones using only the zones established in Article 3 (Zones); or

(3) Sites over 20 acres shall apply zones in compliance with the allocation mix standards in Table B (Required Allocation Mix of Zones).

B. **Organization of Zones.** Zones shall be organized and mapped in a manner that responds appropriately to the various development site conditions. When applying or amending zone boundaries, more intense zones (i.e., MS.S) shall be organized around a neighborhood main street, civic or open space, transit stop, or civic building locations suitable for greater intensities. These areas shall not be located on slopes greater than six percent.

C. **Transition between Zones.** Transitions between zones shall occur within the block or across alleys along the adjacent prevailing slope.

Table 10-20.10.020.B: Required Allocation Mix of Zones

Zone	Minimum % of Land[1]	Maximum % of Land[1]
Walkable Development	**Total to not exceed 100%**	
N.S	10%	40%
N.M	25%	40%
MS.S	None	25%
Walkable Development within 1,500 feet of transit stop[2]	**Total to not exceed 100%**	
N.S	30%	50%
N.M	40%	70%
MS.S	None	30%

[1] Net area after subtracting rights-of-way for streets and open/civic space

[2] A high-frequency transit stop with approximately 15-minutes between arriving buses

10-20.10.030 Walkable Neighborhood Plan

1. **Walkable Neighborhood Plan (WNP) Standards**

   A. **Organization.** Each WNP is required to:

      (1) Identify the zone(s), civic space(s), street and block network, as allowed to be adjusted by Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less than 6% Slope) and Table 10-20.11.030.B (Adjustments to Standards for Development Sites Over 6% Slope); and

      (2) Be in compliance with the design standards of Section 10-20.10.020 (General to Walkable Community Design).

2. **Required Content**

   A. **General.** Each WNP shall include the following information:

      (1) Boundaries of the proposed development;

      (2) Existing and proposed blocks within 1,500 linear feet of the development boundaries;

      (3) Open space not to be developed (if any);

      (4) Civic space, in compliance with Section 10-20.10.040 (General to Civic Space); and

      (5) Mapping of proposed zones in compliance with Subsection 10-20.10.020.8 (Applying Zones).

   B. **Illustrative Site Plan**

      (1) The proposed physical character of the WNP shall be identified on an Illustrative Plan showing, in plan view, the proposed building types and private frontage types on each block and the proposed public frontage types showing proposed trees and landscaping along streets and in civic space types.

      (2) As individual needs of a development may change over time, the building types specified in the WNP may be substituted with other building types allowed by the zone in compliance with the zone standards.

3. **Required Mix of Building Types and Private Frontage Types**

   A. The WNP shall maintain a mix of at least two different building types and two different private frontage types within each block, using only the types allowed in the zone(s).

   B. The WNP shall maintain a mix of at least two different architectural styles within each block.

   C. The WNP shall show dimensioned block depths for both halves of each block to demonstrate compliance with the minimum development site depth required for the building types in each zone.

   D. The applicant may choose to show the shortest minimum development site depth allowed in each zone with an acknowledgement that the selected depth may not accommodate the full range of building types allowed by the zone.

10-20.10.040 General to Civic Space

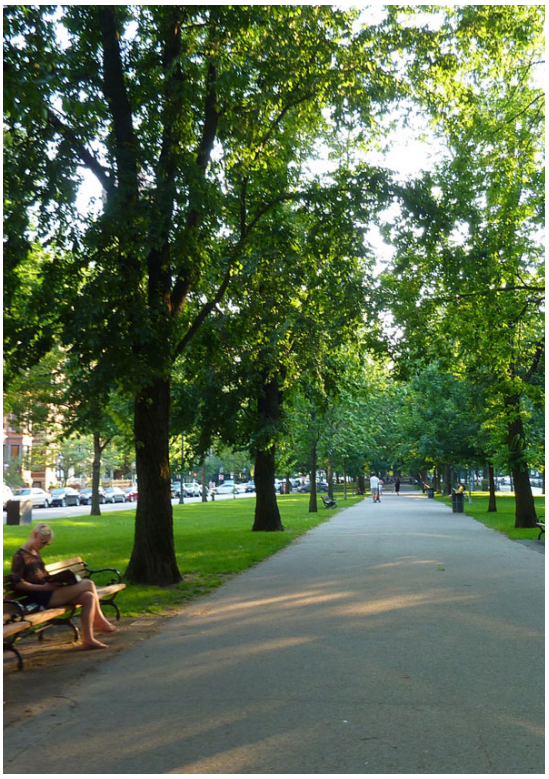
1. The WNP shall identify open spaces and civic space types in compliance with the following standards and the standards of Table A (Civic Space Types Overview).
2. When hillsides are within the development, the hillside ridge(s) shall be the location for civic and open space.
3. Required civic and open space identified on the Zone Map or Site Development Regulating Plan may be adjusted from its identified location by up to 100 feet in any direction.
4. Public access and visibility is required along public parks, natural open spaces, and civic uses, including creeks and drainages and stormwater management areas, and shall be fronted by:
   A. Single-loaded frontage streets (those with development on one side and open space on the other);
   B. Bike and pedestrian paths; or
   C. Other methods of frontage that provide similar access and visibility to the open space allowed in the zone. Such access may be provided through public easements or other similar methods.
5. **Amount of Civic Space Required.** As required by Subsection 10-20.10.020.2, development of development sites are required to set aside a minimum area of the development site as civic space. One or more civic spaces may be used to meet the required area.
6. **Building Frontage Along or Adjacent to a Civic Space.** The facades on building development sites attached to or across a street from a civic space shall be designed as a "front" on to the civic space, in compliance with Subsection 5 and Subsection 8 of the zone.
7. **Civic Space Types Overview.** This Subsection identifies the allowed civic space types and standards for improvements to existing civic spaces and for construction of new civic spaces. For each civic space type, Subsection 1 and Subsection 3 are regulatory, and Subsection 2 and Subsection 4 are non-regulatory. Allowed civic space types are identified in Table A (Civic Space Types Overview).

Table 10-20.10.040.A: Civic Space Types Overview

		Zones		
	Specific Standards	**N.S**	**N.M**	**MS.S**
Greenway	10-20.10.040.8	P	P	X
Green	10-20.10.040.9	P	P	X
Plaza	10-20.10.040.10	X	X	P
Playground	10-20.10.040.11	P	P	P
Community Garden	10-20.10.040.12	P	P	P
Passage	10-20.10.040.13	P	P	P

P = Allowed X = Not Allowed

8. Greenway







1. Description
A multiple-block long linear space for community gathering and strolling for nearby residents and employees, defined by a tree-lined street on at least one side, sometimes forming a one-way couplet on its flanks and by the fronting buildings across the street. Greenways serve an important role as a green connector between destinations.

2. General Character
Formal or informal dominated by landscaping and trees with integral stormwater management capacity
Hardscape path
Spatially defined by tree-lined streets and adjacent buildings

3. Size and Location	
Size	2 continuous blocks in length, min.
Width	60' min.
Shall front at least one street	

4. Typical Uses
Uses as allowed by the zone

9. **Green**







1. Description
A large space available for unstructured and limited amounts of structured recreation.
2. General Character
Formal or informal with integral stormwater management capacity
Primarily planted areas with paths to and between recreation areas and civic buildings
Spatially defined by tree-lined streets and adjacent buildings
3. Size and Location
Size 300' x 300' min.
Street required on at least one side of the Green.
Facades on development sites attached to or across a street shall "front" on to the Green.
4. Typical Uses
Uses as allowed by the zone

10. **Plaza**







1. Description
A community-wide focal point primarily for civic purposes and commercial activities.
2. General Character
Formal, urban
Hardscaped and planted areas in formal patterns
Spatially defined by buildings and tree-lined streets
3. Size and Location
Size 50' x 50' min.
Street required one of the Plaza's sides.
Facades on development sites attached to or across a street shall "front" on to the Plaza.
4. Typical Uses
Uses as allowed by the zone

11. **Playground**







1. Description
A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, places protected from the street and in locations where children do not have to cross any major streets. An open shelter, play structure(s), or interactive art and fountain(s) may be included. Playgrounds may be included within all other civic space types except Community Garden.
2. General Character
Play structure(s), interactive art, and/or fountain(s)
Shade and seating provided
May be fenced
Spatially defined by trees
3. Size and Location
Size 40' x 60' min.
4. Typical Uses
Uses as allowed by the zone

12. **Community Garden**



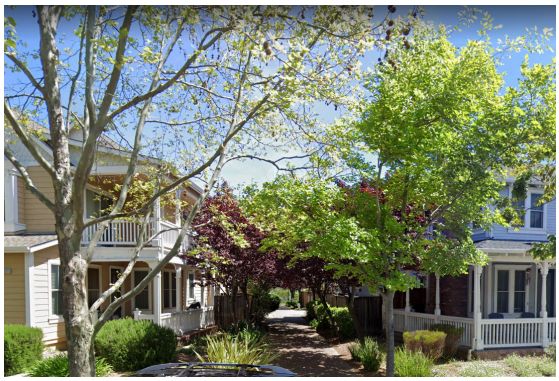




1. Description
A small-scale space designed as a grouping of garden plots available for small-scale cultivation. Community gardens may be fenced and may include a small accessory structure for storage. Community Gardens may be included within all other civic space types except Playgrounds.
2. General Character
Informal or Formal, urban
Combination of planted areas and hardscape
Spatially defined by building frontages and adjacent street trees
Walkways along edges or across space
3. Size and Location
Size No minimum; within any development site as allowed by the zone
4. Typical Uses
Uses as allowed by the zone

13. **Passage**







1. Description
A pedestrian pathway that extends from the public sidewalk into a civic space and/or across the block to another public sidewalk. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the zone.
2. General Character
Formal, urban
No accessory structure(s)
Primarily hardscape with landscape accents
Spatially defined by building frontages
Trees and shrubs in containers and/or planters
3. Size and Location
Size 20' min. clear width between or through buildings
Ground floor facades shall be in compliance with facade zone in Subsection 5 and frontages allowed in Subsection 8 of the zone.
Dooryards, porches, patios, and sidewalk dining shall not encroach into the minimum required width.
4. Typical Uses
Uses as allowed by the zone

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Article 11: Administration

Sections:

10-20.11.010 Purpose
10-20.11.020 Procedures
10-20.11.030 Adjustments to Standards

10-20.11.010 Purpose

This Article is intended to establish procedures for applications eligible for streamlined review consistent with State law (i.e., SB 35) and for reviewing applications under the Housing Accountability Act (HAA). The Town is responding to State mandates and including application procedures in the FBC that are compliant with State law but reflect the unique conditions and procedures within the Town. The intent of SB 35 and the HAA is to facilitate and expedite the construction of housing through the application of objective standards and, with SB 35, ministerial and streamlined approval procedures. These procedures shall be used in conjunction with the objective standards contained in this FBC as applicable.

10-20.11.020 Procedures

1. **Procedures for Applications Filed Under** SB 35

   A. **Applicability**

      (1) This Section applies to housing development projects applying for approval under Government Code §65913.4 and replaces the Town's procedures for reviewing discretionary applications.

      (2) This Section shall remain in effect for the same period as SB 35 provisions contained in Government Code §65913.4. Unless SB 35 provisions are extended by the State Legislature, this Section shall remain in effect only until January 1, 2026, and as of that date is repealed.

      (3) The California Environmental Quality Act (CEQA) does not apply to projects eligible under SB 35.

      (4) The Department of Housing and Community Development is charged with developing guidelines for implementing SB 35. These procedures may change if required by changes in those guidelines or in Government Code §65913.4.

B. **Definitions.** Terms defined in Government Code §65913.4 shall apply to this Section and shall control in the event of a conflict between definitions in this FBC and definitions in Government Code §65913.4.

C. **Application Filing**

(1) **Preliminary Application Filing**. An applicant shall file a notice of intent to submit an SB 35 application in the form of a preliminary application consistent with Government Code §65941.1.

(a) **Form**. A preliminary application shall be filed on a form provided by the Town with the required fee. If the Town has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.

(b) **Timeline**. Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full SB 35 application, provided scoping consultation has concluded consistent with Subsection (c), below.

(c) **Scoping Consultation**

i. Upon receipt of the preliminary application, the Town shall contact the Native American Heritage Commission for assistance in identifying any California Native American tribe that should be noticed. The Town shall provide a formal notice of the applicant's intent to submit a full application to each required California Native American tribe within 30 days of preliminary application submittal. The formal notice shall be consistent with Government Code §65913.4(b).

ii. If, within 30 days of receipt of the formal notice, any California Native American tribe that was formally noticed accepts the invitation to engage in scoping consultation, the Town shall commence scoping consultation within 30 days of receiving that response.

iii. Scoping consultation shall be conducted consistent with Government Code §65913.4(b). If, after scoping consultation is concluded, a development is not eligible for SB 35 streamlining, the Town shall provide written documentation as required by Government Code §65913.4(b) to the applicant and any California Native American tribe that is a party to that scoping consultation.

(2) **Full Application**. If the development remains eligible to apply under SB 35 after scoping consultation consistent with Government Code §65913.4(b) has concluded, an applicant may file a full SB 35 application on a form provided by the Town with the required fee.

D. **Completeness Review**. The Town shall review an application for compliance consistent with Subsection 1.E; there shall be no separate or additional timeframe for completeness review. Only the items necessary to determine compliance with the provisions contained in Government Code §65913.4(a) shall be required.

E. **Compliance Review**

(1) **Scope of Review**. The Planning Director's scope of review is limited to all of the provisions contained in Government Code §65913.4(a) and the objective standards in effect at the time of preliminary application submittal.

(2) **Review Timeframes**

(a) **Consistency Review**. The Planning Director shall determine if the application complies with all of the provisions contained in Government Code §65913.4(a) and applicable objective standards within the following timeframes:

i. Within 60 calendar days of application submittal for applications that include 150 or fewer housing units.

ii. Within 90 calendar days of application submittal for applications that include 151 or more housing units.

(3) **Compliance Determination**

(a) **Compliant Application.** If the application complies with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Town shall complete any design review or public oversight and any subdivision approval within the timeframes listed in Subsection 1.E. Only objective design and subdivision standards may be applied. See Subsection 1.F.

(b) **Non-Compliant Application.** If the application does not comply with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Planning Director shall make the following determination:

i. If the application does not comply with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Planning Director shall provide the applicant with written documentation of which standards the development conflicts with and an explanation of the reasons the development conflicts with each standard.

ii. Resubmitted Application. If the project was found to be non-compliant, the applicant may resubmit the application for SB 35 streamlining, and the Town shall review it for compliance with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards subject to the same timelines in Subsection (2) above.

iii. Project Ineligible. If the project is ineligible for SB 35 streamlined processing, the applicant may elect to submit an application for the applicable discretionary approval under the provisions of Title 10, Chapter 3, Article 7 (Zoning Implementation Procedures), Article 14 (Variance), and Article 15 (Design Review).

F. **Decision on Project**

(1) **Project Approval and Findings.** The Planning Director shall approve the application if the Planning Director finds that the proposed development is compliant with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, including objective subdivision standards.

(2) **Conditions of Approval.** The Planning Director may impose conditions of approval provided those conditions of approval are objective and broadly applicable to development within the Town.

G. **Post-decision Procedures**

(1) **Subsequent Permits.** Any necessary subsequent permits shall be issued on a ministerial basis subject to applicable objective standards; however, a commercial use located in a qualifying mixed-use project is subject to any additional Town permitting requirements and processes. If a public improvement is necessary to implement a development subject to this Section, and that public improvement is located on land owned by the Town, the Planning Director shall process any approvals needed as required by Government Code §65913.4(h)(3).

(2) **Post-Approval Modifications**

(a) **Post-Approval Modification Request.** An applicant or the Town may request a modification to an approved development if that request is made prior to the issuance of the final building permit.

(b) **Applicability of Objective Standards to Modifications.** The Planning Director shall only apply objective standards in effect when the original application was submitted, except that objective standards adopted after the date of original submittal may be applied in any of the following instances:

i. The total number of residential units or total square footage of construction changes by 15 percent or more; or

ii. The total number of residential units or total square footage of construction changes by five percent or more, and it is necessary to subject the development to an objective standard beyond those in effect when the application was submitted in order to mitigate or avoid a specific adverse impact upon public health of safety, for which there is no feasible alternative method to satisfactorily mitigate or avoid.

iii. Objective building standards contained in Title 24 may be applied to all modifications.

(c) **Post-Approval Modification Review Timeframe and Decision.** The Planning Director shall determine if the modification is consistent with objective planning standards and issue a decision on the applicant's modification request within 60 days after submittal unless design review is required, in which case a decision shall be made within 90 days.

(3) **Expiration.** An application approved consistent with this Section shall remain valid for three years; however, an application approval shall not expire if the development includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income consistent with Government Code §65913.4(f).

(4) **Extension.** At the discretion of the Planning Director, a one-year extension may be granted consistent with Government Code §65913.4(f)(3).

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Procedures for applications filed consistent with the HAA

H. **Applicability**

(1) This Section applies to housing development projects as defined by Government Code §65589.5(h)(2).

(2) This Section shall remain in effect for the same period as provisions contained in the Government Code §65589.5 (HAA). Any provisions that are not extended by the State Legislature shall be repealed as of the date those provisions in the HAA are deemed null and void.

I. **Definitions.** Terms defined in Government Code §65589.5 shall apply to this Section and shall control in the event of a conflict between definitions in this FBC and definitions in Government Code §65589.5.

J. **Application Filing**

(1) **Preliminary Application Filing (Optional).** An applicant may file a preliminary application consistent with Government Code §65941.1.

(a) A preliminary application shall be filed on a form provided by the Town with the required fee. If the Town has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.

(b) Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full application for the housing development.

(2) **Full Application.** An applicant may file a full application for a housing development without filing a preliminary application. The full application shall be filed on a form provided by the Town with the required fee.

K. **Conflicting Procedures.** This Section provides additional procedures that shall be followed for applicable projects. If conflicts occur between the Town's procedures and the procedures of this Section, this Section shall control.

L. **Completeness Review**

(1) **Preliminary Application.** If a preliminary application is filed, the preliminary application shall be deemed complete when the preliminary application containing all of the information listed in the preliminary application form is submitted. If all listed information is not provided, the Town shall request the missing information from the applicant.

(2) **Full Application**

(a) Once a full application is submitted, the Town shall inform the applicant in writing within 30 calendar days of submittal or resubmittal that the application is complete or incomplete and the additional information required consistent with Government Code §65943. Only information requested in the Town's application forms can be requested. If the Town does not provide written notification within this timeframe, the application shall be deemed complete. The Town shall review each resubmittal within the 30-day period and cannot request information that was not listed in the first incompleteness letter.

(b) If an applicant receives written notification that the application is incomplete, and a preliminary application was submitted for the housing development, the applicant shall submit the information needed to complete the application within 90 calendar days of receiving the written notification of incompleteness. If the applicant does not submit this information within this timeframe, the preliminary application shall expire and have no further force or effect.

(c) If a second determination of incompleteness is provided, the applicant shall be able to appeal the decision to the Planning Commission. The Town shall make a decision on the appeal no later than 60 calendar days after receipt of the applicant's written appeal. If the decision on the appeal is not made within this timeframe, the application shall be deemed complete.

M. **Compliance Review**

(1) **Scope of Review**

(a) **Housing Development with a Preliminary Application Submittal.** A housing development for which a preliminary application was submitted shall only be subject to the ordinances, policies, and standards adopted and in effect when the preliminary application is submitted, except in the following circumstances:

i. A fee, charge, or other monetary exaction increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or monetary exaction.

ii. A preponderance of the evidence in the record establishes that subjecting the housing development to an ordinance, policy, or standard beyond those in effect when the preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

iii. Subjecting the housing development to an ordinance, policy, standard, or any other measure, beyond those in effect when the preliminary application was submitted is necessary to avoid or substantially lessen an impact consistent with CEQA.

iv. The housing development has not commenced construction within 2.5 years following the date of the housing development's final approval (as defined in Government Code §65589.5(o)(1)(D)).

v. The number of residential units or square footage of construction proposed changes by 20 percent or more, exclusive of any increase resulting from a density bonus, incentive, concession, waiver, or similar provision.

(b) **Housing Development without a Preliminary Application Submittal.** A housing development shall be subject to objective standards in effect when the application was deemed complete.

(2) **Review Timeframes**

(a) Applications for housing development containing 150 or fewer units shall be reviewed for compliance with applicable objective standards within 30 calendar days of being deemed complete.

(b) Applications for housing development containing more than 150 units shall be reviewed for compliance with applicable objective standards within 60 calendar days of being deemed complete.

(3) **Review Authority.** The Planning Director shall be the Review Authority consistent with the Town's procedures for the full application for the application type(s) set forth in Title 10, Chapter 3, Articles 7 through 16; however, if the Planning Director is not the Review Authority, the Planning Director may serve as the Review Authority, if necessary, to comply with Review Timelines described in Subsection 2.F.

(4) **Compliance Determination**

(a) The Planning Director shall identify the specific standard(s) that the project does not comply with and provide an explanation of the reason(s) why the housing development is considered to be inconsistent or non-compliant with identified provisions and shall provide the written determination to the applicant.

(b) A housing development is considered in compliance with this FBC, and shall not require a Zoning Map Amendment, if the housing development complies with objective General Plan standards but the zoning for the housing development site is inconsistent with the General Plan.

(5) **Limited Hearings/Meetings.** If a housing development complies with applicable objective standards, the Town shall not conduct more than five public hearings (including continuances), workshops, or similar meetings after the full application is complete in connection with the approval of the housing development consistent with Government Code §65905.5. Meetings required by CEQA are exempt from the limit.

N. **Findings and Decision**

(1) **Findings**

(a) If the proposed housing development complies with applicable objective General Plan, zoning, and subdivision standards and criteria, including design review standards, the Planning Director may only deny the housing development or conditionally approve the housing development at a lower density if the Planning Director makes written findings supported by a preponderance of the evidence in the record that:

i. The housing development would have a specific, adverse impact upon the public health or safety unless the housing development is denied or conditionally approved at a lower density. A "specific, adverse impact" means a "significant, quantifiable, direct, and unavoidable impact, based on identified written public health or safety standards, policies, or conditions as they existed on the date that the project was deemed complete"; and

ii. There is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the denial of the housing development or conditional approval of the housing development at a lower density.

(b) If the housing development includes 20 percent of units affordable to very low or low-income households, 100 percent of units affordable or moderate or middle income households, or an emergency shelter, the Planning Director shall approve the housing development unless the Planning Director makes written findings supported by a preponderance of the evidence in the record, as to at least one of the findings in Government Code §65589.5(d).

(2) **Decision Timeframes.** The Planning Director shall approve or deny the housing development within the following applicable period:

(a) 90 days from Environmental Impact Report certification;

(b) 60 days from Environmental Impact Report certification for an affordable housing development consistent with Government Code §65950(a)(3);

(c) 60 days from adoption of a Negative Declaration; or

(d) 60 days from determination of CEQA exemption.

O. **Post-Decision Procedures.** Post-decision procedures for the required permit (full application) shall be followed provided those procedures do not conflict with applicable Government Code sections for housing developments (i.e., HAA, Government Code §65589.5).

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Figure 10-20.11.020.1: Process for Developments Eligible for SB 35 Streamlining with 150 units or Fewer (Government Code §65913.4)

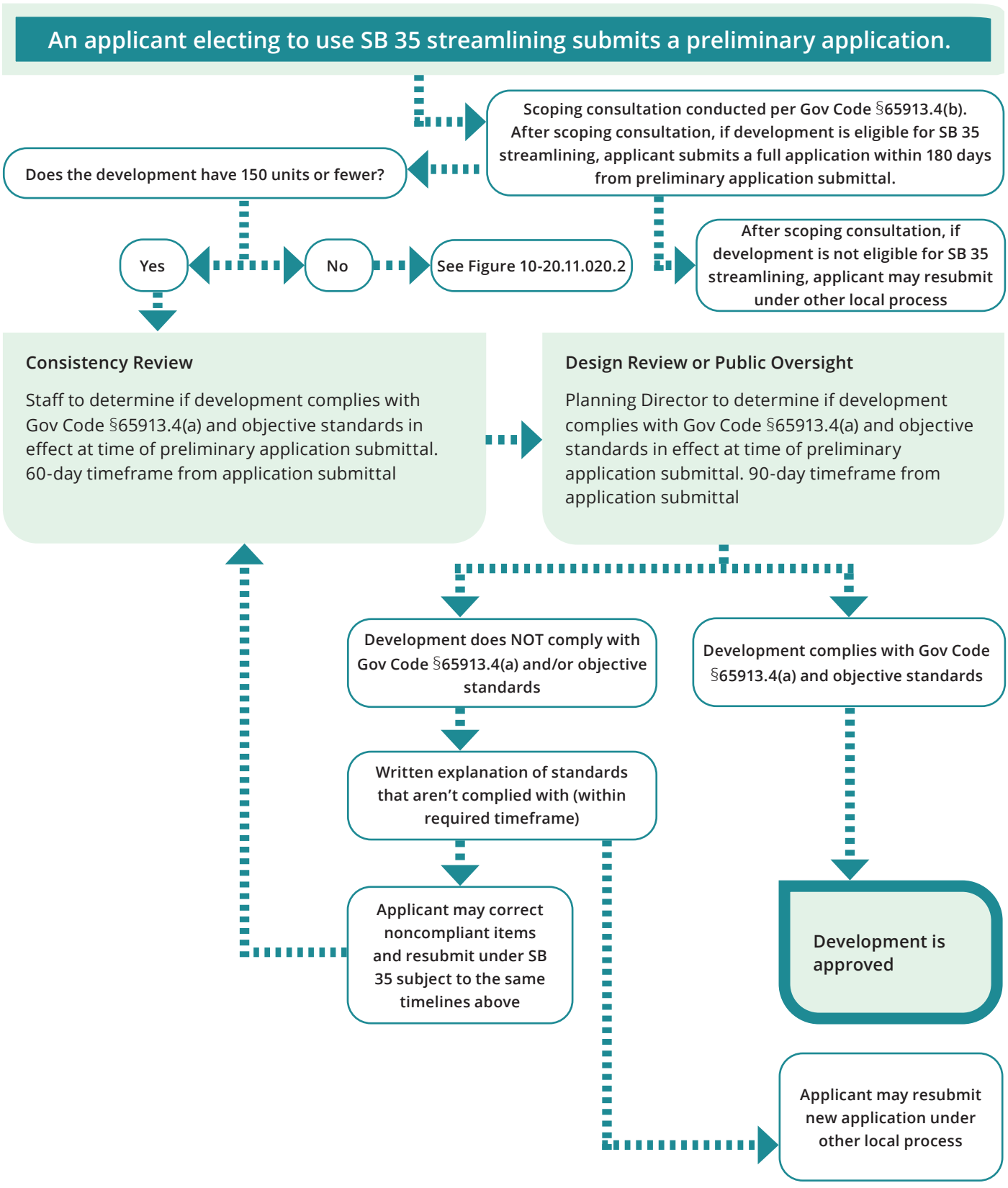


Figure 10-20.11.020.2: Process for Developments Eligible for SB 35 Streamlining with 151 units or More (Government Code §65913.4)

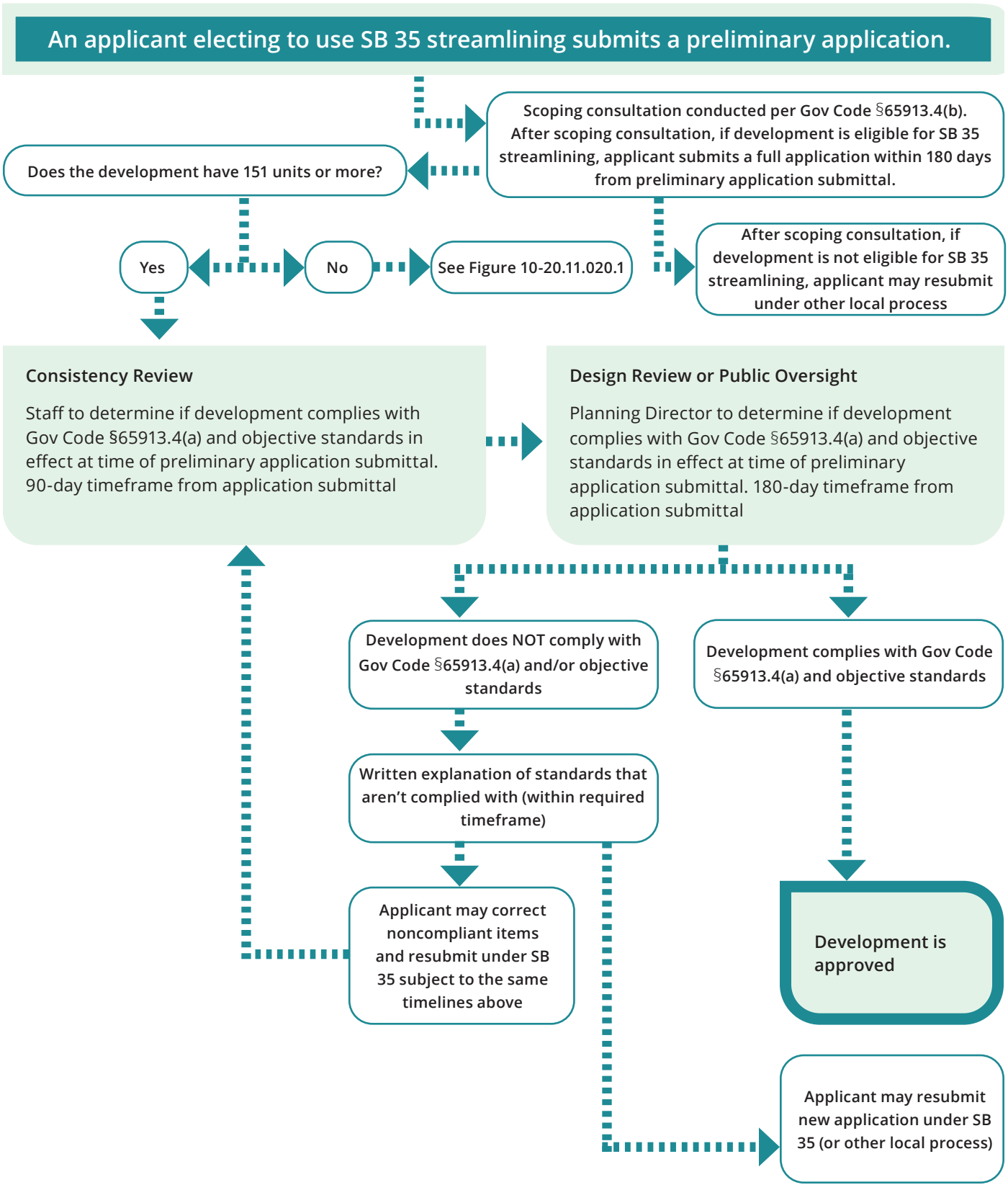
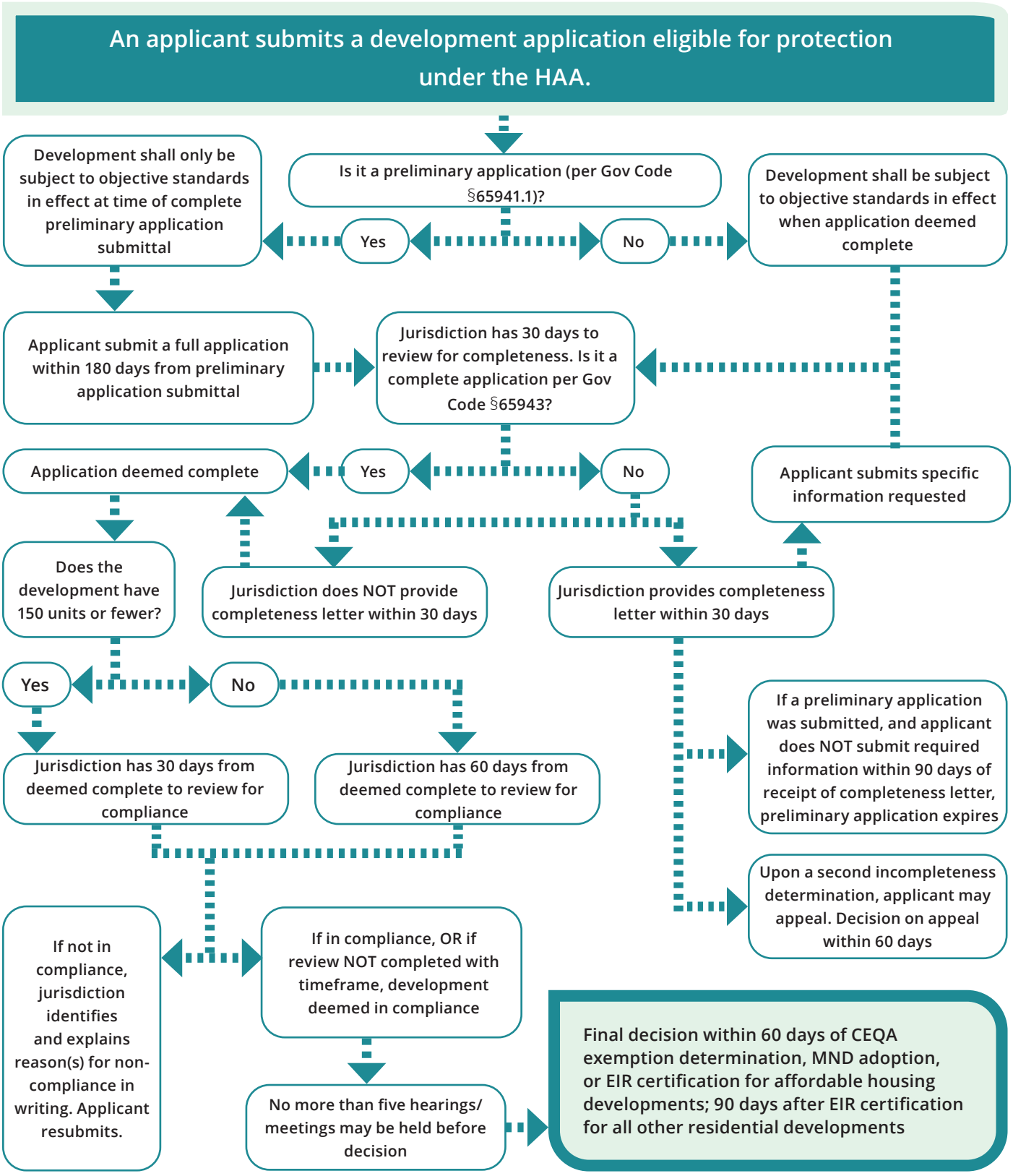


Figure 10-20.11.020.3: Process for Developments Eligible for Housing Accountability Act (HAA) Protection (Government Code §65589.5)



10-20.11.030 Adjustments to Standards

1. **Purpose.** This Section is intended to allow for minor deviations from certain standards in this Title for specific situations that make compliance not possible because of the prescriptive nature of the standards.
2. **Applicability.** This Section applies to developments subject to Section 10-20.11.020 (Procedures). The Planning Director may grant an Adjustment for only the standards identified as follows:
   A. Development sites less than 6% slope. See Table A (Adjustments to Standards for Development Sites Less Than 6% Slope).
   B. Development sites over 6% slope. See Table B (Adjustments to Standards for Development Sites Over 6% Slope).
3. **Procedures.** Adjustment requests shall be reviewed and processed as follows:
   A. The Adjustment shall be processed concurrently with the development involving the request(s) for adjustment(s). The adjustment request(s) shall be processed in compliance with the applicable procedures in Section 10-20.11.020 (Procedures); or
   B. If the development for which an Adjustment is requested is beyond what is authorized in Table A (Adjustments to Standards for Development Sites Less Than 6% Slope) and/or Table B (Adjustments to Standards for Development Sites Over 6% Slope), the adjustment will be processed only up to the amount authorized in these Tables.
   C. Adjustment requests that involve any of the following features (i.e., historic building/feature, tree, rock outcrop, and/or utility infastructure) shall be accompanied by existing documentation identifying the feature(s).
   D. Depending on the unique characteristics and dimensions of an individual parcel, it is possible that the full develoment potential of the zone may not be achieveable even after applying the allowed adjustments oin the Section.

Table 10-20.11.030.A: Adjustments to Standards for Development Sites Less Than 6% Slope

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Development Site Dimensions			
a. **Depth or Width** Decrease in the minimum required or maximum allowed	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard	Subsection 3 of the zone
2. Building Setbacks			
a. **Front**[1]**, Side Street**[1]**, Side or Rear** Increase or decrease in the minimum to maximum required setback for a primary building and/or wing(s)	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. ii. The existing lot is 80' or less in depth, preventing compliance with the rear setback standard.	Up to 25% of the standard	Subsection 5 of the zone
b. **Facade within Facade Zone** Reduction of the minimum amount of facade required within or abutting the facade zone	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. ii. The horizontal unbuilt area resulting from this adjustment is landscaped per the standards in Section 10-20.05.030 (Landscaping and Lighting).	Up to 25% of the standard	Subsection 5 of the zone

[1] Standards for private frontage still apply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Table 10-20.11.030.A: Adjustments to Standards for Development Sites Less Than 6% Slope (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
3. Building Footprint			
a. **Size of Main Body[1] or Wing(s)** Increase in the allowed width or length	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard	Subsection 3 of the building type
	ii. The wing(s) is one-story less in height than the main body.		
	iii. The building complies with the setbacks of the zone or as allowed to be adjusted by this Section.		
4. Parking Location			
a. **Front or Side Street Setback** Reduction in the required parking setback	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard when the required setback is 20' or more.	Subsection 7 of the zone
	ii. The driveway is in compliance with the zone standards.	Up to 20% of the standard when the required setback is less than 20'.	
	iii. The ground floor space remains habitable in compliance with the zone standards, as allowed to be adjusted by this Section.		Subsection 3 of the Zone

[1] Standards for private frontage still apply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Table 10-20.11.030.B: Adjustments to Standards for Development Sites Over 6% Slope

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Development Site Dimensions			
a. **Depth** Increase or decrease in minimum to maximum development site depth	i. Existing slope exceeds 15% grade for at least 50% of development site depth.	20% max. of the standard If an adjustment is granted for an increase in the Main Body and Rear wing resulting in the need to change the development site depth, the development site depth may increase as allowed in this Section.	Subsection 3 of the zone
b. **Width** Increase or decrease in minimum to maximum development site width	i. Existing slope exceeds 15% grade for at least 25% of development site width.	10% max. of the standard If an adjustment granted for an increase in the main body and rear wing results in needing to change the development site depth by up to 25%	Subsection 3 of the zone
2. Building Setbacks			
a. **Front[1],Side Street[1], Side or Rear** Increase or decrease in minimum to maximum required setback areas for primary building and/or wing(s)	i. Existing slope exceeds 15% grade within at least the first 30' of development site depth. ii. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. iii. The existing lot depth is less than 80'.	Reduction in the minimum setback to within 5' of the development site line. Where side street setback is 5' minimum, reduction in the minimum setback to within 3' of the development site line.	Subsection 5 of the zone

[1]Standards for private frontage still apply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Table 10-20.11.030.B: Adjustments to Standards for Development Sites Over 6% Slope (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
3. Building Footprint			
a. **Size of Main Body[1] or Wing(s)** Increase in the allowed width or length	i. Existing slope exceeds 15% grade for at least 50% of the development site width or depth. ii. The building is in compliance with the setbacks of the zone or as allowed to be adjusted by this Section.	Up to 25% of the standard	Subsection 3 of the building type
4. Site Grading			
a. **Retaining Wall (Height)** Increase in maximum retaining wall height or length	i. Existing slopes exceed 15% grade for at least 50% of development site width or depth. ii. The retaining wall or series of retaining walls cannot be seen from the adjacent public sidewalk or adjacent property. iii. Retaining walls not within the building footprint are less than 50' in total length along the rear development site line or any development site line.	Increase in retaining wall height up to 10' along rear and/or side development site line(s); Increase in retaining wall height up to 20' within the building footprint	Subsection 10-20.05.050.5
5. Block Face and Perimeter			
a. **Increase in maximum length of new or modified block**	i. Existing slope along at least one side of the block exceeds 15% grade, resulting in new street(s) that exceed maximum allowed grade, preventing compliance with the standards. ii. The subject block(s) include a Passage in compliance with Subsection 10-20.10.040.13 (Passage). iii. The block(s) is in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).	Up to 25% of the standard	Table 10-20.10.020.A (Block Size Standards)

Standards for private frontage stillapply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Table 10-20.11.030.B: Adjustments to Standards for Development Sites Over 6% Slope (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
6. Parking Location Setbacks			
a. **Front or Side Street** Reduction in a required parking setback.	One or more of the following techniques are applied, as allowed by this Section:		
	i. Existing lot depth that is less than 80' preventing compliance with the parking setbacks location.	Front Setback: The parking location setbacks standards do not apply. Only one row of parking spaces allowed in the front setback for up to 75% of the parcel width.	Subsection 7 of the zone; Subsection 4 of the zone
	ii. The average slope of the parcel from the front to the rear exceeds 15%		
	iii. Surface: Parking is uncovered and located between the building and the street		
	iv. Podium: Parking under primary building is enclosed and access is only from one side of the development site for development sites 150' or less in width. Habitable space, in compliance with Subsection 4 of the zone or as allowed to be reduced by this Section, is between the front of the building and the parking spaces. The parking garage access is not greater than 10' in width.	Front Setback: Reduction to 18' behind the primary building facade. Side Street Setback: Reduction to 5' behind the primary building facade. Habitable Space: Reduction in the minimum depth to 15'.	
	v. Tandem Parking: Tandem parking spaces may be arranged in a series of up to 6 total parking spaces, but only up to 2 side-by-side, from the front development site line.	Existing lot up to 100' wide: Allowed in front setback up to 75% of existing lot width. Existing lot up to 150' wide: Allowed in front setback up to 50% of existing lot width. Existing lot up over 150' wide: Allowed in front setback up to 20% of existing lot width or 50' whichever is less.	
	vi. Subterranean Parking: Parking spaces are located below the adjacent finished grade of the building to the zone's building setbacks.	All Setbacks: Reduced to match the building setbacks of the zone or as allowed to be reduced by this Section.	
	vii. Stacked Parking System: Parking spaces are arranged in a system that provides up to 3 spaces in the horizontal area of one space. The garage access is not greater than 10' in width.	Front and/or Side Street Setback: Reduced to be the same as the primary building setback. Reduction in the minimum habitable space depth to 18'.	

Standards for private frontage still apply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Article 12: Definitions

Sections:

10-20.12.010 Purpose
10-20.12.020 Definitions
10-20.12.030 Measurement Methods

10-20.12.010 Purpose

This Article provides descriptions of specialized terms, phrases, and methods for measurements used in this Title.

10-20.12.020 Definitions

For specialized terms and phrases used in this Title, refer to the definitions in Title 10, Chapter 3, Article 17 (Definitions).

10-20.12.030 Measurement Methods

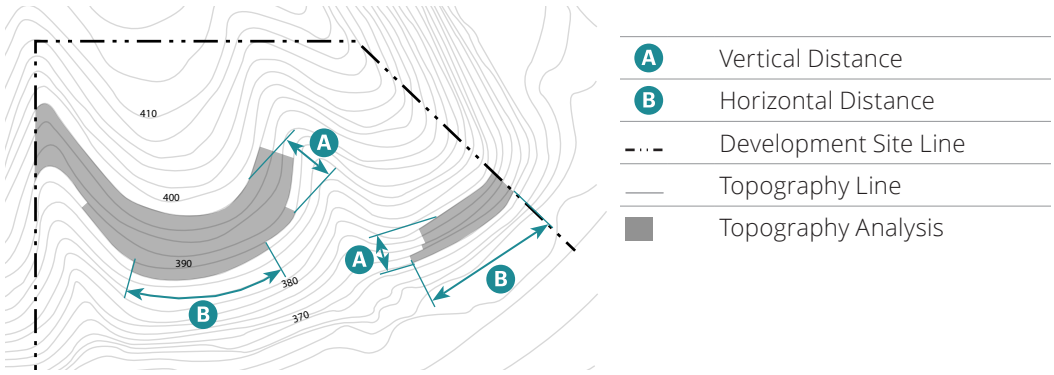
1. **Sloped and Steeply Sloped Development Sites**

   A. **Applicability.** The standards of Section 10-20.05.050 (Slope Standards) apply to sloped and steeply sloped development sites. Slope is measured by taking the vertical distance, or "rise", over the horizontal distance, or "run." The resulting fraction, or percentage, is the "slope" of the land. Sloped and steeply sloped development sites are those areas of land that exhibit slopes of six percent or greater.

B. **Methodology.** The following methodology shall be used to identify steep slopes protected in compliance with this Article. An example of the methodology is shown in Figure 1 (Example for Defining Sloped and Steeply Sloped Development Sites).

(1) **Steep Slope Determination.** To qualify as a steep slope, the slope shall be at least six percent with a 10-foot vertical drop over a 100-foot horizontal distance parallel to at least one common contour line. The horizontal measurement shall cross property lines to establish if a steep slope may exist on a development site (i.e., the 100-foot minimum width calculation shall cross a property line if necessary to achieve this minimum width).

Figure 10-20.12.030.1: Example for Defining Sloped and Steeply Sloped Development Sites



(2) **Area Calculation.** Steep slope areas are calculated based on the square feet of qualifying steep slope on the development site as determined in Subsection 1 above. There is no minimum square footage for each slope area.

(a) First, calculate the square footage of slopes 30 percent and greater. Determine the square footage of each area as well as the sum of these areas for the total site.

(b) Second, calculate the square footage of slopes between 29 and 25 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(c) Third, calculate the square footage of slopes between 24 and 20 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(d) Fourth, calculate the square footage of slopes between 15 percent and 19 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

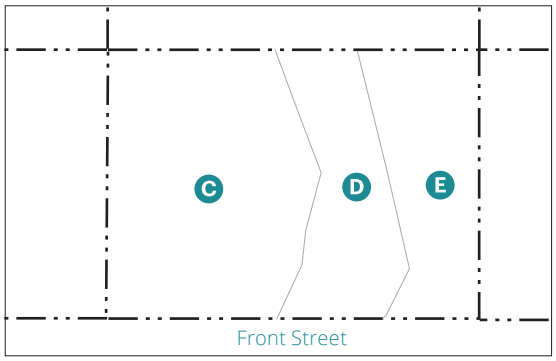
(e) Fifth, calculate the square footage of slopes between 10 and 14 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(f) Last, calculate the square footage of slopes between 6 and 9 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(3) **Steep Slope Resource Area.** Based on the area calculations in Subsection 2, above, Table 10-20.05.050.A (Amount of Sloped Areas Allowed to be Developed) identifies the percentage of sloped area that is developable. Figures 2 and 3 illustrate examples of the calculated slopes and the corresponding percentage allowed for development.

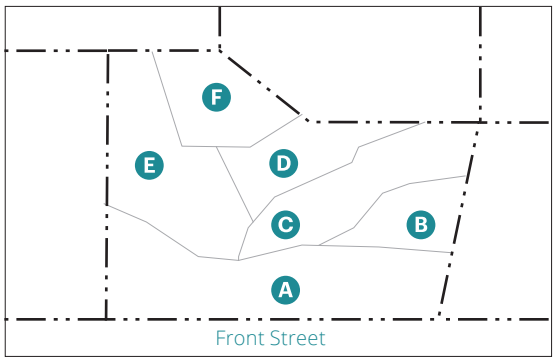
(4) **Sloping Development Site Height.** Development sites with slopes of six percent or more shall measure the maximum height of structures as set forth in the zone and measured vertically from ground level at the front setback line, or if no setback is required, at the center of the development site.

Figure 10-20.12.030.2: Example for a Sloped Development Site (<3 acres)



Key	Existing Slope	Developable Area[1]
A	0-5.99%	100% max.
B	6-9.99%	100% max.
C	10-14.99%	100% max.
D	15-19.99%	100% max.
E	20-29.99%	50% max.
F	>30%	0% max.
	Development Site Line	
	Slope Designations	

Figure 10-20.12.030.3: Example for a Sloped Development Site (>3 acres)



Key	Existing Slope	Developable Area1
A	0-5.99%	100% max.
B	6-9.99%	70% max.
C	10-14.99%	25% max.
D	15-19.99%	5% max.
E	20-29.99%	0% max.
F	>30%	0% max.
	Development Site Line	
	Slope Designation	

[1] In compliance with the setbacks of the zone, required on-site open space, this Section, and the maximum building footprint standards in Article 6 (Building Type Standards).

C. **Average Slope.** The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope.

(1) **Development Sites with Even Slope.** Average slope for development sites with relatively even slope across the site and small development sites is determined by using the following formula:

(a) S = ((T - B) ÷ run) × 100

(b) S = average slope

(c) T = elevation at top of slope

(d) B = elevation at bottom of slope

(e) Run = horizontal distance between the top and bottom elevations

(2) **Development Sites with Uneven Slope.** Average slope of development sites with an uneven slope across the site before grading is determined by using the following formula:

(a) S = (1.0029 × I × L) ÷ A

(b) S = average slope

(c) I = contour interval in feet

(d) L = summation of length of the contour lines in scale feet

(e) A = area of the development site in acres

2. **Facade Zone Defined by Primary Building/Frontage Type(s)**

A. **Applicability.** The facade zone standards apply to new primary buildings and their additions along the front and side street of a development site.

B. **Methodology.** The required amount is expressed in the zone standards as a percentage. The percentage is calculated as follows through an example for the front facade zone. The same approach is to be applied to the side street, using the minimum front and rear building setbacks.

(1) Identify the width of development site (e.g., 50 feet) and apply required side building setbacks (e.g., 5 feet and 5 feet).

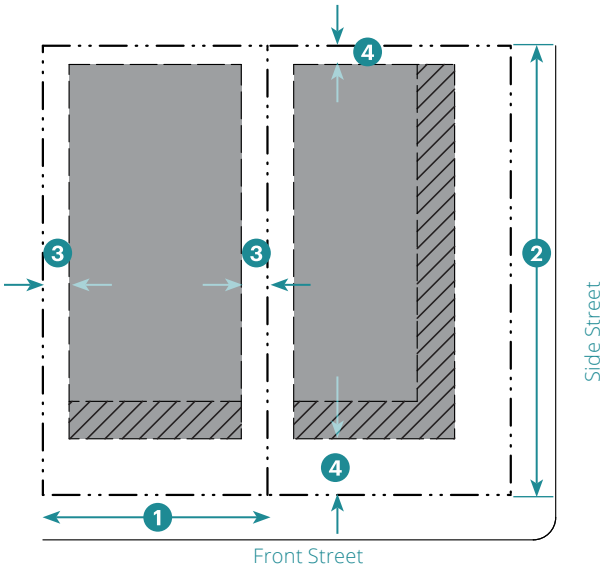
(2) Subtract the horizontal length between each side setback and the adjacent side development site line from the total width of the development site. The result is the net buildable width of the development site (e.g., 40 feet).

(3) Multiply the required minimum percentage in the zone standards (e.g., 50 percent) by the net buildable width of the development site (e.g., 50 feet).

(4) The result is the minimum length, in feet, of building facade and frontage type(s) that is required in or abutting the facade zone (e.g., 20 feet). Facades are allowed to be in any configuration if in compliance with the facade zone requirements and the selected architectural style.

(5) See Figure 5 (Applying the Required Amount to the Facade Zone) for examples that are consistent with the intent of this standard.

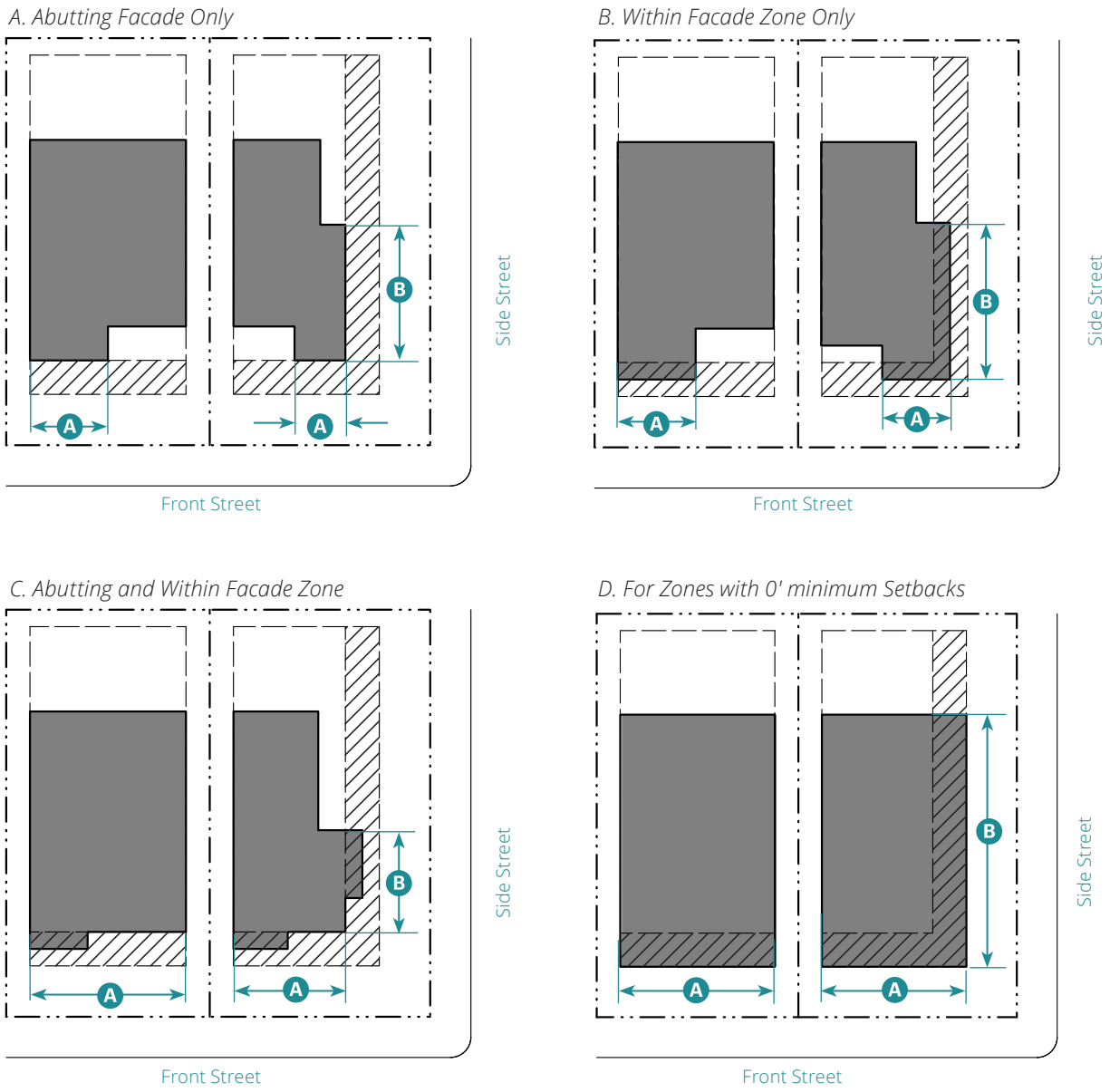
Figure 10-20.12.030.4: Determining the Required Amount Subject to the Facade Zone



Example Calculation	
50'	Development Site Width
- 5'	Side Setback
- 5'	Side Setback
= 40'	Net Buildable Width
40'	Net Buildable Width
x Zone Standard	(e.g., 50%)
= 20' Required In or Abutting the Facade Zone	

1. Width of Development Site
2. Depth of Development Site
3. Setback to be Subtracted from Development Site Width
4. Setback to be Subtracted from Development Site Depth

Figure 10-20.12.030.5: Applying the Required Amount to the Facade Zone



		Front Street	Side Street
▨	Facade Zone	50% min.[1]	50% min.[1]
■	Buildable Area for Building and Frontage Type(s)	A	B

[1] This is an example. See Subsection 5 of the zone for the required percentage.

3. **Measuring Building Types**

A. **Methodology.** Measurement of width, depth, and height.

(1) **Main Body.** The width and depth of the main body shall be measured as follows:

(a) The width shall be parallel to the front.

(b) The depth shall be perpendicular to the front.

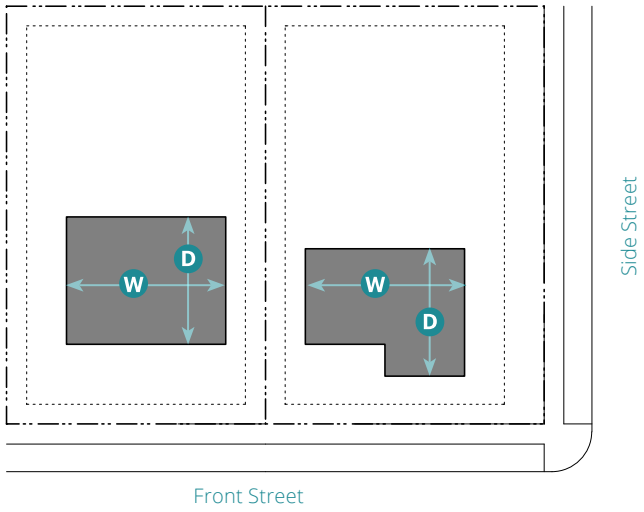


Figure 10-20.12.030.6: Main Body

W Width
D Depth

(2) **Wings and Ancillary Structures.** The width and depth of wings and ancillary structures, shall be measured as follows:

(a) The width shall be the greater of the two dimensions of the footprint.

(b) The depth shall be the lesser of the two dimensions of the footprint.

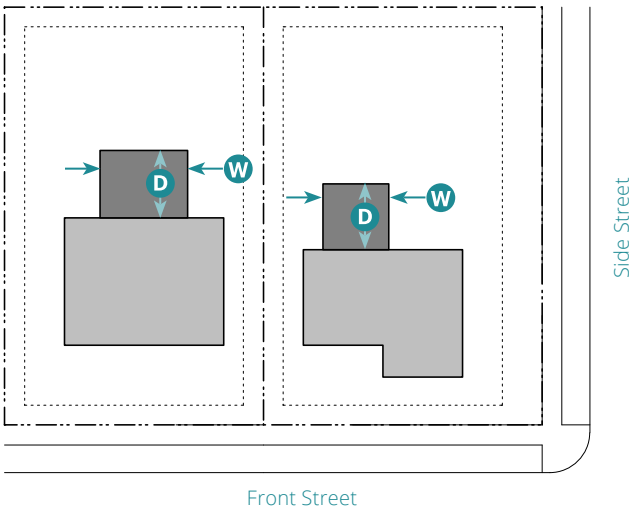


Figure 10-20.12.030.7: Wings and Ancillary Structures

W Width
D Depth

(3) **Open Space(s).** The width and depth of open spaces shall be measured as follows:

(a) The width shall be parallel to the front

(b) The depth shall be perpendicular to the front.

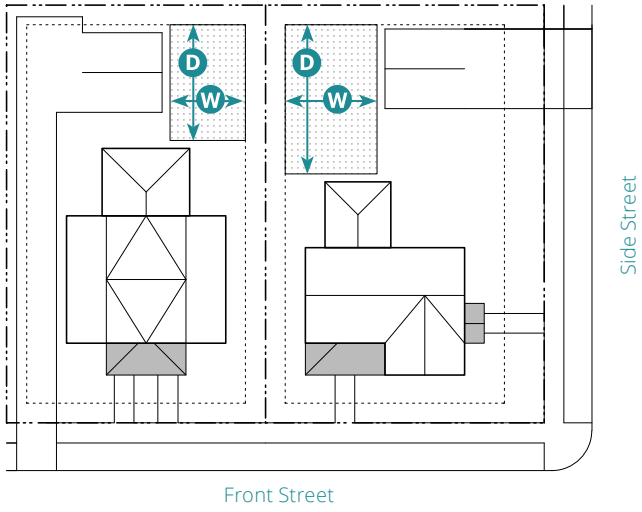


Figure 10-20.12.030.8: Open Space(s)

W Width

D Depth

(4) **Courtyard(s).** The width and depth of courtyards shall be measured as follows:

(a) The width shall be parallel to the front; unless the courtyard is a secondary courtyard accessed directly from a side street.

(b) If a secondary courtyard is accessed directly from the side street, the width shall be parallel to the side street.

(c) The depth shall be perpendicular to the width.

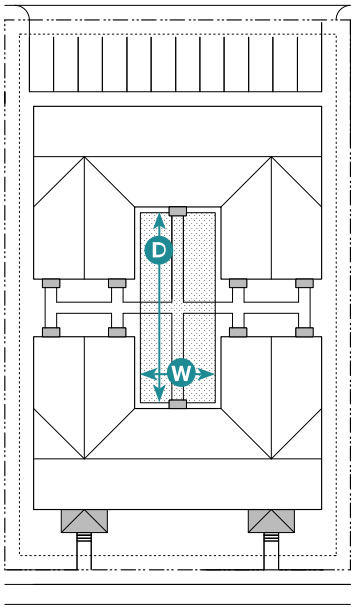


Figure 10-20.12.030.9: Courtyard(s)

W Width

D Depth

(5) **Width-to-Height Ratio.** Measurement of width-to-height ratio and depth-to-height ratio of forecourts.

(a) The width and depth of forecourts shall be measured per Figure 10 (Width-to-Height Ratio).

(b) The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.

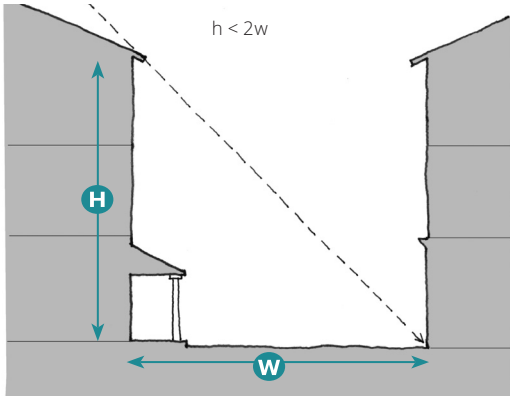


Figure 10-20.12.030.10: Width-to-Height Ratio

W Width
H Height

(6) **Highest Eave/Top of Parapet.**

(a) **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.

(b) **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building.

(c) **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building.

(d) **Highest Eave Measurement.** The measurement is to bottom of the eave assembly.

(e) **Eave.** The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters to a finished horizontal surface.

Figure 10-20.12.030.11: Top of Parapet and Flat Roof

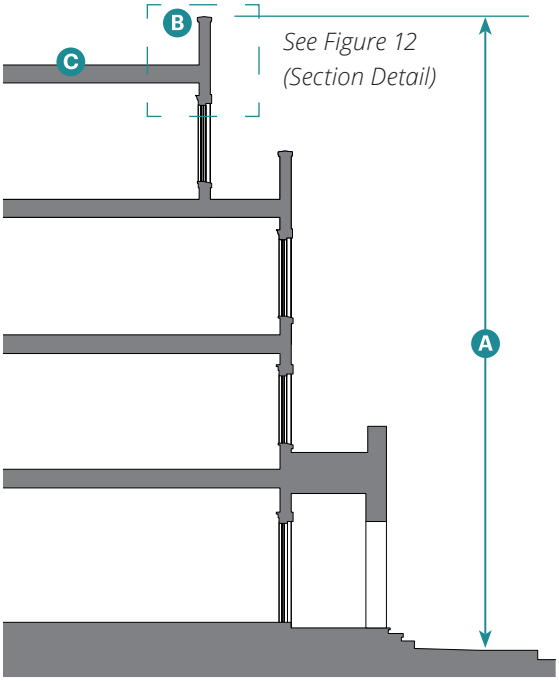
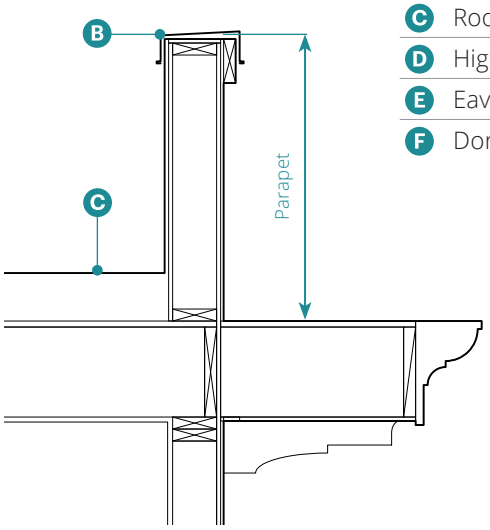


Figure 10-20.12.030.12: Section Detail of Top of Parapet and Flat Roof



Key	
A	Height, Overall
B	Top of Parapet
C	Roof Structure
D	Highest Eave Measurement
E	Eave Assembly
F	Dormer

Figure 10-20.12.030.13: Highest Eave for Pitched Roof

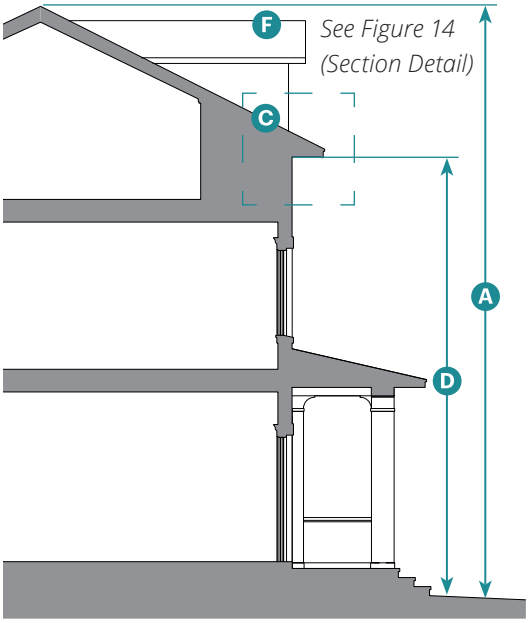
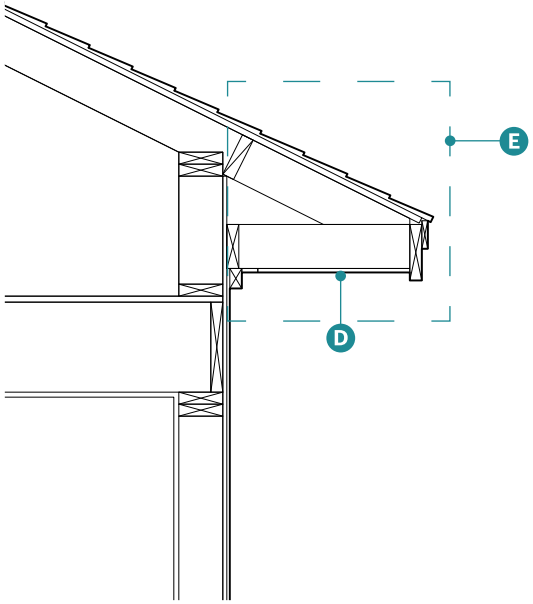


Figure 10-20.12.030.14: Section Detail of Highest Eave for Pitched Roof



4. **Measuring Bays**

A. **Applicability.** All buildings, with or without wings must have defined bays, as specified in Subsection 10-20.06.150.1 (Bay Composition).

B. **Bay Measurement.**

(1) Boundaries of each bay shall extend vertically from the lower boundary of the main body or wing to the upper boundary of the same division and shall not intersect any opening.

(2) Boundary is considered to lie at the midpoint between successive openings unless marked by an expression of vertical structure on the façade. Bay width shall be measured horizontally from one boundary to the next.

C. **Building Types and Bays**. Bays shall be placed according to the following methodology. An example of the methodology is shown in Figure 15 (Example of Massing Type and Bays).

(1) Select main body massing type from Subsection 3 (Building Size and Massing) of the selected building type (e.g., Sloped Roof L). See Figure 10-20.12.030.15A (Select Main Body Massing Composition).

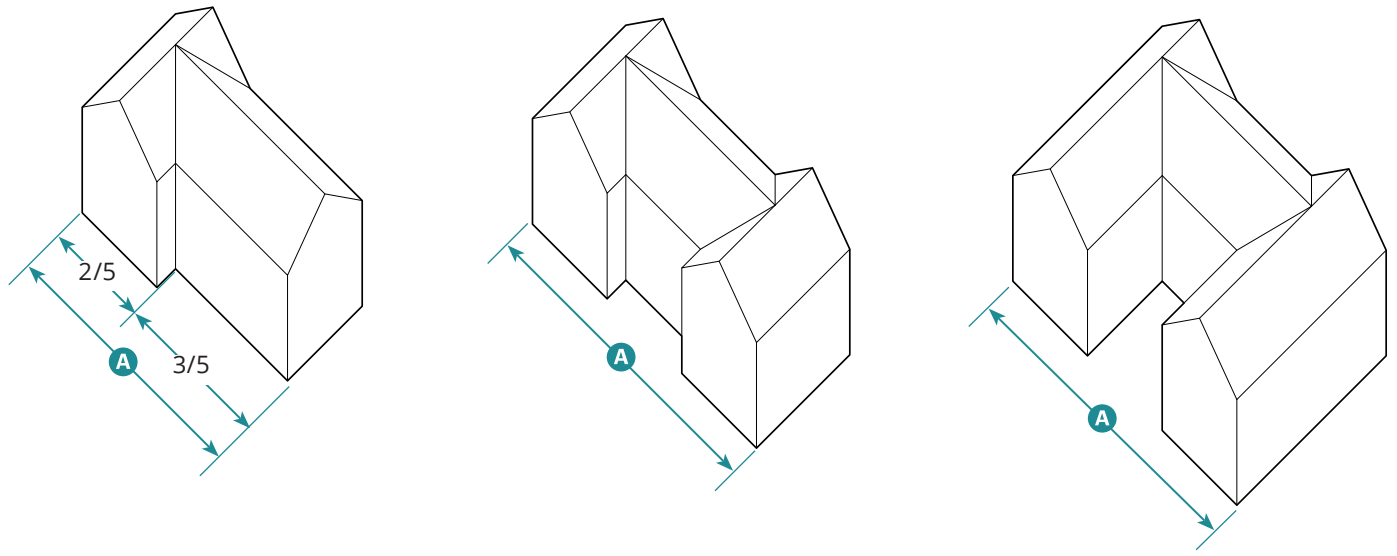
(2) Within each volume/facade of the main body massing, identify and apply a number of bays within the allowed range. See Figure 10-20.12.030.15B (Identify the Required Number or Range of Bays).

(3) See Figure 10-20.12.030.15C (Examples of Bay Compostions in Compliance with Required Massing Proportions) for examples that are consistent with the intent of this standard.

Figure 10-20.12.030.15: Example of Massing Type and Bays

A. Select Main Body Massing Composition

Sloped Roof L	Sloped Roof Forecourt	Sloped Front Courtyard

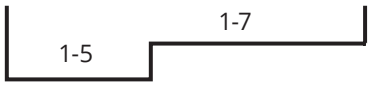


Key

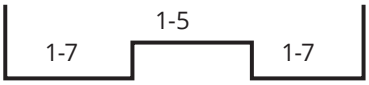
A Required Massing Proportions and Number of Bays

B. Identify the Allowed Range of Bays by Volume/Facade for Selected Massing Type

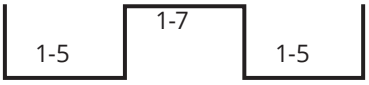
Sloped Roof L: 1-5 Bays + 1-7 Bays



Sloped Roof Forecourt: 1-7 Bays + 1-5 Bays + 1-7 Bays

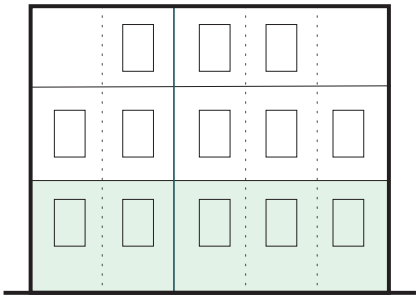


Gabled Courtyard: 1-5 Bays + 1-7 Bays + 1-5 Bays

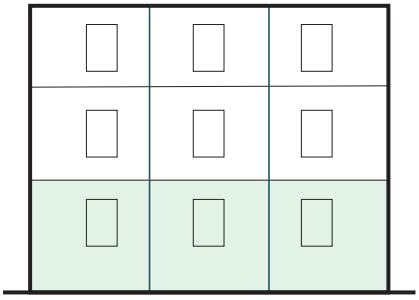


C. Examples of Bay Compositions in Compliance with Required Massing Proportions

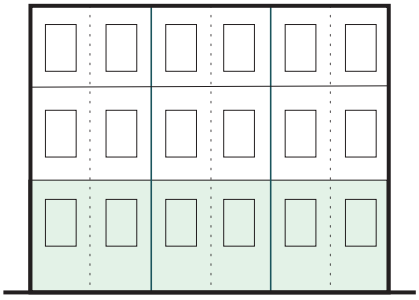
5-Bay Composition (2 + 3)



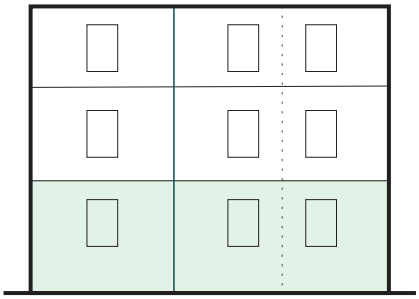
3-Bay Composition (1 + 1 + 1)



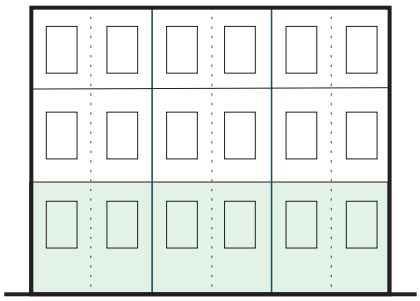
6-Bay Composition (2 + 2 + 2)



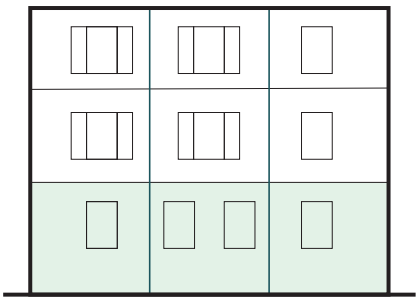
3-Bay Composition (1 + 2)



6-Bay Composition (2 + 2 + 2)



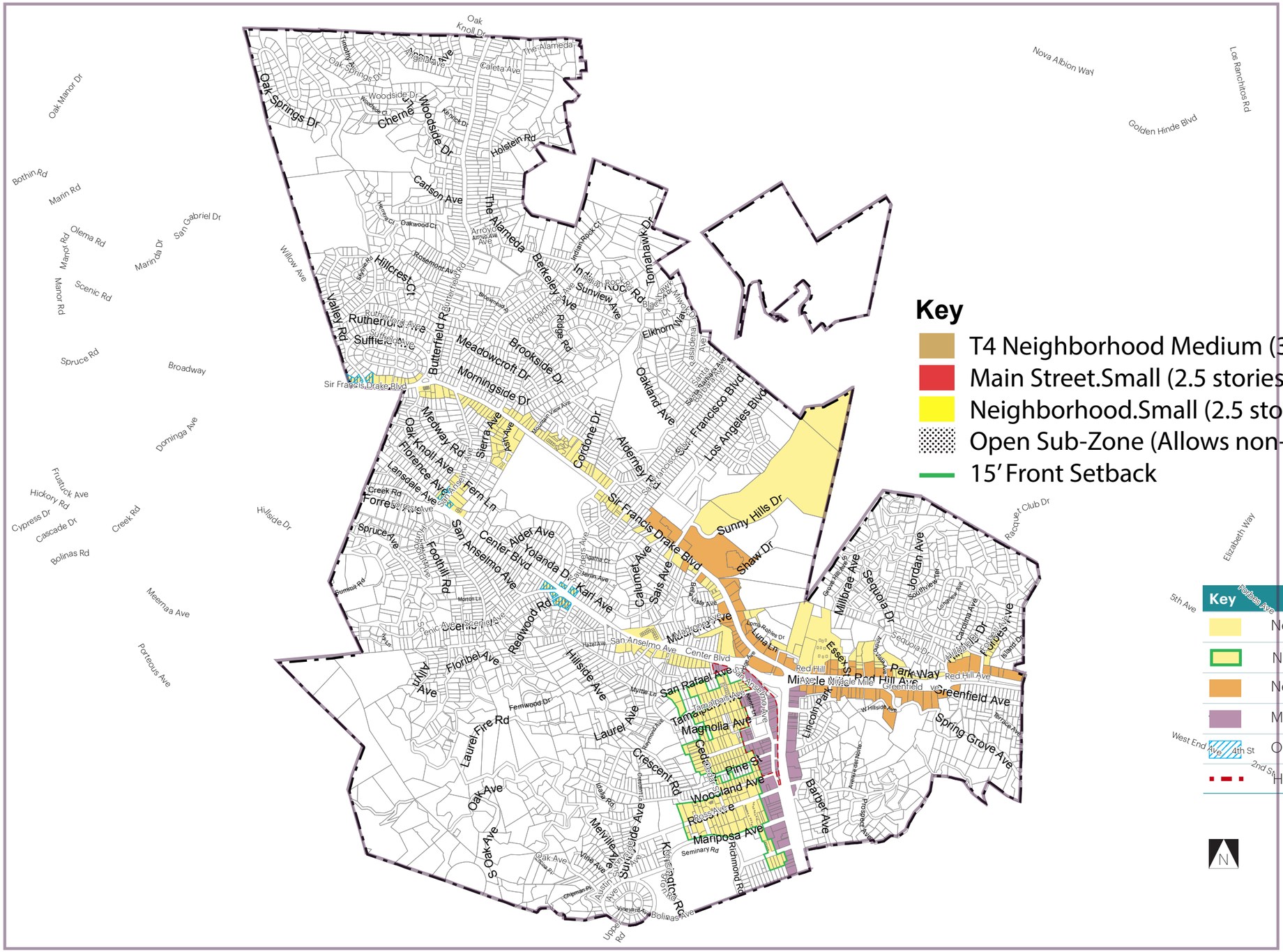
3-Bay Composition (1 + 1 + 1)



Key

☐ Ground Floor

Town of San Anselmo Objective Design and Development Standards Zones



SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2023-11

RESOLUTION OF THE PLANNING COMMISISON OF THE TOWN OF SAN ANSELMO RECOMMENDING TOWN COUNCIL ADOPTION OF AN ORDINANCE AMENDMENT REPEALING TITLE 10 CHAPTER 20, OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL DEVELOPMENT, AND REPLACING WITH NEW CHAPTER 20, OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS, AND THE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS ZONE MAP; ASSOCIATED AMENDMENTS TO SECTION 10-3.1702, DEFINITIONS; AND MAKING ASSOCIATED CEQA EXEMPTION FINDINGS

WHEREAS, all communities in the State of California, including the Town of San Anselmo, face a housing crisis that includes the lack of access to affordable housing, which has a direct negative impact on the public health, safety, and welfare of the residents of San Anselmo; and

WHEREAS, in order to encourage the development of housing to ease the housing crisis, several State laws allow only the application of objective design and development standards; and

WHEREAS, State law defines objective design and development standards as those that involve no personal or subjective judgement by a public official, and are uniformly verifiable by reference to an external and uniform benchmark and criterion available and knowable by both the development applicant or proponent and the public official; and

WHEREAS, the Housing Accountability Act (HAA), Government Code section 65589.5, limits a municipality's ability to deny, reduce the density of, or make infeasible a housing development project (2 or more units), emergency shelter, or transitional/supportive housing that are consistent objective design and development standards; and

WHEREAS, California Senate Bill 35, Government Code section 65913.4, and Assembly Bill 2011, Government Code sections 65912.110-140 require that qualifying multi-unit residential or mixed-use projects be ministerially approved if in compliance with objective design and development; and

WHEREAS, the Town of San Anselmo was awarded funding pursuant to a State Grant established by California Senate Bill 2 (SB 2) for actions to increase housing, and a portion of this money was utilized to collaborate with other Marin jurisdictions to hire a consultant team lead by Opticos Design, who prepare draft objective design and development standards consistent with the character of existing development in Marin County, which could be tailored by each jurisdictions to meet the needs of its unique community (ODDS Toolkit); and

WHEREAS, on June 15, 2020 and November 16, 2020 the Planning Commission received presentations regarding the development of the ODDS Toolkit, the utility of objective design and development standards, and discussed policy options; and

WHEREAS, Opticos Design completed the Draft Marin County ODDS Toolkit in February 2021, which was circulated among participating Marin jurisdictions to edit and customize for their own use and consideration for adoption; and

WHEREAS, on October 17, 2022 the Planning Commission received an update on the ODDS preparation; and

WHEREAS, between October 2022 and April 2023 an ad hoc Planning Commission subcommittee met three times, and worked with staff and consultants to customize the ODDS Toolkit for San Anselmo; and

WHEREAS, on May 1, 2023 the Planning Commission reviewed and provided feedback regarding the draft ODDS as modified by the ad hoc subcommittee; and

WHEREAS, the Town Council received updates on the preparation of the draft ODDS at their meetings of December 11, 2018, April 9, 2019, August 27, 2019, November 24, 2020, April 26, 2022, and April 25, 2023; and

WHEREAS, the San Anselmo Objective Design and Development Standards (Chapter 10-20) will address State housing laws that limits jurisdictions' discretion related to approval or denial of housing development projects by having locally appropriate objective development standards that further the Town's adopted housing policies; and

WHEREAS, the Planning Commission is responsible for providing recommendations to the Town Council for proposed amendments to the Town's Zoning Code pursuant to Government Code section 65853 *et seq.*; and

WHEREAS, the Ordinance Amendments 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 Ordinance Amendments are consistent with the Town's current and draft 2023-2031 Housing Element which contain policies to consider and adopt objective design and development standards; and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 17, 2023 to consider recommendation of said Amendments to the Town Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED that:

1. The above recitals are true and correct and incorporated as findings herein.
2. The Planning Commission of the Town of San Anselmo does hereby recommend that the Town Council adopt the proposed Ordinance as set forth in **Exhibit "A"** attached hereto.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 17th day of July, 2023 by the following vote:

AYES: Heiman, Strauss, Smith, Pipkin, Koblick de Leon, Asselstine, Chair Tunny
NOES: None
ABSTAIN: None
ABSENT: None
RECUSED: None



_____
Secretary to the Planning Commission

EXHIBIT "A"

SECTION 1: Environmental Review. The Ordinance 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 will have a significant effect on the environment. The Amendments will make no changes to land uses, development intensities, or the rate at which development is expected to occur, and therefore will have no significant environmental effect.

SECTION 2: The above recitals are true and correct and are incorporated as findings herein.

SECTION 3: Ordinance Amendment. Title 10, Chapter 20 is repealed and replaced in its entirety with Title 10, Chapter 20 "Objective Design and Development Standards" as set forth in **Exhibit B**, incorporated herein, and the Objective Design and Development Standards Zone Map, as set forth in **Exhibit C**, incorporated herein.

SECTION 4: Ordinance Amendment. The following changes and amendments are made to Town of San Anselmo Municipal Code section 10-3.1702 (Definitions):

"Alley" means a public way or permanent private way to be used primarily for vehicular access to the back or side of a development site or parcel that otherwise abuts a street.

"Floor area ratio (FAR)" means the ratio between the total floor area of a building or buildings located on a lot or development site and the area of that lot or development site in gross square feet.

"Setbacks" means a distance established by the provisions of this chapter to govern the placement of buildings and other improvements on lots with respect to property lines, development site lines, streets, ways, or access easements. Setbacks shall not apply to public utility transmission and distribution lines.

"Story" means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

"Street" means a public way or permanent private thoroughfare that affords a primary means of access to two (2) or more lots or development sites.

"Street frontage" means the lineal length of that portion of a parcel or development site abutting a street.

SECTION 5. Ordinance Amendment. San Anselmo Municipal Code section 10-3.1702 (Definitions) is amended to add the following definitions in alphabetical order:

"Ancillary building" means a structure distinct from an accessory structure(s) that is located at the rear of a development site, above or abutting a detached garage that provides a small residential unit (accessory apartment), home office space, or other small commercial or service

use, as allowed by the zone. When used for residential purposes, this housing type is one form of an Accessory Dwelling Unit (ADU). See Section 10-20.06.040 (Ancillary Building).

"Average slope" means the result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope. See Section 10-20.12.030.1 (Slope Measurement Methods).

"Bay" means any division of a building between vertical lines or planes that run entirely through solid components of the building, including the entire space between consecutive structural supports.

"Bicycle parking, short-term" means short-term bicycle parking consisting of bicycle racks that support the bicycle frame at two points. Does not include racks that support only the wheel of the bicycle. If bicycles can be locked to each side of the rack, each side shall be counted toward a required space. Racks shall be securely anchored to a permanent surface.

"Bicycle parking, long-term" means long-term bicycle parking that is secured from the general public and enclosed on all sides and protects bicycles from inclement weather. Acceptable examples of long-term bicycle parking include bicycle lockers, bicycle rooms, bicycle cages, or commercially operated attended bicycle facilities. Except in the case of lockers and commercially operated attended bicycle parking, all long-term parking shall provide a means of securing the bicycle frame at two points to a securely anchored rack.

"Block" means an area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

"Block face" means the aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

"Block length" means the horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

"Block perimeter" means the aggregate of all sides of a block bounded by the abutting rights-of-way.

"Block-scale building" means a building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade as long as most or all of a block.

"Building elements" means roofs, parapets, cornices, eaves, rafters, walls, lintels, openings (i.e., windows, doors and other wall openings), building base, and other typical elements of a building façade.

"Building elevation" means the exterior wall of a building not adjacent to a public right-of-way, the front or side along a private street, or civic space.

"Building entrance" means a point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

"Building façade" means the exterior wall of a building adjacent to a street, the front or side along a private street, or civic space.

“Building facade, front” means the exterior wall of a building adjacent to a street or civic space.

“Building facade, side street” means the exterior wall of a building adjacent to a side street.

“Building facade, interior side” means the exterior wall of a building adjacent to the interior development site line(s).

“Building facade, rear” means the exterior wall of a building opposite the front.

“Building form” means the overall shape and dimensions of a building.

“Building frontage” means the facade(s) along the front and side street of the development site.

“Building frontage, principal” means the facade along the front of the development site, typically the narrower of sides and identified by an address.

“Building, primary” means the building that serves as the focal point for all activities related to the principal use of the development site.

“Building type” means a structure defined by its combination of configuration, disposition, and function.

“Carshare parking space” means a parking space required to be dedicated for current or future use by a carshare service through a deed restriction, condition of approval, or license agreement. Such deed restriction, condition of approval, or license agreement shall grant priority use to any carshare service that can make use of the space, although such spaces may be occupied by other vehicles so long as no carshare organization can make use of the dedicated carshare space(s).

“Carshare service” means a service that provides a network of motor vehicles available to rent by members by reservation on an hourly basis or in smaller intervals.

“Ceiling height, ground floor” means the height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to bathrooms, closets, utility rooms, and storage spaces.

“Ceiling height, upper floor(s)” means the height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms which include, but are not limited to bathrooms, closets, utility rooms, and storage spaces.

“Center” means a concentration of ground floor shopping, restaurants, and services, with additional offices and housing located above, within a Walkable Urban context.

“Chamfered corner” means an external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

“Civic space” means an outdoor area dedicated for public gathering and civic activities. See Section 10-20.10.040 (General to Civic Space).

"Common courtyard" means an entry court, forecourt, or courtyard shared by multiple residential units or commercial spaces.

"Common open space" means an entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units.

"Common space" (syn. "common area") means a portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner and is available for use by all persons who reside or work in the building or on the development site.

"Corner entry" means an entrance located on the corner of a building.

"Cornice" means the crown molding of a building or element.

"Cottage court" means a group of up to nine small, detached, house-scale buildings arranged to define a shared court open to and visible from the street. See Section 10-20.06.080 (Cottage Court).

"Courtyard" means an unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential units, not including off-street parking.

"Courtyard building" means a detached, house-scale building that consists of up to sixteen multiple attached and/or stacked units, accessed from a shared courtyard. See Section 10-20.06.110.

"Coverage, building" means the floor area of the largest story of a building divided by the total development site area.

"Coverage, development site" means the portion of a development site expressed as a percentage that is covered in buildings or other structures.

"Crenel" means a notch between two merlons (solid upright section of a crenellated parapet), often found in medieval architecture.

"Crenellated" means having regularly spaced, often rectangular gaps, often referring to a parapet or battlement in medieval architecture.

"Crenellation" means the series of regularly spaced, often rectangular crenels, along a parapet.

"Curb, raised" means a street curb that meets the requirements of the Marin County Uniform Construction Standards.

"Dentils" means small, decorative rectangular blocks found under a cornice in classical architecture.

"Depth, ground-floor space" means the distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

"Depth-to-height ratio" means the relationship of the depth of a space measured perpendicular to a building divided by the average height of the buildings adjacent to the space.

“Development site” means a portion of land within a parcel, delineated from other development sites and/or parcels to accommodate no more than one building type. The main purpose of a development site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels.

“Development site, corner” means a development site located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the development site is considered an interior development site.

“Development site, interior” means a development site abutting only one street.

“Development site area” means the total square footage or acreage of horizontal area included within the development site lines.

“Development site coverage” see "Coverage."

“Development site depth” means the horizontal distance between the front development site line and rear development site line of a development site measured perpendicular to the front development site line.

“Development site line” means the perimeter and geometry of a development site demarcating one development site from another.

“Development site line, front” means one of the following:

a. The frontage line in the case of a development site having a single frontage line;

b. The shortest frontage line in the case of a corner development site with two frontage lines, neither of which are adjacent to a thoroughfare or a development site with independent frontage;

c. The frontage line generally perceived to be the front development site line in the case of a corner development site with three or more frontage lines, none of which are adjacent to a thoroughfare or a development site with independent frontage;

d. The frontage line adjacent to a thoroughfare in the case of a corner development site with two or more frontage lines, one of which is adjacent to a thoroughfare;

e. The frontage line adjacent to a development site with independent frontage in the case of a corner development site with two or more frontage lines, one of which is adjacent to a development site with independent frontage; or

f. The frontage line adjacent to the front design site line of an adjacent design site in the case of a through design site.

“Development site line, rear” means the development site line opposite the front development site line.

“Development site line, side” means development site lines connecting the front and rear development site lines.

“Development site width” means the horizontal distance between the development site lines measured perpendicular to the front development site line.

“Distance between entries” means the horizontal distance between entrances to a building or buildings, measured parallel to the facade.

“Driveway” means a vehicular lane within a development site, or shared between two development sites, usually leading to a garage, other parking, or loading area.

“Duplex side-by-side” means a duplex structure consisting of two adjacent units, both facing the street. See Section 10-20.06.060 (Duplex Side-by-Side).

“Duplex stacked” means a duplex structure consisting of two stacked units, both facing the street. See Section 10-20.06.070 (Duplex Stacked).

“Elevated ground floor” means a ground floor situated above the grade plane of the adjacent sidewalk.

“Encroachment” means any architectural feature, structure, or structural element—including, but not limited to, a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane of a vertical or horizontal regulatory limit by extending into a setback, beyond the build-to-line into the public frontage, or above a height limit.

“Entasis” means a slight convex curve in the shaft of a column, introduced to correct the visual illusion of concavity produced by a straight shaft.

“Entry” means an opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

“Establishment period” means the first year after installing a plant in a landscape.

“Façade” see "Building facade."

“Facade zone” means the area between the minimum and maximum setback lines along the front of a development site and along the side street of a corner development site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to be placed in the facade zone. See Section 10-20.12.030 (Measurement Methods).

“Finish level, ground floor” means the height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

“Footprint area” means the total square footage contained within a building footprint.

“Footprint, building” means the outline of the area of ground covered by the foundations of a building or structure.

“Forecourt” means a type of private frontage improvement featuring a publicly accessible enclave between buildings and the sidewalk. See Section 10-20.07.070 (Forecourt).

“Fourplex” means a residential building that consists of three to four side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. See Section 10-20.06.090 (Fourplex).

“Frontage, private” means the area between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

“Gable” means a vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

“Gallery” means a type of private frontage improvement featuring a covered walkway articulated with a colonnade or arches. See Section 10-20.07.110 (Gallery).

“Ganged” means windows or other building elements designed or found in an array of two or more.

“Glazing” means openings in a building in which glass is installed.

“Grade” means the finished ground level at any point along the exterior walls of a structure. Where walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley or public way. Also see "Grade, Finished."

“Grade, Pre-Development” means the grade of a development site or parcel prior to any site improvements related to the proposed development.

“Grading” means earthwork performed to alter the natural contours of an area.

“Gross floor area” means the total floor area inside the building envelope, including the external walls, but not including the roof.

“Ground floor” means the floor of a building located nearest to the level of the ground around the building.

“Ground floor ceiling height” means the height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms including, but not limited to bathrooms, closets, utility rooms, and storage spaces.

“Gross parking area” means the total area of parking space and drive included on a development site.

“Habitable space” means the portion of a building that is suitable for human occupancy.

“Hardscape” means paving, decks, patios, and other hard, non-porous surfaces.

“Height, number of stories” means the number of stories in a structure allowed above adjacent finished grade. See "Stories."

“Height, overall” means the vertical distance between adjacent finished grade and the highest part of the structure directly above.

“Height, highest eave/parapet” means the vertical distance between adjacent finished grade and the highest eave or parapet of the building.

"House" means a detached single family dwelling. See Section 10-20.06.050 (House).

"House-scale building" means a building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including wings.

"L-shaped" means a horizontal form for the main body of a building or a massing composition which is an extension at a right angle to the length of a building.

"Landing" means a level area at the top or bottom of a staircase or between one flight of stairs and another.

"Landscaping" means flowers, shrubs, trees, or other decorative material of natural origin.

"Lintel" means a horizontal architectural member spanning and usually carrying the load above a wall opening.

"Main body" means the primary massing of a primary building. See Section 10.20-12.030.3 for measurement method.

"Main façade" means the front facade of a building.

"Main street building" means a building with a vertical mix of uses with ground-floor retail, office or service uses and upper-floor service or residential uses. See Section 10-20.06.140 (Main Street Building).

"Major" means having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

"Maker shopfront" means a type of private frontage improvement featuring a shopfront for artisan industrial businesses to fabricate and sell products. See Section 10-20.07.080 (Maker Shopfront).

"Massing" means the overall shape or arrangement of the bulk or volume of a building and structures.

"Median" means a planted or paved area which separates two roadways or divides a portion of a road into two or more lanes.

"Minor" means having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

"Mixed-use" means multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

"Multiplex" means a multifamily building consisting of up to twelve side-by-side and/or stacked units, typically with a shared entry. See Section 10-20.06.130 (Multiplex).

"Multi-unit building" means a residential, non-residential, or mixed-use building in which there exists three or more separate units with direct exterior access and in which there are appurtenant shared facilities. Distinguishing characteristics of a multi-tenant building or use

may, but need not, include common ownership of the real property upon which the building or use is located, common wall construction, and multiple occupant use of a single structure.

"Neighborhood center" means a walkable environment that provides a mix of civic, institutional, and/or commercial uses.

"Off-street parking" means the area(s) located on a development site available for temporary storage of passenger vehicles, including a public or private parking lot where parking is the principal use of the property.

"Open sub-zones" means variations in the regulations of the base zone to allow more uses than the base zone allows in specific areas but within the same building form and character as the base zone. See Section 10-20.03.040.2 (Neighborhood.Small Sub-Zone).

"Parapet" means a low wall along the edge of a roof or the portion of a wall that extends above the roof line.

"Parking driveway width" means the horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

"Path of travel" means a continuous, unobstructed way of pedestrian passage.

"Patio cover" means a one story, roofed structure, not more than 12 feet in height above adjacent finished grade, used only for recreational and/or outdoor living purposes, that may be attached or detached as an accessory structure to the primary building.

"Pedestrian oriented" means a physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist; and/or
6. Pedestrian orientation may also include: design amenities related to the street level including, but not limited to, awnings, paseos, and arcades; landscaping and street furniture.

"Podium" means a continuous projecting base or pedestal under a building often occupied by parking. Podium Top. A flat, elevated and open area above a podium that can be used as common area. Pole Sign. A sign wholly supported by a sign structure consisting of poles or posts in the ground. Porch. A covered shelter projecting in front of the entrance of a building.

"Porch, engaged" means a private frontage improvement featuring a covered entry structure that projects from the façade that is setback. See Section 10-20.07.050 (Porch Engaged).

“Porch, projecting” means a private frontage improvement featuring a covered entry structure projecting beyond the main façade of a building. See Section 10-20.07.040 (Porch Projecting).

“Primary building” see "Building, primary."

“Primary living space” means a space within the primary building that is designed as a living room, dining room, or bedroom.

“Private open space” means the area required for each unit in some building types, provided as outdoor yard areas, patios, decks, and balconies, but excluding stairs, entrance decks, and/or landings. Does not include required setbacks.

“Raised curb” means a street curb that meets the Marin County Uniform Construction Standards.

“Rake” means the sloped end portion of a roof. Rakes may be close to or extend from the building to allow for an overhang. Roof rakes can be exposed or closed.

“Review authority” means the individual or official jurisdictional body identified as having the responsibility and authority to review, and approve or deny required permit applications.

“Setback, front” means an area extending across the full width of the parcel or development site between the front property line or development site line and the primary structure.

“Setback, rear” means an area extending the full width of the parcel or development site between a rear property line or development site line and the primary structure.

“Setback, side” means an area between a side property line or development site line and the primary structure extending between the front and rear setback.

“Setback, side street” means an area between a side property line or development site line adjacent to a public right-of-way and the primary structure extending between the front and rear setback.

“Setback, parking” means the mandatory clear distance between a property line or development site line and parking.

“Shared parking” means any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

“Shopfront” means a private frontage improvement featuring a storefront for a retail, service or restaurant use. See Section 10-20.07.090 (Shopfront).

“Shopfront base” means a low wall that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

“Sidewalk” means a paved area along a street intended exclusively for pedestrian use and often installed between a street and development site frontages.

“Site plan” means a base sheet that includes the basic information that will appear on all plans including, but not limited to, natural features, roads, buildings, or other structures to remain on-site.

“Storefront” means the majority portion of a shopfront frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

“Story, first” means the lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average contact ground level at the exterior walls of the building.

“Story, half” means a conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.

“Story, mezzanine” means a story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

“Street, front” means a street located along the front property or development site line.

“Street, side” means a street located along a property or development site line that is not the front property or development site line.

“Street frontage” means the lineal length of that portion of a parcel or development site abutting a street.

“Street tree” means a tree planted in open spaces, parkways, sidewalk areas, easements, streets, and rights-of- way.

“Terrace” means a private frontage improvement featuring an elevated area for pedestrian circulation between a building façade and the sidewalk. See Section 10-20.07.100 (Terrace).

“Townhouse, neighborhood” means a multifamily residential structure with up to four side-by-side units with a rear setback. See Section 10-20.06.100 (Neighborhood Townhouse).

“Transom” means a window, a window above a door or other window building on and commonly hinged to a transom.

“Upper floor” means a floor in a building containing habitable space that is located above the ground floor.

“Walkable neighborhood center” means a walkable environment for pedestrians that provides a concentrated mix of civic, institutional, and/or commercial uses.

“Walkable/walkability” means the condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

“Walkway” means a paved way located on one or more development sites, used for pedestrian traffic, and used exclusively by the development site owner(s), their guests, and invitees.

“Wall plane” means a vertical surface defined by the facades of buildings.

"Width-to-height ratio" means the ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

"Wing" means a structure of at least five feet in depth physically attached to, and secondary to, the main body of a primary building.

SECTION 6: 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 7: 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.

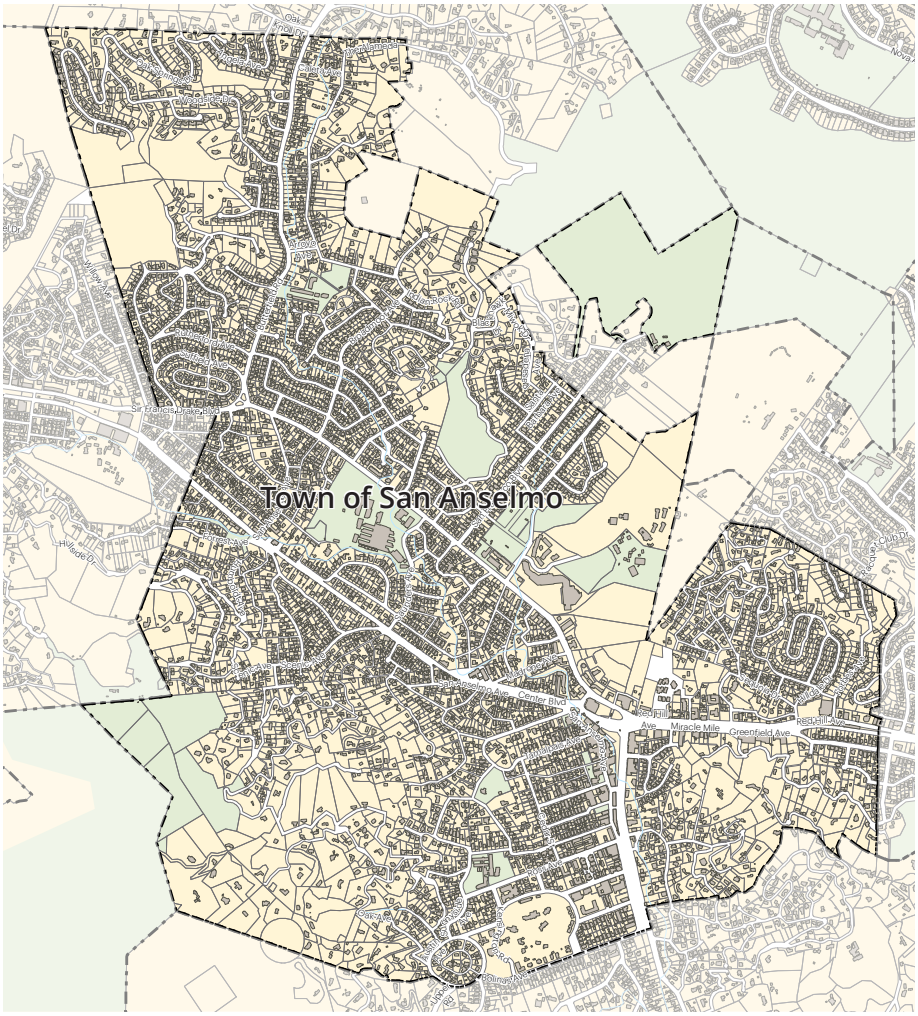
EXHIBIT B: Title 10, Chapter 20 "Objective Design and Development Standards"
EXHIBIT C: Objective Design and Development Standards Zone Map

INTRODUCED AND ADOPTED AT A PUBLIC HEARING at a regular meeting of the San Anselmo Town Council on _____ by the following vote:
AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSED:

APPROVED:_____
Steve Burdo, Mayor

ATTEST:_____
Serge Avila, Town Clerk

EXHIBIT "B"
Title 10, Chapter 20 "Objective Design and Development Standards









Title 10, Chapter 20: Objective Design and Development Standards

Adoption Hearing Draft

Prepared for Town of San Anselmo

June 09, 2023

OPTICOS

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Quick Code Guide for Developments Less Than Three Acres

The following graphic is intended as a summary guide. Please refer to San Anselmo's written permit procedures and application standards for all necessary information.

1 Determine your Maximum Zoning Envelope[1]

Identify your zone, see Article 3 (Zones)	a. Select your building type(s)	Subsection 3 of the zone
	b. Comply with building placement standards	Subsection 5 of the zone
	c. Comply with building form and height standards	Subsection 4 of the zone
	d. Select from allowed uses	See Title 10, Chapter 3, Article 3 (Land Use Regulations) for the underlying zone's allowed uses
	e. Comply with parking standards	Subsection 7 of the zone
	f. Select your private frontage type	Subsection 8 of the zone
Identify your building type standards, see Article 6 (Specific to Building Types)	a. Select your detailed massing type	Subsections 3 of the building type
	b. Comply with the standards	Subsections 1, 2, 4-7 of the building type

[1] Developments that propose multiple development sites shall apply this process for each development site.

2 Connect Ground Floor to Adjacent Streetscape

Apply your private frontage type(s), see Article 7 (Specific to Private Frontage Types)	Based on your selected private frontage type(s), comply with the standards	Subsections 1-4 of the private frontage type

3 Design your Building

Identify your architectural standards, see Article 8 (Specific to Architectural Design)	Based on your selected detailed massing type, select your architectural style	Subsections 1-16 of the architectural style

Quick Code Guide for Developments Less Than Three Acres (Continued)

4 Proceed to Approval Process

If adjustments are proposed, see Section 10-20.11.030 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section 10-20.11.030 (Adjustments to Standards)
Identify your approval procedure, see Article 11 (Administration)	Comply with the procedure standards	Section 10-20.11.020 (Procedures)

Quick Code Guide for Developments Over Three Acres

The following graphic is intended as a summary guide. Please refer to San Anselmo's written permit procedures and application standards for all necessary information.

1 Design your Walkable Neighborhood Plan (WNP)

Identify your WNP design process, see Subsection 10-20.10.020.1	Comply with the standards	Section 10-20.10.020 (General to Walkable Community Design)
Prepare WNP	Comply with the standards	Section 10-20.10.030 (Walkable Neighborhood Plan)

2 Determine your Maximum Zoning Envelope[1]

Identify your zone(s), see Article 3 (Zones)	For each WNP: a. Select your building type(s)	Subsection 3 of the zone
	b. Comply with building placement standards	Subsection 5 of the zone
	c. Comply with building form and height standards	Subsection 4 of the zone
	d. Select from allowed uses	See Title 10, Chapter 3, Article 3 (Land Use Regulations) for the underlying zone's allowed uses
	e. Comply with parking standards	Subsection 7 of the zone
	f. Select your private frontage type for each building type	Subsection 8 of the zone
Identify your building type standards, see Article 6 (Specific to Building Types)	a. Select your detailed massing type for each building type	Subsections 3 of the building type
	b. Comply with the standards	Subsections 1, 2, 4-7 of the building type

[1] This process shall be applied to each development site.

Quick Code Guide for Developments Over Three Acres (Continued)

3 Connect Ground Floor of each Building Type to Adjacent Streetscape

Apply your private frontage types to each building type, see Article 7 (Specific to Private Frontage Types)	Based on your selected building types, comply with the standards	Subsections 1-4 of the private frontage type

4 Design your Buildings

Identify your architectural standards, see Article 8 (Specific to Architectural Design)	Select your architectural style standards for each building type	Subsections 1-16 of the architectural style

5 Proceed to Approval Process

If adjustments are proposed, see Section 10-20.11.030 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section 10-20.11.030 (Adjustments to Standards)
Identify your approval procedure, see Article 11 (Administration)	Comply with the procedure standards	Section 10-20.11.020 (Procedures)

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Article 1: Introduction

Sections:

10-20.01.010 Purpose
10-20.01.020 What is a Form-Based Code?
10-20.01.030 Guiding Principles
10-20.01.040 Applicability
10-20.01.050 Relationship to San Anselmo General Plan
10-20.01.060 Relationship to the San Anselmo Municipal Code
10-20.01.070 Application of the Form-Based Code

10-20.01.010 Purpose

This Form-Based Code (FBC) sets forth the objective design and development standards applicable to housing developments which qualify under California State law for streamlined review and is consistent with objectives of the San Anselmo General Plan to facilitate housing production and preserve the highly valued character and scale of the Town's walkable centers, neighborhoods, and corridors.

10-20.01.020 What is a Form-Based Code?

Form-Based Coding (FBC) represents a paradigm shift in the way that the built environment is regulated. The formal short definition of a FBC is as follows:

Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.

-Form-Based Codes Institute

Unlike conventional, use-based codes, FBCs utilize the intended form and character, rather than use as the organizing framework of the code. This FBC is informed by the three physical context types found in San Anselmo: Natural, Walkable, and Auto-Oriented Suburban. FBCs implement the key characteristics that comprise the physical character of different areas (place types) documented across the community. Further, FBCs regulate a series of important elements not just to create a good individual building, but a high-quality place. The terminology in FBCs reflects the intended physical form and hierarchy of different places. For example, instead of a zone being labeled "commercial" or "mixed use," it might be called "main street." The term "main street" ties back to the intended physical form or place, which includes a mix of uses, civic spaces, streets, frontages, and building types that create walkable urbanism.

It is also important to note that while FBCs primarily regulate the intended physical form, they regulate use secondarily. FBCs allow a range of uses that are carefully chosen to maximize compatibility between uses and the intended physical form of the zone. The use-tables in a FBC are simplified and categorized by use-type, and clearly defined, to allow a greater degree of administrative decision-making related to particular uses.

10-20.01.030 Guiding Principles

The FBC is guided by the following principles in implementing the San Anselmo General Plan:

1. Across the Town, the FBC:
    A. Provides clear and effective development standards that allow for streamlined review processes and the predictable production of housing;
    B. Supports a diversity of housing choices appropriate to their location;
    C. Ensures appropriately-scaled infill development;
    D. Reinforces and enhances community design and character in support of the community's vision with: a variety of neighborhoods; main street areas as the cultural and commercial heart of the community; and neighborhoods with centers along pleasant and convenient corridors that interconnect the Town;
    E. Removes barriers to revitalization and reinvestment through clear, objective, and context-sensitive standards;
    F. Ensures that each building plays a role in creating a better whole, not just a good building; and
    G. Promotes development patterns that support safe, effective, and multi-modal transportation options for all users and help reduce greenhouse gas emissions.
2. Within the Downtown area, the FBC:
    A. Reinforces the main street as a cultural and commercial destination accommodating appropriately-scaled infill housing, mixed-use, and cultural development compatible with existing historic buildings; and
    B. Facilitates transitions from single-use areas to mixed-use employment centers that are compatible with adjacent residential neighborhoods and public access.
3. Within residential neighborhoods, the FBC:
    A. Protects the character of established neighborhoods and builds upon and reinforces the unique physical characteristics of the Town's walkable neighborhoods;
    B. Supports new walkable neighborhood patterns through new networks of well-designed multi-modal streets that are safe for pedestrians and cyclists; and
    C. Promotes neighborhoods with quality housing and diverse, context-sensitive housing choices.
4. Along major transportation corridors, the FBC:
    A. Promotes a variety of housing choices;
    B. Promotes small local businesses as an important part of the Town's economy;
    C. Promotes incremental infill and revitalization;
    D. Reinforces neighborhood main streets as centers to continue as social and commercial focal points, with services and amenities for the surrounding neighborhoods located within a safe, comfortable walking distance of homes;
    E. Balances pedestrian comfort and place-making with traffic efficiency; and
    F. Promotes and accommodates high-quality community design.

10-20.01.040 Applicability

1. In areas subject to this FBC, the standards in this FBC prevail unless stated otherwise.
2. This FBC applies to proposed development as identified in Table A (Applicability).

Table 10-20.01.040.A: Applicability

Development Type	Housing Accountability Act (HAA) Applies[1]	Senate Bill 35 (SB 35) Applies[2]	Assembly Bill 2011 (AB 2011) Applies[3]
Single-Unit House	No	No	No
Transitional Housing	Yes	See Multi-Family Housing	
Supportive Housing	Yes		
Emergency Shelter	Yes		
Farmworker Housing	Yes		
Multi-Family Housing	**2 or more residential units**		**5 or more residential units on commercially zoned parcel on commercial thoroughfare[3]**
Affordable	Yes	Yes	Yes
Market Rate[3]	Yes	No[2]	No[3]
Mixed-Use Development	**2 or more residential units and at least 2/3 of square footage designated for residential units**		**5 or more residential units on commercially zoned parcel on commercial thoroughfare[3]**
Affordable	Yes	Yes	Yes
Market Rate	Yes	No[2]	No[3]
Other Development			
Non-Residential	No	No	No

[1] See Government Code §65589.5 for additional eligibility criteria and specific protections by development type.

[2] See Government Code §65913.4(a) for additional eligibility criteria (e.g., site standards, affordability provisions, and labor provisions).

[3] See Government Code §65912.100-131 for additional eligibility criteria (e.g., site standards, affordability provisions, and labor provisions).

3. This FBC also applies to additions or modifications to structures previously approved under the provisions of this Title.
4. Applications proposed for ministerial approval as allowed pursuant to California state law shall comply with all provisions of this FBC unless otherwise stated. For development projects which do not comply with all provisions of this FBC and are therefore ineligible for ministerial processing, the applicant may elect to submit an application for the applicable discretionary review provisions of Title 10, Chapter 3, Article 7 (Zoning Implementation Procedures), Article 14 (Variance) and Article 15 (Design Review).

10-20.01.050 Relationship to San Anselmo General Plan

Maximum densities and floor area ratios established by the General Plan shall apply to all development projects subject to this Title.

10-20.01.060 Relationship to the San Anselmo Municipal Code

1. **Superseded Development Standards.** Development standards contained in the San Anselmo Municipal Code shall apply to all development projects subject to this Article except for the following sections which are replaced by provisions of this Article unless otherwise noted herein:
    A. Title 10, Article 4 (Development Standards)
    B. Section 10-3.506 (Parking Spaces: Location)
    C. Section 10-3.508 (Parking Spaces: Siting)
    D. Section 10-3.510 (Parking Spaces: Screening)
    E. Section 4-13.04 (Private Trees - Developed Parcels)
2. **Conflicts.** Where the provisions of this Article conflict with other requirements of the San Anselmo Municipal Code, the regulations of this Title shall prevail.
3. **Nonconforming Situations.** The standards of Section 10-3.607 (Nonconforming Uses and Improvements) shall apply to all nonconforming situations.

10-20.01.070 Application of the Form-Based Code

1. The following shall be selected for each development site:
    A. Only one building type per development site is allowed, except an Auxiliary Building (Section 10-20.060.040) may be included within a development site in addition to the primary building type. Parcels with enough land area to meet the zone standards for minimum development site width and depth may have multiple building types, and
    B. At least one private frontage type shall be incorporated.
2. New development on a parcel of at least three acres or at least 700 feet long or deep shall be required to comply with the provisions of Article 10 (Specific to Large Sites).

Article 2: Establishment of Zones

Sections:

10-20.02.010 Purpose
10-20.02.020 Zones Established
10-20.02.030 Sub-Zones
10-20.02.040 Zone Map

10-20.02.010 Purpose

This Article establishes the form-based zones ("zones") to implement the San Anselmo General Plan. The zones are for the purpose of generating and supporting the variety and physical character of existing and new walkable environments.

10-20.02.020 Zones Established

This Section identifies the zones, based on the intended physical form and character of the environments. These zones focus on mixed-use, walkable environments and range in function and intensity from primarily residential areas with a mix of moderate intensity neighborhoods (Neighborhood.Small and Neighborhood. Medium), to moderate-intensity corridors (Main Street.Small).

10-20.02.030 Sub-Zones

1. Sub-zones are slight variations of the base zone (e.g., Neighborhood.Small), are development-site-specific, and mapped on the Town of San Anselmo Objective Design and Development Standards Zone Map. The FBC includes one type of sub-zone:

   A. **Open.** The open sub-zone is applied for either or both of the following purposes:

      (1) To allow more uses than the base zone allows in specific areas but within the same form and character of the base zone (e.g., Neighborhood.Small), except that sometimes additional frontages and signage are allowed within the same form and character of the base zone; and/or

      (2) To more easily allow certain uses that are already allowed in the base zone. In this way, the open sub-zone can provide additional flexibility to development sites located at or near intersections that function or are intended to function as a neighborhood node of non-residential uses.

10-20.02.040 Zone Map

The zones established in this Section are mapped on the Town of San Anselmo Objective Design and Development Standards Zone Map. When any of these zones are applied, the Zone Map shall be updated to reflect such changes.

Article 3: Zones

Sections:

10-20.03.010 Purpose
10-20.03.020 General Requirements
10-20.03.030 Overview of Zones
10-20.03.040 Neighborhood.Small (N.S)
10-20.03.050 Neighborhood.Medium (N.M)
10-20.03.060 Main Street.Small (MS.S)
10-20.03.070 Adjacency Requirements

10-20.03.010 Purpose

This Article provides zones and standards to implement the San Anselmo General Plan to generate and support the variety of physical character of the intended development.

10-20.03.020 General Requirements

1. The FBC uses three form-based zone districts to regulate and generate the intended physical character. Each zone district ("zone") regulates the foollowing eight topics:
    A. Intent: the intended physical character and range of uses;
    B. Sub-zones: whether or not a sub-zone applies, allowing a broader list of building types and/or frontage types in specific geographic areas;
    C. Building type and development site size: the menu of allowed building types and the associated minimum site dimensions.
    D. Building form: the maximum overall building height, minimum ground floor height, and maximum building footprint (coverage);
    E. Building placement: the minimum to maximum building setbacks and requirements for façade design;
    F. Encroachments: allowed encroachments into required setbacks;
    G. Parking: the required location and design requirements for parking and vehicle access; and
    H. Frontages: the menu of allowed frontage types required at building entries along thoroughfares and public/common open spaces.

2. Parcels that vary in width or depth shall be measured using the average width and/or depth to apply the standards of this Article.
3. Development standards in this Article apply to primary buildings.
4. For parcels located in the 100 year floodplain, except within the Historic Core as identified on the Town of San Anselmo Objective Design and Development Standards Zone Map, overall maximum height is the sum of the Base Flood Elevation plus 12 inches plus the maximum overall height allowed by the zone.
5. Individual building types have specific standards in Article 6 (Specific to Building Types) in addition to the zone standards to further calibrate each type for its context.
6. Facade Zone
    A. Each building type is required to be placed on the parcel in compliance with the requirements for facade zone defined by primary building/frontage in Subsection 5 of the zone.
    B. Facades are allowed to be in any configuration if in compliance with the facade zone requirements and the selected architectural style.
    C. In the Cottage Court and Pocket Neighborhood building types, only the front most building(s) are subject to the facade zone requirements except for the minimum length (percentage) in Subsection 5 of the zone.
    D. In the Neighborhood Courtyard type, the front most portions of the building are subject to the facade zone requirements except for the minimum length (percentage) in Subsection 5 of the zone.
7. Encroachments at grade not allowed within a street ROW, alley ROW, or across a development site line.
8. On-Site Parking
    A. Bicycles may be parked anywhere on development site, in compliance with pedestrian and vehicular access standards.
    B. Driveways may be shared between adjacent development sites but shall not exceed maximum allowed width.
    C. Front access not allowed on corner development sites, except where side street access cannot be provided.
    D. Parking spaces may be grouped with those on adjacent development sites [See Figure 2(Example of Applying Development Sites on a Pedestrian Circulation Network)] and may be detached from development sites within the same block, in compliance with parking setbacks and access standards.
    E. Where structured parking is provided, buildings are allowed to abut the parking structure and are exempt from minimum development site depth and rear building setbacks.
    F. Subterranean Parking. Subterranean and semi-subterranean garages are subject to the following, in compliance with the requirement for habitable ground floor nonresidential space in Subsection 4 of the zone:
        (1) Subterranean garages are exempt from the required parking and building setbacks in compliance with the frontage requirements.
        (2) Semi-subterranean garages may project above the adjacent finished grade by up to 2 feet.

(3) Development sites that provide all required parking in a subterranean or semi-subterranean garage are exempt from minimum development site depth.

9. Development Site. A development site is a parcel or portion of land within a parcel that is delineated from other development sites and/or parcels to accommodate one primary building or building type. A parcel can include multiple development sites, in compliance with Subsection 3 of the zone. Development sites are treated like parcels for the purpose of applying development standards, but are not required to be legally subdivided into individual parcels.

   A. Each development site is required to front onto the adjacent street or internal pedestrian circulation network, whichever is closer. Where Public Frontage Standards apply, development sites shall not include the area of the Public Frontage Assembly.

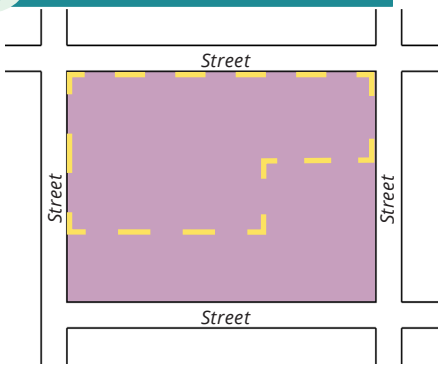
   B. Table A (Applicability of Development Site Requirements) identifies the requirements for projects which include a portion of a parcel, an entire parcel, or multiple parcels.

Table 10-20.03.020.A Applicability of Development Site Requirements

Project Criteria	Requirement
Project area is at least three net developable acres	Walkable Neighborhood Plan in compliance with Section 10-20.10.030 (Walkable Neighborhood Plan)
The linear dimension of the project area along or perpendicularly to an existing thoroughfare is at least 700 feet	
Project area is through lot of at least three acres	
Project area includes development site(s) which do(es) not front onto an existing public street, within a parcel of at least three net developable acres	
Project area includes development site(s) which front(s) onto an existing public street, within a parcel of less than three net developable acres	Compliance with the standards in Figure 1 (Example of Applying Development Sites on Existing Right of Way Network)
Project area includes development site(s) which do(es) not front onto an existing public street, within a parcel of less than three acres	Compliance with the standards in Figure 2 (Example of Applying Development Sites on a Pedestrian Circulation Network)

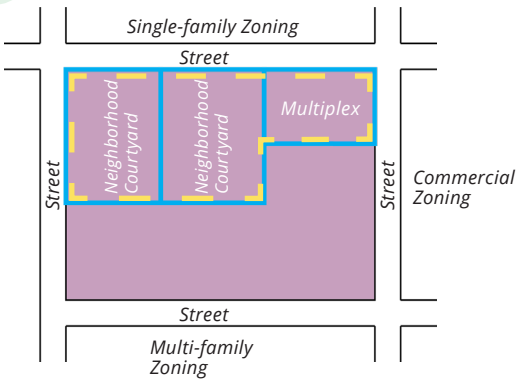
Figure 10-20.030.020.1 Example of Applying Development Sites on Existing Right of Way Network

1 Identify Zone(s)



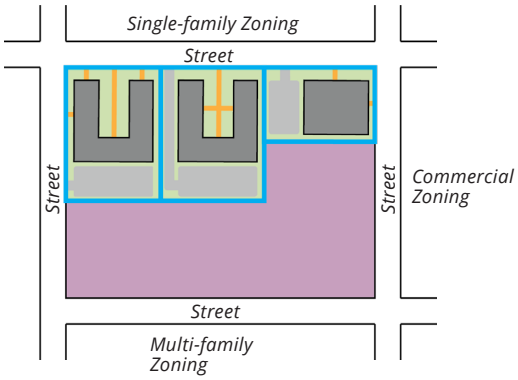
- See Form-Based Zone Map.
- See Article 3 (Zones) for development site requirements.

2 Apply Development Sites



- Select only 1 building type for each development site from the allowed building types for the zone. Apply the dimensional standards for the development sites of each allowed building type. (See Subsection 3 of each zone in Article 3).
- Development sites are allowed to occupy some or all of a parcel in compliance with the standards.

3 Place Buildings

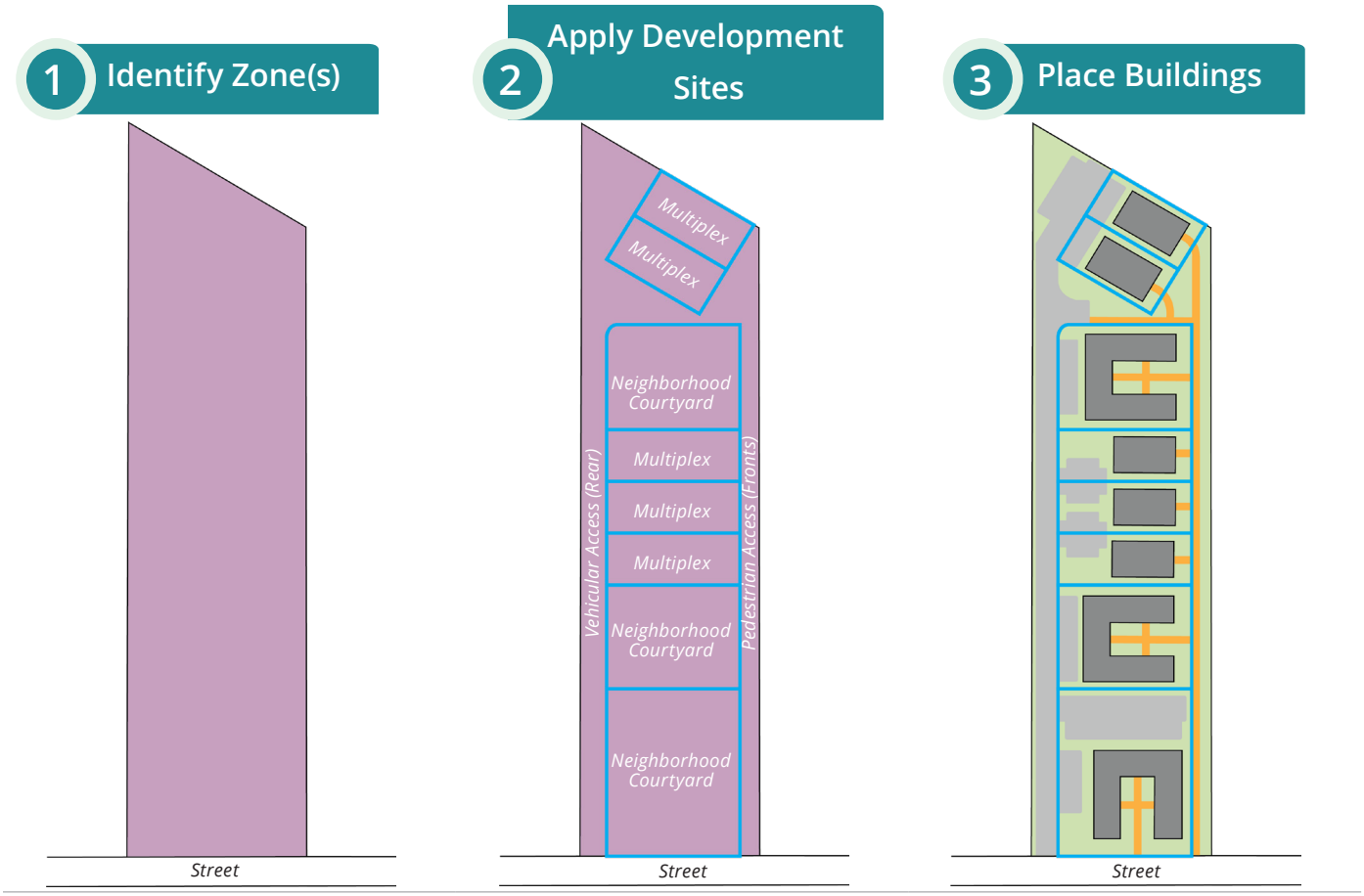


- Place each primary building on its development site in compliance with the required setbacks and other standards of the zone (see Article 3).
- Each building is required to front onto the adjacent street or civic space.
- Select and apply frontage types to each building/unit entry (see Subsection 8 of the zone).

Key

- Project Area
- Development Site Line
- Primary Building
- Example Zone
- Vehicle Access & Parking
- Pedestrian Circulation
- Landscaping

Figure 10-20.030.020.2 Example of Applying Development Sites on a Pedestrian Circulation Network



- See Form-Based Zone Map.
- See Article 3 (Zones) for development site requirements.

- Select only 1 building type per development site from the allowed building types for the zone. Apply the dimensional standards for the development sites of each allowed building type. (See Subsection 3 of each zone in Article 3).
- Projects of at least three acres must include 2 or more building types.
- Development sites are allowed to occupy some or all of a parcel in compliance with the standards.

- Place each primary building on its development site in compliance with the required setbacks and other standards of the zone (see Article 3).
- Each development site is required to front onto the adjacent street or pedestrian circulation network, whichever is closer. The pedestrian circulation network is contiguous and separate from vehicular circulation.
- Vehicular and pedestrian circulation is allowed to be grouped and independent of development sites.
- It is not required that parking for a building occur on the same development site.
- Select and apply frontage types to each building/unit entry (see Subsection 8 of the zone).

Key

Project Area
Development Site Line
Primary Building
Example Zone
Vehicle Access & Parking
Pedestrian Circulation
Landscaping

10-20.03.030 Overview of Zones

Table A (Zones Overview) provides an overview of each zone and its intent.

Table 10-20.03.030.A: Zones Overview

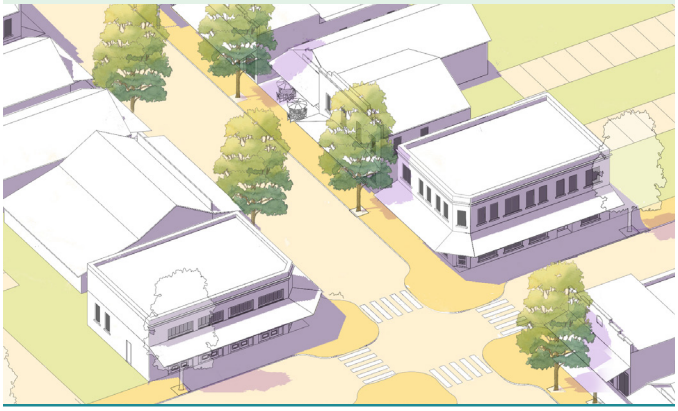
Less Urban

Neighborhood.Small 10-20.03.040	Neighborhood.Medium 10-20.03.050
	
Zone Abbreviation	**Zone Abbreviation**
N.S	N.M
Sub-Zone(s)	**Sub-Zone(s)**
N.S-Open. The open sub-zone allows non-residential uses within the same building form and character of the base zone.	None
Intent	**Intent**
A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.	A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.
Desired Form	**Desired Form**
House-Scale Buildings	Mix of House-Scale and Block-Scale Buildings
Primarily Detached Buildings	Primarily Detached Buildings
Small-to-Medium Building Footprint	Medium-to-Large Building Footprint
Small-to-Medium Front Setbacks	Small Front Setbacks
Small-to-Medium Side Setbacks	Small Side Setbacks
Up to 2.5 Stories	Up to 3 Stories
House, Duplex Side-by-Side, Duplex Stacked, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex	Duplex Side-by-Side, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Porch Projecting, Porch Engaged, and Dooryard Frontage Types; Shopfront in Open Sub-Zone	Porch Projecting, Porch Engaged, Dooryard, Shopfront and Terrace Frontage Types

Table 10-20.03.030.A: Zones Overview (Continued)

More Urban

Main Street.Small 10-20.03.060



Zone Abbreviation
MS.S
Sub-Zone(s)
None

Intent
A walkable, district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Desired Form
Mix of House-Scale and Block-Scale Buildings
Primarily Attached Buildings
Small-to-Medium Building Footprint
None-to-Small Front Setbacks
None-to-Small Side Setbacks
Up to 3 Stories (Up to 2 Stories in Historic Core)
Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Porch Projecting, Porch Engaged, Dooryard, Forecourt, Maker Shopfront, Shopfront, Terrace, and Gallery Frontage Types.

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10-20.03.040 Neighborhood.Small (N.S)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

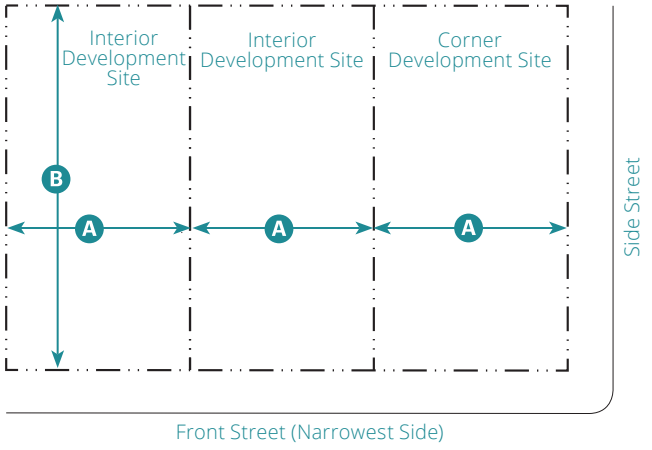
A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

House-Scale Buildings	House, Duplex Side-by-Side, Duplex Stacked, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex
Primarily Detached Buildings	
Small-to-Medium Building Footprint	
Small-to-Medium Front Setbacks	
Small-to-Medium Side Setbacks	Porch Projecting, Porch Engaged, and Dooryard Frontage Types; Shopfront in Open Sub-Zone
Up to 2.5 Stories	

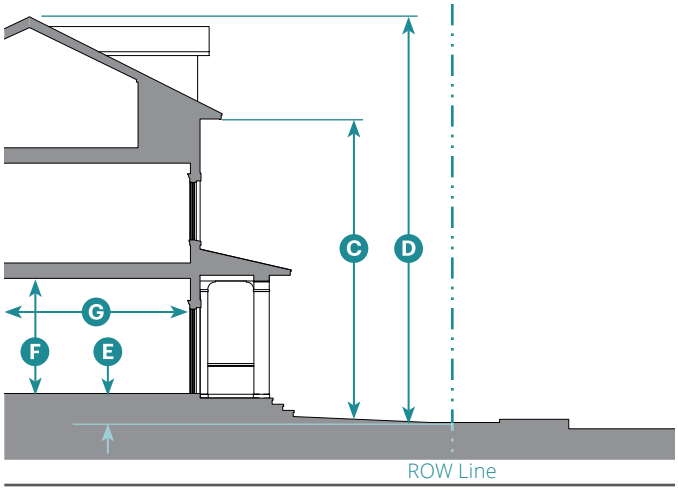
2. Sub-Zone(s)

N.S-Open. The open sub-zone allows non-residential uses within the same building form and character of the base zone.



Key

ROW/ Development Site Line



Key

ROW Line

3. Building Types and Development Site Size			
Allowed Building Types	**Development Site[1] Width (A)**	**Depth (B)**	**Standards**
House-Scale			
Ancillary Building[2]	N/A	N/A	10-20.06.040
House	50' min.	100' min.	10-20.06.050
Duplex Side-by-Side	55' min.	110' min.	10-20.06.060
Duplex Stacked	50' min.	100' min.	10-20.06.070
Cottage Court	90' min.	120' min.	10-20.06.080
Fourplex	50' min.	110' min.	10-20.06.090
Neighborhood Townhouse	18' min.[3]	100' min.	10-20.06.100
Neighborhood Courtyard	70' min.[4]	150' min.	10-20.06.110
Pocket Neighborhood	170' min.; 300' max.	260' min.; 500' max.	10-20.06.120
Multiplex	75' min.	125' min.	10-20.06.130
Block-Scale			
None			

Each development site shall have only one primary building type.

[1] Development sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Article 10 (Specific to Large Sites).

[2] The Ancillary Building is not a primary building type.

[3] Represents one townhouse

[4] For an L-shaped building; 100' min. for a U-shaped building

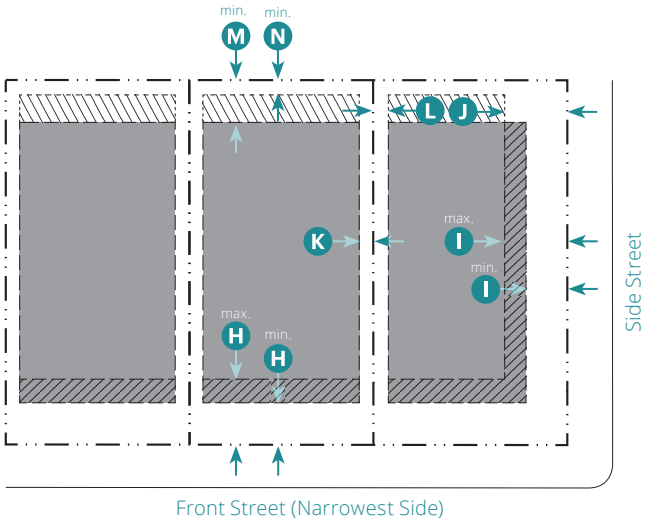
4. Building Form		
Height		
Primary Building[5]		
Stories	2.5 max.	
To Highest Eave/Parapet	24' max.	C
Overall	30' max.	D
Ground Floor Finish Level		E
Residential	6" min.[6]	
Non-Residential	6" max.	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)[7]	**2 max.**	
Footprint		
Max. Development Site Coverage	See standards in Article 6 (Specific to Building Types)	
Depth, Ground-Floor Space		G
Cottage Court	12' min.[8]	
All Building Types	20' min.[8]	

[5] See Article 6 (Specific to Building Types) for refinements to massing and height standards.

[6] Common entries may be set at grade in compliance with local and federal accessibility standards.

[7] Each accessory structure 120 sf max. and 8' max. height if located in required setback areas.

[8] For habitable/occupiable space only



Key

- ROW/ Dev't Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

Setback (Distance from ROW/ Development Site Line)[9]		
Front (Facade Zone)		H
Interior Development Site	10' min.[10]; 20' max.	
Corner Development Site	10' min.[10]; 20' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 20' max.	I
Accessory Structure(s)	20' min.	J
Side		
Primary Building	7' min.	K
Accessory Structure(s), Pools, and Hot Tubs	5' min.	L
Rear		
Primary Building	15' min.	M
Accessory Structure(s), Pools, and Hot Tubs	5' min.	N

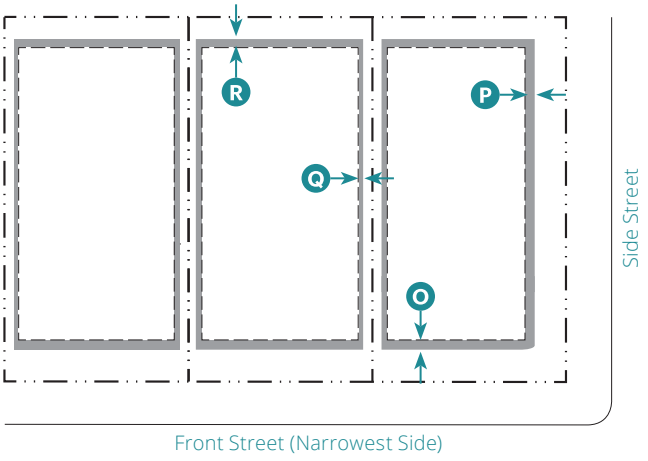
Building Facade		
Facade Zone	**Front St.**	**Side St.**
Façade Zone Defined by Primary Building/Frontage (See Subsection 10-20.12.030.2)	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[9] Development sites with slopes ≥ 6% shall comply with Section 10-20.05.050 (Slope Standards).

[10] Within N.S. 15' Front Setback Overlay, min. 15' for existing parcels



Key

- ROW/ Dev't Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side[11] Q	Rear[11] R
Architectural Features	3' max.	3' max.	3' max.	5' max.
Private Frontages	P[12]	P[12]	X	X
Patio Covers	X	X	3' max.	5' max.
Stairs/Ramps	P[12]	P[12]	3' max.	5' max.
Decks (Max. 3' Above Grade)	X	X	5' max.	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 10-20.05.020 (Screening).

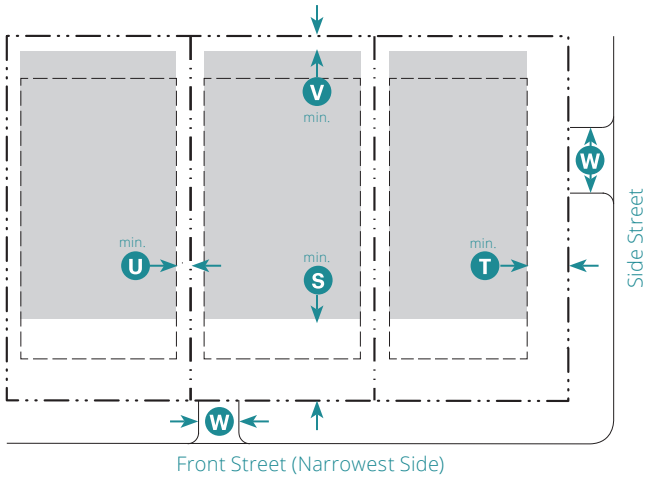
[11] No encroachment allowed for Accessory Structures.

[12] See Subsection 2 of the selected private frontage type

Encroachments into Public Right of Ways (ROW)

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key P = Allowed X = Not Allowed N/A = Not Applicable



Key

ROW/ Dev't Site Line

Building Setback Line

Parking Area

7. Parking		
Vehicular Spaces[13]		
All Uses[14]	See Section 10-3.502 (Parking Standards)	
Bicycle Spaces[15]		
Residential Uses		
Long Term	1 min. per bedroom (incl. Studios)	
Short Term	1 per 10 bedrooms; min. 2 per project	
Setback (Distance from ROW/ Development Site Line)		
Front	40' min.[16]	S
Side Street	20' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway[17]		
Curb Cut/Width	See Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges)	W

Curb cut width along alley may exceed 8'.

[13] See Subsection 10-20.05.040.4 for additional standards.

[14] See Article 4 (Use Standards) for the underlying zone's allowed uses and permit requirements.

[15] See Subsection 10-20.05.040.3 for additional standards.

[16] 10' min. allowed for parking courts of 6 or fewer spaces. See Subsection 10-20.05.040.8.C.(2).

[17] See Subsection 10-20.05.040.8.B for additional standards.

8. Frontages	
Allowed Private Frontage Type	**Standards**
Porch Projecting	10-20.07.040
Porch Engaged	10-20.07.050
Dooryard	10-20.07.060
Shopfront[18]	10-20.07.090
Allowed Public Frontage Type	**Standards**
Street	10-20.05.060.C.1

[18] Open sub-zone only

10-20.03.050 Neighborhood.Medium (N.M)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

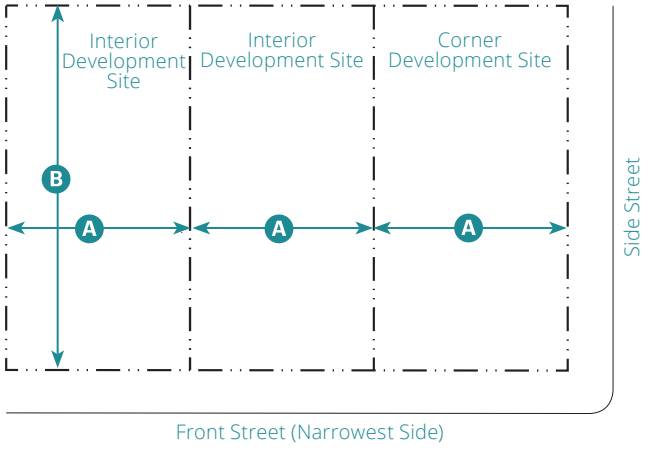
A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

Mix of House-Scale and Block-Scale Buildings	Duplex Side-by-Side, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Primarily Detached Buildings	
Medium-to-Large Building Footprint	
Small Front Setbacks	Porch Projecting, Porch Engaged, Dooryard, Shopfront and Terrace Frontage Types
Small Side Setbacks	
Up to 3 Stories	

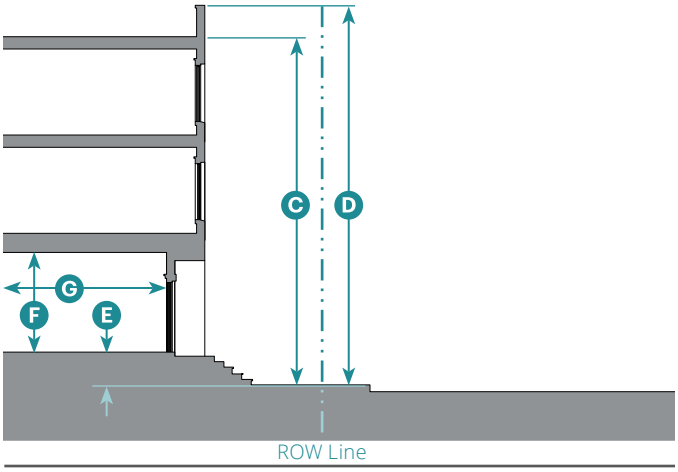
2. Sub-Zone(s)

None



Key

ROW/ Dev't Site Line



Key

ROW Line

3. Building Types and Development Site Size			
Allowed Building Types	**Development Site[1] Width A**	**Depth B**	**Standards**
House-Scale			
Ancillary Building[2]	N/A	N/A	10-20.06.040
Duplex Side-by-Side	55' min.	110' min.	10-20.06.060
Neighborhood Townhouse	18' min.[3]	100' min.	10-20.06.100
Neighborhood Courtyard	70' min.[4]	150' min.	10-20.06.110
Multiplex	75' min.	110' min.	10-20.06.130
Block-Scale			
Main Street Building	25' min.	100' min.	10-20.06.140

Each development site shall have only one primary building type.

[1] Development sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Article 10 (Specific to Large Sites).

[2] The Ancillary Building is not a primary building type.

[3] Represents one townhouse

[4] For an L-shaped building; 100' min. for a U-shaped building

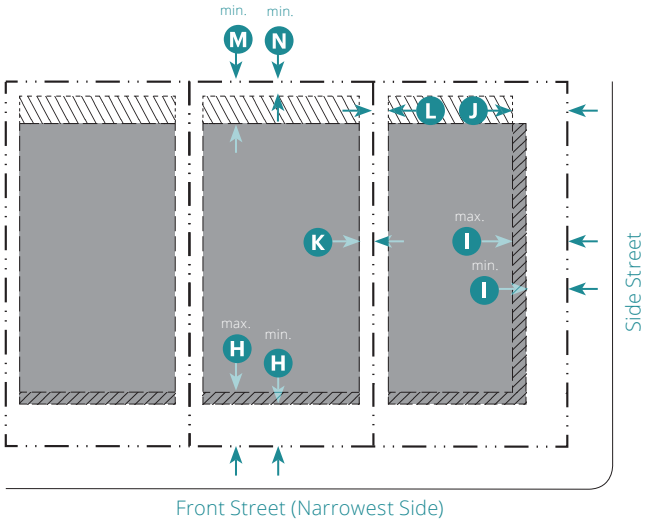
4. Building Form		
Height		
Primary Building[5]		
Stories	3 max.	
To Highest Eave/Parapet	26' max.	C
Overall	35' max.	D
Ground Floor Finish Level		E
Residential	6" min.[6]	
Non-Residential	6" max.	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)[7]	**1 max.**	
Footprint		
Max. Development Site Coverage	See standards in Article 6 (Specific to Building Types)	
Depth, Ground-Floor Space	20' min.[8]	G

[5] See Article 6 (Specific to Building Types) for refinements to massing and height standards.

[6] Common entries may be set at grade in compliance with local and federal accessibility standards.

[7] Each accessory structure 120 sf max. and 8' max. height if located in required setback areas.

[8] For habitable/occupiable space only



Key

- ROW/ Dev't Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

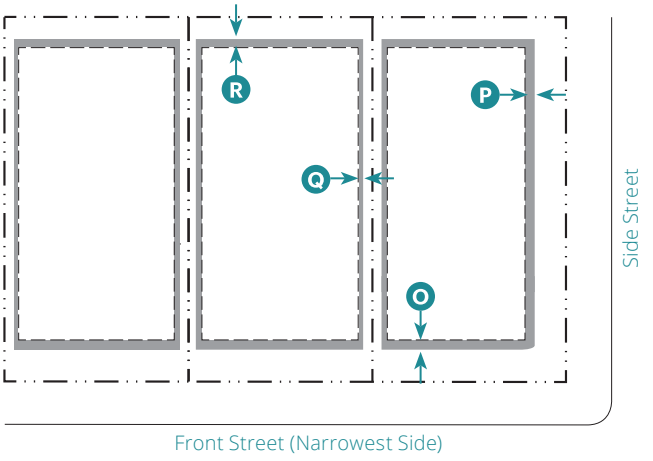
Setback (Distance from ROW/ Development Site Line)[9]		
Front (Facade Zone)		H
Interior Development Site	10' min.; 15' max.	
Corner Development Site	10' min.; 15' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 15' max.	I
Accessory Structure(s)	15' min.	J
Side		
Primary Building	5' min.	K
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	15' min.	M
Accessory Structure(s)	5' min.	N

Building Facade		
Facade Zone	**Front St.**	**Side St.**
Façade Zone Defined by Primary Building/Frontage (See Subsection 10-20.12.030.2)	70% min.	60% min.

Facade Design

All building facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[9] Development sites with slopes ≥ 6% shall comply with Section 10-20.05.050 (Slope Standards).



Key

- ROW/ Dev't Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side[10] Q	Rear[10] R
Architectural Features	2' max.	2' max.	1' max.	5' max.
Private Frontages	P[11]	P[11]	X	X
Patio Covers	X	X	1' max.	5' max.
Stairs/Ramps	P[11]	P[11]	1' max.	5' max.
Decks (Max. 3' Above Grade)	X	X	5' max.	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 10-20.05.020 (Screening).

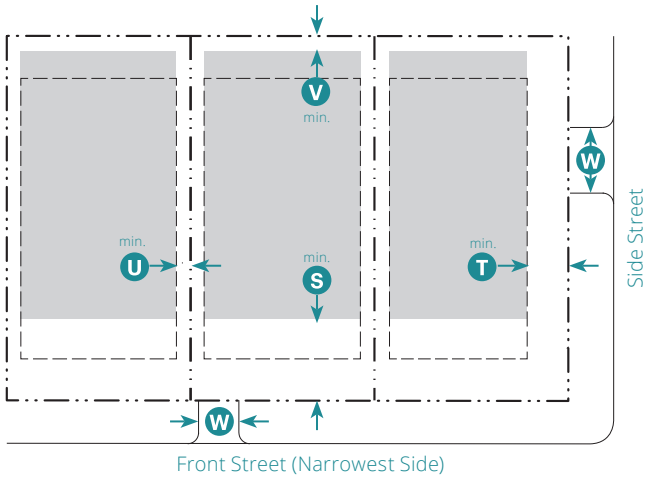
[10] No encroachment allowed for Accessory Structures

[11] See Subsection 2 of the selected private frontage type

Encroachments into Public Right of Ways (ROW)

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key P = Allowed X = Not Allowed N/A = Not Applicable



Key

ROW/ Dev't Site Line

Building Setback Line

Parking Area

7. Parking		
Vehicular Spaces[12]		
All Uses[13]	See Section 10-3.502 (Parking Standards)	
Bicycle Spaces[14]		
Residential Uses		
Long Term	1 min. per bedroom (incl. Studios)	
Short Term	1 per 10 bedrooms; min. 2 per project	
Setback (Distance from ROW/ Development Site Line)		
Front	40' min.[15]	S
Side Street	15' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway[16]		
Curb Cut/Width	See Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges)	W

Curb cut width along alley may exceed 8'.

[12] See Subsection 10-20.05.040.4 for additional standards.

[13] See Article 4 (Use Standards) for the underlying zone's allowed uses and permit requirements.

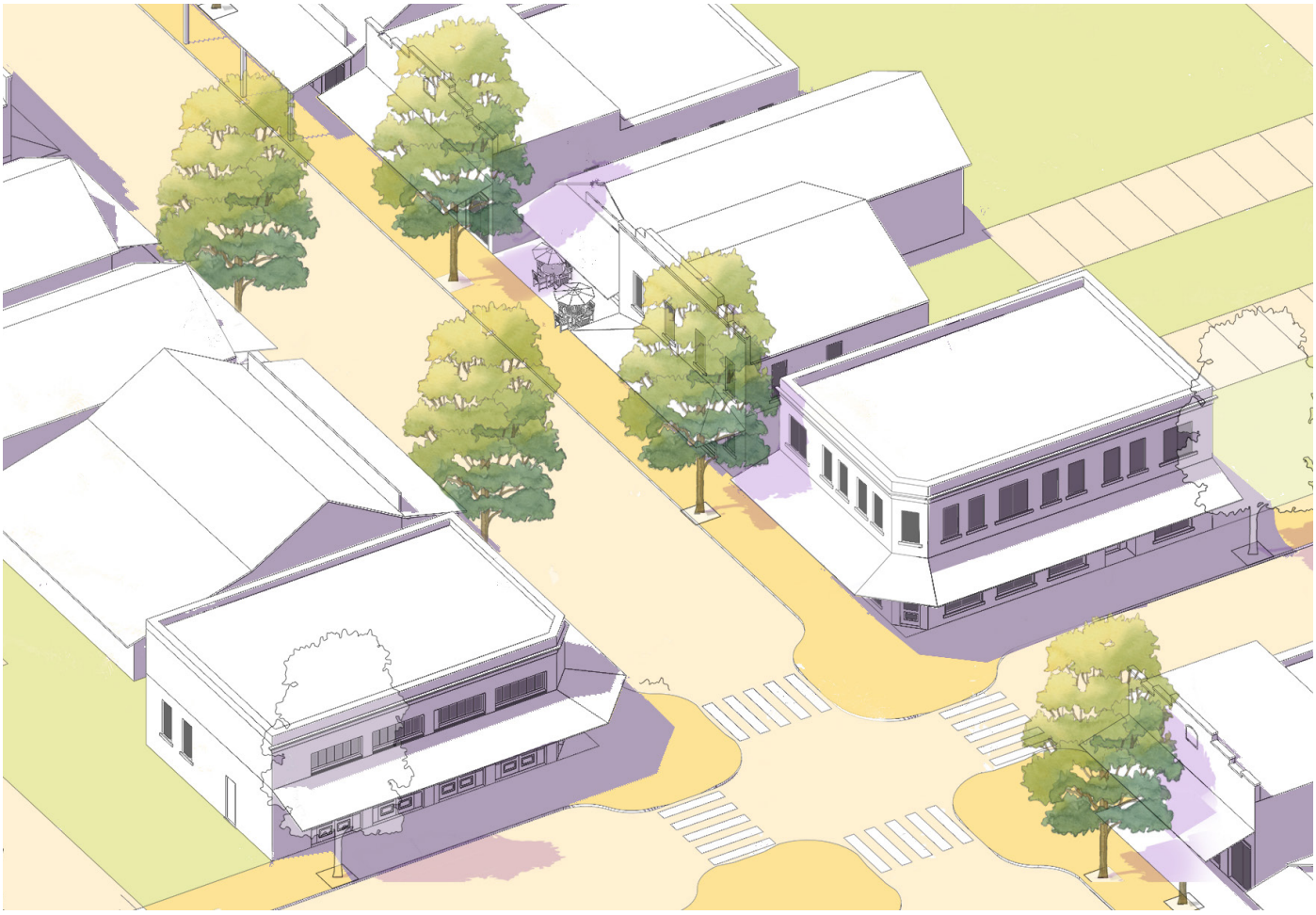
[14] See Subsection 10-20.05.040.3 for additional standards.

[15] 10' min. allowed for parking courts of 6 or fewer spaces. See Subsection 10-20.05.040.8.C.(2).

[16] See Subsection 10-20.05.040.8.B for additional standards.

8. Frontages	
Allowed Private Frontage Type	**Standards**
Porch Projecting	10-20.07.040
Porch Engaged	10-20.07.050
Dooryard	10-20.07.060
Shopfront	10-20.07.090
Terrace	10-20.07.100
Allowed Public Frontage Type	**Standards**
Street	10-20.05.060.C.1
Avenue/Boulevard	10-20.05.060.C.2

10-20.03.060 Main Street.Small (MS.S)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

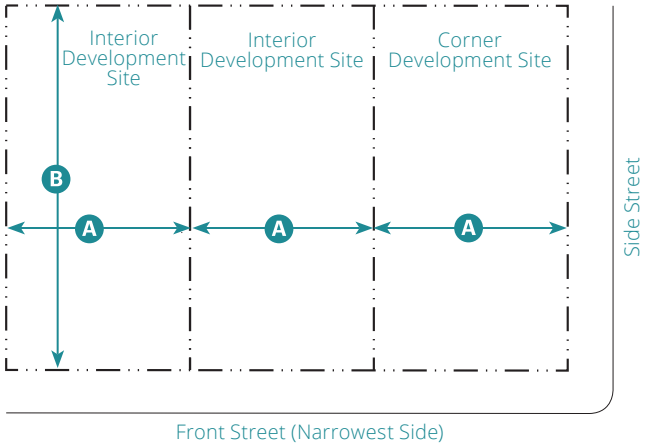
A walkable district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

The following are generally appropriate form elements in the zone.

Mix of House-Scale and Block-Scale Buildings	Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building
Primarily Attached Buildings	
Small-to-Medium Building Footprint	
None-to-Small Front Setbacks	Porch Projecting, Porch Engaged, Forecourt, Shopfront, Terrace, and Gallery Frontage Types; Dooryard and Maker Shopfront Frontage Types on Side Street
None-to-Small Side Setbacks	
Up to 3 Stories (Up to 2 Stories in Historic Core)	

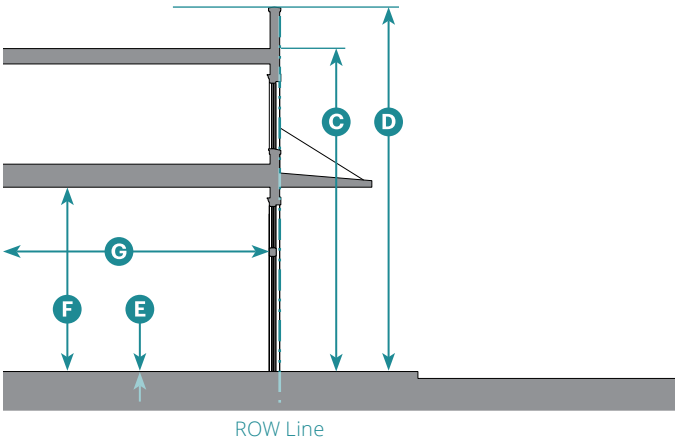
2. Sub-Zone(s)

None



Key

ROW/ Dev't Site Line



Key

ROW Line

3. Building Types and Development Site Size			
Allowed Building Types	**Development Site[1]**		**Standards**
	Width A	**Depth B**	
House-Scale			
Ancillary Building[2]	N/A	N/A	10-20.06.040
Neighborhood Townhouse	18' min.[3]	100' min.	10-20.06.100
Neighborhood Courtyard	70' min.[4]	150' min.	10-20.06.110
Multiplex	60' min.	110' min.	10-20.06.130
Block-Scale			
Main Street Building	25' min.	100' min.	10-20.06.140

Each development site shall have only one primary building type.

[1] Sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Article 10 (Specific to Large Sites).

[2] The Ancillary Building is not a primary building type.

[3] Represents one townhouse

[4] For an L-shaped building; 100' min. for a U-shaped building

4. Building Form			
Height	**Historic Core**	**Not in Historic Core**	
Primary Building[5]			
Stories	2 max.	3	
To Highest Eave/Parapet		26' max.	C
Overall	30' max	35' max.	D
Ground Floor Finish Level			E
Residential	6" min.[6,7]		
Non-Residential	6" max.		
Ground Floor Ceiling	14' min.		F
Accessory Structure(s)[8]	**2 max.**		
Footprint			
Max. Development Site Coverage	See standards in Article 6 (Specific to Building Types)		
Depth, Ground-Floor Space	30' min.[9]		G

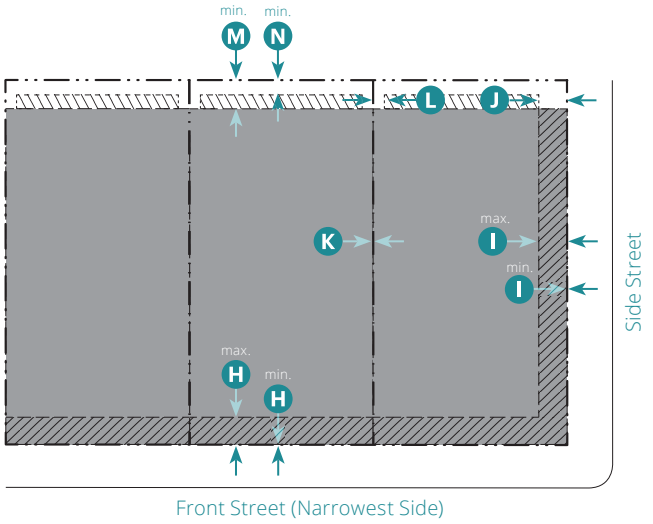
[5] See Article 6 (Specific to Building Types) for refinements to massing and height standards.

[6] Common entries may be set at grade in compliance with local and federal accessibility standards.

[7] Only on side street and at least 60' from front of development site

[8] Each accessory structure 120 sf max. and 8' max. height if located in required setback areas.

[9] For habitable/occupiable space only



Key

- ROW/ Dev't Site Line
- Building Setback Line
- Buildable Area
- Acc. Structures Only
- Facade Zone

5. Building Placement

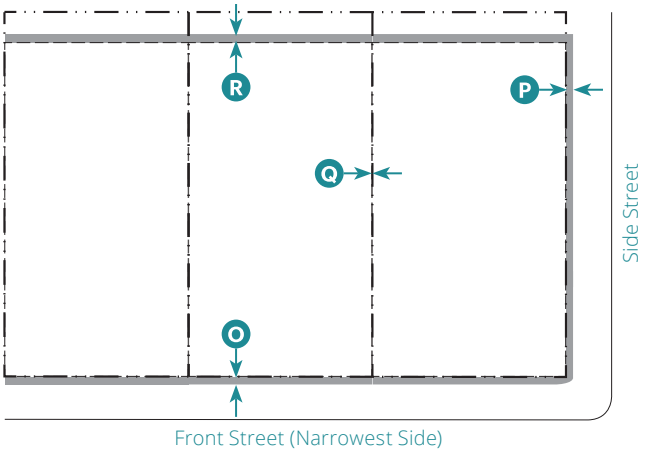
Setback (Distance from ROW/ Development Site Line)[10]		
Front (Facade Zone)		H
Interior Development Site	0' min.; 10' max.	
Corner Development Site	0' min.; 10' max.	
Side Street (Facade Zone)		
Primary Building	0' min.; 10' max.	I
Accessory Structure(s)	10' min.	J
Side		
Primary Building	0' min.	K
Adjacent to Res'l Zone	10' min.	
Accessory Structure(s), Pools, and Hot Tubs	3' min.	L
Rear		
Primary Building	15' min.	M
Adjacent to Res'l Zone	20' min.	
Accessory Structure(s), Pools, and Hot Tubs	5' min.	N

Building Facade		
Facade Zone	**Front St.**	**Side St.**
Façade Zone Defined by Primary Building/Frontage (See Subsection 10-20.12.030.2)	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[10] Development sites with slopes ≥ 6% shall comply with Section 10-20.05.050 (Slope Standards).



Key

- ROW/ Dev't Site Line
- Setback Line
- Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side[11] Q	Rear[11] R
Architectural Features	3' max.	3' max.	X	5' max.
Private Frontages[12]	X	X	X	X
Patio Covers	X	X	X	5' max.
Stairs/Ramps	X	X	X	5' max.
Decks (Max. 3' Above Grade)	X	X	3' max.	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 10-20.05.020 (Screening).

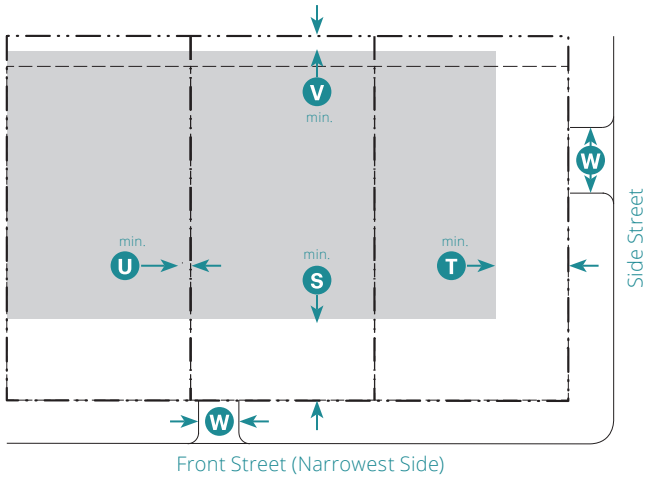
Encroachments into Public Right of Ways (ROW)

Upper story encroachments, including the Gallery (Section 10-20.07.110), on front and side street require 8' min. of vertical clearance.

[11] No encroachment allowed for Accessory Structures.

[12] The Gallery Frontage Type (Section 10-20.07.110) may encroach over the sidewalk to within 18" of the curb face.

Key P = Allowed X = Not Allowed N/A = Not Applicable



Key

ROW/ Dev't Site Line

Building Setback Line

Parking Area

7. Parking		
Vehicular Spaces[13]		
All Uses[14]	See Section 10-3.502 (Parking Standards)	
Bicycle Spaces[15]		
Residential Uses		
Long Term	1 min. per bedroom (incl. Studios)	
Short Term	1 per 10 bedrooms; min. 2 per project	
Setback (Distance from ROW/ Development Site Line)		
Front	40' min.[16]	S
Side Street	40' min.	T
Side	0' min.	U
Rear	5' min.	V
Driveway[17]		
Curb Cut/Width	See Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges)	W

Curb cut width along alley may exceed 12'.

[13] See Subsection 10-20.05.040.4 for additional standards.

[14] See Article 4 (Use Standards) for the underlying zone's allowed uses and permit requirements.

[15] See Subsection 10-20.05.040.3 for additional standards.

[16] 10' min. allowed for parking courts of 6 or fewer spaces. See Subsection 10-20.05.040.8.C.(2).

[17] See Subsection 10-20.05.040.8.B for additional standards.

8. Frontages	
Allowed Private Frontage Type	**Standards**
Porch Projecting	10-20.07.040
Porch Engaged	10-20.07.050
Dooryard[18]	10-20.07.060
Forecourt	10-20.07.070
Maker Shopfront[18]	10-20.07.080
Shopfront	10-20.07.090
Terrace	10-20.07.100
Gallery	10-20.07.110
Allowed Public Frontage Type	**Standards**
Avenue/Boulevard	10-20.05.060.C.2
Main Street	10-20.05.060.C.3

[18] Only on side street

10-20.03.070 Adjacency Requirements

A. Where a new building in a ODDS Zone is adjacent to the zone(s) or other physical feature identified in Table A, adjacency standards are required. The new building shall be designed in compliance with the requirements of this Table.

Table 10-20.03.070.A: Adjacency Requirements

Applicability	Standard
Where abutting a single-family residential district	
Height Limit	Max. 2.5 stories and 30' in height within 30' of shared side and/or within 50' of shared rear property line
Building Volumes	Max. 60' width per building volume; 20' min. separation between building volumes
Screen Landscaping	Screening trees are required along shared side and rear property lines at a quantity of one per 25 linear feet except where structures are located. Screening trees shall have a typical mature height of at least 25 feet and mature canopy width of 15 feet and shall be planted at 14-inch box size or larger and at least 8 feet in height. Existing trees to be retained that are at least 25 feet tall and 15 feet wide may substitute for required planting on a one-to-one ratio. Three closely spaced tall screening shrubs with a typical mature height of at least 20 feet and mature width of at least 5 feet may be substituted for one screening tree and shall be planted at 15-gallon size or larger and at least 8 feet in height. At least 30% of screening trees and shrubs shall be evergreen.
Landscape Buffer	A landscaped buffer of at least 5 feet in depth is required along the length of the rear property line except where structures are located
Where within 100' of a Creek	
Ground Floor	Ground floor frontage required using the frontage types allowed by the zone. Min. 15' building setback from the development site line.

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Article 4: Use Standards

Sections:

10-20.04.010 Use Standards

10-20.04.010 Use Standards

Allowed land uses are set forth in Article 10-3.03 (Land Use Regulations) as identified in Table A (Allowed Uses).

Table 10-20.04.010.A: Allowed Uses

Underlying Zone	Reference for Allowed Uses
Residential	Article 10-3.03 (Land Use Regulations)
Non-residential	Article 10-3.03 (Land Use Regulations)

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Article 5: General to Development Sites

Sections:

10-20.05.010 Purpose
10-20.05.020 Screening
10-20.05.030 Landscaping and Lighting
10-20.05.040 Parking and Loading
10-20.05.050 Slope Standards
10-20.05.060 Public Frontage Standards
10-20.05.070 Privacy Standards
10-20.05.080 Service and Utility Standards

10-20.05.010 Purpose

This Article provides standards to ensure that new development accomplishes the following:

1. Makes a positive contribution to the development pattern of the area;
2. New or altered structures are compatible with the design and use of existing structures on neighboring properties;
3. Respects the existing conditions of neighboring properties; and
4. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability of these properties.

10-20.05.020 Screening

1. **Intent**. This Section provides standards for screening, fences, and walls for the protection of property, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment.
2. **Design Standards for Screening.** Except for wall- and ground-mounted equipment that is not visible from the public right-of-way or abutting development sites, all equipment shall comply with the following:
   A. **Screening Height Maximums.** Screening shall not exceed the maximums identified in Table A (Maximum Screening Height).
   B. **Screening Height Measurement.** Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material. No combination of wall and screen shall exceed the maximum height alllowed in Table A (Maximum Screening Height).

Table 10-20.05.020.A: Maximum Screening Height					
Zone	**Item**	**Maximum Height Allowed**			
		Front	**Side St.**	**Side**	**Rear**
N.S, N.M	Fences[2]	3' max.	3' max.	8' max.	8' max.
	Free Standing Walls	3' max.	3' max.	8' max.	8' max.
	Landscaping[1]	4' max.	4' max.	No max.	No max.
MS.S	Fences	X	X	8' max.	8' max.
	Free Standing Walls	X	X	8' max.	8' max.
	Landscaping[1]	3' max.	3' max.	No max.	No max.

[1] Excludes trees

[2] 6' of solid material with 2 ' of open material (lattice, wrought iron, or grille work allowing visibility through 50% of the material) at the top

Key X = Not Allowed

3. **Courtyard Screening**

   A. Fences, walls and other screening installed to create a courtyard without a roof shall not exceed five feet in height and shall be set back a minimum of 10 feet from the front property line or back of sidewalk, whichever is the least.

   B. Landscaping installed in compliance with Section 10-20.05.030 (Landscaping and Lighting).

4. **Screening on Retaining Walls.** The total height of screens and the retaining walls they are mounted on or attached to shall not exceed six feet.

5. **Mechanical Equipment Screening**

   A. The following mechanical equipment is exempt from screening:

      (1) Free-standing or roof-mounted solar equipment; and

      (2) Vents less than two feet in height.

   B. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.

      (1) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.

         (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building; and

         (b) For existing buildings with no parapet less than two feet in height, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.

(2) **Wall- and Ground-Mounted Equipment**

(a) Equipment is not allowed between front or side street facades and the street.

(b) All screen devices shall be as high as the highest point of the equipment being screened.

(c) Equipment and screening shall be in compliance with the setbacks of the zone.

(d) Screening shall be architecturally compatible and include matching paint, finish, and trim cap of the building.

6. **Barbed Wire and Razor Wire.** Barbed wire and razor wire screening are not allowed.

7. **Safety.** Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this Subsection or provided in addition to those provisions, are subject to review by the Traffic Engineer in the following areas to ensure that visibility is maintained:

A. Within 10 feet of the point of intersection of:

(1) A vehicular access way or driveway and a street; and/or

(2) A vehicular access way or driveway and a sidewalk.

B. Within 20 feet of the point of intersection of two or more vehicular access ways, including driveways, alleys, or streets.

C. As used in this Subsection, "point of intersection" is measured from the face of curb or if none, from the edge of pavement.

10-20.05.030 Landscaping and Lighting

1. **Intent.** This Section prescribes landscaping and lighting standards for protection and enhancement of the environmental and visual quality of the community, enhancement of privacy, and the control of dust.

2. **Required Landscaping.** The landscaping required by this Section shall be installed as part of the development or improvement(s) requiring the landscaping. Standards for landscaping in parking areas shall be in combination with Section 10-20.05.040 (Parking and Loading).

A. Landscaping materials shall be integrated into the required setbacks, stream and wetland buffers, and design of the selected private frontage type(s).

B. Landscape materials shall be applied to the planting areas identified for public frontage type(s).

3. **Design Standards**

A. **Landscape Area.** A minimum percentage of a development site shall be landscaped in compliance with Table A:

Table 10-20.05.030.A: Landscape Area

Zone	Minimum percent of development site area composed of landscaped area	Minimum percent of facade zone composed of landscaped area
Neighborhood.Small	25%	70%
Neighborhood. Medium	10%	50%
Main Street.Small	10%	Not required

B. **Allowed Landscaping Materials**

(1) Required landscaped areas shall be composed of trees, shrubs and groundcover, and shall exclude areas occupied by structures, hardscape, and pools, in compliance with the following minimum standards:

(a) Trees shall be planted at 15-gallon size or larger;

(b) Shrubs shall be planted at one-gallon size or larger;

(c) Ground cover shall be planted at spacing of a minimum 12 inches on center;

(d) Decorative nonliving landscaping materials including, but not limited to, sand, stone, or gravel may be used up to 10 percent of required landscape areas.

(2) Street trees. Where the sidewalk abutts the subject property, street trees, of at least 15-gallon size, spaced no further than 35 feet apart, double-staked, shall be planted between the curb and the back of sidewalk, where missing. If there is no sidewalk, the street trees shall be placed in planters at least four feet by six feet without encroaching into the parking or travel lane.

C. **Species Selection**

(1) Native and drought tolerant species are required to meet the minimum standards, in conformance with Title 9, Chapter 22 (Water Efficient Landscaping).

(2) Landscaping shall be in compliance with Ross Valley Fire Department Standard 220 (Vegetation Management Plan).

D. **Existing Vegetation.** On-site trees of caliper size 22 inches minimum, measured at 52 inches above grade, shall be incorporated into the landscaping. In compliance with Ross Valley Fire Department Standard 220 (Vegetation Management Plan). Acacia, Eucalyptus, Plum, Privet, and Monterey Pine trees may be removed. Any tree 22 inches in diameter at breast height or larger removed for construction of a residential unit shall be replaced on-site with a 48-inch box tree.

E. **Landscape Integration with Frontage Type(s).** Required landscaping shall be placed within and/or around the variety of frontage type elements in compliance with Table B:

Table 10-20.05.030.B: Landscape Integration with Frontage Type(s)

Frontage Type	Location
Porch: Projecting, Engaged	Containers within Porch, Planters at base of Porch and along building facade
Dooryard	Containers and/or planters within Dooryard
Forecourt	Containers and planters within Forecourt
Maker Shopfront	Containers along base of Shopfront
Shopfront, Gallery	Containers along base of Shopfront or Gallery
Terrace	Containers within Terrace, planters at base of Terrace

F. **Retaining Walls**

(1) Retaining walls within the front and/or side street façade zone(s) or visible from the public sidewalk adjoining the development site shall:

(a) Not exceed four feet in height as measured to the adjacent finished grade or sidewalk whichever is nearest;

(b) Include a landscape planter in front of the wall. The planter shall be at least 18 inches deep measured perpendicular to the wall; and

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.

(2) Retaining walls along the interior development site line that are beyond the front and/or side street façade zone(s) shall:

(a) Not exceed three feet as measured to the adjacent finished grade;

(b) Include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall; and

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.

(3) Retaining walls along the rear development site line that are beyond the front and/or side street façade zone(s) shall:

(a) Not exceed eight feet as measured to the adjacent finished grade;

(b) If exposed, include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall;

(c) Be finished with allowable wall material(s) of the selected architectural style for the primary building; and

(d) Not require landscaping or wall material finish(es) if within the building and not exposed.

G. **Landscape Maintenance**

(1) Required landscaping shall be maintained in a clean and healthy condition. This includes pruning, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all landscaping.

(2) Automatic irrigation shall be provided to all planting areas in compliance with requirements of Title 9, Chapter 22 (Water Efficient Landscaping).

(3) Root barriers are required on all trees planted within 10 feet of paved areas.

4. **Required Lighting**

   A. Site improvements, including lighting, as required to be consistent with the selected Architectural Style for the primary building.

   B. Lighting shall be provided in compliance with the following:

      (1) All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.

      (2) Bollard lighting may be used to light walkways and other landscape features, but shall cast its light downward.

      (3) Internally illuminated fascia, wall, roof, awning or other building parts are prohibited.

      (4) Uplighting of landscaping is prohibited.

      (5) All nonessential exterior lighting associated with non-residential uses shall be turned off or dimmed no more than 30 minutes after the close of business or when the non-residential use is not in use.

10-20.05.040 Parking and Loading

1. **Intent.** This Section prescribes standards for motor vehicle and bicycle parking areas, loading and access drives, and standards for reducing motor vehicle trips per capita to and from development. These standards are intended to ensure that new development accomplishes the following:

   A. Consistency with the intended physical character of walkable environments;

   B. Provision of bicycle parking to increase bicycle trips and reduce motor vehicle trips per capita; and

   C. Appropriately limits, screens, and landscapes motor vehicle parking areas to protect and enhance the environmental and visual quality of the community, enhance privacy, attenuate noise, and control dust.

2. **On-site parking.** On-site parking is allowed in all zones subject to the standards in this Section**.**

3. **Bicycle Parking Standards.** Bicycle parking shall be provided in compliance with the standards of the zone.

4. **General Vehicular Parking Standards**

   A. **Sharing of On-Site Parking.** Sharing of parking between different uses and developments is allowed.

   B. **Sharing of Non-Residential Parking Required.** If on-site parking spaces for non-residential uses are provided, such spaces shall be made available for use by the general public during at least one of the following time periods:

      (1) Monday through Friday, 8 AM to 5 PM; or

      (2) Monday through Friday, 5 PM to 11 PM and all day on Saturday and Sunday.

C. **Larger Vehicle Parking**

(1) Trucks, tractors or tractor-trailers having a capacity of more than a 1.5-ton load, front- and rear-end loaders, or any kind of commercial, industrial, agricultural, or transportation vehicles/equipment used primarily for business purposes, shall not be parked or stored in any zone for purposes other than unloading, loading, or delivery services.

(2) Automobiles, small trucks, vans, and vehicle trailers allowed in conjunction with an approved home occupation (one per home occupation), and recreational vehicles are excluded from the provisions of this Subsection.

D. **Storage of Unregistered or Inoperable Motor Vehicles.** Automotive vehicles, trailers, or vehicles of any kind or type, requiring licenses that are without current license plates or are inoperable shall only be parked within completely enclosed buildings.

E. **Cargo or Freight Container.** Portable cargo or freight storage containers in any zone for purposes of loading or unloading may be parked or stored on-premise for a period not to exceed 10 days in any one calendar year.

5. **Number of Motor Vehicle Parking Spaces Required**

A. **Required Spaces.** Parking shall be provided in compliance with 10-3.502 (Parking Standards). For any use not addressed in 10-3.502 (Parking Standards), parking shall not exceed a ratio equivalent to the average peak parking occupancy rate for the most comparable use in the Institute of Transportation Engineers Parking Generation Manual.

B. **Required Number of Parking Spaces**

(1) **Calculating Required Parking for a Mixed-Use Development.** For a building with residential and non-residential uses, shared parking shall be calculated as follows. The sum of the required parking for the two use types as stated in Subsection 7 of the zone shall be divided by the factor listed in Table A (Shared Parking Factor for Two Uses). The required number of parking spaces shall be rounded up to the closest whole number.

Table 10-20.05.040.A: Shared Parking Factor for Two Uses

	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

6. **Electric Vehicle Charging.** Electric vehicle charging facilities shall be provided in compliance with Chapter 9-19 (Green Building Requirements).

7. **Traffic-Reducing Parking Standards**

A. **Carshare Parking Spaces**

(1) Carshare parking spaces shall be provided in the amounts specified in Table B (Required Carshare Parking Spaces).

Table 10-20.05.040.B: Required Carshare Parking Spaces	
Residential Uses	**Carshare Parking Spaces Required**
0-49 units	None
50-100 units	1
101 or more units	2 + 1 per additional 200 units
Office/Research & Development Uses	**Carshare Parking Spaces Required**
≤ 10,000 sf	None
> 10,000 sf	1 per 10,000 sf

(2) The required carshare space(s) shall be made available, at no cost, to a carshare service for purposes of providing carshare services to its members. At the election of the property owner, the carshare spaces may be provided:

(a) On the development site; or

(b) On another off-street site within 1,000 feet of the development site.

(3) Required carshare space or spaces shall be designed in a manner that will make the spaces accessible to non-resident subscribers from outside the building as well as building residents.

(4) Prior to approval of the building or Site Permit for a building subject to the carshare standard, a Notice of Special Restriction on the property shall be recorded indicating the nature of standards of this Subsection and identifying the minimum number and location of the required carshare parking spaces. The form of the notice and the location or locations of the carshare parking spaces shall be approved by the Jurisdiction.

(5) If it is demonstrated to the satisfaction of the Jurisdiction that no carshare service can make use of the dedicated carshare parking spaces, the spaces may be occupied by non-carshare vehicles; provided, however, that upon 90 days of advance written notice to the property owner from a carshare service, the property owner shall terminate any non-carsharing leases for such spaces and shall make the spaces available to the carshare service for its use of such spaces.

B. **Carpool Spaces.** If parking is provided at a development, parking spaces reserved for use by carpool/vanpool vehicles shall be designated in preferred locations (including, but are not limited to, closest to building entries). The locations of these spaces shall be approved by the the Town. The minimum number of carpool spaces required is listed in Table C (Required Carpool Parking Spaces).

Table 10-20.05.040.C: Required Carpool Parking Spaces	
Office/Research & Development Uses	**Carpool Parking Spaces Required**
≤ 40 parking spaces	None
> 40 parking spaces	10% of the total number of spaces
Other Uses	**Carpool Parking Spaces Required**
All Other Uses	None

8. **Parking Spaces, Design and Layout**

A. **Access.** On-site parking areas shall be accessed per the following:

(1) On-site parking shall be designed with an appropriate means of vehicular access to a street or to an alley to cause the least interference with traffic flow.

(2) Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, directly from the front, side street, public alley, or rear lane.

(3) On-site loading space(s) shall be in compliance with Title 10, Chapter 3, Article 5 (Parking and Loading).

B. **Driveways**

(1) Access to Driveways

(a) Driveway access to and from developments of two or fewer dwelling units onto public streets shall be where practical by forward motion of the vehicle; and

(b) Driveway access to and from developments of three or more dwelling units onto public streets shall be by forward motion of the vehicle.

(c) Minimum 30 feet separation between driveways for all uses except developments of two or fewer dwelling units.

(2) Number of Driveways. Table D (Number of Driveways) specifies the maximum number of driveways for a development site.

(3) Driveways shall be setback from development site lines as follows:

(a) For front access, minimum two feet from side development site lines; and/or

(b) For side street access, no less than the minimum rear parking setback per the zone; and/or

(c) Where driveway access is shared by abutting development sites, Subsections (a) and (b) above do not apply; minimum two feet from building(s), and in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).

(4) Driveways shall extend to and include the area between the development site line and the edge of the street pavement.

(5) The design and construction of all on-site parking access drives shall be in compliance with Title 7, Chapter 1 (Driveways).

Table 10-20.05.040.D: Number of Driveways

Lot Frontage (Corner Parcel Applies Same Requirements as Side Street)	Maximum Number of Driveways
Up to 150'	1
150' to 299'	2
Each additional 300' over 299'	1

C. **Parking Techniques.** In compliance with Subsection 7 of the zone, the following techniques may be applied individually or in combination:

(1) Tandem Parking. Parking spaces are arranged in a series up to three spaces. Tandem parking is allowed in all zones for all uses. Tandem parking spaces are allowed for residential uses only when designated for use by occupants of the same dwelling unit.

(2) Parking Court. Parking spaces in groupings of covered or uncovered spaces or individual garages not in a podium configuration shared between two development sites. The maximum width of the parking court is 56 feet measured parallel to the adjacent street/right-of-way. The parking court is accessed from the adjacent street/right-of-way and the maximum width of the entrance to the parking court is determined by Subsection 7 of the zone. See Figure 1 (Parking Court(s).

(3) Podium Parking. Parking spaces are located in an at-grade garage under the rear and/or interior side of the building or under all of the building except for the required ground floor habitable space. Occupiable space is along the edges of and/or above the garage level. The podium is not visible or exposed along the front and side street building facades.

(4) Subterranean Parking. Parking spaces are located below the adjacent finished grade of the building. The subterranean garage is allowed to be up to 5 feet above the adjacent finished grade of the building in compliance with the building form (Subsection 3 of the zone) and frontage standards (Article 7).

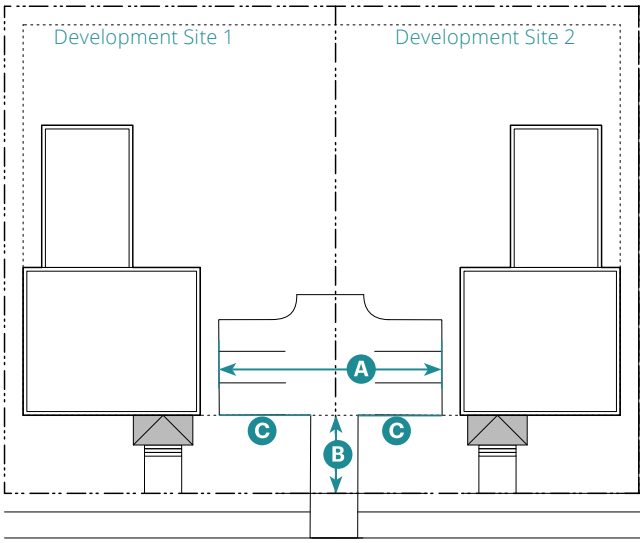
(5) Stacked Parking System. Parking spaces are arranged in a system that provides two to three spaces in the horizontal area of one space. This type of system is within a podium parking garage.

(a) Stacked parking spaces are allowed when designated for use by residents, except for parking designated for use by persons with disabilities.

(b) Mechanical lifts shall be accompanied by an on-site battery or electrical generator to provide sufficient power to clear the lift of all vehicles or shall be capable of manually clearing the lift without power.

(c) In parking systems that stack individual vehicles, each vehicle accommodated by the stacker counts as an individual parking space.

Figure 10-20.05.040.1: Parking Court(s)



- -	Development Site Line		
----	Building Setback Line		
A	Width 56' max.		
B	Parking Court Setback:	Small Parking Court (6 or fewer spaces Large Parking Court (& or more spaces)	15' min. Behind required ground floor habitable space required in Subsection 4 of the zone
C	Decorative wall and landscaping	36" max. height in compliance with Section 10-20.05.030 (Landscaping and Lighting)	

D. **Identification as to Purpose and Location.** On-site parking areas of four or more spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

E. **Materials**

(1) All on-site parking areas and driveways shall be surfaced only with materials identified in Section 5-8.11 (Limitation of Impervious Surfaces, Flatwork Permits and Post-Construction Requirements) and Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).

(2) Parking areas shall comply with Section 5-8.11 (Limitation of Impervious Surfaces, Flatwork Permits and Post-Construction Requirements), exclusive of required landscaping in Table E (Required Parking Lot Landscaping).

F. **Landscaping.** The landscaping standards identified in Table E (Required Parking Lot Landscaping) shall be applied with the standards of Subsection 10-20.05.020 (Screening) and Subsection 10-20.05.030 (Landscaping and Lighting).

(1) Parking and loading areas shall be screened from adjacent residential zones by a six foot wall, fence, or evergreen.

(2) Screening is not required when parking area(s) is adjacent to an alley.

(3) Landscaping areas shall integrate stormwater management features per Title 5 Chapter 8 (Urban Runoff Pollution Prevention).

(4) For portions of parking areas covered by photo-voltaic solar collectors that also function as shade structures, the minimum standard for trees does not apply.

G. **Location**

(1) Location of on-site parking is regulated by the required setbacks in Subsection 7 of the zone and the following:

(a) Parking lots with 11-20 spaces shall be separated at least by five feet from buildings to make room for a sidewalk, landscaping, and/or other planting between the building and the parking area;

(b) Parking lots with more than 20 spaces shall be separated by at least 12 feet from buildings to make room for a sidewalk, landscaping, and other planting between the building and the parking area; and

(c) The required separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.

Table 10-20.05.040.E: Required Parking Lot Landscaping	
Number of Parking Spaces	**Percent of Gross Parking Area Required to be Landscaped**
10 or fewer	None
11 to 20	5' min. wide planter along property line
21 to 50	5%; 5' min. wide planter between every 5 spaces, property line, and building(s)
51 and over	10%; 5' min. wide planter between every 5 spaces, property line, and building(s)
General Landscaping	
Perimeter Planter	5' min. landscape buffer along property line(s) for the length of the parking area
Required Border	6" high curb or equivalent
Border and Stormwater	Curb or equivalent shall include breaks every 4" to provide drainage to retention and filtration areas.
Car Overhangs	Shall be prevented by stops
Required Quantity	1 tree per every 10 parking spaces, beginning at 11 total spaces
Tree Well Size[1]	5' min. in any direction
Tree Can Size	15 gallon min.
Tree Box Size	20% of required trees shall be 24" min.
Tree Caliper	1" min.
Tree Height at Installation	7' min. vertical clearance
Tree Location	Evenly spaced throughout parking lot to provide uniform shade

[1] Any vehicle overhang requires the minimum planter area width to be expanded by an equivalent dimension.

H. **Size of Parking Lot.** Parking lots larger than 10,000 square feet in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.

10-20.05.050 Slope Standards

1. **Intent.** This Section provides the standards for development in all zones on development sites with sloped topography. For the purposes of this Section, sloped topography is any slope of six percent or more.

   A. If there is a conflict between any provisions in this Section or the standards in Title 10, Chapter 3 (Zoning), the more restrictive provision shall apply.

   B. Table A (Amount of Sloped Areas Allowed to be Developed) identifies the amount of developable area for sloped portions of development sites. This, in combination with the standards in this Section and the maximum allowed building footprint shall be applied to the design of the sloped portions of development sites.

   C. Developments subject to Article 10 (Specific to Large Sites) requiring new streets shall be in compliance with maximum grade standards in Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).

Table 10-20.05.050.A: Amount of Sloped Areas Allowed to be Developed

Portions of Development Site with Existing Slope	Development Site [1, 2]	
	Up to 3 acres	>3 acres
0–5.99%	100% max.	100% max.
6–9.99%	100% max.	70% max.
10–14.99%	100% max.	25% max.
15–19.99%	100% max.	5% max.
20–29.99%	50% max.	0% max.
> 30%	0% max.	0% max.

[1] In compliance with the setbacks of the zone, required on-site open space, this Section, and the maximum building footprint standards in Article 6 (Specific to Building Types).

[2] In compliance with required amount of civic space identified in Subsection 10-20.10.040.5.

2. **Building Height**

   A. **Maximum Building Height.** Building height is regulated by Subsection 4 of the zone. The maximum allowed height of a building shall follow the existing topography of the development site to ensure that each building is in compliance with the allowed building height.

      (1) Figure 1 (Site Grading for Small-to-Medium Detached and Attached Building Forms) and Figure 2 (Site Grading for Large or Attached Building Forms) in this Section illustrate allowed and non-allowed site grading methods.

   B. **Exposed Basements.** Basements do not count toward the maximum stories allowed in the zone if exposed less than half of the basement's story height below the average adjacent finished grade.

3. **Topography and Required Location of Primary Building.** Sloped topography can present issues with locating the primary building on a development site in compliance with Subsection 5 of the zone. Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less than 6% Slope) and Table 10-20.11.030.B (Adjustments to Standards for Development Sites Over 6% Slope) identify allowed administrative variations for issues arising from sloped topography, subject to the required findings.

4. **Topography and Required Location of Parking.** Sloped topography can present issues with locating parking on a development site in compliance with Subsection 7 of the zone. Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less than 6% Slope) and Table 10-20.11.030.B (Adjustments to Standards for Development Sites Over 6% Slope) identify allowed administrative variations for issues arising from sloped topography, subject to the required findings.

5. **Grading or Regrading of Development Sites.** When existing development site topography is proposed to be changed, grading shall not result in any of the following:

    A. Creation of retaining walls or blank walls taller than four feet within required front or side street facade zones;

    B. Retaining walls on side development site lines taller than three feet;

    C. Retaining walls on rear development site lines not within the building footprint, taller than 10 feet;

    D. Building(s) that do not reflect the existing topography of the development site;

    E. Terraced development sites that result in a vertical difference of more than 4 feet between the adjacent right-of-way and the finished grade of the development site;

    F. Grading beyond the building pad(s) and the required access drive(s);

    G. Cut exceeding 16 feet in height from top to toe; or

    H. Cut slope exceeding two horizontal to one vertical.

6. **Graded Slopes**

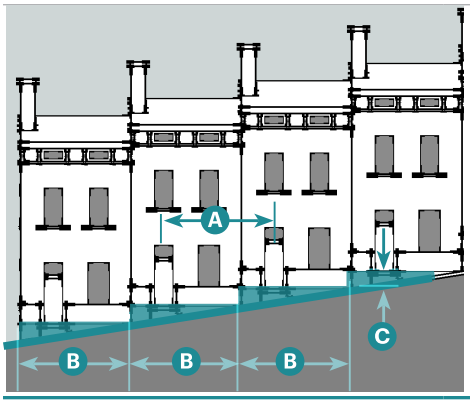
    A. Graded slopes shall be screened from view under or behind buildings with landscaping or natural topographic features.

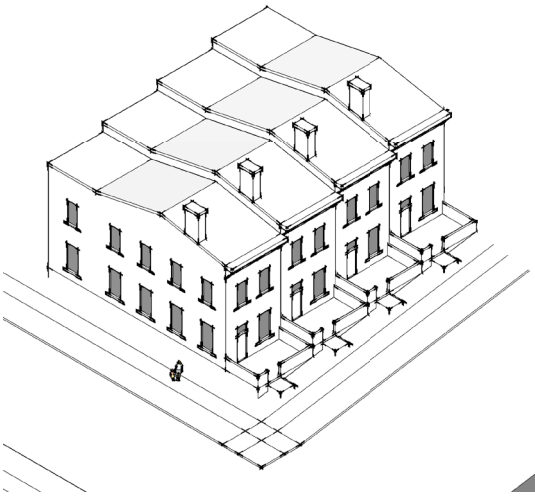
7. **Drainage Facilities.** All proposed drainage facilities shall preserve major drainage channels in their natural state and be designed in such a manner as to minimize soil erosion and to otherwise preserve the public health, safety, and welfare, in compliance with Title 7, Chapter 12 (Watercourses).

Figure 10-20.05.050.1: Site Grading for Small-to-Medium Detached and Attached Building Forms

Allowed Site Grading. The following examples apply to the House, Duplex, Cottage Court, Fourplex, Neighborhood Townhouse, Multiplex, Pocket Neighborhood and Neighborhood Courtyard Building Types.

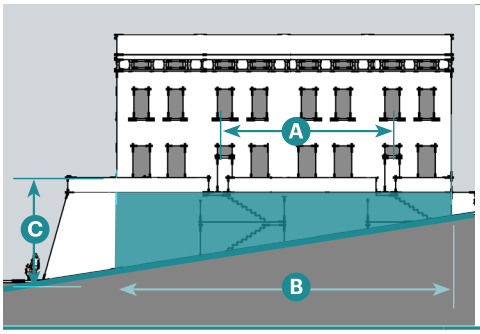
Allowed. Grading that results in each new modified building stepping and reflecting the topography of the parcel or development sites, and that connects each building with the adjacent street and public realm.

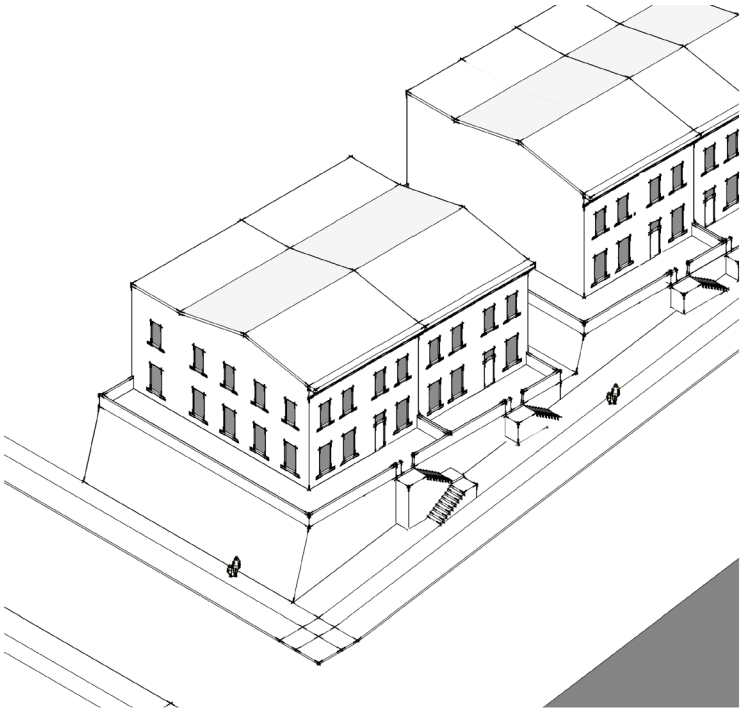




Distance between building entries on slopes greater than 6% shall not exceed 50'.	A
Building footprint width steps with slope.	B
Finished grade of terraced development site is less than 4 feet from the adjacent street/right-of-way.	C

Not Allowed. Grading that results in each new or modified building not following and reflecting the topography of the parcel or development sites, and disconnects each building from the adjacent street and public realm.



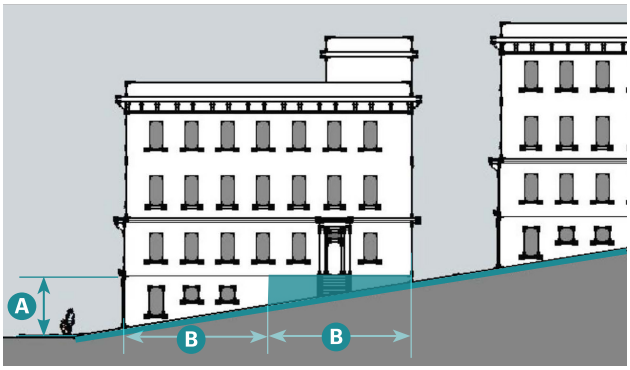


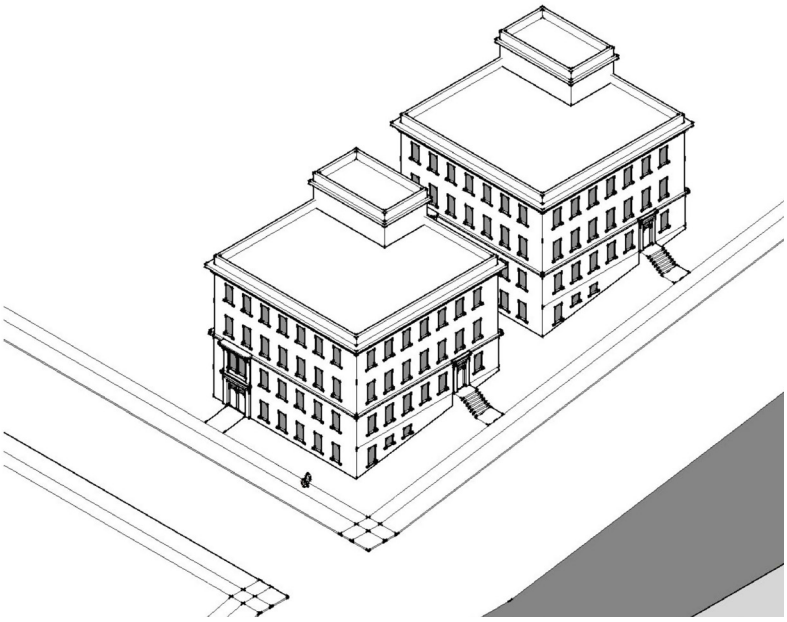
Distance between building entries on slopes greater than 6% exceeds 50'.	A
Building footprint width does not step with slope.	B
Finished grade of terraced development site is more than 4 feet from the adjacent street/right-of-way.	C

Figure 10-20.05.050.2: Site Grading for Large or Attached Building Forms

Allowed Site Grading. The following examples apply to the Multiplex and Main Street Building Types.

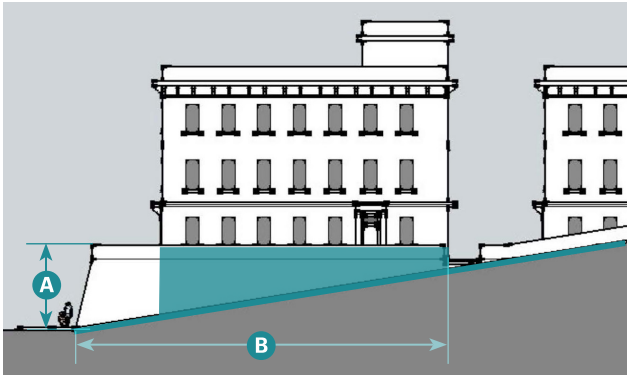
Allowed. Grading that results in each new or modified building fronting on the adjacent street(s), and that connects the building facades to the adjacent street and public realm, and avoids large blank retaining walls.

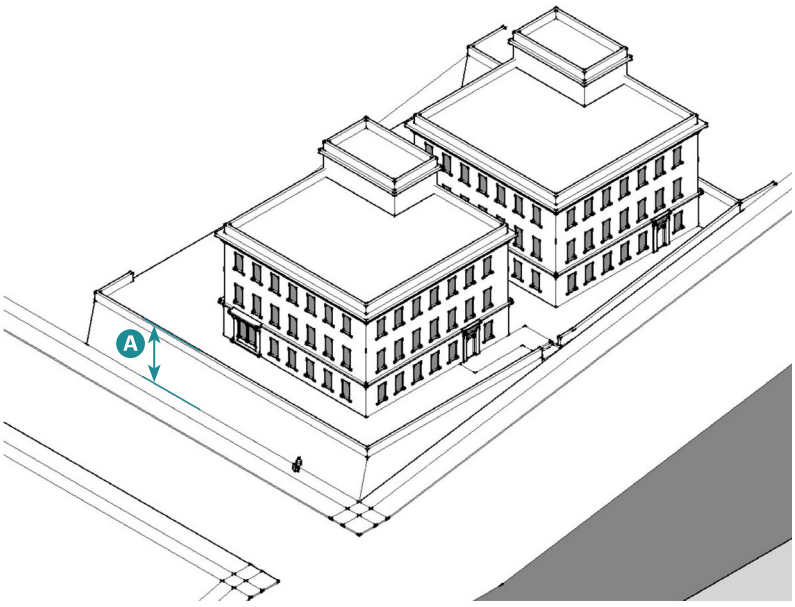




Slope is used to express the ground floor.	A
Building footprint steps with slope through a partial ground story.	B

Not Allowed. Grading that disconnects new and modified building facades from the adjacent public realm, and that results in large blank retaining walls.





Height does not create building with frontage and entries along adjacent streets; terraced development site is more than 4 feet from adjacent sidewalk/street/right-of-way.	A
Building footprint does not step with slope.	B

8. **Massing.** Buildings on sloped development sites shall reflect the existing topography of the development site.

   A. Buildings with footprints 36 feet wide or less shall have a simple water table element or change in material between the basement and the ground floor.

   B. Buildings with footprints wider than 36 feet and 2.5 stories or taller shall have a minimum of one story tall defined base. The base shall be defined through the use one of the following methods:

      (1) Change in material;

      (2) A continuous horizontal band between the base and upper floors; and/or.

      (3) Use of a continuous shopfront frontage.

   C. All design shall be in compliance with the selected style for the building(s) in Article 8 (Specific to Architectural Design).

9. **Frontage.** Along front and side street facades, the primary building on each development site shall be designed in compliance with the standards for ground floor private frontage as required by Subsection 8 of the zone.

10. **Administrative Relief.** Section 10-20.11.030 (Adjustments to Standards) provides for administrative variations from the standards in this Section due to topographic constraints.

10-20.05.060 Public Frontage Standards

1. **Intent.** Public frontage types provide a coordinated approach to design standards for the area between each development site's private frontage(s) and the adjoining right-of-way or private driveway easement. Public frontage types consist of planters, walkways, curbs, planters, and planting as illustrated in Table C (Public Frontage Assemblies).

2. **Required Improvements.** The public frontage along the development site(s) shall be improved per Table A (Required Improvements) and the development scenario that applies to the project.

Table 10-20.05.060.A: Required Improvements

Required Improvements	Development Scenario	
	Infill Development Site on Existing Block	**New Block(s)**
	Development consists of one development site.	Development creates one or more new blocks.
a. **Sidewalk.** Add missing segment(s) along abutting front and/or side street.	R	R
b. **Sidewalk.** Repair uneven segments along abutting front and/or side street.	R	N/A
c. **Street trees.** Add street trees along abutting front and/or side street where there is adequate room to also maintain sufficient width for traffic lanes, pedestrian sidewalks, and bicycle facilities. See Subsection 04.030.4.A.(2).	R	R
d. **Crosswalk improvements.** Add crosswalk.	X	Including adjacent and new intersection(s).
e. **Bicycle facilities.** Add bicycle facilities required in Bicycle and Pedestrian Master Plan.	X	Including bike lanes.

Key	R = Required	X = Not Required

3. **Design Standards for Public Frontages.** Public frontages shall be designed and maintained in compliance with the following standards:

   A. For new streets or new blocks, the required elements are identified in and shall be configured according to Table C (Public Frontage Assemblies) and in compliance with Title 7, Chapter 10 (Street Improvements Conditions to Building Permits).

   B. For infill projects, the required elements shall be configured consistent with those existing on immediately adjacent parcels, along the subject parcel's front street and side street frontage. Where the configuration differs on adjacent parcels, the development site shall transition dimensions of required elements between those existing on adjacent parcels.

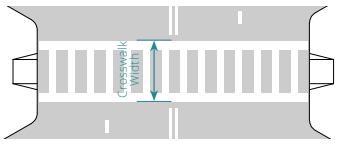
   C. Planting and landscape selection shall be in compliance with Title 9, Chapter 22 (Water Efficient Landscaping).

4. Pedestrian Crossings

   A. **Curb Ramps.** Perpendicular corner curb ramps with a separate ramp installed in each direction are required.

   B. **Crosswalks.** Crosswalks shall be designed per the Town's applicable standards and applicable State guidelines and standards.

      (1) Standard Crosswalk.



5. **Allowed Public Frontage Types**

   A. **Street.** The Street Frontage includes raised curbs drained by inlets with sidewalks separated from vehicular lanes by individual or continuous planters. Landscaping consists of street trees of a single or alternating species aligned and spaced at 35' intervals on average.

   B. **Avenue/Boulevard.** The Avenue/Boulevard Frontage includes raised curbs drained by inlets with wide sidewalks separated from the vehicular lanes by a continuous planter, and parking on both sides. Landscaping consists of single or double rows of a single or alternating tree species aligned and spaced at 35' intervals on average.

   C. **Main Street.** The Main Street Frontage includes raised curbs drained by inlets with very wide sidewalks along both sides separated from the vehicular lanes by individual tree wells with grates. Landscaping consists of a single tree species aligned and spaced at 35' intervals on average.

Table 10-20.05.060.B: Public Frontage Types Overview

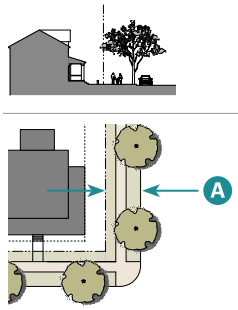
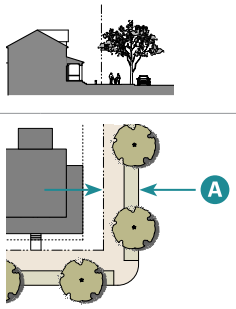
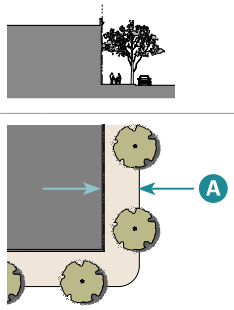
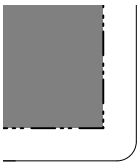
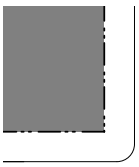
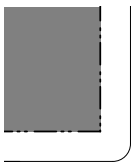
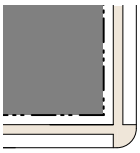
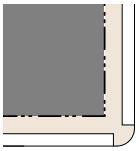
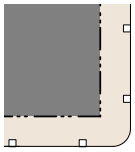
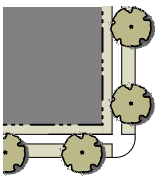
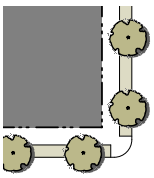
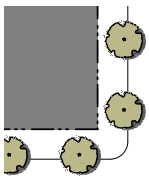
Table B (Public Frontage Types Overview) provides an overview of the allowed public frontage types in or abutting each zone.

Public Frontage Types	Specific Standards	N.S	N.M	MS.S
Street	10-20.05.060.C.1	P	P	X
Avenue/Boulevard	10-20.05.060.C.2	X	P	P
Main Street	10-20.05.060.C.3	X	X	P

Key P = Allowed X = Not Allowed

Table 10-20.05.060.C: Public Frontage Assemblies

Table C (Public Frontage Assemblies) identifies the required elements and dimensions of each public frontage type.

	Street 10-20.05.060.C.1	Avenue/Boulevard 10-20.05.060.C.2	Main Street 10-20.05.060.C.3
Assembly. The type and dimension of curbs, walkways, and planters.			
Total Width	A 11' min.	A 13' min.	A 16' min.
Note: See below for required elements of each assembly			
a. **Curb.** The detailing of the edge of the vehicular pavement, incorporating drainage.			
i. Type	Raised Curb	Raised Curb	Raised Curb
b. **Walkway.** The pavement dedicated exclusively to pedestrian activity.			
i. Type	Walkway	Walkway	Walkway
ii. Width	6' min.	8' min.	12' min.
Note: Placement of curb ramps shall match the desired path of pedestrian travel. See Marin County Standard Plans for curb ramp design.			
c. **Planter.** The area that accommodates street trees and other landscaping.			
Arrangement	Regular	Regular	Regular
Types	Planting Strips along curb edge and R.O.W. edge	Planting Strips along curb	Tree Wells (must be located between walkway and curb)
Width	5' min.	5' min.	4' min.

10-20.05.070 Privacy Standards

1. **Intent.** These standards are designed to provide privacy between primary living spaces of buildings on each side of a development site line in neighborhood zones (N.S or N.M). Windows and balconies along the side of a building within 20 feet of an interior side development site line in N.S or N.M zones are subject to these standards.

2. **Standards**

   A. Primary living spaces adjoining an interior side setback shall either:

      (1) Orient principal/main windows/glazed openings toward the front and rear of the building, away from interior side development site lines; or

      (2) Set the window/glazing openings:

         (a) Perpendicular to interior side development site lines; or

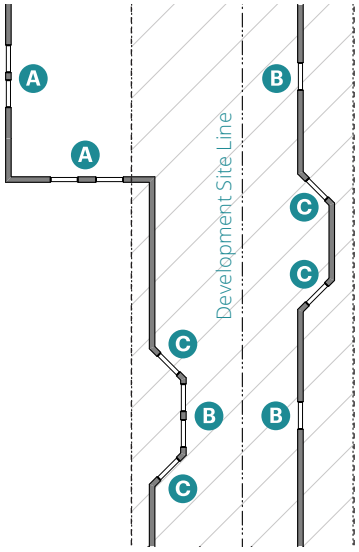
         (b) More than six feet from interior side development site lines

   B. Windows and balconies openings within 6 feet of an interior side development site line shall either:

      (1) Have a minimum sill height of 44 inches; or

      (2) Place the window at an angle of at least 30 degrees, measured perpendicular to the adjacent side development site line.

Figure 10-20.05.070.1: Sill Height Standards along Interior Development Site Line



– · –	Development Site Line
- - - -	Sideyard Setback Line
	Area Within 6' of Development Site Line
A	Principal Window
B	44" min. Sill Height
C	No Limitation on Sill Heights (Window at 30° angle)

10-20.05.080 Service and Utility Standards

1. **Mailboxes**
   A. Maximum 5 feet tall from finished grade.
   B. Minimum setback of 3 feet from property line.
   C. Mailbox(es) shall incorporate colors used on the nearest primary building(s) they serve.
2. **Trash Enclosures**
   A. Trash enclosures shall be integrated into the building or located a minimum of 50 feet from a public right of way or adjacent offsite parcel and designed to match the primary building's roof style, exterior finish materials and colors.
   B. Trash enclosures shall be designed to achieve the minimum size required to fit the number and size of trash bins and containers needed to accommodate the waste generated by the building user.
   C. Proposed bins and containers shall be indicated on the plans to demonstrate compliance with this requirement
   D. Trash enclosures shall include a gate opening and doorway in addition to any gate opening. Gate openings shall be at least 9 feet wide.
3. **Utilities Cabinets, Meters, and Backflow Preventers**
   A. Utility cabinets and meters shall be contained within the building or fully screened from view by a solid wall of equal height of the utility cabinet or meter.
   B. Backflow preventers and fire department connections (FDC) within 50 feet of a public right of way shall be screened from the public right of way by landscaping of equal height and width as the backflow preventer and/or fire department connection (FDC).
4. **Service Areas**
   A. Service areas (for loading and unloading) shall be integrated into the building or screened from public view by a six-foot high solid masonry wall. Service bay doors shall not be oriented toward the public right of way.
5. **Trash Receptacles/Cans.**
   A. Mixed-use projects with a commercial component other than office shall provide at least one trash receptacle/can per public frontage. The trash receptacle/can shall be placed within 10 feet of a pedestrian walkway connection to the public right of way (i.e. sidewalk).
6. **Pedestrian Pathways.**
   A. Pedestrian pathways shall be comprised of durable, all-weather, dustless paving material that is differentiated in regard to material, texture (i.e. stamped patterns, and/or colors) from the private street and public sidewalk.
7. **Truncated Domes.**
   A. Truncated domes shall be imbedded (flush) with the pavement and not tacked onto the surface of the ground.

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Article 6: Specific to Building Types

Sections:

10-20.06.010 Purpose
10-20.06.020 Building Types
10-20.06.030 Overview of Building Types
10-20.06.040 Ancillary Building
10-20.06.050 House
10-20.06.060 Duplex Side-by-Side
10-20.06.070 Duplex Stacked
10-20.06.080 Cottage Court
10-20.06.090 Fourplex
10-20.06.100 Neighborhood Townhouse
10-20.06.110 Neighborhood Courtyard
10-20.06.120 Pocket Neighborhood
10-20.06.130 Multiplex
10-20.06.140 Main Street Building
10-20.06.150 Massing Compositions

10-20.06.010 Purpose

This Article provides the standards for development of individual building types to achieve the intended physical character of each zone, offer housing choices and affordable housing opportunities, and incubate small businesses as amenities within walkable neighborhoods.

10-20.06.020 Building Types

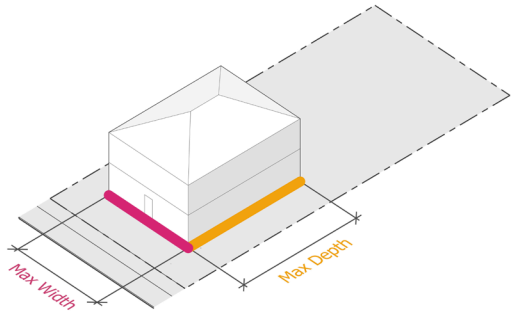
1. Building types are used to articulate size, scale, and intensity according to the intent of each zone.
2. Building types are categorized into two groups: House-Scale Buildings and Block-Scale Buildings. See Figure 1 (Example of House-Scale and Block-Scale Buildings) for examples.
    A. **House-Scale Buildings.** Buildings that are the size of a house, typically ranging in footprint from as small as 25 feet up to 80 feet overall; and
    B. **Block-Scale Buildings.** Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.
3. The development site size standards for each building type are set in each zone to generate pedestrian-oriented buildings within the overall intended physical character of each zone. The development site size standard identifies the range of development site sizes on which the given building type is allowed to be built.
4. Certain building types have additional standards beyond the zone standards to further calibrate the type for its context.

5. Each development site shall have only one primary building type, except as follows, and in compliance with all standards:
    A. Where allowed by the zone, one Ancillary Building (Section 10-20.06.040) is allowed in addition to the primary building type;
    B. The Cottage Court (Section 10-20.06.080) may consist of up to nine individual buildings;
    C. The Pocket Neighborhood (Section 10-20.06.120) may consist of up to 10 individual buildings; and
6. In N.S-O and MS.S, detached buildings are allowed to be connected in compliance with the following:
    A. The connection is at least 30 feet behind the building façade nearest to the street;
    B. The area of connection is at least 15 feet and up to 30 feet wide;
    C. The building façade nearest to the street is in compliance with the required façade zone;
    D. Upper story connections are at least 10 feet above the finished grade of the building and at least 13 feet, 6 inches above if the area below accommodates vehicle access.
7. On-site open space. The standards identify only the required type (private or common) and amount. For example, if the type only has standards for private open space, common open space is not required for that building type. The identified amount is for the entire building unless specified otherwise.
8. Parking may be designed as tuck-under, detached garage(s), podium or subterranean, in compliance with the zone standards for parking placement.
9. Wings are allowed for certain building types to allow an increase in building square footage without increasing the maximum allowed footprint of the main body.
    A. Wings are required to be smaller in footprint, one story less and 10 feet less to highest eave/parapet than the main body to visually reduce the overall size of a building.
    B. The building type standards specify the amount that wings are required to be offset from the main body so that their facades are not aligned.
    C. Wing offset from Main Body required only on all facades.
    D. Wings may be the same number of stories and height as the main body when a density bonus is applied to the building.
10. The maximum number of units identified for each building type is dependent on the development site being large enough to accommodate the zone's standards (e.g., parking).
11. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Article and Article 8 (Specific to Architectural Design).
12. New buildings and their improvements are subject to the Town's local standards for Fire Safety including the Wildland Urban Interface Code and Building Safety.

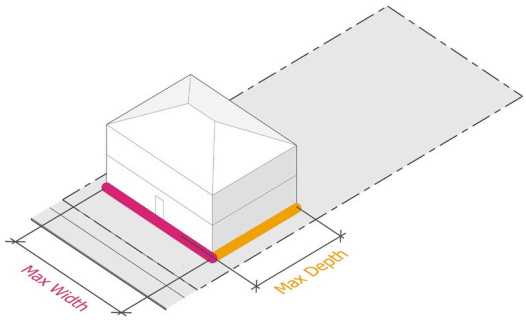
Figure 10-20.06.020.1 Example of House-Scale and Block-Scale Buildings

House-Scale Buildings

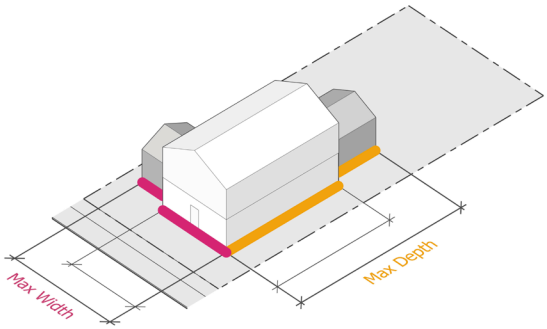
Main body only



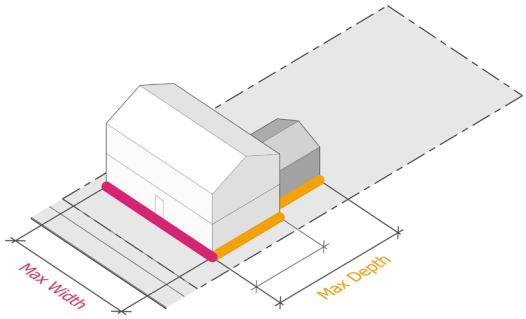
Main body only



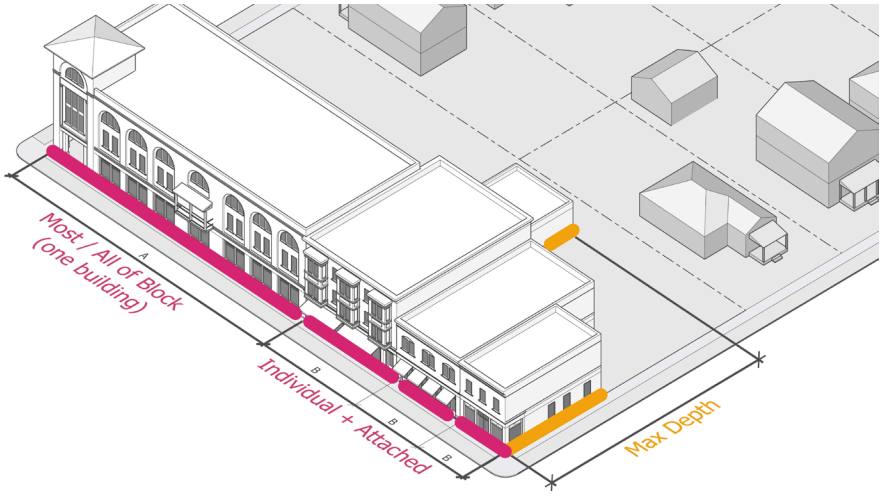
Main body with side and rear wings



Main body with rear wing



Block-Scale Buildings



10-20.06.030 Overview of Building Types

Table A (Building Types Overview) provides an overview of the allowed building types in each zone. The names of the building types are not intended to limit uses within a building type. For example, a Duplex may have non-residential uses within it as allowed by the zone.

Table 10-20.06.030.A: Building Types Overview

	Specific Standards	N.S	N.M	MS.S
House Scale				
Ancillary Building	10-20.06.040	P	P	P
House	10-20.06.050	P	X	X
Duplex Side-by-Side	10-20.06.060	P	P	X
Duplex Stacked	10-20.06.070	P	X	X
Cottage Court	10-20.06.080	P	X	X
Fourplex	10-20.06.090	P	X	X
Neighborhood Townhouse	10-20.06.100	P	P	P
Neighborhood Courtyard	10-20.06.110	P	P	P
Pocket Neighborhood	10-20.06.120	P	X	X
Multiplex	10-20.06.130	P	P	P
Block Scale				
Main Street Building	10-20.06.140	X	P	P

Key P = Allowed X = Not Allowed

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10-20.06.040 Ancillary Building



Example of Ancillary Building



Example of Ancillary Building



Example of Ancillary Building

1. Description

An accessory structure located at the rear of a development site, above or abutting a detached garage that provides a small residential unit (accessory apartment), home office space, or other small commercial or service use, as allowed by the zone. When used for residential purposes, this housing type is one form of an Accessory Dwelling Unit (ADU).

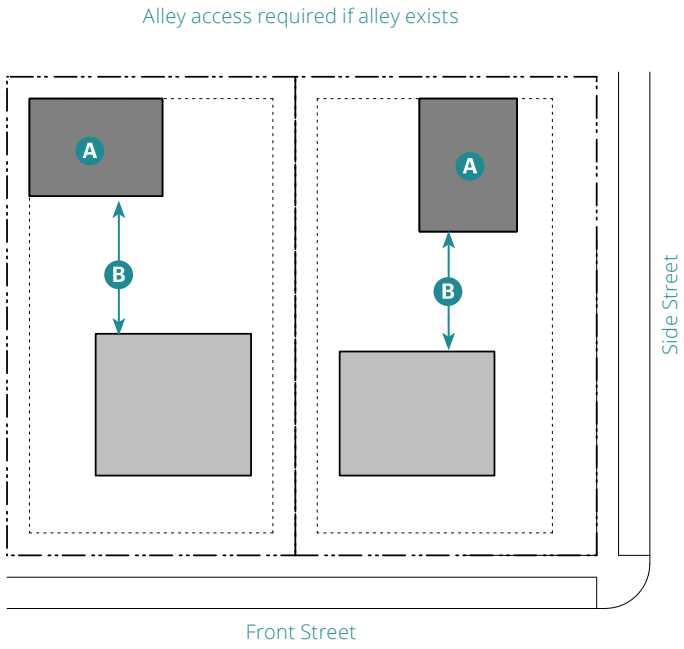
Synonym: Granny Flat, Carriage House

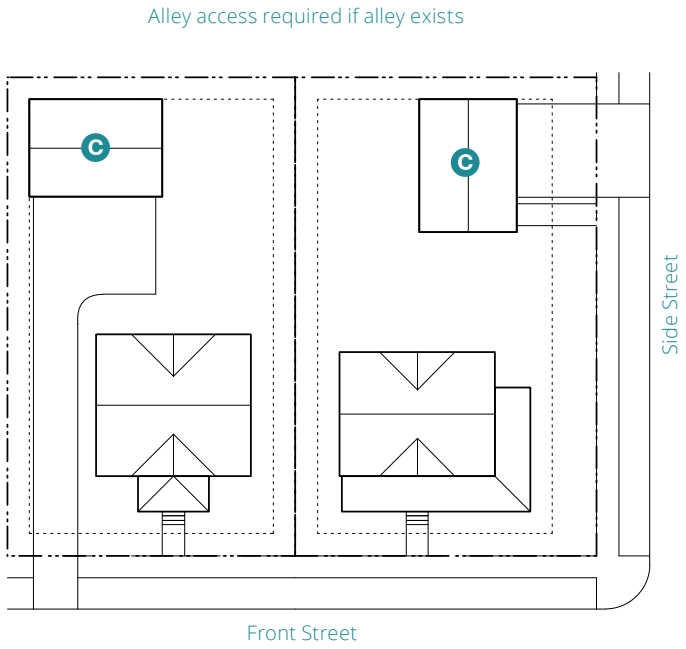
2. Number of Units

Units per Building	1 max.
Ancillary Buildings per Dev't Site	1 max.

Not allowed on the development site of a Cottage Court

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Building Setback Line

Ancillary Building

Primary Building Type

3. Building Size and Massing		
Height		
Stories	2.5 max.[1]	
Main Body[2]		
Area	1,000 sf max.	A
Depth	24' max.	
Separation from Primary Building[3]	10' min.	B
Massing Types		
Sloped Roof Box	Subsection 10-20.06.150.2.A	

[1] Includes garage story

[2] In compliance with the setbacks of the zone

[3] An Ancillary Building may be connected to the primary building by an uninhabitable space including, but not limited to, a breezeway.

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

4. Pedestrian Access	
The main entrance shall not be through a garage.	
5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	C
Parking may be covered, uncovered, or in a garage.	
6. Open Space	
Private Open Space	
Not required	

10-20.06.050 House



Example of House



Example of House



Example of House

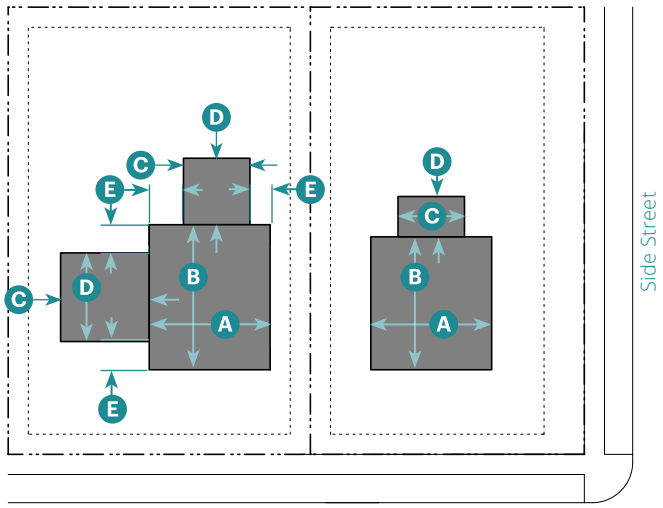
1. Description
A small-to-medium-sized, detached, House-Scale Building with one unit, small-to-medium setbacks, a rear setback, and located within a low-intensity, walkable neighborhood.

2. Number of Units	
Units per Building	1 max.
Buildings per Development Site	1 max.[1]

[1] Not including ADU

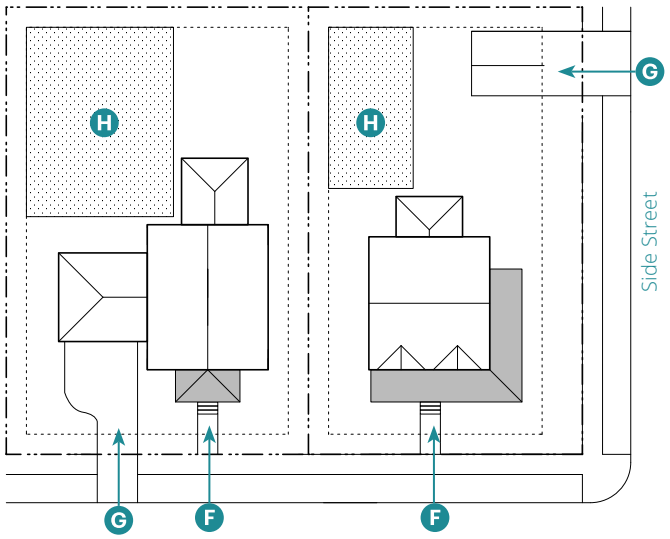
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Alley access required if alley exists



Front Street

Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[2]		
Width	36' max.	A
Depth	48' max.	B
Wing(s)[2,3]		
Width	20' max.	C
Depth	20' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	E
Massing Types		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[2] In compliance with Subsection 5 of the zone

[3] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street	F
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		G
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Private Open Space		
Area	300 sf min.	H
Required setbacks and driveways do not count toward open space.		
Required private open space shall be located behind the main body of the building.		

10-20.06.060 Duplex Side-by-Side



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side

1. Description

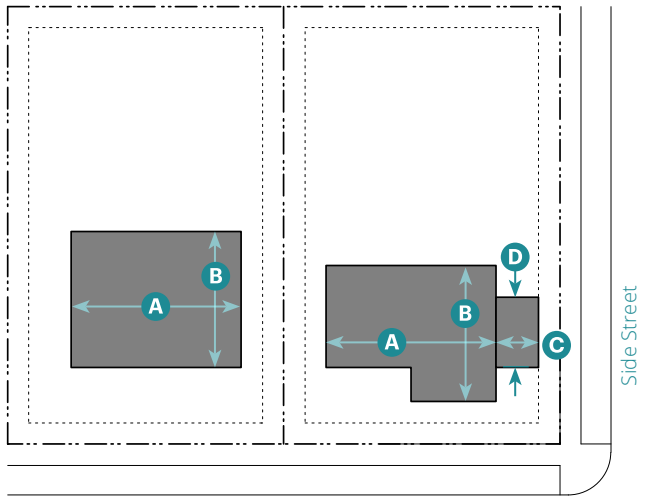
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single Building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Development Site	1 max.

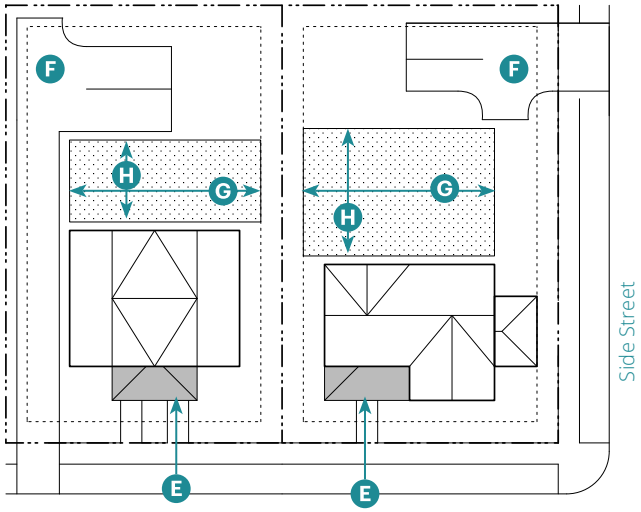
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Alley access required if alley exists



Front Street

Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	48' max.	A
Depth	36' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	
Sloped Roof Forecourt	Subsection 10-20.06.150.2.D	

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street[3]	E

Each unit shall have an entry facing the street on or within 15' of the front facade.

[3] On corner development sites, each unit shall front a different street.

5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		F

Parking may be covered, uncovered, or in a garage.

6. Open Space		
Common Open Space		
Width	15' min.	G
Depth	15' min.	H

Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

10-20.06.070 Duplex Stacked



Example of Duplex Stacked



Example of Duplex Stacked



Example of Duplex Stacked

1. Description

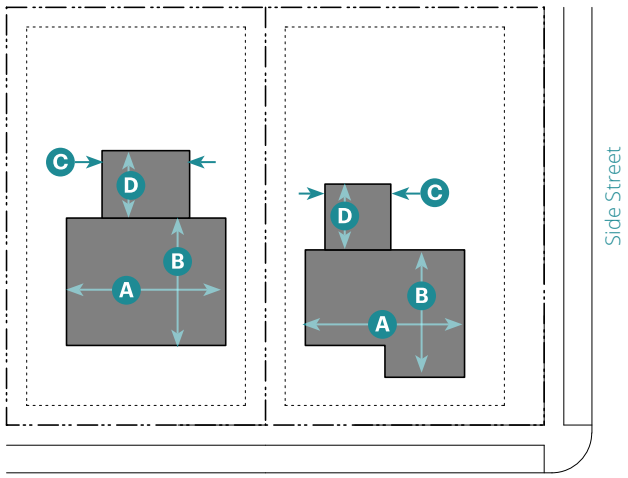
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Development Site	1 max.

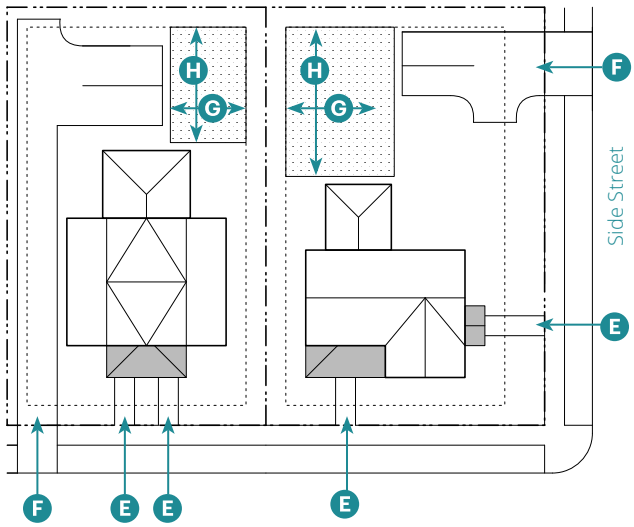
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Alley access required if alley exists



Front Street

Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	36' max.	A
Depth	48' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[1] In compliance with Subsection 5 of the zone

[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Private Open Space

4. Pedestrian Access		
Main Entrance Location	Front Street[3]	E

Each unit shall have an entry facing the street on or within 15' of the front facade.

[3] On corner development sites, each unit shall front a different street.

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	F

Parking may be covered, uncovered, or in a garage.

6. Open Space		
Private Open Space		
Width	15' min.	G
Depth	15' min.	H

Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

10-20.06.080 Cottage Court



Example of Cottage Court



Example of Cottage Court



Example of Cottage Court

1. Description

A group of up to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is common open space and takes the place of a private rear setback, thus becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

Synonym: Bungalow Court

2. Number of Units

Units per Building	1 max.
Buildings per Development Site	3 min.; 9 max.[1]

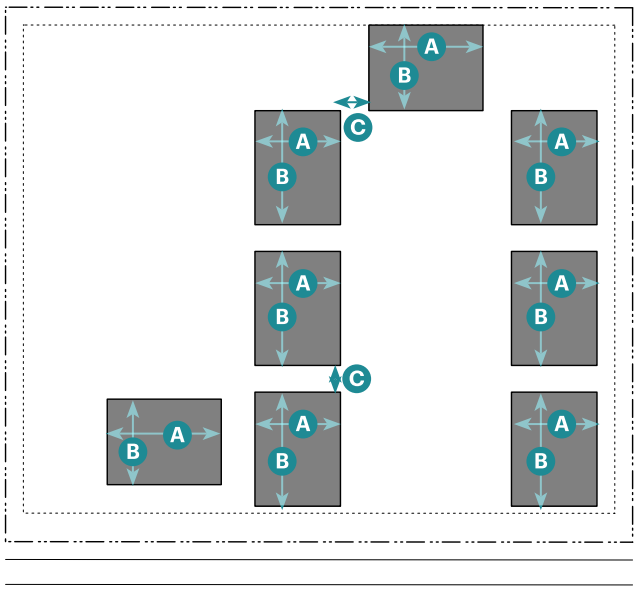
[1] In the N.S zone, the rearmost Cottage may contain up to 2 units, for a total of 10 units.

3. Building Size and Massing

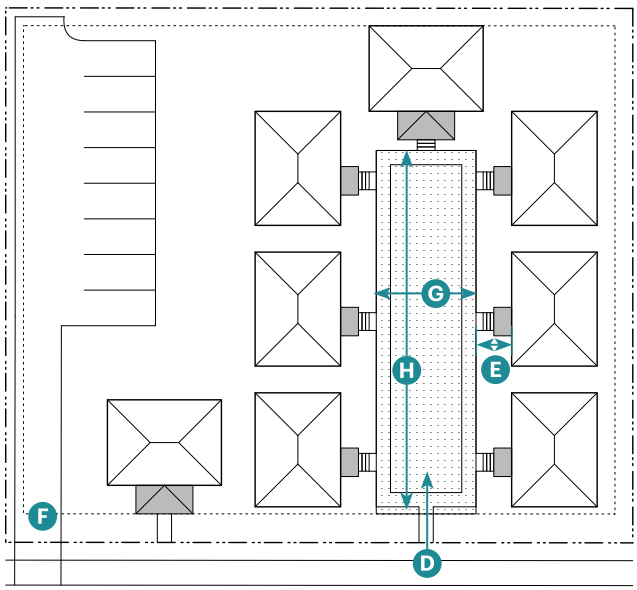
Stories	1.5 max.
To Highest Eave/parapet	18' max.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

ROW/ Dev't Site Line

Building Setback Line

Building

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Common Open Space

3. Building Size and Massing (Continued)		
Main Body (per Cottage) [2]		
Width	32' max.	A
Depth	32' max.	B
Separation between Cottages	7' min.	C
Wing(s)		
Not Allowed		
Massing Types (per Cottage)		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	

4. Pedestrian Access		
Shared court shall be accessible from front street.		D
Pedestrian Path Setbacks		
From Building Entrance	6' min.	E
Pedestrian connections shall connect all buildings to the public ROW, shared court, and parking areas.		
Main entrance to units required from shared court.		
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		
Units on a corner may enter from the side street.		

[2] In compliance with Subsection 5 of the zone

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	F
Parking may be covered, uncovered, or in a garage.	
Spaces may be individually accessible by the units and/or common parking area(s) at rear or side of development site.	

6. Open Space		
Common Open Space		
Width	20' min. clear	G
Depth	75' min. (3-4 units) 90' min. (5-9 units)	H
Required setbacks and driveways do not count as open space.		
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.		

7. Miscellaneous
Fencing
Fencing only allowed around or between individual buildings and shall not exceed 36" in height.
Visibility shall be maintained through the fencing.

10-20.06.090 Fourplex



Example of Fourplex



Example of Fourplex



Example of Fourplex

1. Description

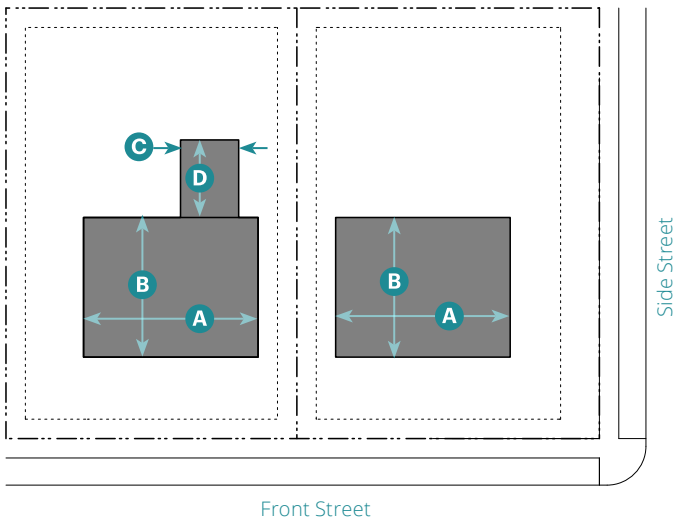
A small-to-medium-sized, detached, House-Scale Building that consists of three to four side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

2. Number of Units

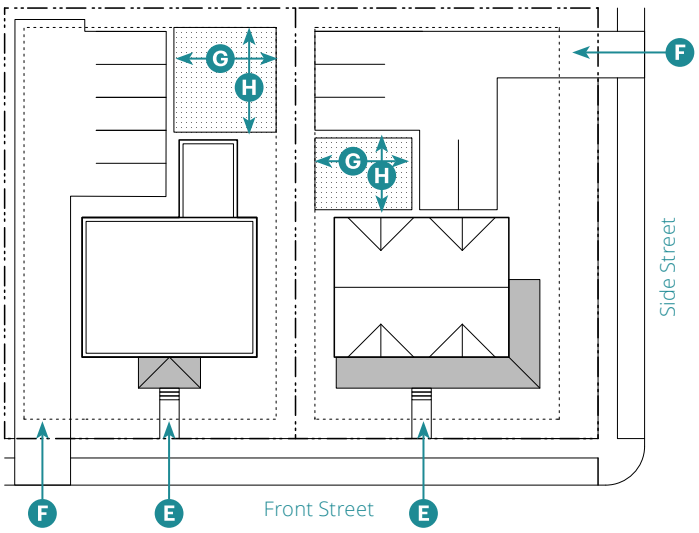
Units per Building	3 min.; 4 max.
Buildings per Development Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	48' max.	A
Depth	48' max.	B
Wing(s)[1,2]		
Width	15' max.	C
Depth	20' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	
Sloped Roof Forecourt	Subsection 10-20.06.150.2.D	
Flat Roof Box	Subsection 10-20.06.150.2.H	
Flat Roof L	Subsection 10-20.06.150.2.I	
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Common Open Space

3. Building Size and Massing (Continued)		
[1] In compliance with Subsection 5 of the zone		
[2] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.		
4. Pedestrian Access		
Main Entrance Location	Front Street	E
Each unit may have an individual entry.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Common Open Space[3]		
Width	15' min.	G
Depth	15' min.	H
Required setbacks and driveways do not count toward open space.		
Required common open space shall be located behind the main body of the building.		
[3] None is required if the building is within 800' of public open space		

10-20.06.100 Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse

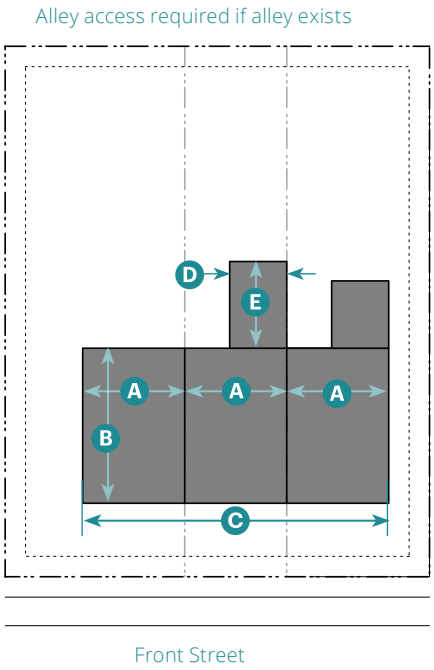


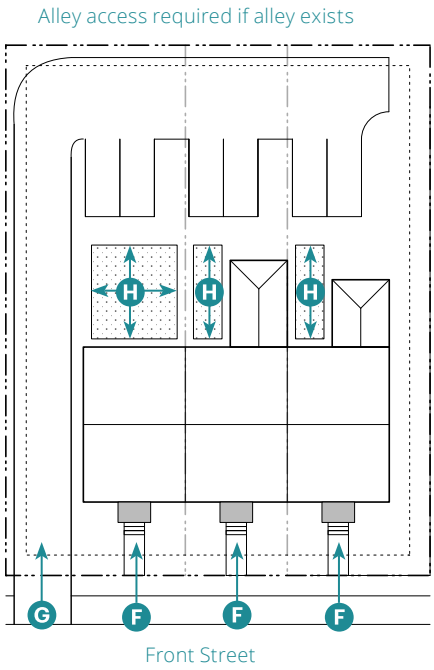
Example of Neighborhood Townhouse

1. Description
A small-sized, typically attached, House-Scale Building (up to four units side-by-side) with a rear setback. Each Neighborhood Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.
Synonym: Rowhouse

2. Number of Units	
Units per Building	1 max. (up to 4 side-by-side)
Buildings per Dev't Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing		
Height	**N.S** **MS.S**	**N.M**
Stories	2.5 max.[1]	3 max.
Main Body (per Townhouse)[2]		
Width per Unit	18' min.	A
Depth per Unit	40' max.	B
Width per Building	120' max.	C
Wing(s)[2,3]		
Width	14' max.	D
Depth	25' max.	E
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types (per Run)		
Sloped Roof Box	Subsection 10-20.06.150.2.A	
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof Forecourt	Subsection 10-20.06.150.2.D	

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[1] 2 stories max. in Historic Core

Key

ROW/Dev't Site Line

Building Setback Line

Frontage

Private Open Space

3. Building Size and Massing (Continued)
[2] In compliance with Subsection 5 of the zone
[3] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

4. Pedestrian Access		
Main Entrance Location	Front Street	F
Each unit shall have an individual entry facing a street.		

5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	G
Parking may be covered, uncovered, or in a garage.	

6. Open Space		
Private Open Space		
Width	8' min.	H
Depth	8' min.	H
Required setbacks and driveways do not count toward open space.		

Required private open space shall be located behind the main body of the building.

10-20.06.110 Neighborhood Courtyard



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard

1. Description

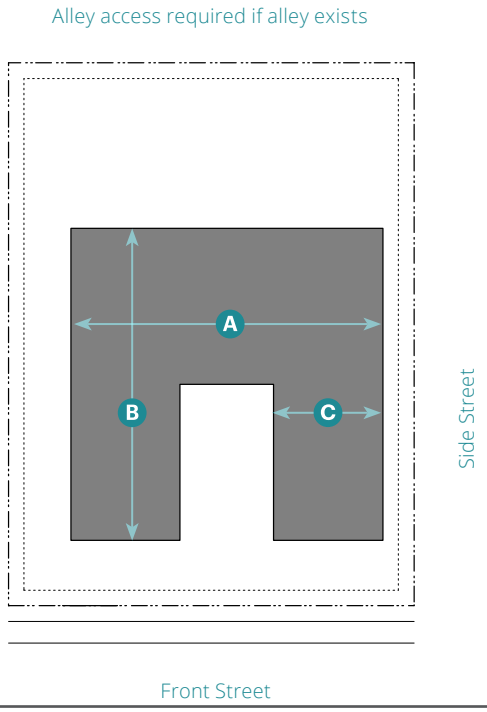
A detached, House-Scale Building that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

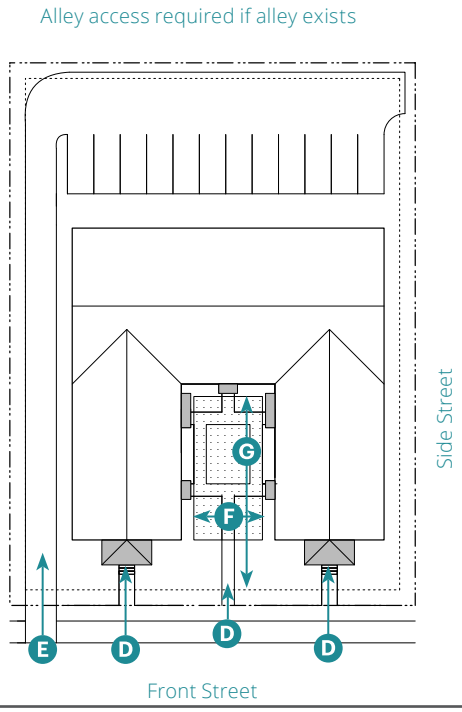
Synonym: Courtyard Apartment

2. Number of Units

	N.S	MS.S
Units per Building	12 max.	16 max.
Buildings per Dev't Site	1 max.	

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Building Setback Line

Building

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Common Open Space

3. Building Size and Massing

Height	**N.S** **MS.S**	**N.M**	
Stories	2.5 max.[1]	3 max.	
Main Body[2]			
Width	100' max.		A
Depth	100' max.	120' max	B
	45' max.		C
Massing Types			
Sloped L Courtyard	(L shaped) Subsection 10-20.06.150.2.E		
Sloped Front Courtyard	(U-shaped) Subsection 10-20.06.150.2.F		

Building shall be designed in an L-shape or U-shape

Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).

[1] 2 stories max. in Historic Core

[2] In compliance with Subsection 5 of the zone

4. Pedestrian Access

Main Entrance Location[3]	Courtyard or Street	D

[3] The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection 7 of the zone. E

Parking may be covered, uncovered, or in a garage.

6. Open Space

Common Open Space	**L-shaped**	**U-shaped**	
Width	20' min.	25' min.	F
Depth	30' min.	60' min.	G

Courtyard(s) shall be accessible from the front street.

Multiple courtyards are required to be connected via a Passage through or between buildings.

Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

Front of courtyard not defined by building shall be defined by 2'-6" to 5' tall wall with entry gate/door.

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10-20.06.120 Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood

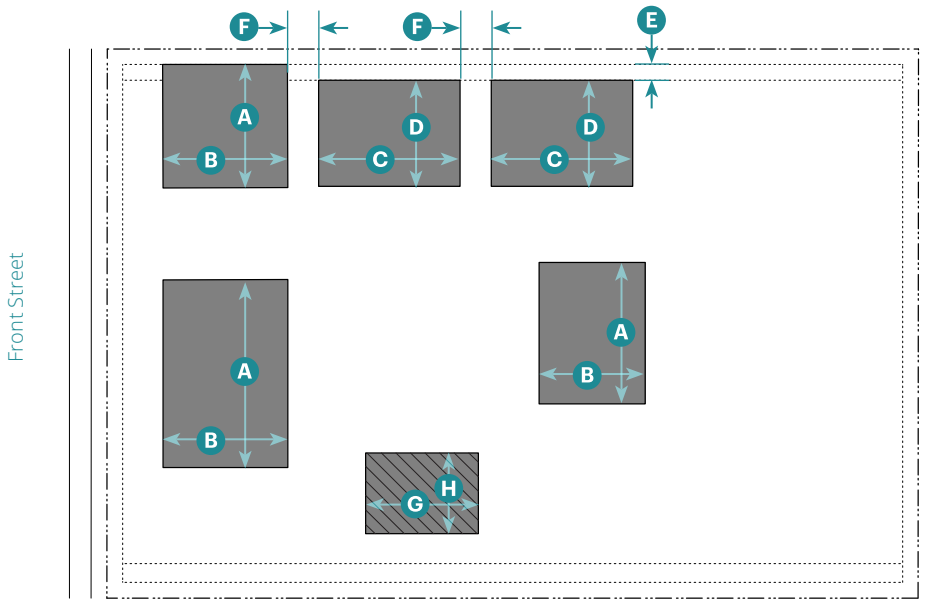
1. Description

A group of 5 to 10 detached, House-Scale Buildings each containing one to four units, arranged to define a shared open space. The shared open space is common open space and takes the place of a private rear setback, trees become an important community-enhancing element. The type is scaled to fit within low-to-moderate intensity neighborhoods.

2. Number of Units

Units per Building	4 max.
Buildings per Development Site	5 min.; 10 max.

General Note: Photos on this page are illustrative, not regulatory.



Key

ROW/ Dev't Site Line

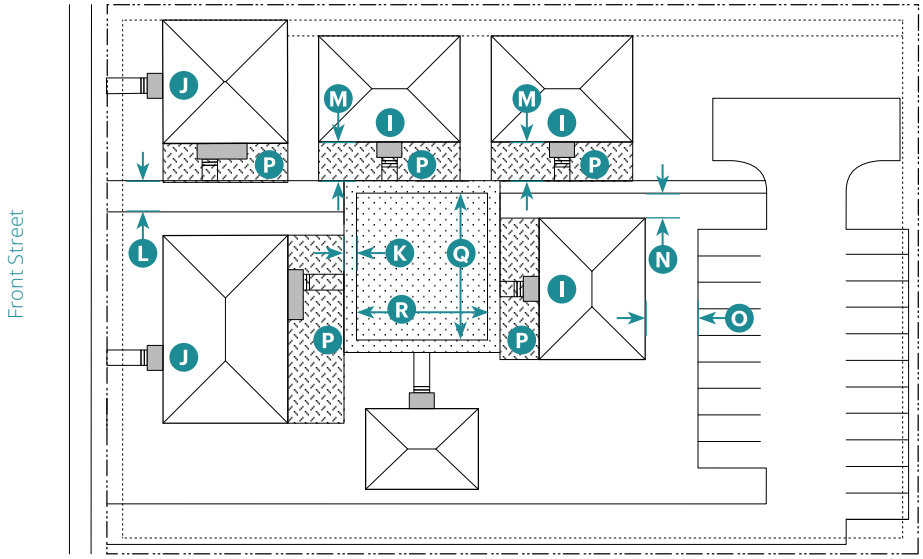
Building Setback Line

Building

Community Building

3. Building Size and Massing		
Main Body (per Building)[1]		
Stories	2.5 max.	
Buildings along Front and Side Street		
Width	60' max.	A
Depth	40' max.	B
Buildings along Side and Rear		
Width	36' max.	C
Depth	48' max.	D
Side Setback in Addition to Zone Setback	5' min.	E
Building Separation[2]		F
Between 1-story Buildings	10' min.	
Between Buildings > 1-story	15' min.	
Community Building[1,3]		
Stories	2.5 max.	
Width	40' max.	G
Depth	30' max.	H
Wing(s)		
Not Allowed		

3. Building Size and Massing (Continued)		
Massing Composition Types (per Building)		
Sloped Roof Box	1-4 Units per Building	Subsection 10-20.06.150.2.A
Sloped Roof Bar	1-4 Units per Building	Subsection 10-20.06.150.2.B
Sloped Roof L	1-4 Units per Building	Subsection 10-20.06.150.2.C
Sloped Roof Forecourt	2-4 Units per Building	Subsection 10-20.06.150.2.D
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		
No single-unit buildings allowed along the front or side street		
[1] In compliance with Subsection 5 of the zone		
[2] Including community building		
[3] Shall front on common open space and is not allowed along front or side street		



Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

4. Pedestrian Access

Main Entrance Location		
Buildings with 1 Unit[4]	At Common Open Space	I
Buildings with 2 or more Units	At Front or Side Street	J
Pedestrian Path Width		
Along Buildings and Open Space	5' min.	K
At Front or Side Street Connection	10' min.	L
Pedestrian Path Setbacks		
From Building Entrance	12' min.	M
From Side of Building	8' min.	N

[4]Max. 40' from edge of common open space

5. Vehicle Access and Parking

Offset from Buildings	5' min.	O

Driveway and parking location shall comply with standards in Subsection 7 of the zone.

Parking not allowed along private or common open space.

Parking may be covered, uncovered, or in a garage.

Turnaround access required in compliance with Fire Department standards.

Key

Private Open Space

Common Open Space

6. Open Space

Private Open Space per Building

Required for full length of building at all facades adjacent or abutting a pedestrian path or common open space P

Common Open Space[5]	**5 Bldgs.**[6]	**6-10 Bldgs.**[6]	
Width	30' min.	50' min.	Q
Depth	40' min.	100' min.	R

7. Miscellaneous

Fencing

Fencing only allowed around or between individual buildings and shall not exceed 36" in height.

Visibility shall be maintained through the fencing.

[5]Shall provide access from front or side street

[6]Not including community building

10-20.06.130 Multiplex



Example of Multiplex



Example of Multiplex



Example of Multiplex

1. Description

A medium-to-large-sized, detached, House-Scale Building that consists of 5 to 18 side-by-side and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

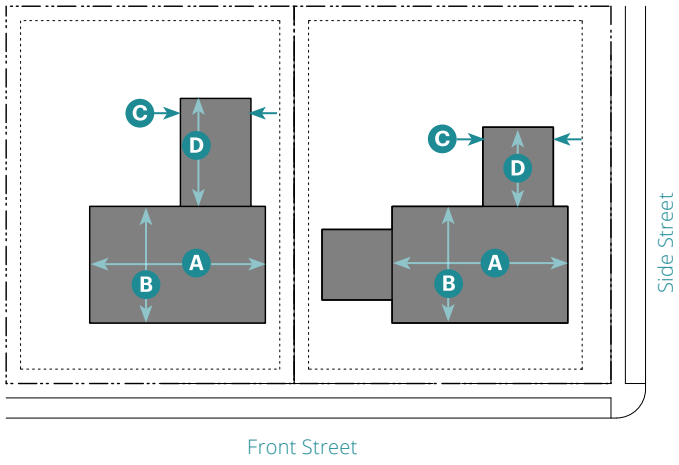
Synonym: Mansion Apartment

2. Number of Units

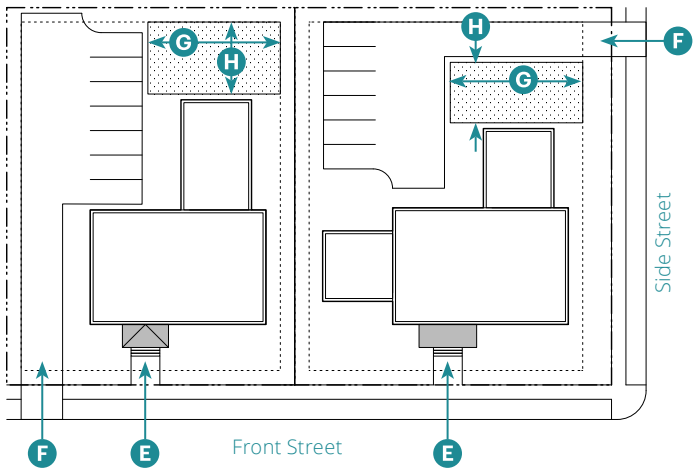
	N.S	MS.S
Units per Building	8 max.	12 max.
Buildings per Development Site	1 max.	

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

ROW/ Dev't Site Line

Building

Building Setback Line

3. Building Size and Massing		
Height	**N.S** **MS.S**	**N.M**
Stories	2.5 max.[1]	3 max.
Main Body[2]		
Width	60' max.	A
Depth	60' max.	B
Wing(s)[2,3]		
Width	24' max.	C
Depth	40' max.	D
Separation between Wings on Same Facade	15' min.	
Offset from Main Body	5' min.	
Massing Types		
Sloped Roof Bar	Subsection 10-20.06.150.2.B	
Sloped Roof L	Subsection 10-20.06.150.2.C	
Sloped Roof Forecourt	Subsection 10-20.06.150.2.D	
Flat Roof Box	Subsection 10-20.06.150.2.H	
Flat Roof L	Subsection 10-20.06.150.2.I	
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).		
[1] 2 stories max. in Historic Core		

Key

ROW/ Dev't Site Line

Frontage

Building Setback Line

3. Building Size and Massing (Continued)		
[2] In compliance with Subsection 5 of the zone		
[3] Height is limited to 1 story less than main body and 10' less to highest eave/parapet.		
4. Pedestrian Access		
Main Entrance Location	Front Street	E
Units located in the main body shall be accessed by a common entry along the front street.		
On corner development sites, units in a wing may enter from the side street.		
5. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection 7 of the zone.		F
Parking may be covered, uncovered, or in a garage.		
6. Open Space		
Common Open Space		
Width	30' min.	G
Depth	20' min.	H

10-20.06.140 Main Street Building



Example of Main Street Building



Example of Main Street Building



Example of Main Street Building

1. Description

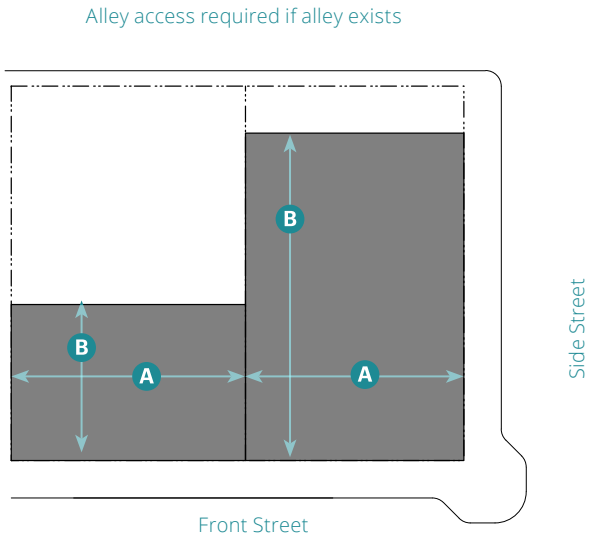
A small-to-large-sized, Block-Scale Building, typically attached, but may be detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

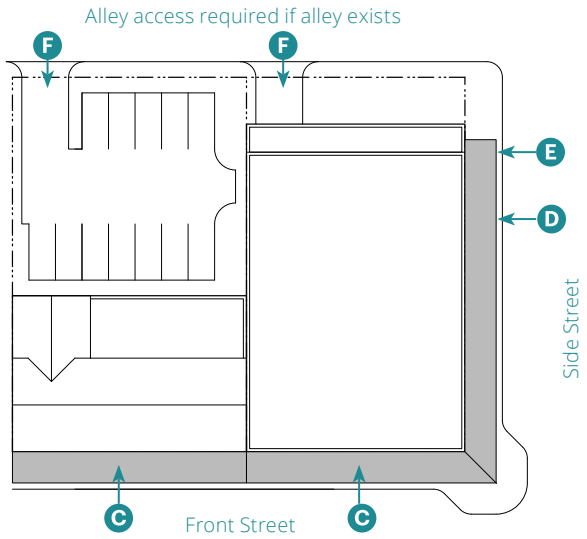
2. Number of Units

Units per Building	Unrestricted[1]
Buildings per Dev't Site	1 max.

[1] Number of units restricted by International Building Code (IBC) and Uniform Fire Code (UFC) standards.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Building Setback Line

Building

3. Building Size and Massing			
Height	**N.S**	**N.M** **MS.S**	
Stories	2.5 max.	3 max.[2]	
Main Body[3]			
Width	100 max.	140 max.	A
Depth	90 max.	180 max.	B
Wing(s)			
Not Allowed			
Massing Types			
Sloped Roof Bar	Subsection 10-20.06.150.2.B		
Flat Roof Box	Subsection 10-20.06.150.2.H		
Flat Roof L	Subsection 10-20.06.150.2.I		
Flat Roof T	Subsection 10-20.06.150.2.J		
Flat Roof Front Courtyard	Subsection 10-20.06.150.2.K		
Flat Roof Rear Courtyard	Subsection 10-20.06.150.2.L		
Flat Roof Closed Courtyard	Subsection 10-20.06.150.2.M		
Facades shall be designed in compliance with Article 8 (Specific to Architectural Design).			

[2] 2 stories max. in Historic Core

[3] In compliance with Subsection 5 of the zone

Key

ROW/ Dev't Site Line

Building Setback Line

Frontage

Outline of Building above

4. Pedestrian Access	
Distance between Entries to Ground Floor Shops	50' max.
Upper floor units shall be accessed by a common entry along the front street.	C
Ground floor shops shall have individual entries along the adjacent street.	D
Ground floor units allowed along side street at least 60' from front of development site.	
On corner development sites, units in a wing or accessory structure may enter from the side street.	E
5. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection 7 of the zone.	F
Parking may be covered, uncovered, or in a garage.	
6. Open Space	
Common or private open space is not required.	

10-20.06.150 Massing Compositions

1. **Bay Composition**. Each façade shall be arranged according to a pattern of bays. See Subsection 10-20.12.030.4 (Measuring Bays) for details on the application of bays to façades.

   A. Each bay shall be at least 5′ wide and no wider than 15'.

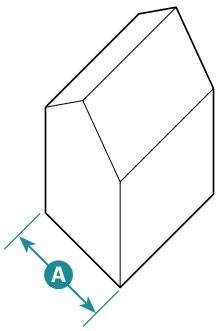
   B. Each façade shall contain at least 2 bays and no more than 9 bays.

   C. All bays within the same main body or wing shall be the same height.

2. Main Body Massing Types

For each building type, select from the allowed massing types and apply the standards to the main body width facades along a street or civic space in compliance with the following standards. Façades of intersecting volumes shall be offset by a minimum of 3 feet.

A. Sloped Roof Box

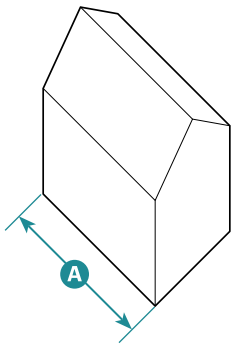


This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of the building type (A)

B. Sloped Roof Bar



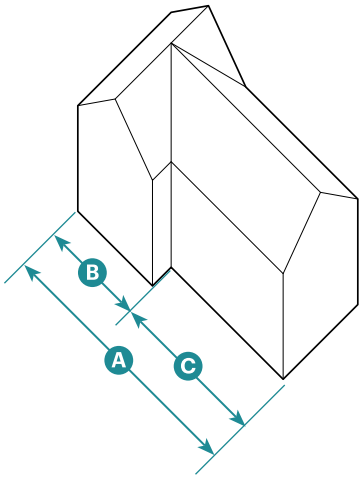
This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of the building type (A)

2. Main Body Massing Types (Continued)

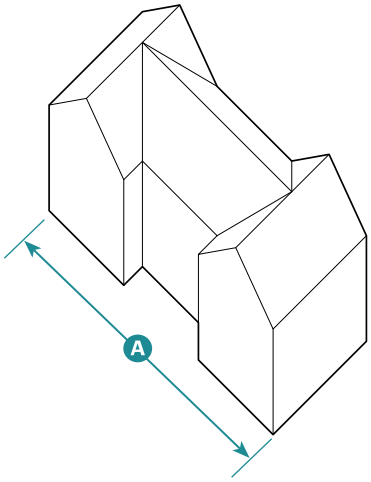
C. Sloped Roof L



This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is sloped and may be either hipped, gabled, or shed on each volume.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 5 bays max.	B
Recessed Façade	1 bay min; 7 bays max.	C

D. Sloped Roof Forecourt

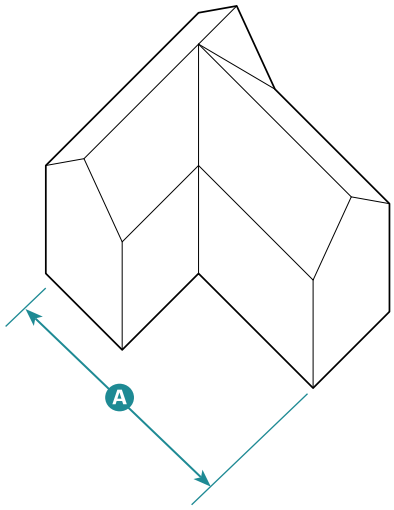


This massing type divides the façade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped, gabled, or shed.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 5 bays max.	
Recessed Façade	1 bay min; 9 bays max.	

2. Main Body Massing Types (Continued)

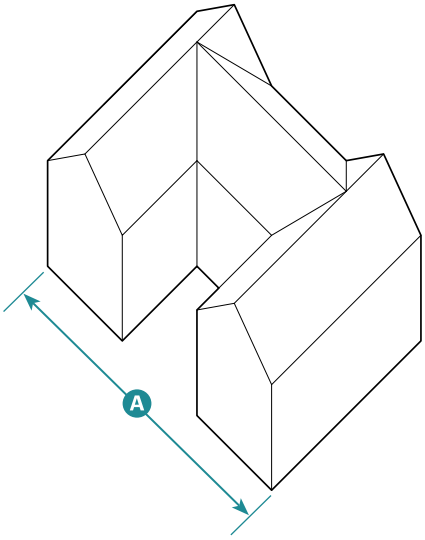
E. Sloped L Courtyard



This massing type divides the façade into two parts, with one part set back substantially to create a deep open space. The roof is sloped and may be either hipped, gabled, or shed.

Main Body	
Main Body Width	Max. allowed by Subsection 3 of this building type (A)
Projecting Volume	1 bay min.; 5 bays max.
Recessed Façade	1 bay min; 9 bays max.

F. Sloped Front Courtyard

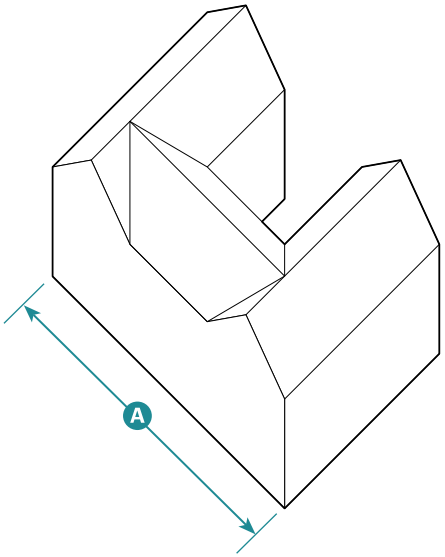


This massing type divides the façade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped, gabled, or shed.

Main Body	
Main Body Width	Max. allowed by Subsection 3 of this building type (A)
Projecting Wing	1 bay min.; 5 bays max.
Center Façade	1 bay min; 7 bays max.

2. Main Body Massing Types (Continued)

G. Sloped Rear Courtyard

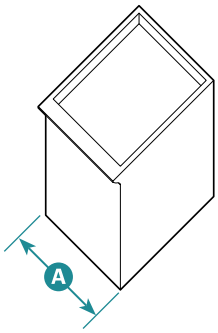


This massing type divides the rear façade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A

H. Flat Roof Box

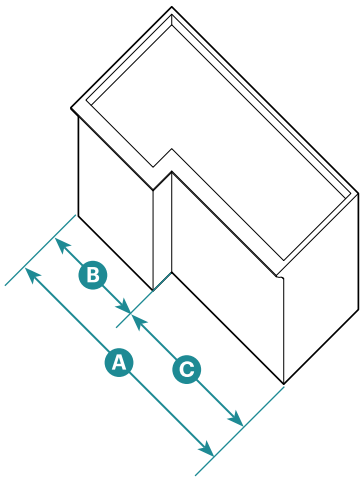


This massing type is a simple rectilinear form with a flat roof.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A

I. Flat Roof L



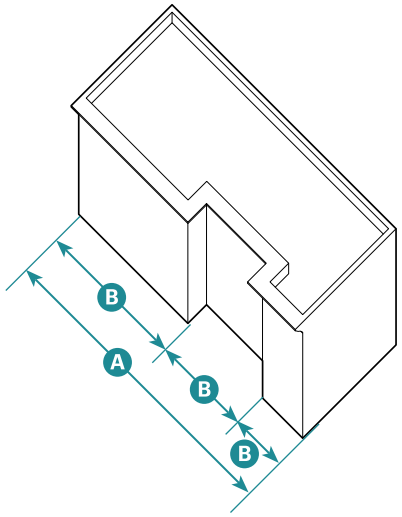
This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is flat.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	2 bays min.; 5 bays max.	B
Recessed Façade	1 bay min; 7 bays max.	C

2. Main Body Massing Types (Continued)

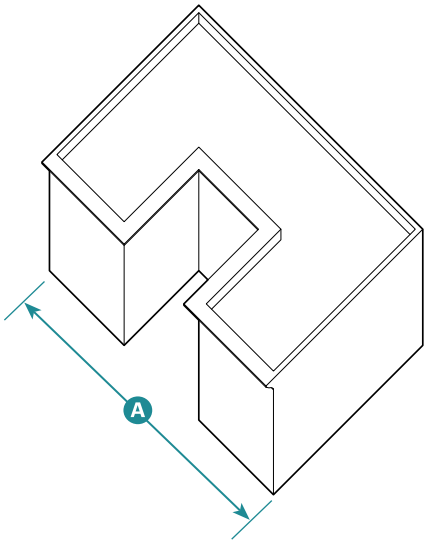
J. Flat Roof T



This massing type divides the façade into three parts, with the middle part projecting. The roof is flat.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	2 bays min.; 5 bays max.	B
Recessed Façade	1 bay min; 7 bays max.	C

K. Flat Roof Front Courtyard

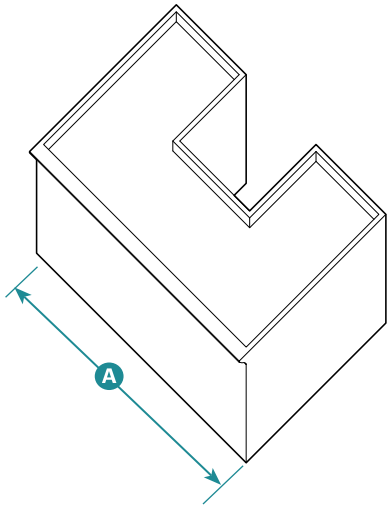


This massing type divides the façade into three parts, with the middle part set back substantially to create a deep open space. The roof is flat.

Main Body		
Main Body Width	Max. allowed by Subsection 3 of this building type	A
Projecting Volume	1 bay min.; 5 bays max.	
Recessed Façade	1 bay min; 9 bays max.	

2. Main Body Massing Types (Continued)

L. Flat Roof Rear Courtyard

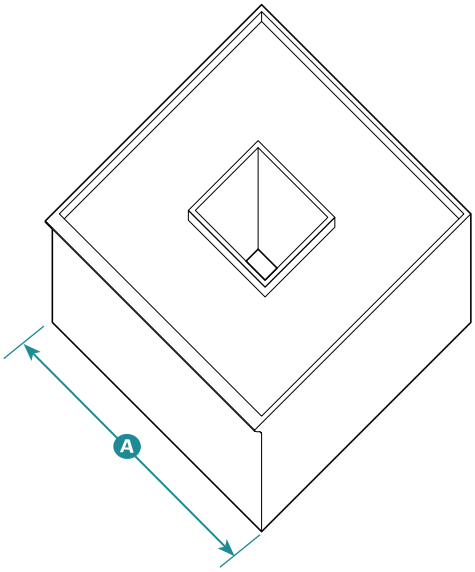


This massing type divides the rear façade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is flat.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type (A)

M. Flat Roof Closed Courtyard



This massing type fronts a courtyard with building façades in all 4 sides. Courtyard not visible from the street. The roof is flat.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type (A)

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Article 7: Specific to Private Frontage Types

Sections:

10-20.07.010 Purpose
10-20.07.020 Private Frontage Types
10-20.07.030 Overview of Private Frontage Types
10-20.07.040 Porch Projecting
10-20.07.050 Porch Engaged
10-20.07.060 Dooryard
10-20.07.070 Forecourt
10-20.07.080 Maker Shopfront
10-20.07.090 Shopfront
10-20.07.100 Terrace
10-20.07.110 Gallery

10-20.07.010 Purpose

This Article provides the standards for private frontages ("frontages"). Private frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building).

10-20.07.020 Private Frontage Types

1. The names of the private frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch may be used by non-residential uses including, but not limited to, a restaurant or office, as allowed by the zone.
2. Each building is required to include at least one private frontage type along the front street or adjacent civic space. Buildings with entries along a side street are required to include at least one private frontage type on those facades.
3. The ground floor, for a minimum depth as identified in Subsection 4 of the zone, is required to be habitable/occupiable space in compliance with this Article. Accessibility is provided through the allowed private frontage types for each zone.
4. Private frontage types not listed in Subsection 8 of the zone are not allowed in that zone.
5. Each building may have multiple private frontage types in compliance with the allowed types in Subsection 8 of the zone.
6. Each private frontage type shall be located in compliance with the facade zone per Subsection 5 of the zone.
7. Standards are stated for the front and side street facades of a development site.

8. In addition to the zone's standards, each private frontage is further refined through these standards to further calibrate the type for its context.
9. Certain types are only allowed in the open sub-zone (e.g., N.S-O) or on a side street in the base zone (e.g., N.S) to implement the intended physical character.

10-20.07.030 Overview of Private Frontage Types

Table A (Private Frontage Types Overview) provides a summary of the allowed private frontage types in each zone. See referenced Section(s) for standards.

Table 10-20.07.030.A: Private Frontage Types Overview

Private Frontage Type	Specific Standards	N.S	N.M	MS.S
Porch Projecting	10-20.07.040	P	P	P
Porch Engaged	10-20.07.050	P	P	P
Dooryard	10-20.07.060	P	P	O
Forecourt	10-20.07.070	X	X	P
Maker Shopfront	10-20.07.080	X	X	O
Shopfront	10-20.07.090	O	P	P
Terrace	10-20.07.100	X	P	P
Gallery	10-20.07.110	X	X	P

Key P = Allowed O = Allowed Only in Open Sub-Zone or Side Street X = Not Allowed

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10-20.07.040 Porch Projecting



Example of a Projecting Porch



Example of a Projecting Porch

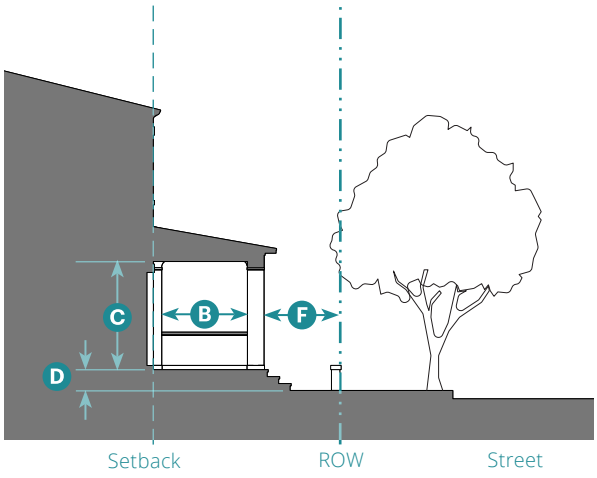


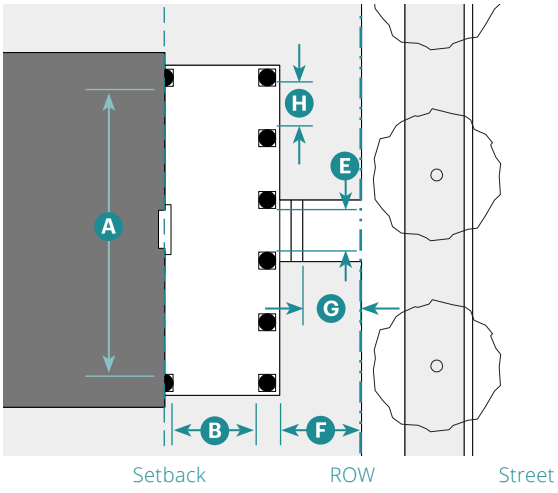
Example of a Projecting Porch

1. Description

The main facade of the building is set back from the front development site line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Development Site Line

Setback Line

2. Size		
Width, Clear	12' min.[1]	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.[2]	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	5' min.	F
Distance between Stairs and Sidewalk	3' min.	G
Distance between Porch columns shall be in compliance with selected architectural style in Article 8 (Specific to Architectural Design).		H

[1] Reduce to 8' min. and maximum 1 story when applied to Cottage Court Building Type

[2] Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in Article 8 (Specific to Architectural Design).
The Porch is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Projecting Porch.
The Porch shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.050 Porch Engaged



Example of an Engaged Porch



Example of a two-story Engaged Porch

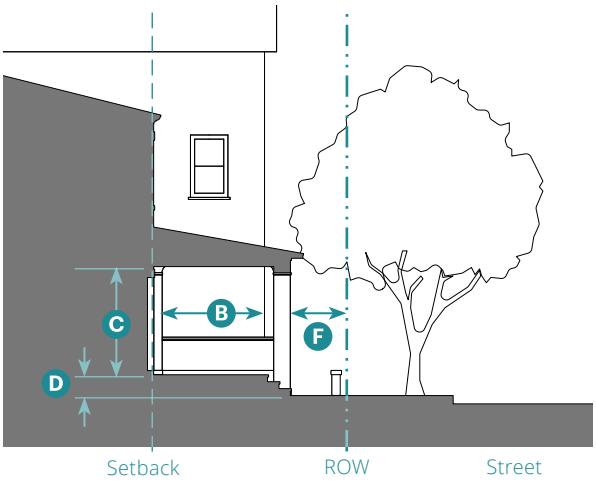


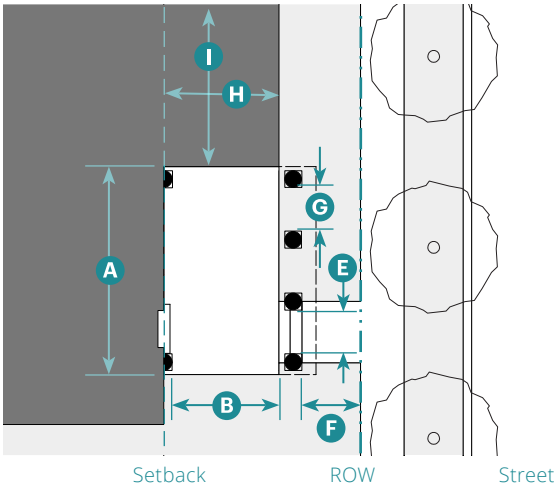
Example of an Engaged Porch

1. Description

A portion of the main facade of the building is set back from the front development site line to create an area for a covered structure that projects from the facade that is set back. The Porch may project into the front setback. The resulting setback may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and has two adjacent sides that are engaged to the building, while the other two sides are open.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Width, Clear	8' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.[1]	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	5' min.	F
Distance between Stairs and Sidewalk	3' min.	F
Distance between Porch columns shall be in compliance with selected architectural style in Article 8 (Specific to Architectural Design).		G
Encroachment area of Building Facade		
Depth	6' max.	H
Width	1/3 min. of overall building facade	I

[1] Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
Up to 20% of the building facade and porch(es) may project into the front setback line for the zone.
Porch shall be open on two sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in Article 8 (Specific to Architectural Design).
The Porch is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Engaged Porch.
The Porch shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected Architectural Style.

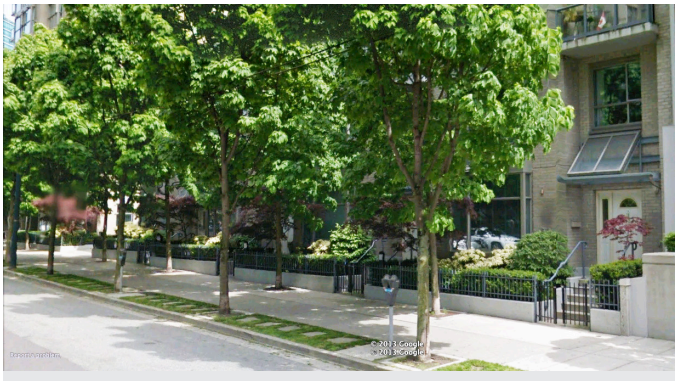
10-20.07.060 Dooryard



Example of a residential Dooryard



Example of a commercial Dooryard

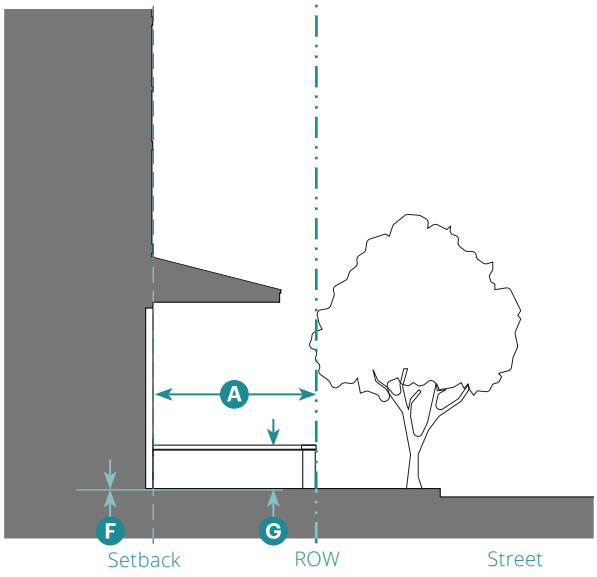


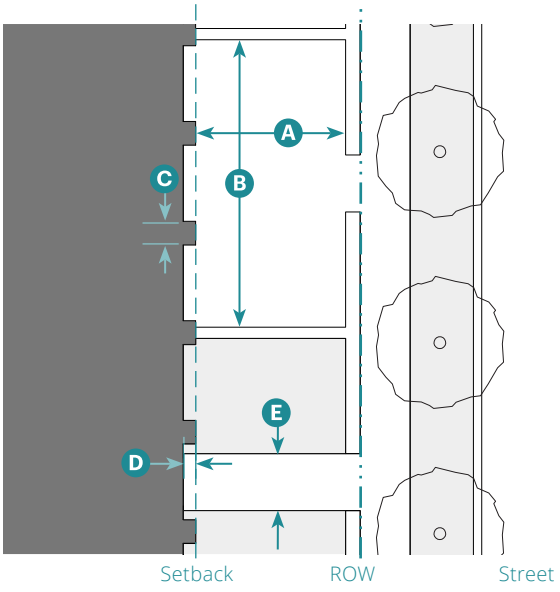
Example of a residential Dooryard

1. Description

The main facade of the building is set back from the front development site line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Depth, Clear	6' min.	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	3' max.	D
Pedestrian Access	3' wide min.	E
Finish Level above Sidewalk	12" max.[1]	F
Height of Dooryard Fence/Wall above Finish Level	36" max.	G

[1] Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous
For live/work, retail, service, and restaurant uses, the Shopfront Frontage Type (10-20.07.090) may be applied.
Each Dooryard shall provide access to only one ground floor entry.
The Dooryard is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Dooryard.
The Dooryard shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.070 Forecourt



Example of a Forecourt with Shopfronts



Example of a Forecourt with outdoor dining

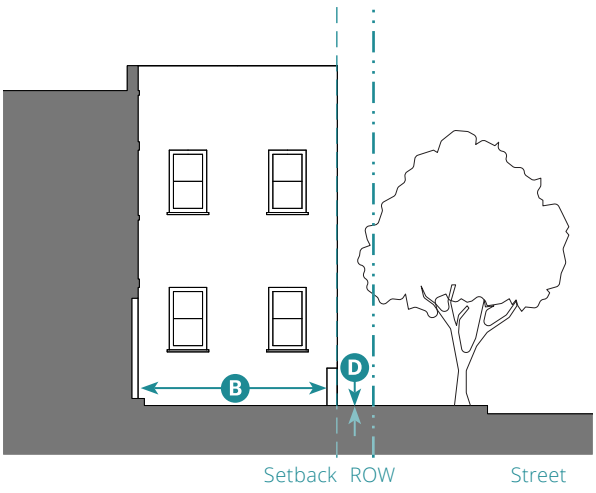


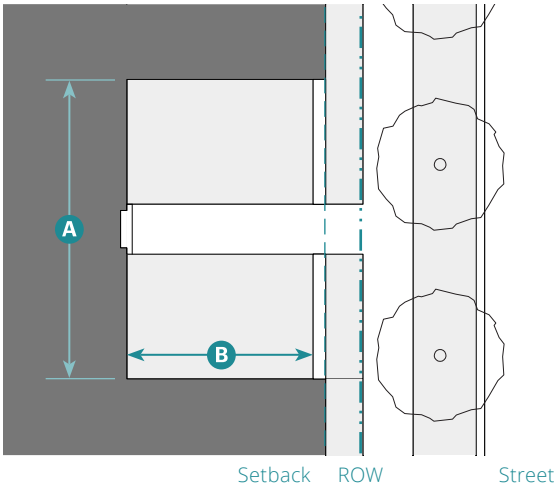
Example of Forecourt

1. Description

The main facade of the building is at or near the front development site line and a portion is set back, extending the public realm into the development site to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas.

General Note: Photos on this page are illustrative, not regulatory.





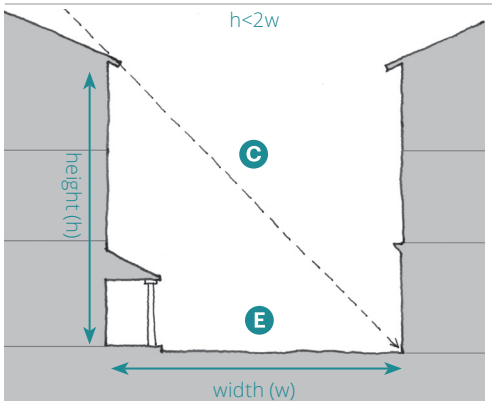
Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Width, Clear	15' min.	A
Depth, Clear	15' min.	B
Ratio, Height to Width	2:1 max.	C
Finish Level above Sidewalk	12" max.	D
Gallery frontages, awnings, balconies and porches may encroach into Forecourt on all sides.	Max 1/2 width of Forecourt	E

3. Miscellaneous
Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.
The proportions and orientation of a Forecourt shall be in compliance with the diagram below for solar orientation and user comfort.
Ramps are required to be integrated along the side of the building to connect with the Forecourt.
The Forecourt shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.



10-20.07.080 Maker Shopfront



Example of a Maker Shopfront



Example of a Maker Shopfront

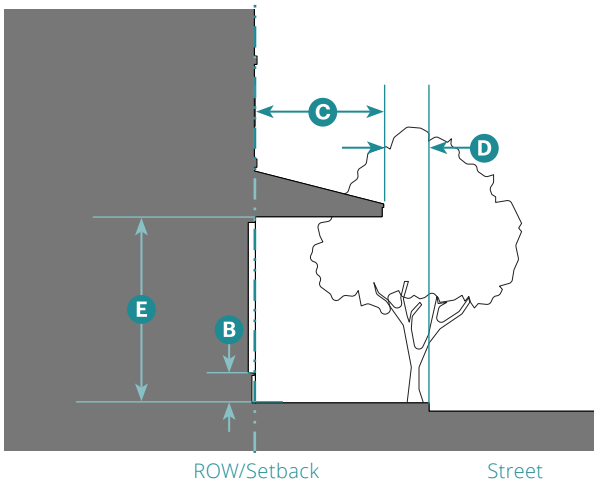


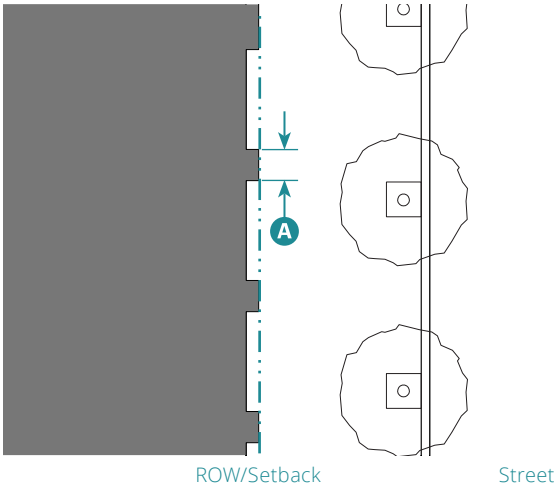
Example of a Maker Shopfront

1. Description

The main facade of the building is at or near the front development site line with an at-grade or elevated entrance from the sidewalk. The type is only allowed on side streets from the adjacent main street and is intended for industrial artisan businesses to show their activity to pedestrians, as well as for retail sales of products made on-site. The Maker Shopfront may include a decorative roll-down or sliding door, including glazing and an awning that overlaps the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Distance between Glazing	10' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	30% min.	
Shopfront Base (if used)	48" max.	B
Recessed entries are allowed		

3. Awning (Allowed/Not Required)		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

4. Miscellaneous

Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Article 8 (Specific to Architectural Design).

The Maker Shopfront shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.090 Shopfront



Example of Shopfronts



Example of a Shopfront

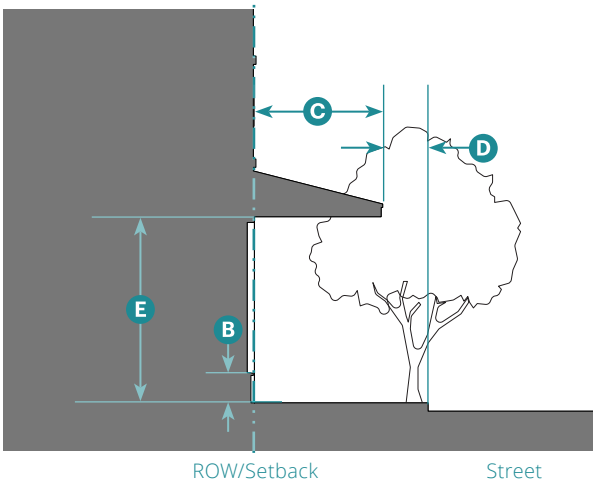


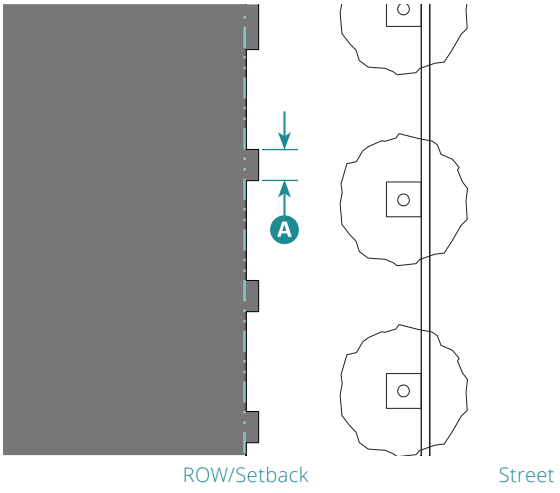
Example of a Shopfront

1. Description

The main facade of the building is at or near the front development site line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

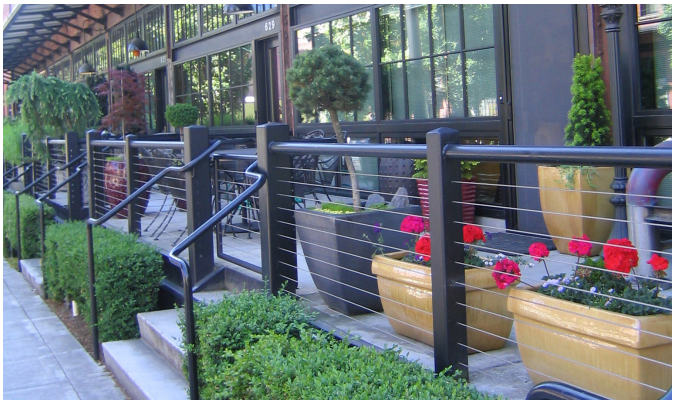
2. Size		
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 24" max.	B
3. Awning		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

4. Miscellaneous
Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Article 8 (Specific to Architectural Design).
Ramps are required to be integrated along the side of the building to connect with the Shopfront.
The Shopfront shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.100 Terrace



Example of a Terrace with low-wall seating



Example of a Terrace

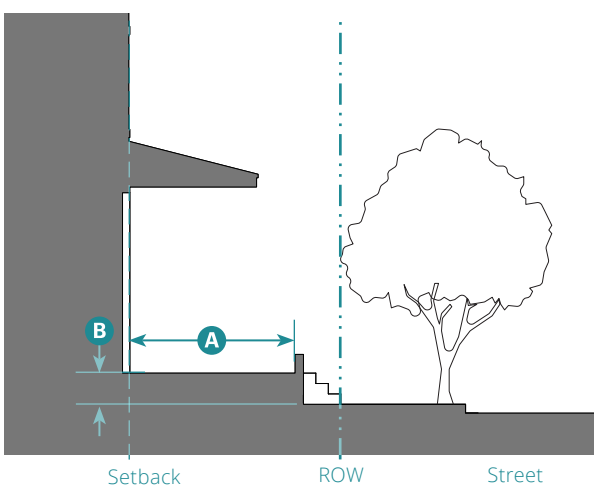


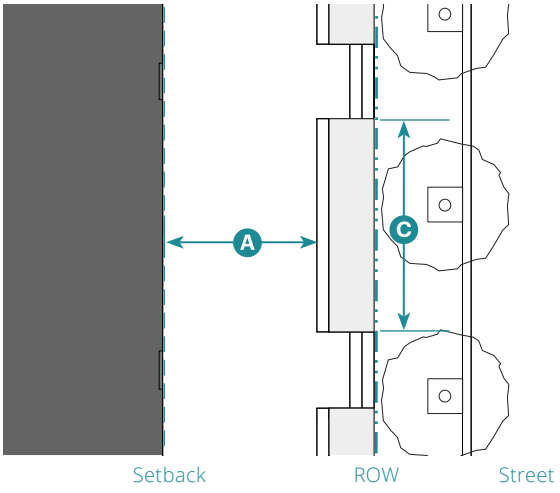
Example of a residential Terrace along a courtyard

1. Description

The main facade is at or near the front development site line with steps leading to an elevated area providing pedestrian circulation along the facade. The type is used for retail, service, office uses, or housing to provide outdoor areas along the sidewalk and/or to accommodate an existing or intended grade change.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Depth of Terrace	8' min. residential; 12' min. non-residential	A
Finish Level above Sidewalk	36" max.	B
Distance between Stairs	25' max.	C

3. Miscellaneous
These standards are to be used with those for the Shopfront Frontage Type where the zone requires the Shopfront Frontage Type (10-20.07.090).
Where the zone requires the Shopfront Frontage Type (10-20.07.090) and the ground floor is flush with the sidewalk, the Terrace shall be considered to be the sidewalk.
May be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.
The Terrace is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
Ramps are required to be integrated along the side of the building to connect with the Terrace.
The Terrace shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.

10-20.07.110 Gallery



Example of a two-story Gallery with an uncovered second story.



Example of a Gallery providing covered outdoor dining

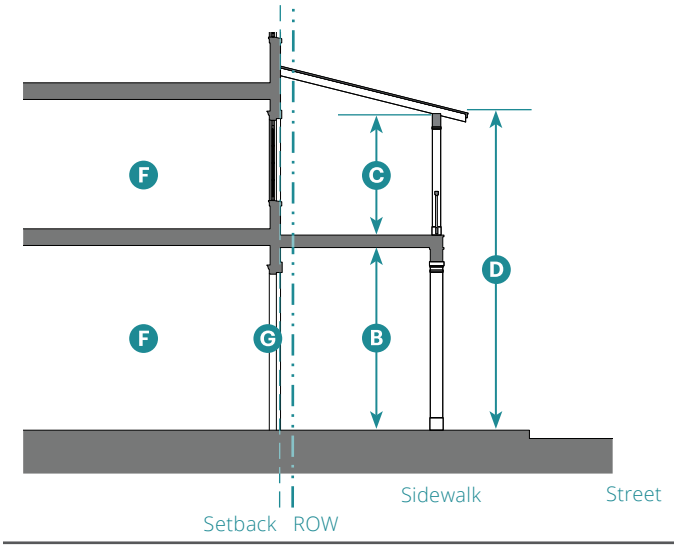


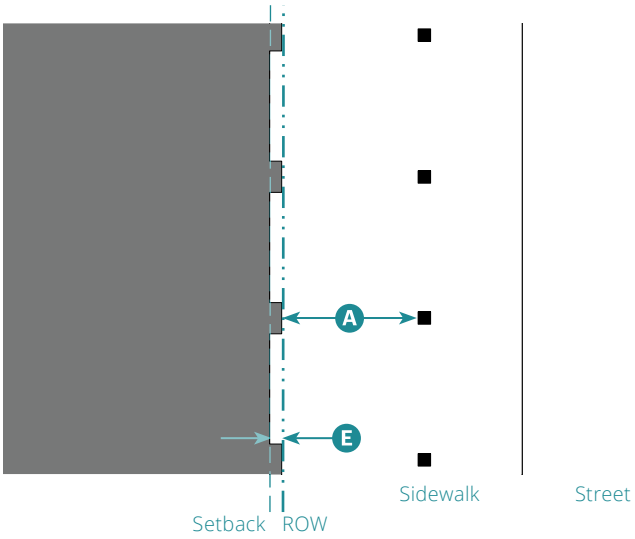
Example of a Gallery with shopfronts

1. Description

The main facade of the building is set back from the front development site line and an at-grade covered structure, articulated with colonnade or arches, overlaps the sidewalk. The type may be one or two stories. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Dooryards and Forecourts may be included as allowed by the zone.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Dev't Site Line

Setback Line

2. Size		
Depth, Clear	8' min.	A
Ground Floor Height, Clear	12' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Gallery Setback from Public ROW	18" min. (clear)	E

3. Miscellaneous	
Habitable space	F
Galleries shall also follow the standards for the Shopfront Frontage Type (10-20.07.090).	G
Galleries shall have a consistent depth across the entire front and/or side street facade.	
Galleries are allowed to project over the sidewalk in the public ROW.	
The second story of the Gallery may be covered.	
Planting is not required. Lighting is required within the gallery in compliance with Section x.xx.xxx (Jurisdiction's On-Site Lighting Standards).	
Ramps are required to be integrated along the side of the building to connect with the Gallery, where applicable.	
The Gallery shall be designed in compliance with the standards in Article 8 (Specific to Architectural Design) for the selected architectural style.	

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Article 8: Specific to Architectural Design

Sections:

10-20.08.010 Purpose
10-20.08.020 Applicability
10-20.08.030 Architectural Design Standards
10-20.08.040 Overview of Architectural Styles
10-20.08.050 Contemporary
10-20.08.060 Craftsman
10-20.08.070 Main Street Classical
10-20.08.080 Mediterranean

10-20.08.010 Purpose

This Article sets forth standards that supplement the zone standards to further refine the intended building form and physical character.

10-20.08.020 Applicability

Unless stated otherwise, all subsections within each architectural style ("style") identified in this Article apply to all facades of a building, including front facades, side street facades, side interior facades, and rear facades.

10-20.08.030 Architectural Design Standards

This Article contains architectural design standards for the four allowed styles. The standards for each style address a range of topics based on local architectural examples. The standards address the following aspects of individual building design: Roofs and roof pitch, eaves, cornices, walls, base of walls, dormers, openings and doors, storefronts, porches, and balconies.

1. Each building is required to be designed in compliance with one of the allowed architectural styles.
2. The architectural style standards are coordinated with the building types allowed by this FBC and the intended physical character of each zone.
3. Any facade greater than 75 feet in length along a street (public or private) or civic space shall include more than one architectural style, with a maximum 75 feet in length of any one style.
4. Diagrams are for illustrative purposes only and do not constrain the expression of listed elements with respect to style. Only aspects keyed to standards listed in the tables are regulated.

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10-20.08.040 Overview of Architectural Styles

Table A (Architectural Styles Overview) provides an overview of the allowed architectural styles.

Table 10-20.08.040.A: Architectural Styles Overview

Contemporary 10-20.08.050	Craftsman 10-20.08.060	Main Street Classical 10-20.08.070
		
Typical Characteristics	**Typical Characteristics**	**Typical Characteristics**
Long, low-sloped roof forms with simple eaves with deep overhangs	Low-pitched roofs with deep eaves and exposed rafter tails	Symmetrical facade composition with proportions that imply load-bearing masonry structure
Asymmetrical facade compositions with square and horizontal openings often made from ganged vertical windows	Horizontally proportioned openings made from ganged vertical windows	Prominent cornice with classical detailing and parapet or pedimented roof forms
Mix of exterior materials to differentiate massing forms, with prevalent natural materials including wood siding	Emphasis on natural materials including wood shingles	Regular pattern of vertically proportioned openings
Horizontally proportioned balconies and terraces with minimalist vertical supports	Asymmetrical composition with wall plane broken by projecting gable ends	Brick and stucco as primary facade materials
Applicable Standards	**Applicable Standards**	**Applicable Standards**
Wall	Wall	Base
Building Roof	Base	Building Roof
Rake	Building Roof	Parapet
Eave	Rake	Windows
Parapet	Eave	Bay Windows
Windows	Parapet	Entry Doors
Bay Windows	Windows	Balconies
Dormers	Bay Windows	Porches
Entry Doors	Dormers	Storefronts
Balconies	Entry Doors	Materials
Porches	Balconies	
Storefronts	Porches	
Materials	Storefronts	
	Materials	

Table 10-20.08.040.A: Architectural Styles Overview (Continued)

Mediterranean 10-20.08.080

Typical Characteristics
Low-pitched gabled or hipped roofs clad in red tile with open eaves
Flat, rectilinear wall plane with vertically proportioned punched openings without trim
Stucco as primary facade material with stucco or wood attached elements

Applicable Standards
Building Roof
Eave
Parapet
Windows
Bay Windows
Dormers
Entry Doors
Balconies
Porches
Storefronts
Materials

Quick Code Guide: Specific to Architectural Design

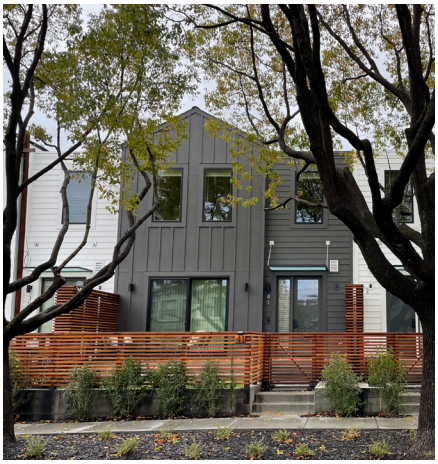
The following graphic is intended as a summary guide. Please refer to San Anselmo's written permit procedures and application standards for all necessary information.

Before you begin

Identify your zone, building type, and detailed massing type. If you have not done this yet, go back to the Table of Contents and follow the Quick Code Guide.

Instructions	Location
Identify your architectural style	**Table 10-20.08.040.A (Architectural Styles Overview)**
Comply with wall, base, and building roof form standards *Dependent on zone, detailed massing type, and architectural style*	**Subsections 3-8 of Architectural Style**
Comply with window and door standards *Dependent on architectural style*	**Subsections 9-12 of Architectural Style**
Comply with external elements standards and material standards *Dependent on architectural style*	**Subsections 13-16 of Architectural Style**

10-20.08.050 Contemporary









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

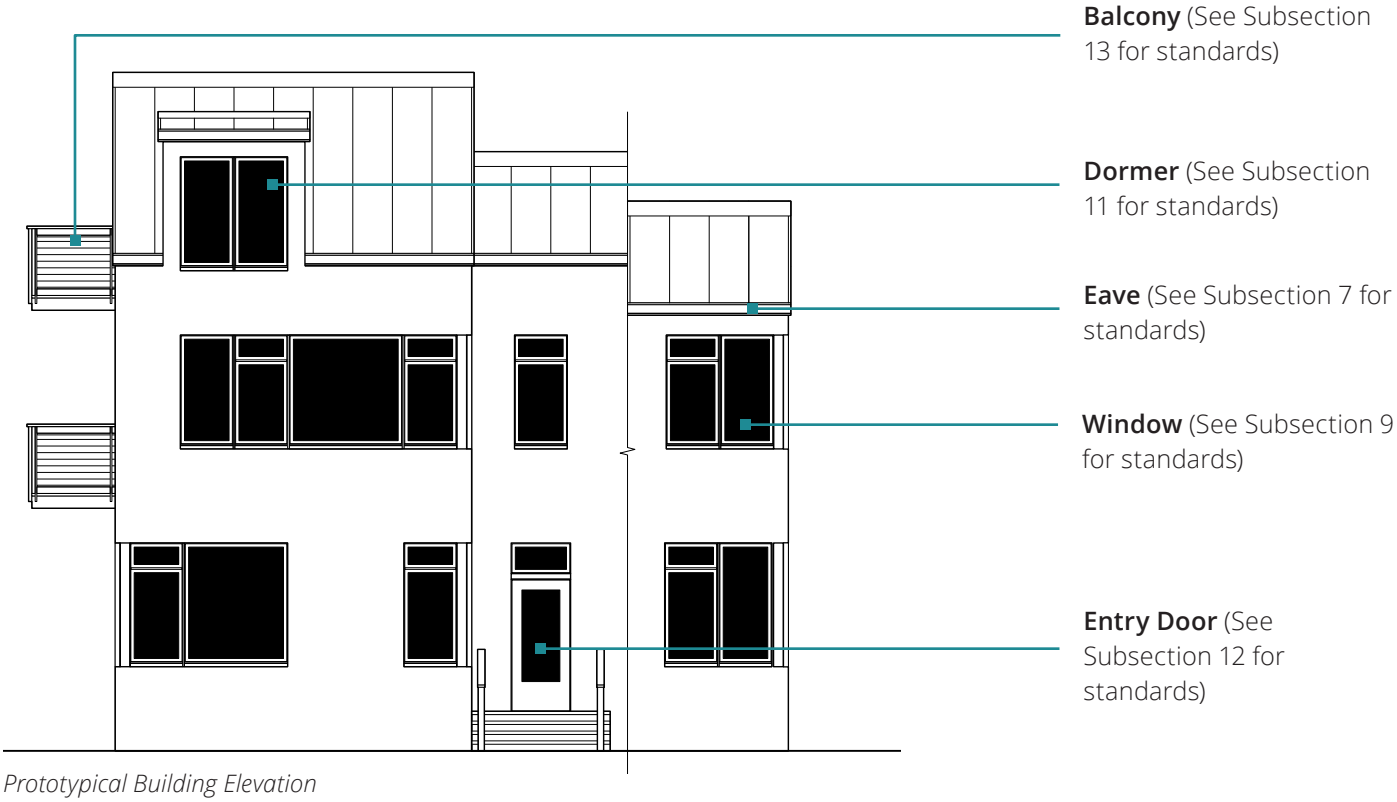
Contemporary style buildings have a streamlined aesthetic and minimal ornamentation. This style focuses on combining simple rectilinear massing forms with changes in material and color. The use of glass and cantilevered elements imbues buildings with a sense of lightness and simplicity. This style is prevalent throughout Marin County.

2. Typical Characteristics

- Long, low-sloped roof forms with simple eaves with deep overhangs
- Asymmetrical facade compositions with square and horizontal openings often made from ganged vertical windows
- Mix of a limited number of exterior materials to differentiate massing forms, with prevalent natural materials including wood siding
- Horizontally proportioned balconies and terraces with minimalist vertical supports

Elements of Contemporary Style – Multifamily Prototype

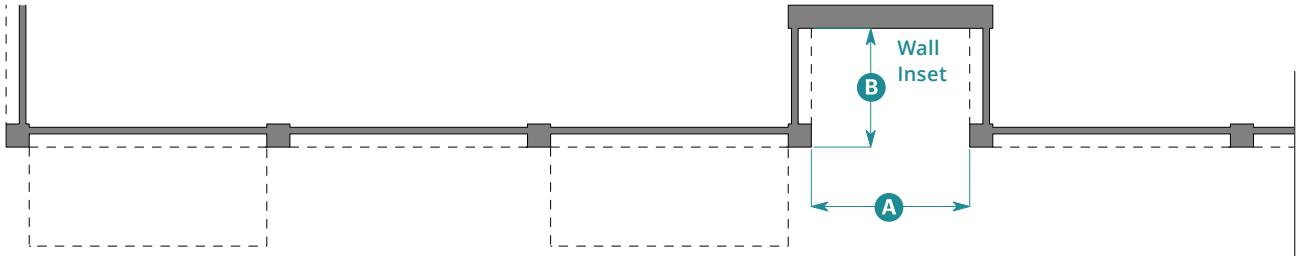
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

Elements of Contemporary Style – Mixed-Use Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Plan, Primary Facade

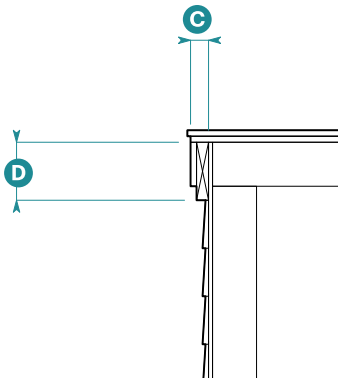


Prototypical Building Elevation

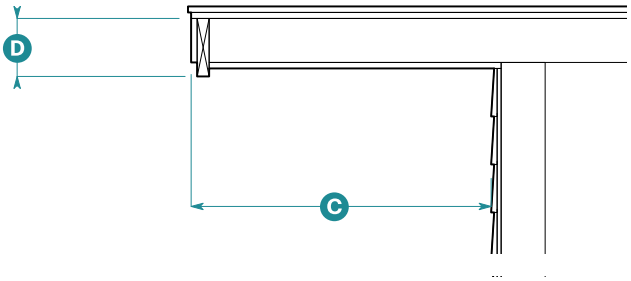
3. Wall
Wall Inset
A wall inset from the primary facade is required for buildings greater than 75' in width.
Wall inset shall be continuous for the full height of the building.
Roof and wall projections may encroach into wall inset.

3. Wall (Continued)		
Wall Inset Dimensions		
Width	8'0" min.; 12'0" max.	A
Depth	6'0" min.	B

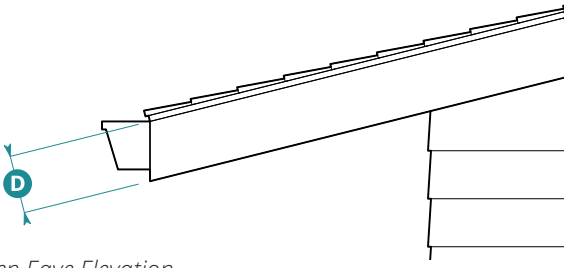
4. Base
No base is required for this style.



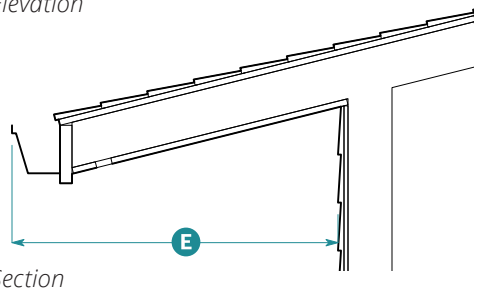
Flush Profile Rake Section



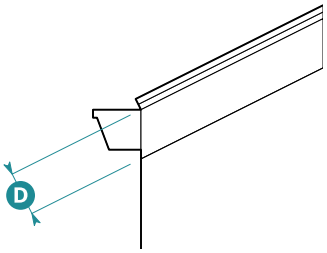
Projecting Profile Rake Section



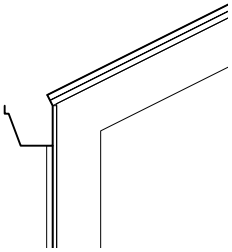
Open Eave Elevation



Open Eave Section



Closed Eave Elevation



Closed Eave Section

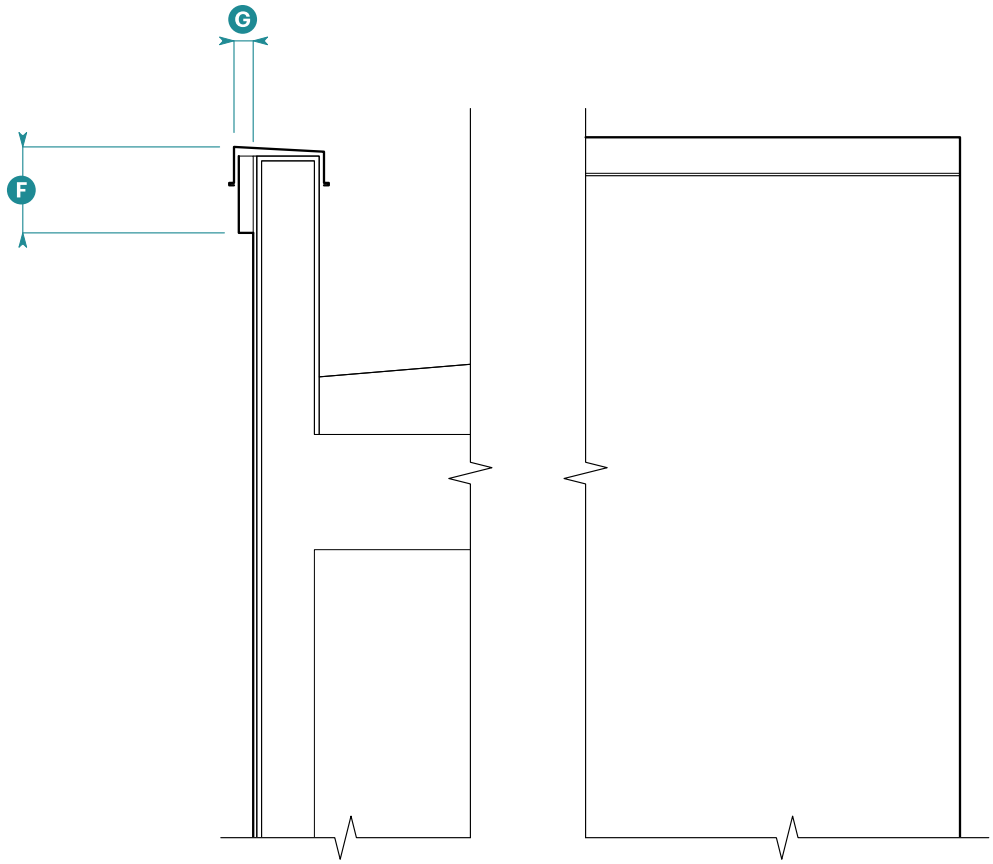
5. Building Roof		
Building Roof Standards	**Buildings with Half-Story Heights**	**Buildings with Full-Story Heights**
Roof Form		
Type	Shed	Flat
Pitch	2:12 min.; 6:12 max.	N/A
Applicable Subsections		
6. Rake	A	A
7. Eave	A	N/A
8. Parapet	N/A	A

6. Rake			
Standards	**Flush Profile**	**Projecting Profile**	
Horizontal Projection	No min.; 2" max.	2'6" min.; No max.	C

See Subsection 7 (Eave) for height standards.

7. Eave			
Standards	**Open**	**Closed**	
Height			
Fascia	6" min.	6" min.	D
Horizontal Projection			
Overall	36" min.; No max.	N/A	E

A = Applicable N/A = Not Applicable



Parapet Section *Parapet Elevation*

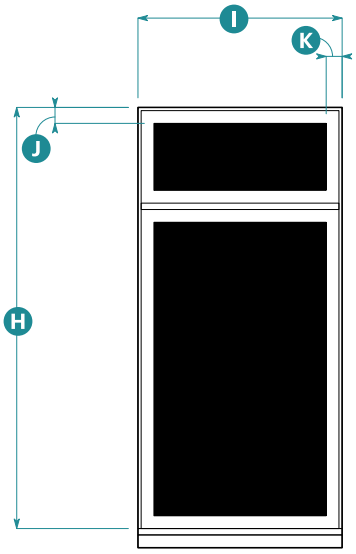
8. Parapet		
Height		
Projection	0" min.; 6" max.	F
Horizontal Projection		
Overall	0" min.; 3" max.	G

9. Windows	
Opening	
Proportion, Height (H) to Width (I) [1]	
Ground floor	2.2 min.
Upper floor	2.0 min.
Dormer	See Subsection 11 (Dormers) for standards.
Typical Sizes, Width (I) x Height (H)	
Ground Floor, Typical	3'0" x 6'0"
Ground Floor, Ganged	3'0" x 6'0"
Ground Floor, Picture	4'6" x 6'0"
Upper Floor, Typical	3'0" x 5'6"
Upper Floor, Ganged	3'0" x 5'6"
Upper Floor, Picture	4'6" x 5'6"
Privacy	2'0" x 4'6"
Shape	Square
Operation	Double-Hung, Single-Hung, Awning, Casement
Window	
Glazing Divisions	None
Frame Width (Frame + Sash)	
At Rail	2.5" min. ± 1/4" (J)
At Stile	2.5" min. ± 1/4" (K)
Trim Widths [2]	
Head	3" min.
Jamb	3" min.
Apron	3" min.
Window Frame Recess	
Depth	2" min.
Sill	
Depth	3" min.
Pediment	
Allowed	No
Mullions	
Mullions required between ganged windows.	

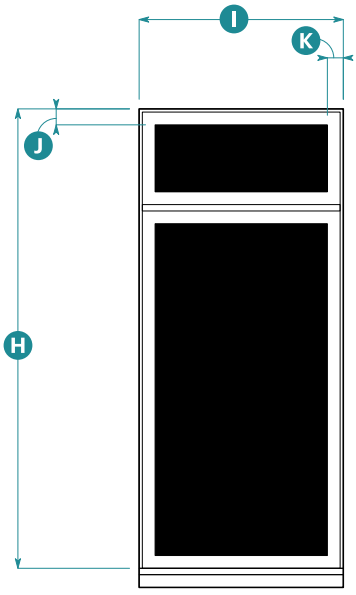
"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

[1] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.

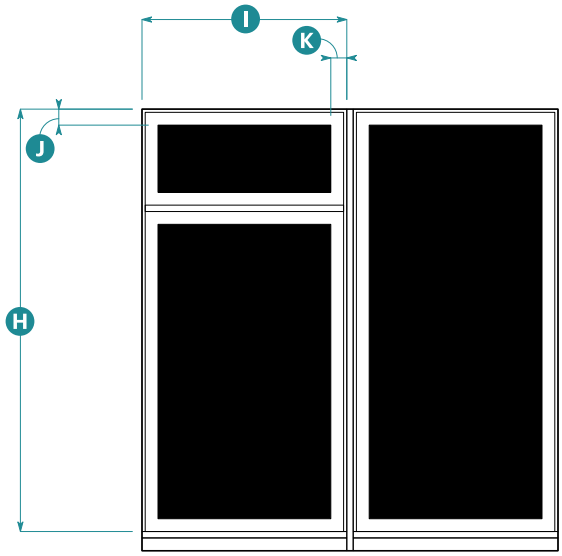
[2] Trim required for windows only on buildings or parts of buildings with lap siding.



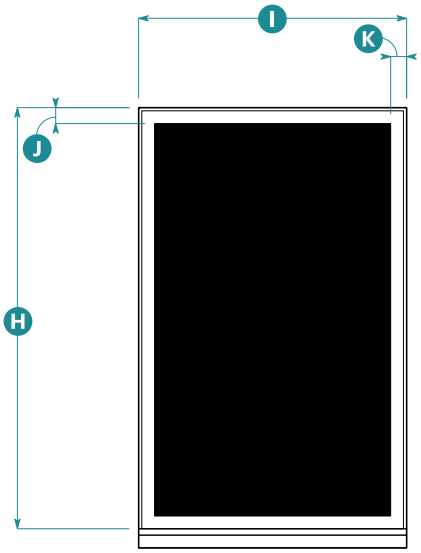
Upper Floor Typical Window Elevation



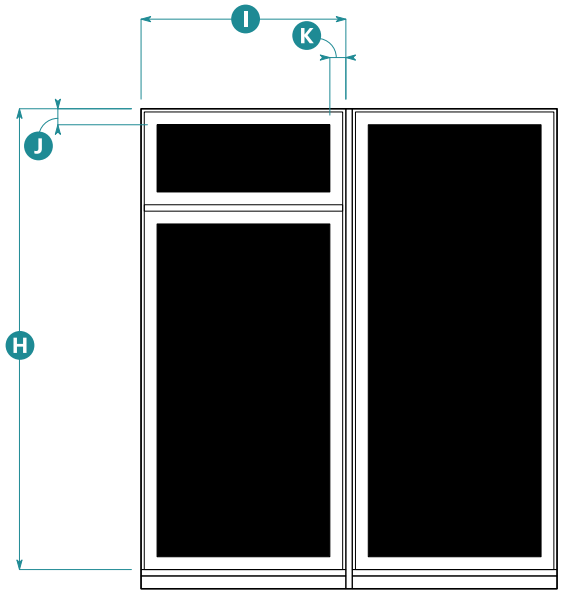
Ground Floor Typical Window Elevation



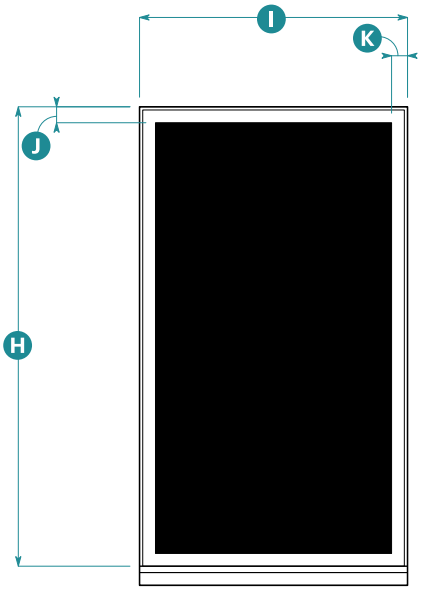
Upper Floor Ganged Window Elevation



Upper Floor Picture Window Elevation



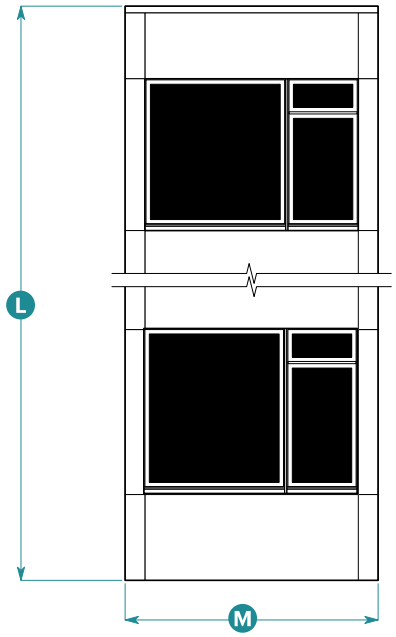
Ground Floor Ganged Window Elevation



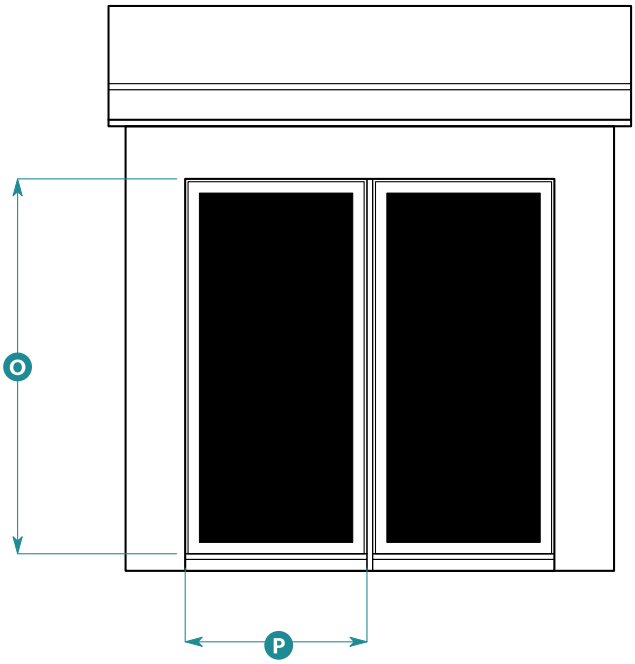
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation

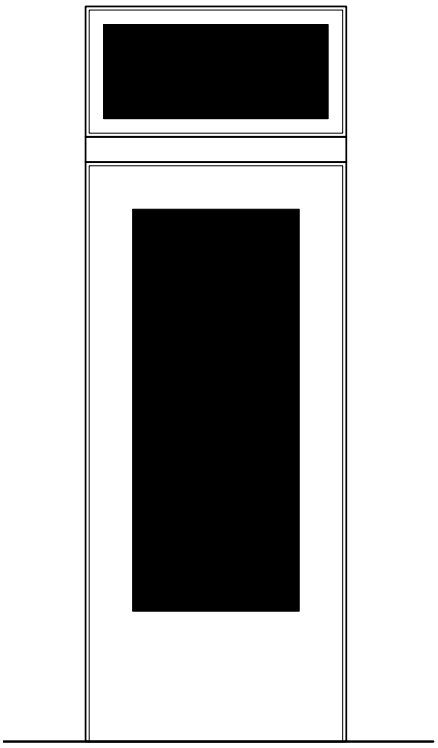


Dormer Elevation

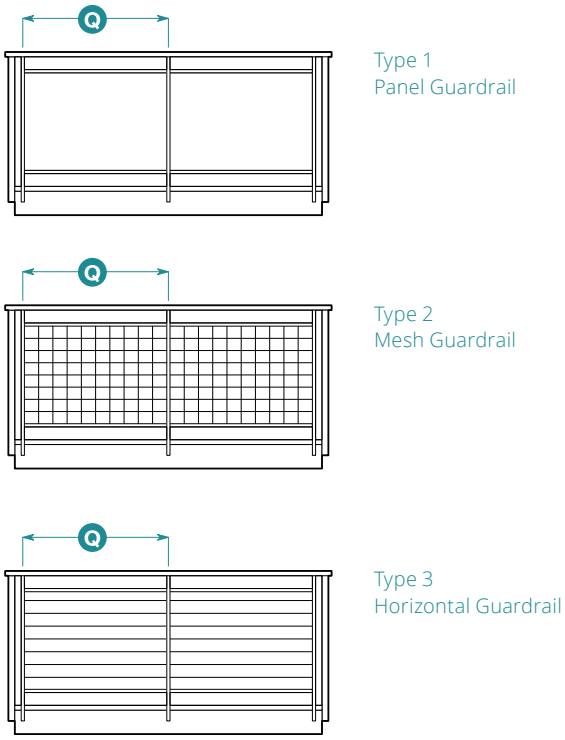
10. Bay Windows		
Form		
Type	Square	
Size		
Height[3]		L
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	M
Depth	1'0" min.; 3'0" max.	N
Additional Standards		
Multi-story bay window form shall be vertically continuous.		
Continuous horizontal articulation on building shall wrap bay form.		

[3] On buildings with heights up to 2 stories, the bottom of the bay window may not extend to the ground plane and the top of the bay window may not extend to the top of parapet or eave.

11. Dormers		
Roof Form		
Type	Shed	
Pitch	2:12 min.; 6:12 max.	
Window		
Proportion, Height O to Width P	2.0 min.	
Width	3'0" min.	P
Dormers allowed only for buildings with half stories.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



Entry Door Elevation



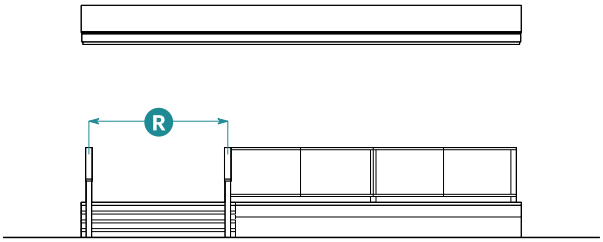
Balcony Front Elevation

12. Entry Doors	
Surround[4]	
Head Width	4" min.
Jamb Width	4" min.
Additional Elements	
Transom	Allowed
Pediment	Not Allowed

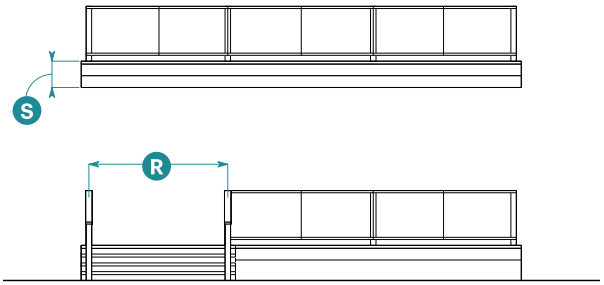
[4] Surround required for doors only on buildings or parts of buildings with lap siding.

13. Balconies	
Allowed Materials	
Type 1 - Panel Guardrail	
Post	Metal
Baluster	Metal panel
Handrail	Metal, glass
Fascia	Metal, composite wood, wood
Type 2 - Mesh Guardrail	
Post and Handrail	Metal
Baluster	Metal mesh
Fascia	Metal, composite wood, wood
Type 3 - Horizontal Guardrail	
Post and Handrail	Metal
Baluster	Metal, steel cable
Fascia	Metal, wood
Size	
Overall Balcony Width	10'0" max.
Width Between Posts	3' min. Q

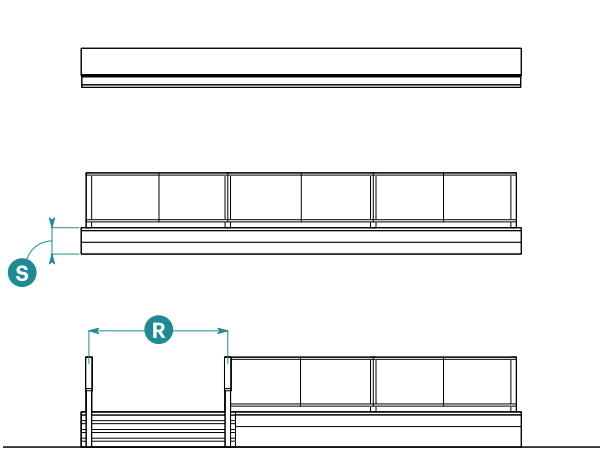
Faux composite wood printed with simulated wood grain is prohibited



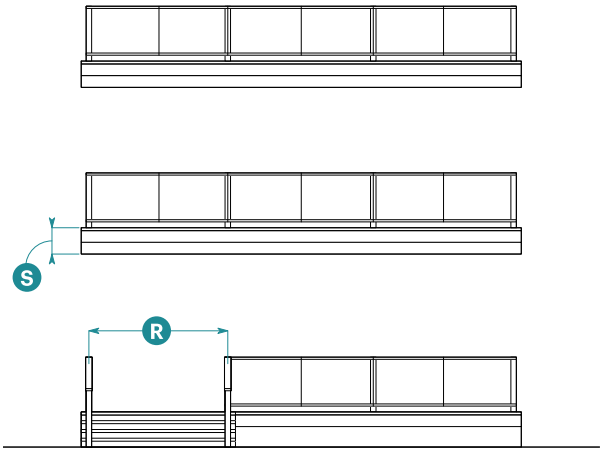
One-Story Porch



One-Story Porch with Deck Above

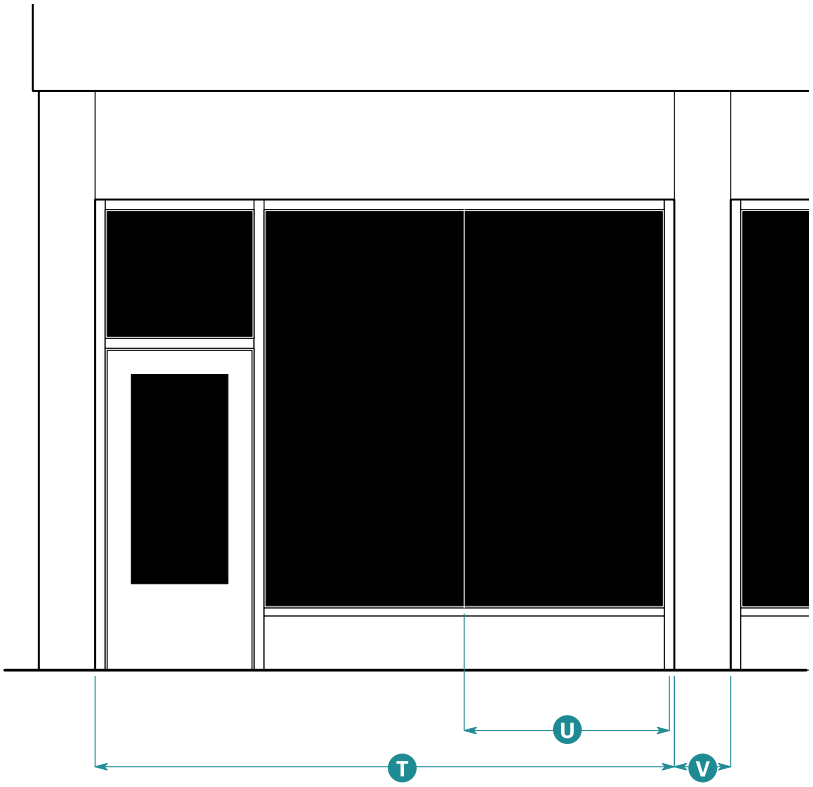


Two-Story Porch

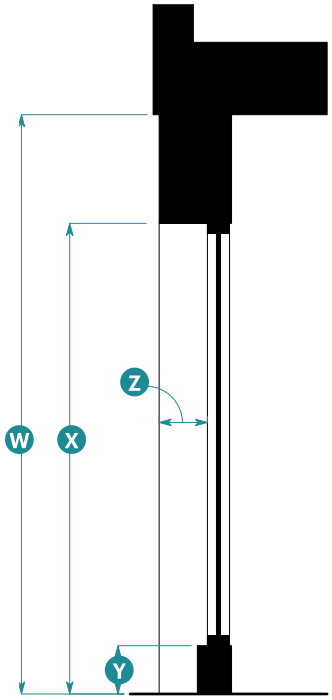


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Cantilevered (no columns) or Pilotis	
Diameter	4" max.	
Spacing	8'0" max. on center	R
Entablature		
Height of Entablature Supporting Deck		
Overall	10" min.	S



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	T
Display Window	3'0" min.; 4'0" max.	U
Distance Between Storefront Modules	1'0" min.; 2'0" max.	V
Height		
Overall	12'0" min.	W
Head Height	11'0" min.	X
Base	8" min.; 2'0" max.	Y
Horizontal Recess		
Depth	6" min.; 3'0" max.	Z

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

16. Materials	
Element	**Allowed Materials**
Wall	
Wall Cladding[5]	Lap siding, composite wood, wood, fiber cement, stucco, metal panel
Base or Foundation	
Base or Foundation	Brick, concrete, stucco, composite wood, wood, fiber cement, architectural block
Roof and Roof Elements	
Roofing	Asphalt shingles, wood shingles, standing seam metal
Rake and Eave	Composite wood, wood, steel
Gutter	Metal box
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, aluminum, fiberglass, composite wood
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Composite wood, wood, metal
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Stucco, concrete
Prohibited materails: faux composite wood printed with simulated wood grain, fiber cement, and faux printed stone.	
Wood shingles shall be in compliance with the Wildland Urban Interface Code.	

[5] Exterior cladding shall be limited to no more than 3 materials, of which 65% or more of the facade area shall be one of those materials.

10-20.08.060 Craftsman









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

The Craftsman style emerged in the American west inspired by the English Arts and Crafts movement. The Craftsman bungalow house was prevalent from the 1900's to the 1940's. Since that time, it has adapted to multifamily and mixed-use prototypes.

2. Typical Characteristics

- Low-pitched roofs with deep eaves and exposed rafter tails
- Horizontally proportioned openings made from ganged vertical windows
- Emphasis on natural materials including wood shingles
- Asymmetrical composition with wall plane broken by projecting gable ends
- Wall plane broken by projecting and/or recessed elements

Elements of Craftsman Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Roof (See Subsection 5 for standards)

Rake (See Subsection 6 for standards)

Dormer (See Subsection 11 for standards)

Eave (See Subsection 7 for standards)

Window (See Subsection 9 for standards)

Wall (See Subsection 3 for standards)

Porch (See Subsection 14 for standards)

Entry Door (See Subsection 12 for standards)

Base (See Subsection 4 for standards)

Prototypical Building Elevation

3. Wall		
Trim [1, 2]		
Width	4" min.	A

[1] Trim not required on buildings or portions of buildings where stucco or shingle is the primary wall material.

[2] Trim is required at openings and surrounds.

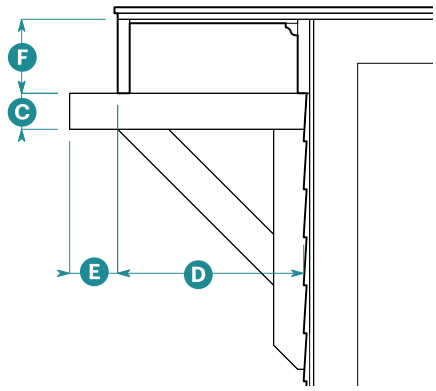
4. Base		
Height	1'0" min.; 1/2 story max.	B

Elements of Craftsman Style – Mixed-Use Prototype

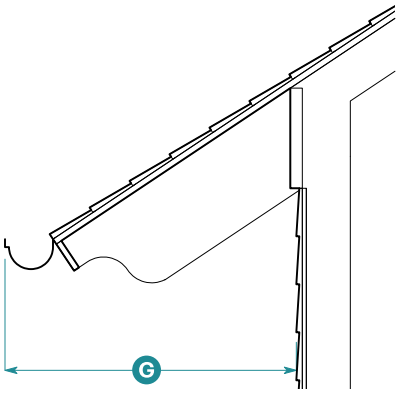
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



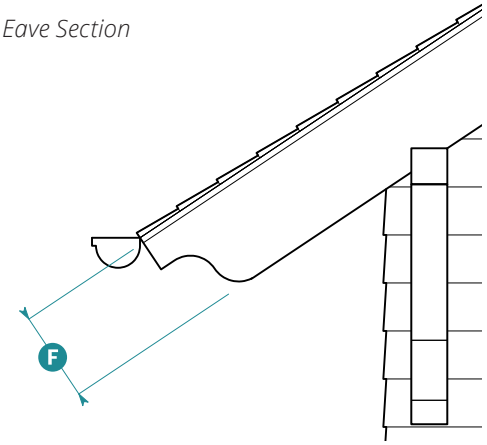
Prototypical Building Elevation



Rake Section



Eave Section



Eave Elevation

5. Building Roof		
Building Roof Standards	**Sloped Roof**	**Flat Roof**
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 10:12 max.	N/A

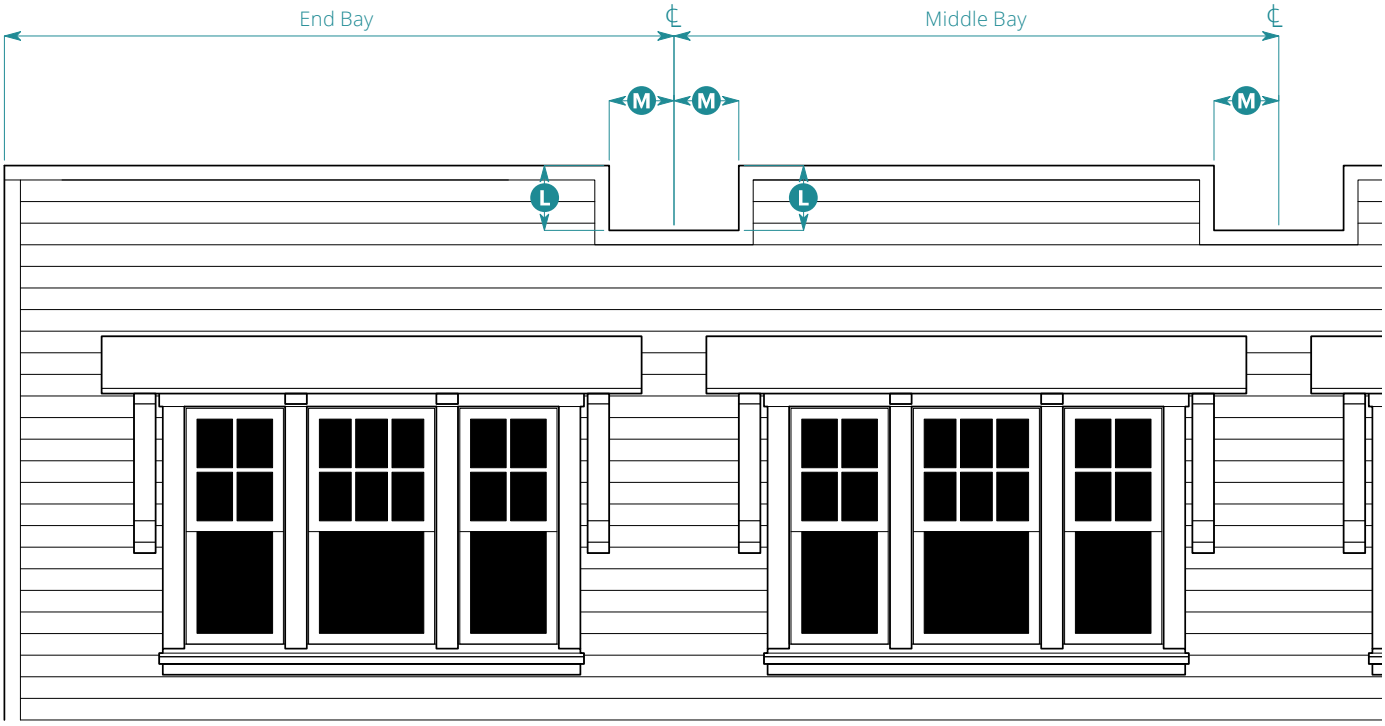
6. Rake		
Height		
Bracket Bracing Member	4" min.	C
Horizontal Projection		
Projection to Fascia	1'8" min. 3'0" max;	D
Bracket Projection Beyond Fascia	No min.; 1'0" max.	E

See Subsection 7 (Eave) for height standards.

7. Eave		
Allowed Types		
Eave Types	Open	
Height		
Fascia	10" min.	F
Horizontal Projection [3]		
Overall	2'6" min.	G

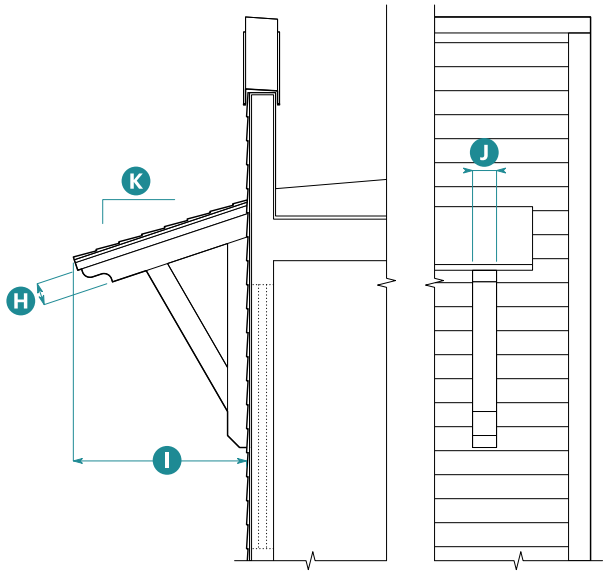
[3] Horizontal projection includes gutter.

A = Applicable N/A = Not Applicable



8. Parapet		
Canopy		
Parapet may include canopy.		
Eave Height	6" min.	H
Horizontal Projection[4]	3'0" min.	I
Required Support Elements	Brackets	
Bracket Width	4" min.	J
Roof Pitch	3:12 min.	K
Crenellation		
Crenel Height	1'0" min.	L
Width, from Center Line	1'0" min.	M
Crenel may not occur at building corner or end bays.		

[4] Horizontal projection includes gutter.



Parapet Section *Parapet Elevation*

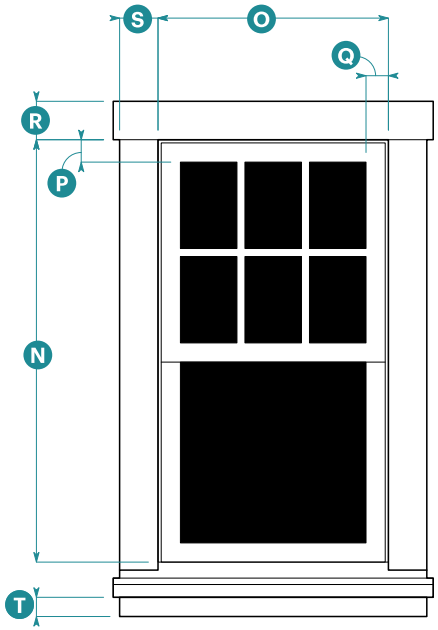
9. Windows

Opening	
Proportion, Height (N) to Width (O) [5]	
Ground Floor	2.0 min.
Upper Floor	1.75 min.
Dormer	See Subsection 11 (Dormers) for standards.
Typical Sizes, Width (O) x Height (N)	
Ground Floor, Typical	3'0" x 6'0"
Ground Floor, Ganged	2'4" x 6'0"
Ground Floor, Picture	4'6" x 6'0"
Upper Floor, Typical	3'0" x 5'6"
Upper Floor, Ganged	2'4" x 5'6"
Upper Floor, Picture	4'6" x 5'6"
Privacy	2'0" x 4'0"
Shape	Square
Operation	Single Hung, Double Hung, Casement
Window	
Glazing Divisions	6 over 1; 4 over 1; 10 over 1
Frame Width (Frame + Sash)	
At Rail	2.5" min. ± 1/4" (P)
At Stile	2.5" min. ± 1/4" (Q)
Trim Widths[6]	
Head	6" min. (R)
Jamb	4" min. (S)
Apron	3" min. (T)
Window Frame Recess	
Depth	2" min.
Sill	
Depth	3" min.
Pediment	
Allowed	No
Mullions	
Mullions required between ganged windows.	

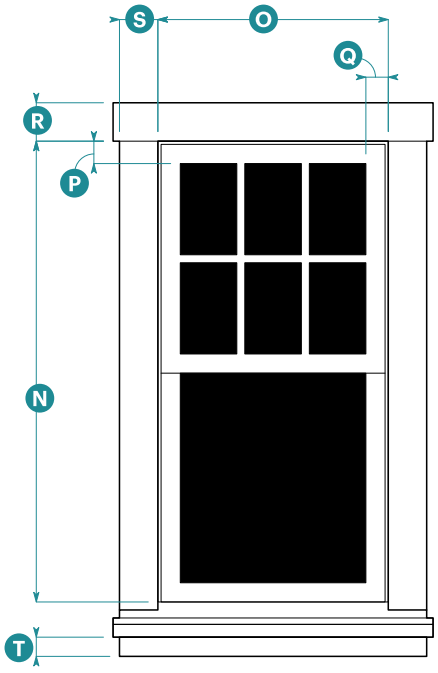
"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

[5] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.

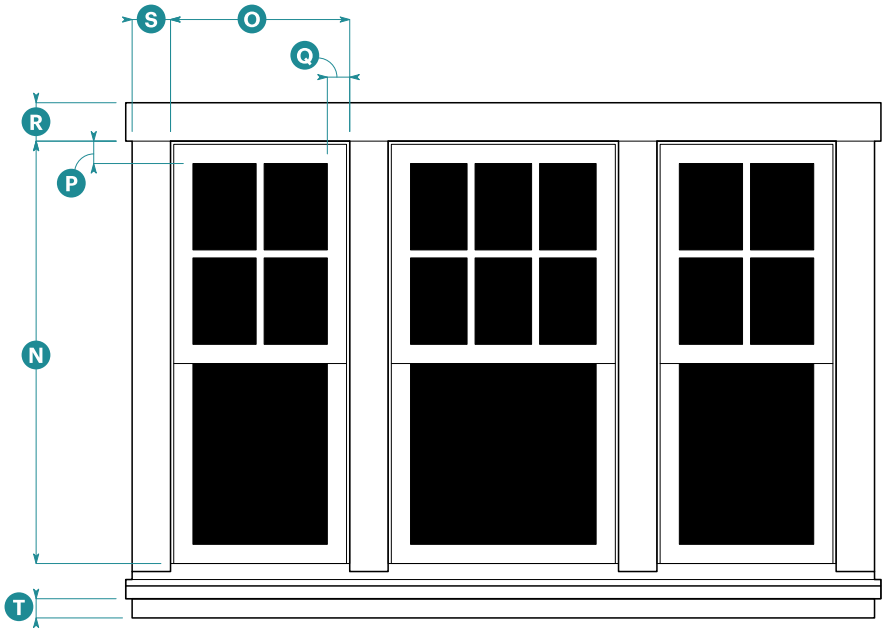
[6] Jamb shall be narrower than header



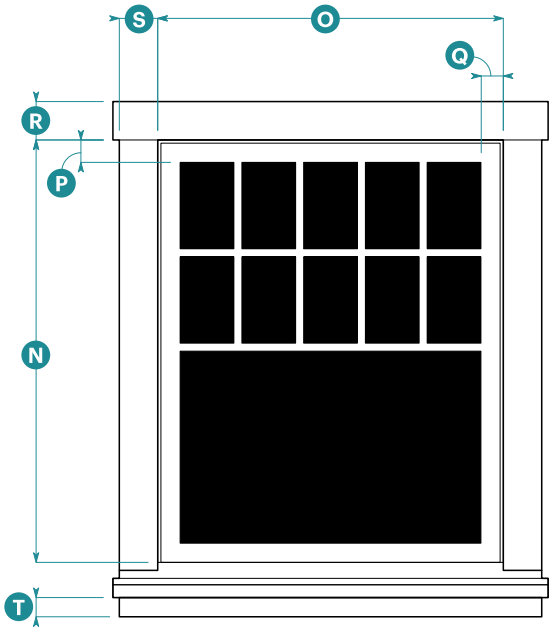
Upper Floor Typical Window Elevation
6 over 1



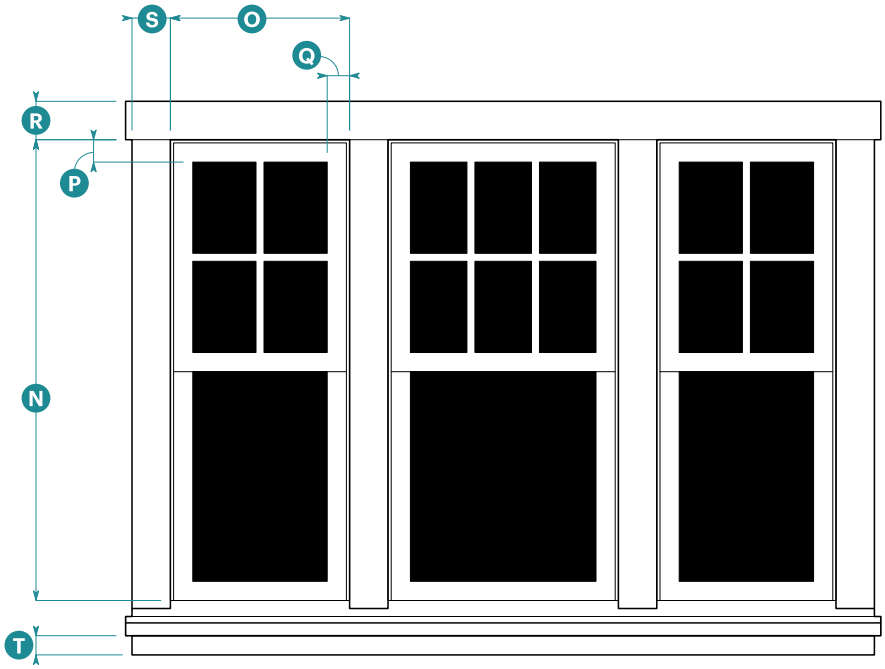
Ground Floor Typical Window Elevation
6 over 1



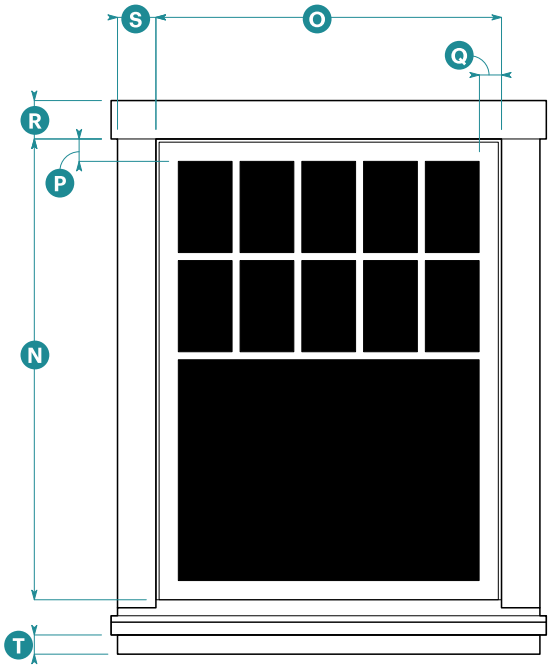
Upper Floor Ganged Window Elevation
4 over 1 and 6 over 1



Upper Floor Picture Window Elevation
10 over 1



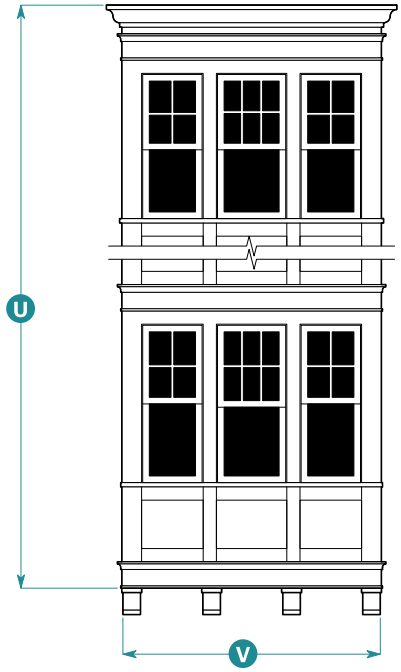
Ground Floor Ganged Window Elevation
4 over 1 and 6 over 1



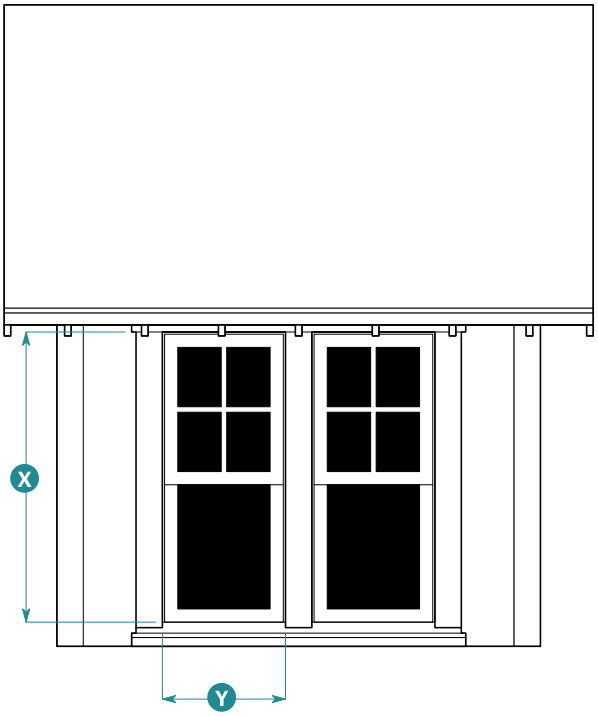
Ground Floor Picture Window Elevation
10 over 1



Bay Window Plan



Bay Window Elevation

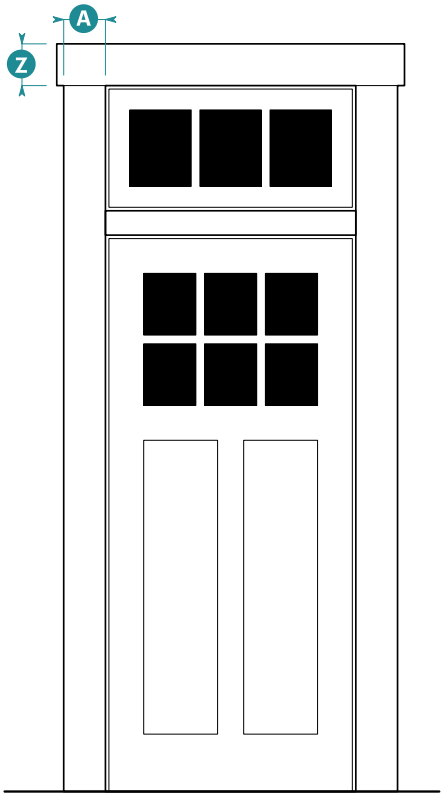


Dormer Elevation

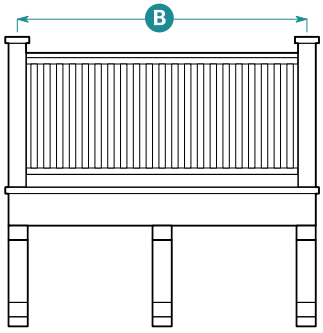
10. Bay Windows		
Form		
Type	Square	
Size		
Height		U
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	V
Depth	1'0" min.; 3'0" max.	W
Cornice Types		
Building parapet wraps bay.		
Bay stops below building eave (bay has own cornice).		
Bay returns into building eave (bay never projects above the building eave).		
Additional Standards		
Bay depth not allowed to project beyond eave depth.		
Multi-story bay window form shall be vertically continuous.		

10. Bay Windows (Continued)
Continuous horizontal articulation on building shall wrap bay form.
Corner bay may be turned on side to be rotated 45 degrees from building corner.

11. Dormers		
Roof Form		
Type	Shed or Gable	
Pitch	2:12 min.; 5:12 max.	
Horizontal Projection		
Eave	8" min.	
Rake	8" min.	
Window		
Proportion, Height X to Width Y	1.75 min.	
Width	3'0" min.	Y
Dormers allowed only for buildings with half stories.		
Pediment not allowed.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



Entry Door Elevation

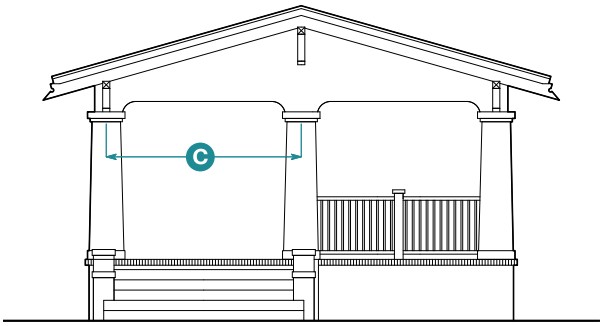


Balcony Front Elevation

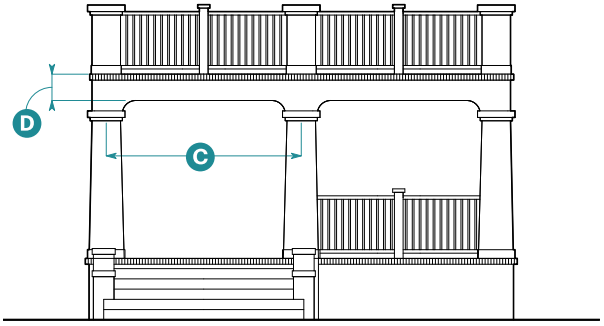
12. Entry Doors		
Door		
Number of Panels	2 min.	
Surround[7]		
Head Width	6" min.	Z
Jamb Width	4" min.	A
Additional Elements		
Transom	Allowed	
Pediment	Not Allowed	

[7] Jamb shall be narrower than header

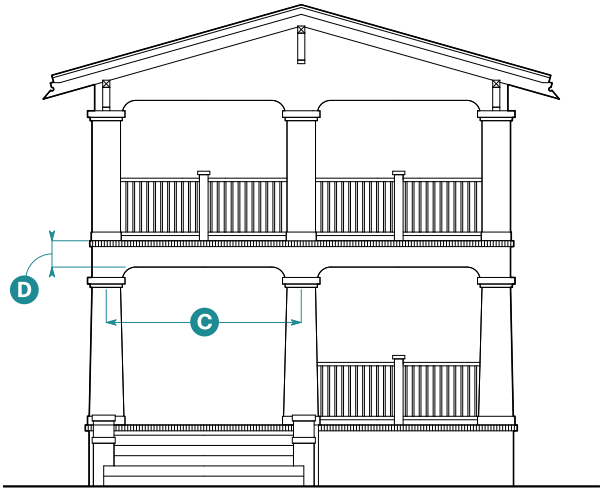
13. Balconies		
Allowed Materials		
Post, Baluster, Handrail, and Fascia	Metal, composite wood, wood	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	B



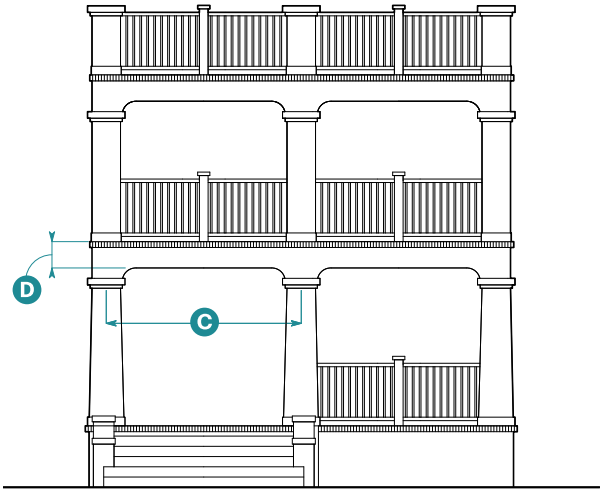
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

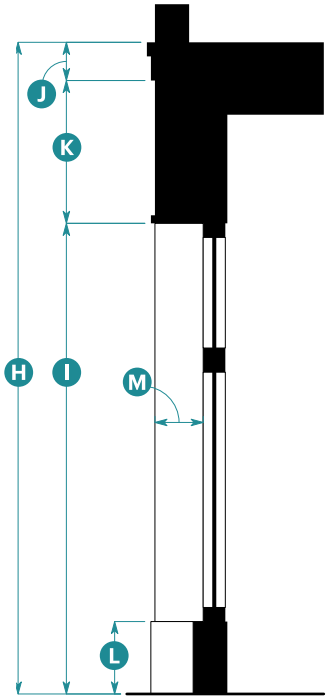


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Square-tapered	
Base Width	1'10" min.	
Spacing	9'6" min.; 12' max. on center	C
Entablature		
Height of Entablature Supporting Deck		
Overall	10" min.	D



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	E
Display Window	3'0" min.; 4'0" max.	F
Distance Between Storefront Modules	1'0" min.; 2'0" max.	G
Height		
Overall	13'0" min.	H
Head Height	10'0" min.	I
Cornice	10" min.	J
Signage Band	1'6" min.	K
Base	1'0" min.; 2'0" max.	L
Horizontal Recess		
Depth	1'0" min.; 2'0" max.	M
Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).		
Cornice shall be continuous.		

16. Materials	
Element	**Allowed Materials**
Wall	
Wall Cladding	Shingle and lap siding: composite wood, wood, fiber cement; and stucco
Base	
Base or Foundation	Stone, cast stone, painted concrete
Roof and Roof Elements	
Roofing	Asphalt shingles, wood shingles, standing seam metal
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, metal
Railing	Composite wood, wood, metal
Storefronts	
Columns	Composite wood, wood, fiberglass, metal
Storefront Base	Wood panels, brick, stone tile, fiber cement

Wood shingles shall be in compliance with the Wildland Urban Interface Code.

10-20.08.070 Main Street Classical









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Main Street Classical style buildings combine influences from late 19th century Classical Revival and pre-war American main street architecture. With brick as a primary facade material, facades have a tripartite composition and often introduce ornament in a prominent cornice.

2. Typical Characteristics

- Symmetrical facade composition with proportions that imply load-bearing masonry structure
- Prominent cornice with classical detailing and parapet or pedimented roof forms
- Regular pattern of vertically proportioned openings
- Brick and stucco as primary facade materials

Elements of Main Street Classical Style – Mixed-Use Prototype

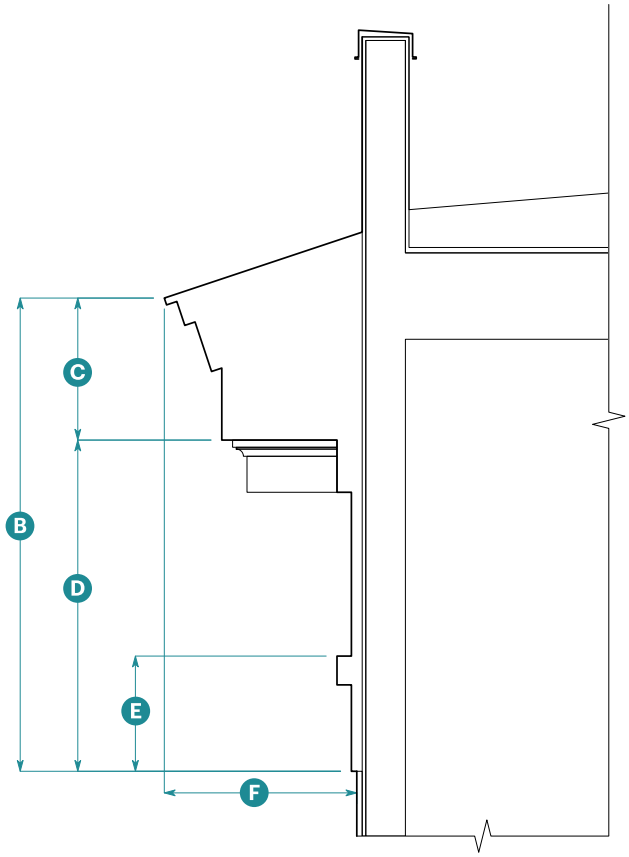
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



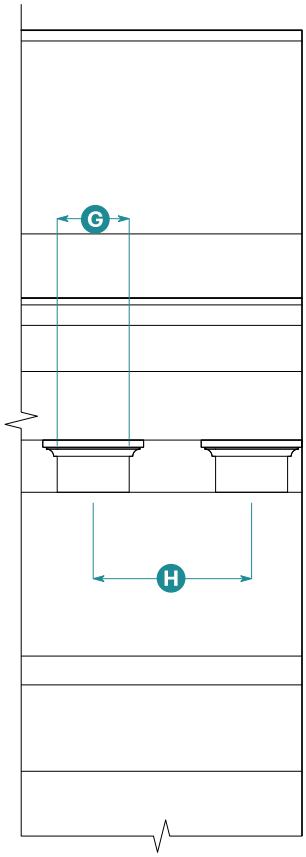
Prototypical Building Elevation

3. Wall
No wall standards apply to this style. See Subsection 16 (Materials) for materials standards.

4. Base		
Height	1'0" min.; 2'0" max.	A



Parapet Section



Parapet Elevation

5. Building Roof

Form	
Roof Type	Flat

6. Rake

Because this style does not allow sloped roofs, rake is not regulated. For wall-roof junction standards, see Subsection 8 (Parapet).

7. Eave

Because this style does not allow sloped roofs, eave is not regulated. For wall-roof junction standards, see Subsection 8 (Parapet).

8. Parapet

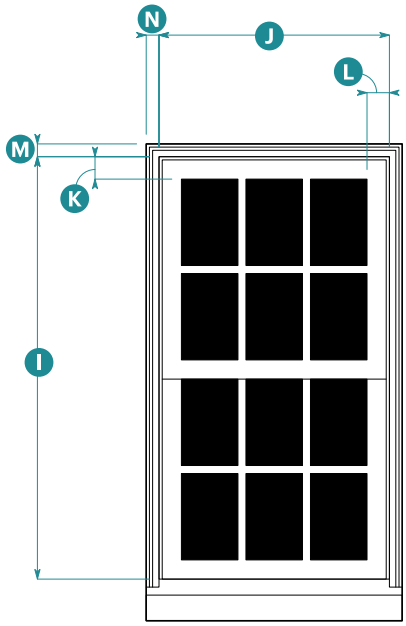
Height		
Overall	5'6" min.	B
Cornice	1'8" min.	C
Fascia		
Overall	3'6" min.	D
Lower Band	1'2" min.	E
Horizontal Projection [1]		
Overall	2'6" min.	F
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Dentils	
Width	10" min.	G
Spacing	2'0" max. on center	H
Placement	Below cornice at top of fascia	

[1] Horizontal projection includes gutter.

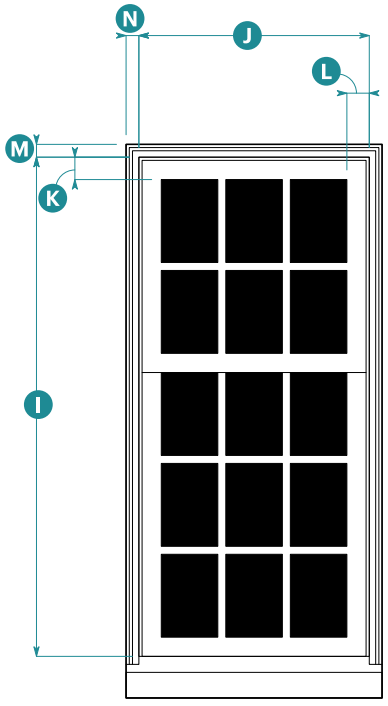
9. Windows		
Opening		
Proportion, Height (I) to Width (J) [2]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Typical Sizes, Width (J) x Height (I)		
Ground Floor, Typical	3'0" x 6'6"	
Ground Floor, Picture	4'6" x 6'6"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" x 4'0"	
Shape	Square	
Operation	Single Hung, Double Hung, Casement	
Window		
Glazing Divisions	6 over 9; 6 over 6	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	(K)
At Stile	2.5" min. ± 1/4"	(L)
Molding Widths		
Head	2" min.	(M)
Jamb	2" min.	(N)
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	3" min.	
Pediment		
Allowed	Yes	

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

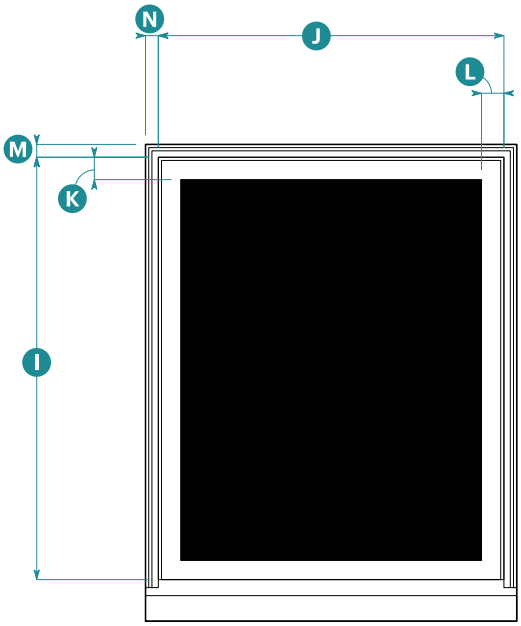
[2] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



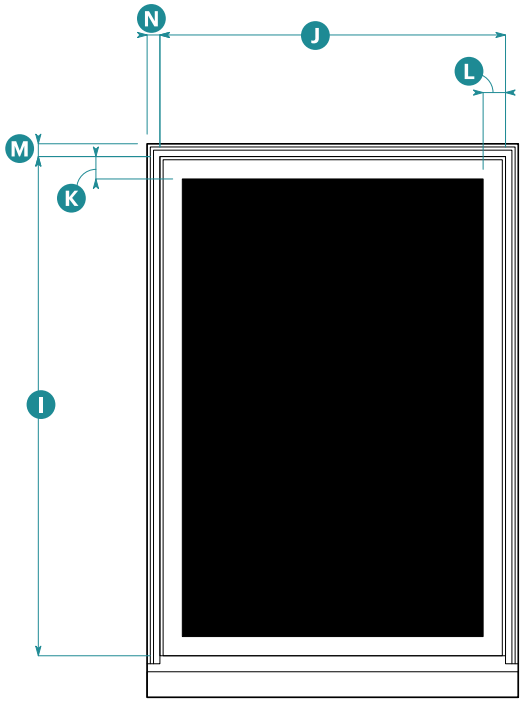
Upper Floor Typical Window Elevation
6 over 6



Ground Floor Typical Window Elevation
6 over 9



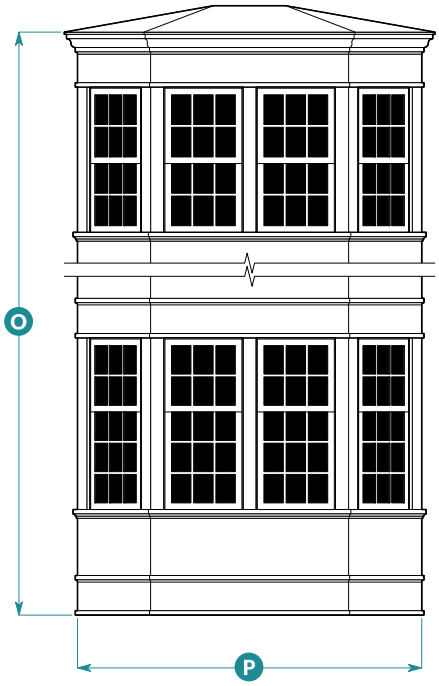
Upper Floor Picture Window Elevation



Ground Floor Picture Window Elevation



Bay Window Plan

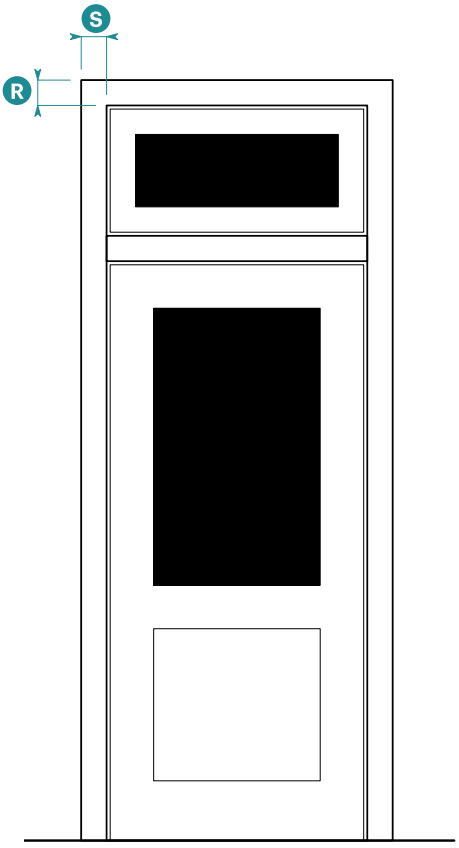


Bay Window Elevation

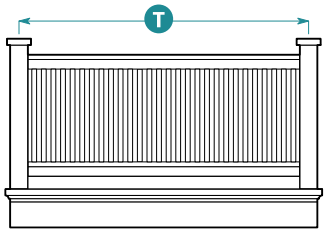
10. Bay Windows		
Form		
Type	Chamfered	
Interior Angle	30 degrees min.; 55 degrees max.	
Number of Faces	3 or 5	
Size		
Height		O
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	P
Depth	1'0" min.; 3'0" max.	Q
Cornice Types		
Cornice wraps bay.		
Bay stops below building cornice (bay has own cornice).		

10. Bay Windows (Continued)
Bay returns into building cornice (bay never projects above the building cornice).
Additional Standards
Bay depth not allowed to project beyond cornice depth.
Multi-story bay window form shall be vertically continuous.
Continuous horizontal articulation on building shall wrap bay form.

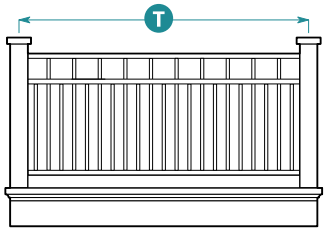
11. Dormers
Because this style does not allow sloped roofs, dormers shall not be used.



Entry Door Elevation



Type 1
Square Guardrail

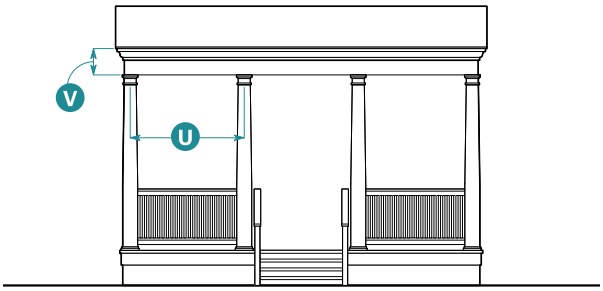


Type 2
Decorative Metal Guardrail

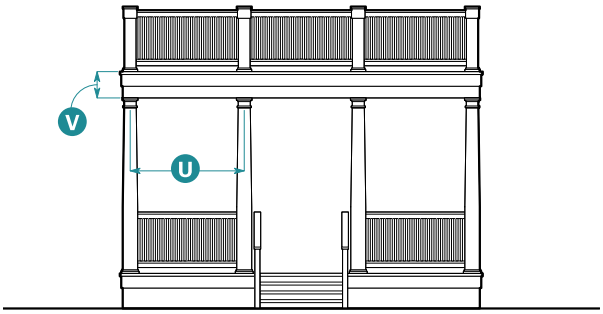
Balcony Front Elevation

12. Entry Doors		
Door		
Number of Panels	2 min.	
Surround		
Head Width	4" min.	R
Jamb Width	4" min.	S
Additional Elements		
Transom	Allowed	
Pediment	Allowed	

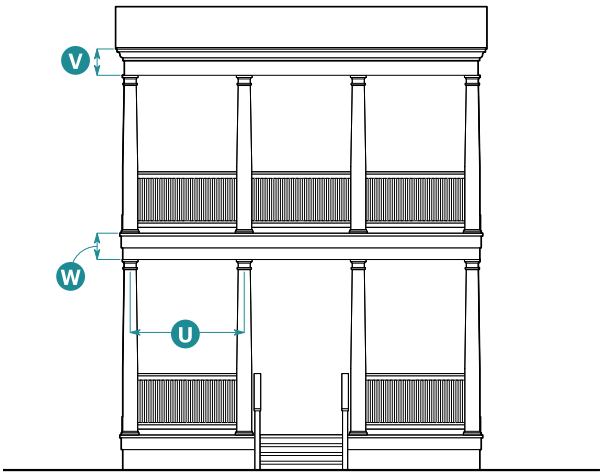
13. Balconies		
Allowed Materials		
Type 1 - Square Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 2 - Decorative Metal Guardrail		
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Baluster	Metal	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	T



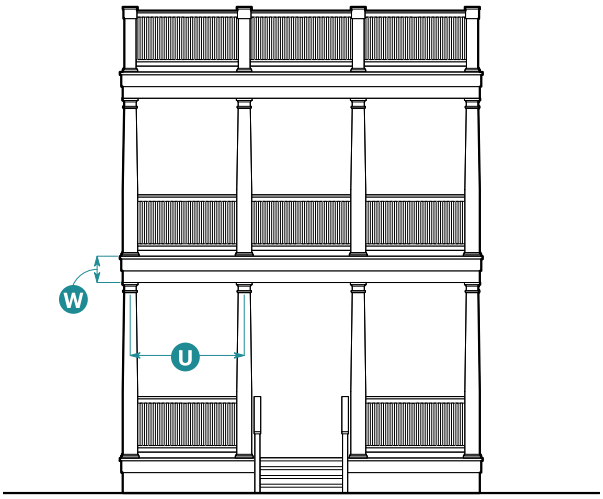
One-Story Porch



One-Story Porch with Deck Above

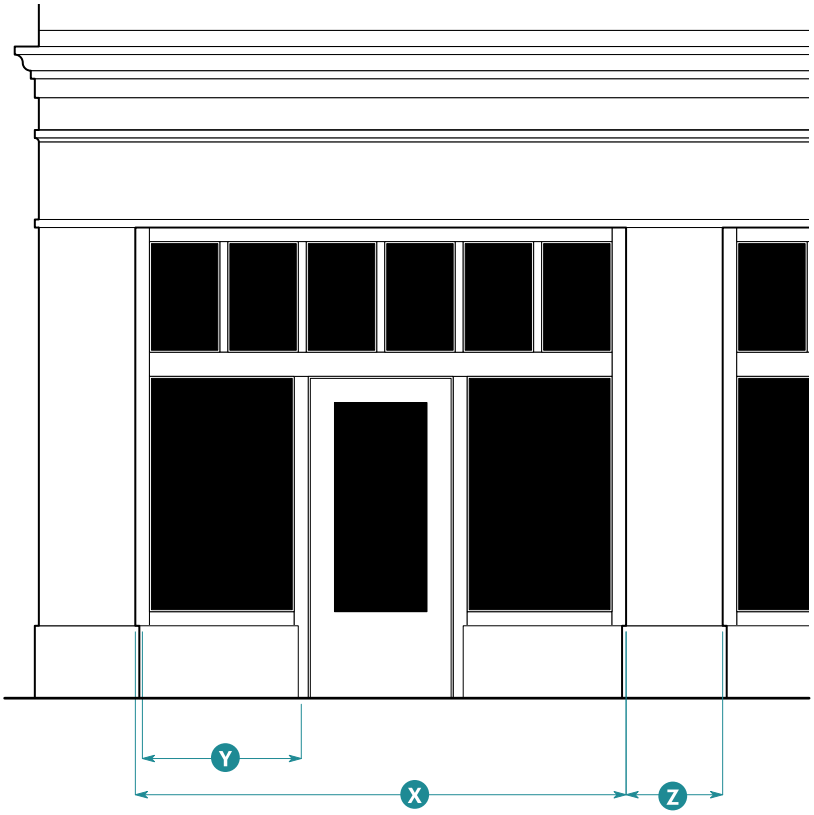


Two-Story Porch

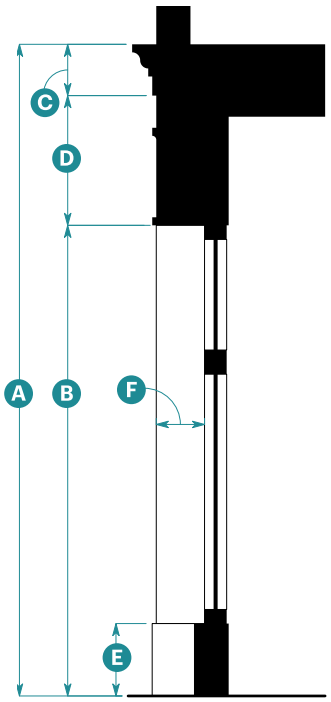


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Clearly defined capital, base, and shaft; shaft either turned with entasis or square stock with optional detailing	
Diameter	8" min.	
Spacing	6'6" max. on center	U
Entablature		
Height of Topmost Entablature		
Overall	1'6" min.	V
Fascia	10" min.	
Height of Floor-to-Floor Entablature		
Overall	10" min.	W



Storefront Elevation

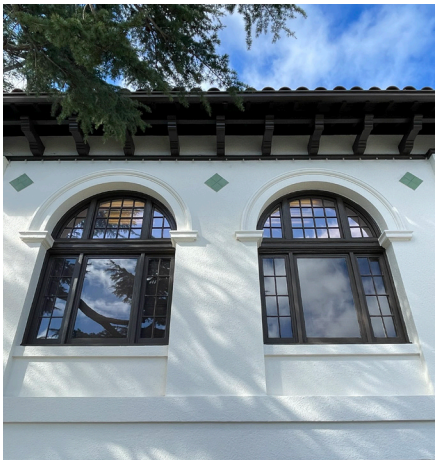


Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	X
Display Window	3'0" min.; 4'0" max.	Y
Distance Between Storefront Modules	1'6" min.; 2'6" max.	Z
Height		
Overall	13'0" min.	A
Head Height	10'0" min.	B
Cornice	10" min.	C
Signage Band	1'8" min.	D
Base	1'0" min.; 2'0" max.	E
Horizontal Recess		
Depth	6" min.; 2'0" max.	F
Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).		
Cornice shall be continuous.		

16. Materials	
Element	**Allowed Materials**
Wall	
Wall Cladding	Brick, stucco
Base	
Base or Foundation	Brick, stone
Windows, Bay Windows, and Entry Doors	
Lintel	Stone, concrete
Entry Door	Wood, aluminum-clad wood, aluminum
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, cast stone, metal
Railing	Composite wood, wood, metal
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Wood panels, brick, stone tile, fiber cement

10-20.08.080 Mediterranean









General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

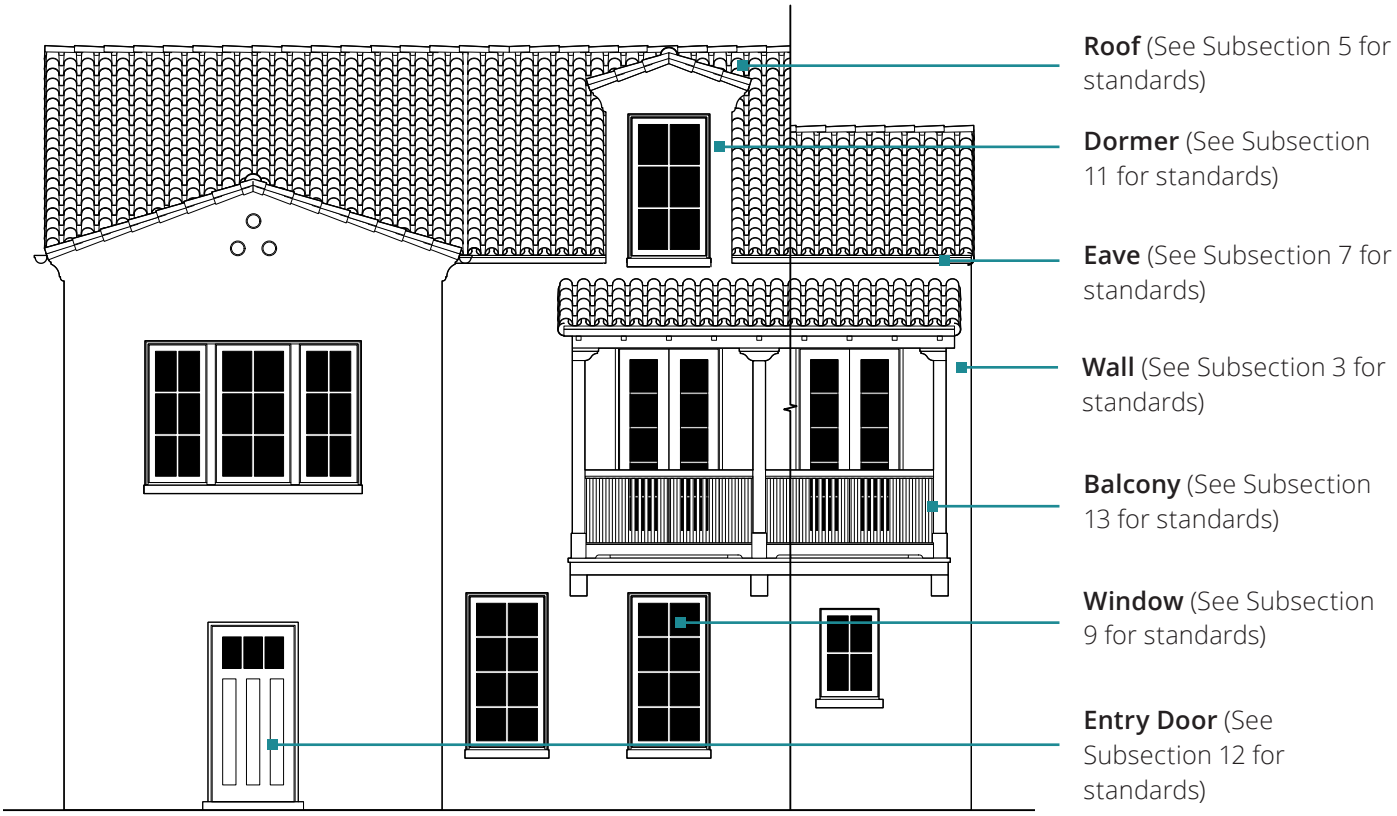
Mediterranean style buildings in Marin County draw from Spanish Colonial, Pueblo, and Spanish Revival influences. These buildings combine austere wall planes with punched, recessed openings for windows.

2. Typical Characteristics

Low-pitched gabled or hipped roofs clad in red tile with open eaves
Flat, rectilinear wall plane with vertically proportioned punched openings without trim
Stucco as primary facade material with stucco or wood attached elements

Elements of Mediterranean Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

3. Wall

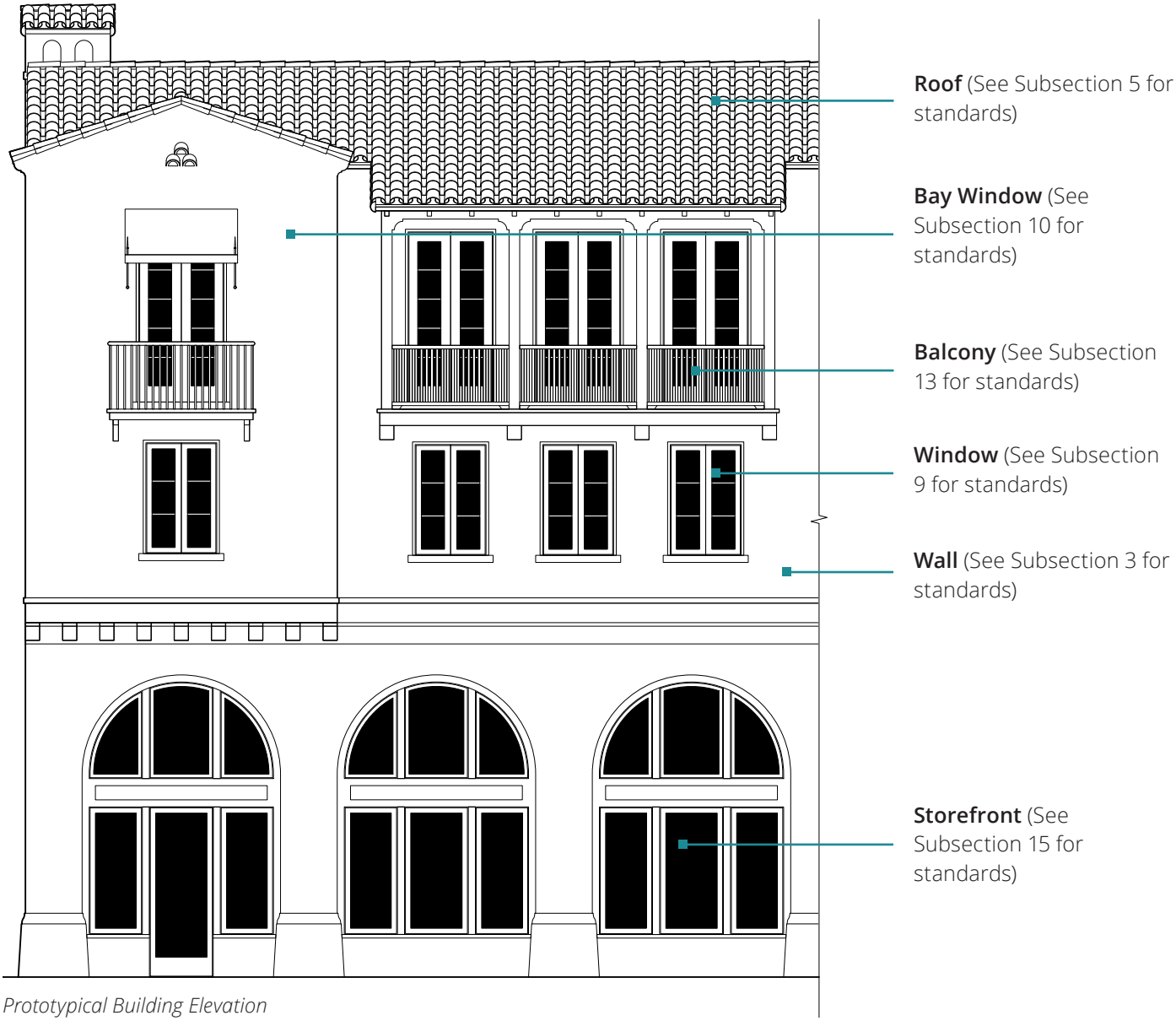
No wall standards apply to this style. See Subsection 16 (Materials) for materials standards.

4. Base

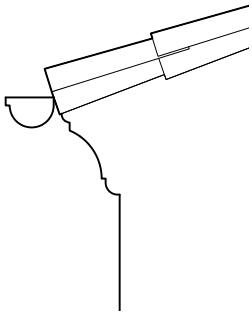
None required

Elements of Mediterranean Style – Mixed-Use Prototype

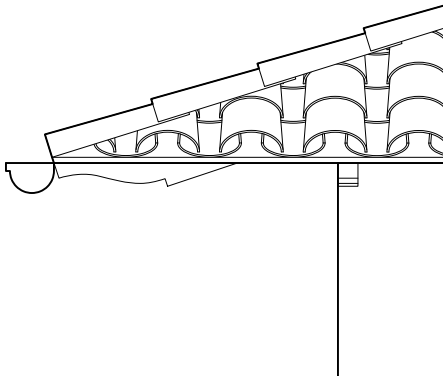
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



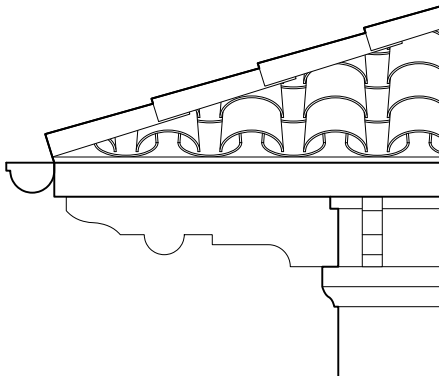
Prototypical Building Elevation



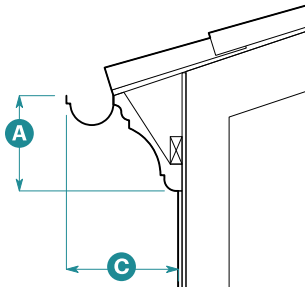
Closed Eave Elevation



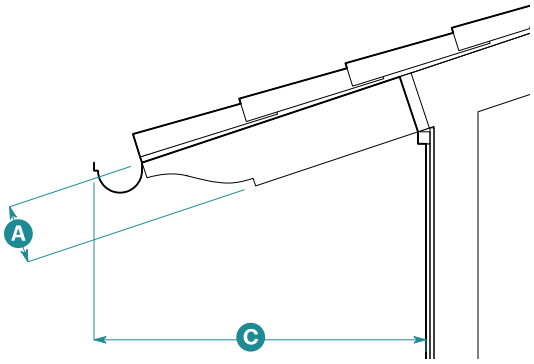
Open Eave Elevation



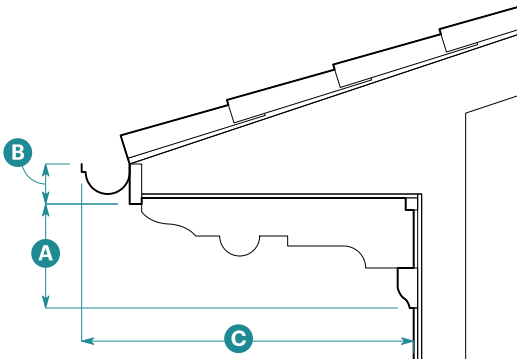
Returned Eave Elevation



Closed Eave Section



Open Eave Section



Returned Eave Section

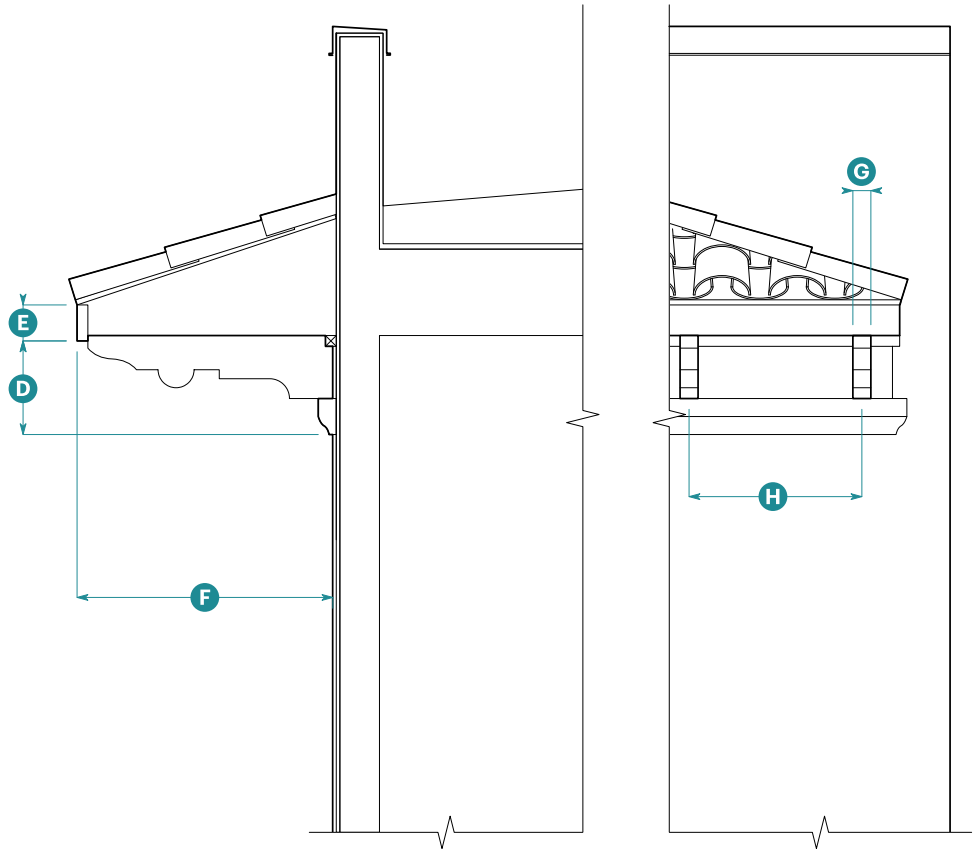
5. Building Roof		
Building Roof Standards	**Sloped Roof**	**Flat Roof**
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 6:12 max.	N/A

6. Rake
No specialized rake profile

7. Eave				
Standards	**Closed**	**Open**	**Returned**	
Height				
Supporting Element	1'0" min.	8" min.	1'0" min.	A
Fascia	None	None	6" min.	B
Horizontal Projection [1]				
Overall	1'0" min.	3'0" min.	2'6" min.	C

[1] Horizontal projection includes gutter.

A = Applicable N/A = Not Applicable



Parapet Section

Parapet Elevation

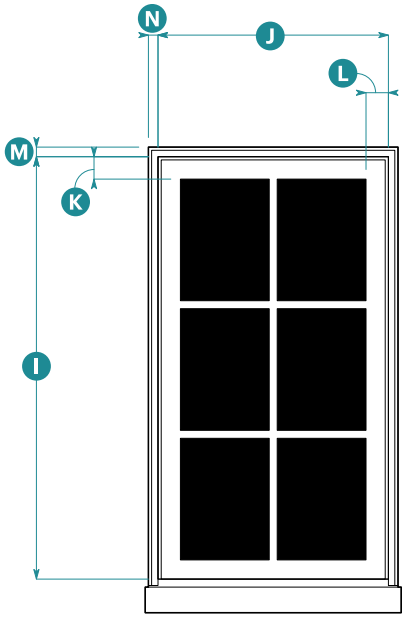
8. Parapet		
Height		
Supporting Element	1'8" min.	D
Fascia	6" min.	E
Horizontal Projection [2]		
Overall	2'0" min.	F
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Brackets	
Width	3" min.	G
Spacing	24" max. on center	H
Placement	Below fascia	

[2] Horizontal projection includes gutter.

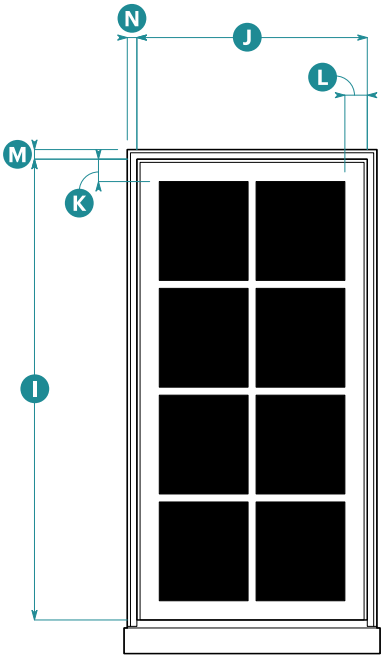
9. Windows		
Opening		
Proportion, Height (I) to Width (J) [3]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Dormer	See Subsection 11 (Dormers) for standards.	
Typical Sizes, Width (J) x Height (I)		
Ground Floor, Typical	3'0" x 6'0"	
Ground Floor, Ganged	2'4" x 6'0"	
Ground Floor, Picture	4'6" x 6'0"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Ganged	2'4" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" x 4'0"	
Shape	Square, arched	
Operation	Casement	
Window		
Glazing Divisions	6 parts or 8 parts	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	(K)
At Stile	2.5" min. ± 1/4"	(L)
Molding Widths		
Head	2" min.	(M)
Jamb	2" min.	(N)
Apron	None required	
Window Frame Recess		
Depth	2" min.	
Sill		
Depth	2" min.	
Pediment		
Allowed	No	
Mullions		
Mullions required between ganged windows.		

"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

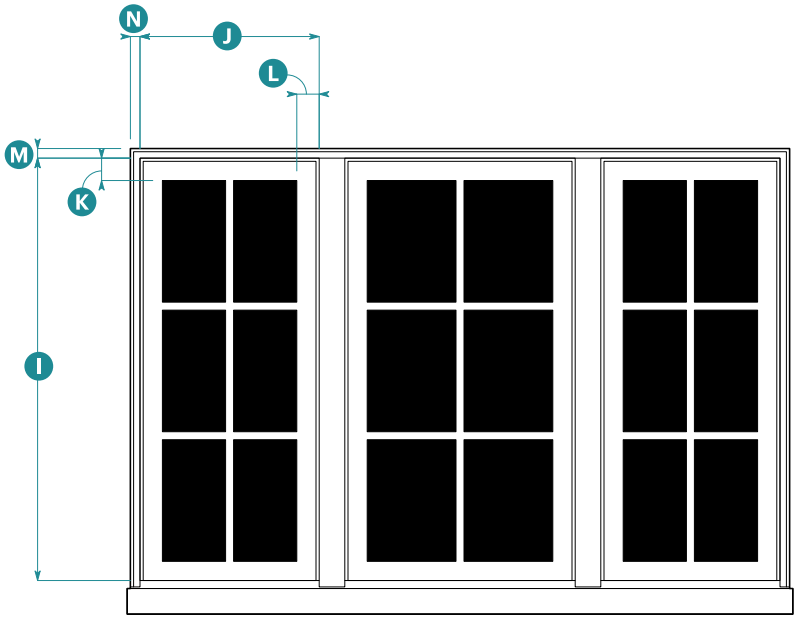
[3] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



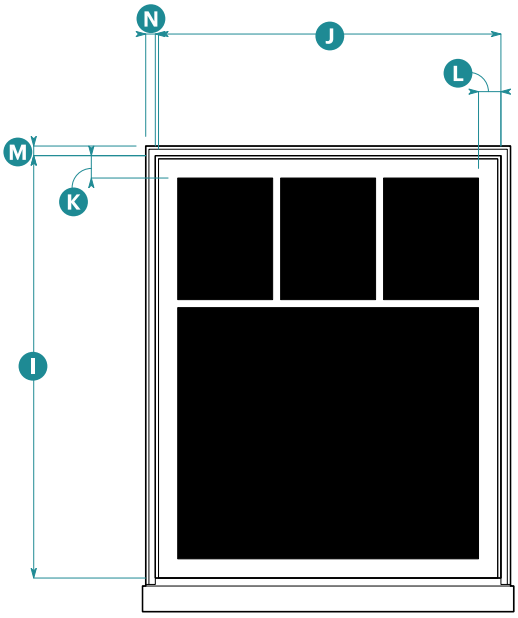
Upper Floor Typical Window Elevation
6 parts



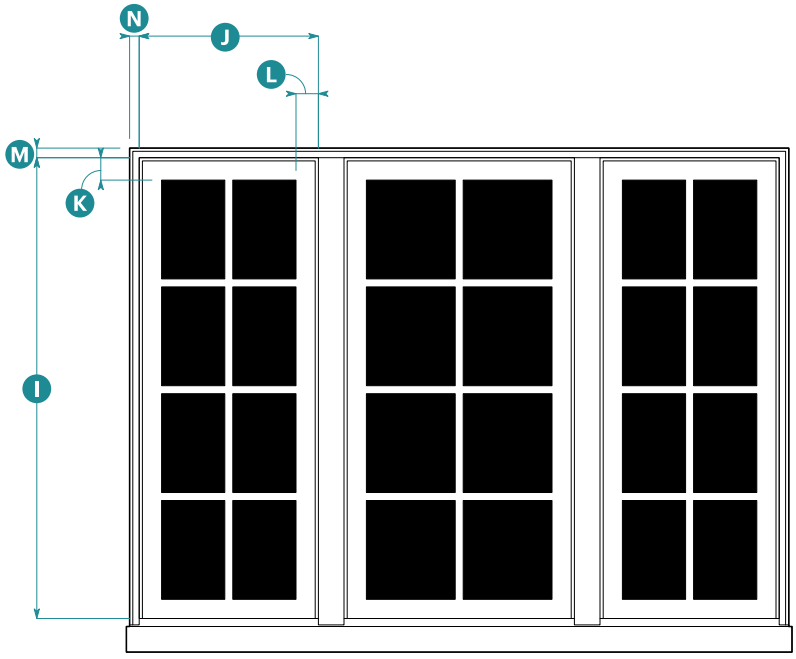
Ground Floor Typical Window Elevation
8 parts



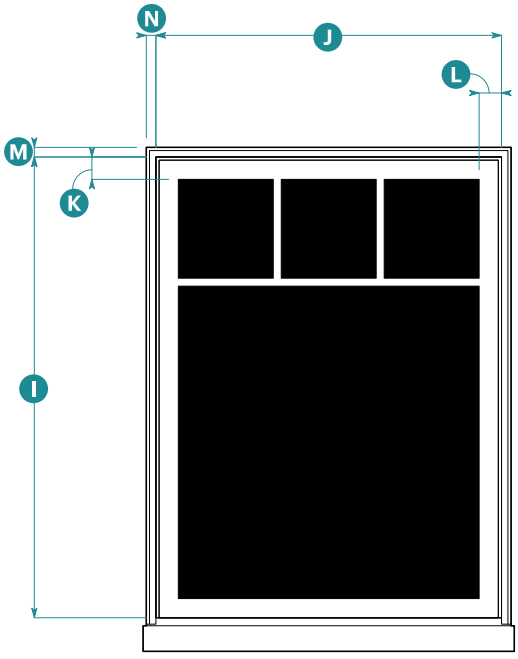
Upper Floor Ganged Window Elevation
6 parts



Upper Floor Picture Window Elevation



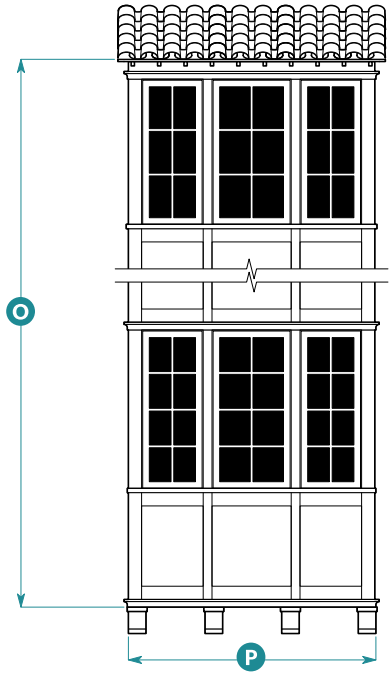
Ground Floor Ganged Window Elevation
8 parts



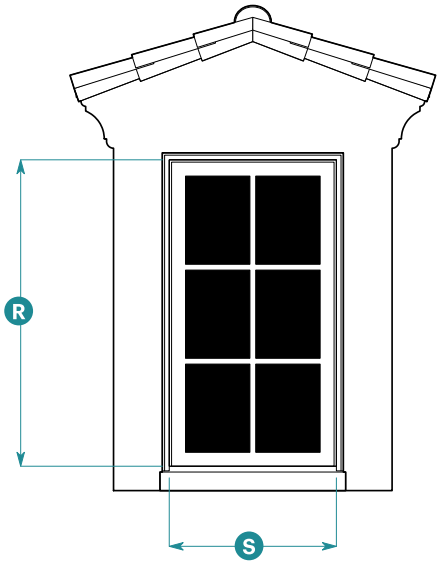
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation

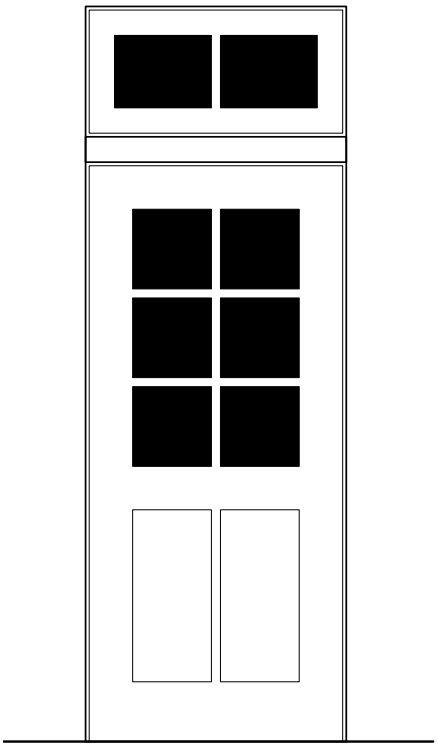


Dormer Elevation

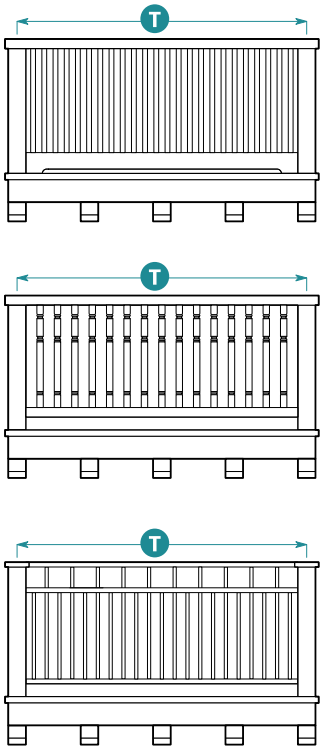
10. Bay Windows		
Form		
Type	Square	
Size		
Height		O
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	P
Depth	1'0" min.; 3'0" max.	Q
Cornice Types		
Building eave wraps bay.		
Bay stops below building eave (bay has own cornice).		
Bay returns into building eave (bay never projects above the building eave).		
Additional Standards		
Bay depth not allowed to project beyond eave depth.		

10. Bay Windows (Continued)
Multi-story bay window form shall be vertically continuous.
Continuous horizontal articulation on building shall wrap bay form.
Corner bay may be turned on side to be rotated 45 degrees from building corner.

11. Dormers		
Roof Form		
Type	Gable	
Pitch	4:12 min.; 8:12 max.	
Window		
Proportion, Height R to Width S	1.75 min.	
Width	3'0" min.	S
Pediment		
Allowed	No	
Dormers allowed for buildings with half stories.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



Entry Door Elevation



Type 1
Square Guardrail

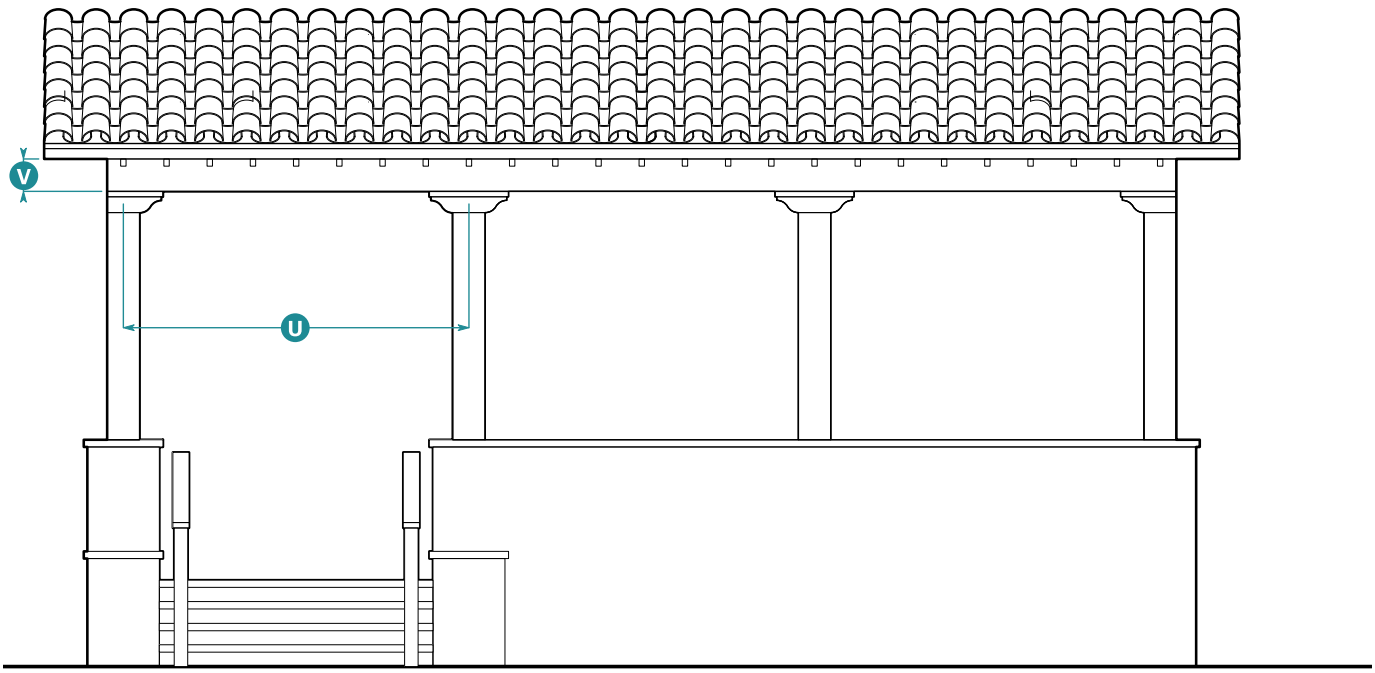
Type 2
Turned Guardrail

Type 3
Decorative Metal Guardrail

Balcony Front Elevation

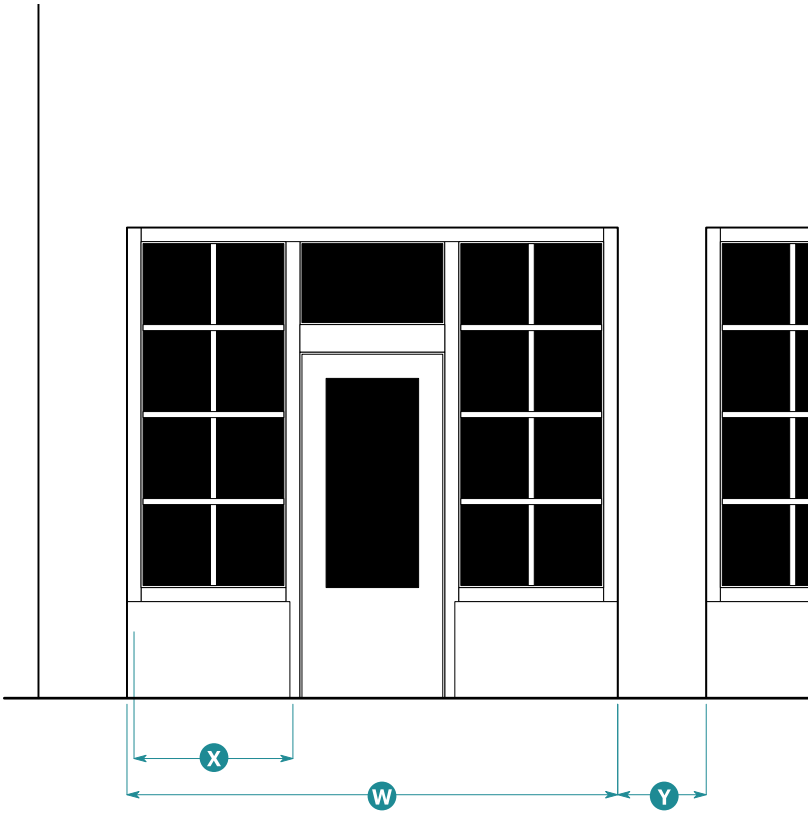
12. Entry Doors	
Door	
Number of Panels	2 min.
Surround	
None required	
Additional Elements	
Transom	Allowed
Pediment	Not Allowed

13. Balconies		
Allowed Materials		
Type 1 - Square Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 2 - Turned Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 3 - Decorative Metal Guardrail		
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Baluster	Metal	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	T

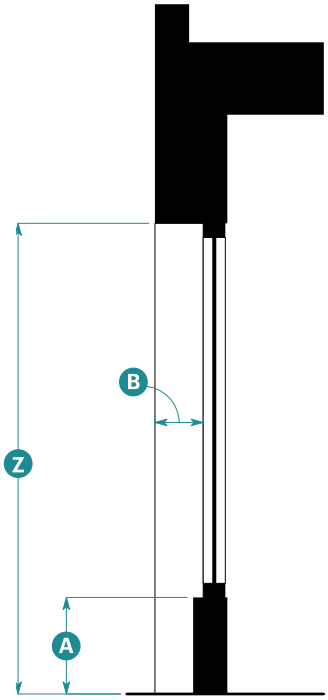


Porch Elevation

14. Porches		
Columns		
Shape	Square or round, with capitals or brackets	
Diameter	8" min.	
Spacing	9'0" max. on center	U
Entablature		
Overall	10" min.	V



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	W
Display Window	3'0" min.; 4'0" max.	X
Distance Between Storefront Modules	1'6" min.; 2'6" max.	Y
Height		
Head Height	11'0" min.	Z
Cornice	None	
Signage Band	None	
Base	1'0" min.; 2'0" max.	A
Horizontal Recess		
Depth	6" min.; 9" max.	B

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

16. Materials	
Element	**Allowed Materials**
Wall	
Wall Cladding	Stucco
Roof and Roof Elements	
Roofing	Terracotta clay barrel tiles
Rake and Eave	Wood, composite wood, stucco
Cornice	Wood, composite wood, stucco
Brackets	Composite wood, wood, or fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Sill	Stucco, cast stone
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Wood, wrought iron
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Stucco, tile

Article 9: Specific to Signage Types

Sections:

10-20.09.010 Signage Standards

10-20.09.010 Signage Standards

All signage shall comply with the standards in Title 10, Chapter 9 (Signs).

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Article 10: Specific to Large Sites

Sections:

10-20.10.010 Purpose
10-20.10.020 General to Walkable Community Design
10-20.10.030 Walkable Neighborhood Plan
10-20.10.040 General to Civic Space

10-20.10.010 Purpose

This Article establishes standards to create walkable neighborhoods.

1. Development subject to this Article is required to create and reinforce walkable neighborhoods with a mix of housing, civic, retail, and service uses within a compact, walkable, and transit-friendly environment.
2. Developments in compliance with this Section shall achieve the following goals:
    A. Improve the built environment and human habitat;
    B. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and transit;
    C. Reduce vehicle traffic and support transit by providing for a mixture of land uses, highly interconnected block and street network, and compact community form;
    D. Generate or reinforce neighborhoods with a variety of housing types to serve the needs of a diverse population;
    E. Promote the health benefits of walkable environments;
    F. Generate pedestrian-oriented and scaled neighborhoods where the automobile is accommodated but does not dominate the streetscapes;
    G. Reinforce the unique identity of the Town and build upon the local context, climate, and history;
    H. Realize development based on the patterns of existing walkable neighborhoods; and
    I. Design that suits specific topographical, environmental, development site layout, and design constraints unique to the development site.

10-20.10.020 General to Walkable Community Design

1. Developments of at least three acres or at least 700 feet long or deep shall be designed per the following standards:

   A. Developments of three acres or less, see Figure 1 [Walkable Neighborhood Plan Design Process Overview for Large Sites (1 to three acres)]; or

   B. Developments over three acres, see Figure 2 [Walkable Neighborhood Plan Design Process Overview for Large Sites (Over three acres)]; and

   C. **Walkable Neighborhood Plan (WNP).** Proposed development is required to include a Walkable Neighborhood Plan (WNP) in compliance with this Subsection that identifies the proposed and existing blocks, civic and open spaces, and streets within 1,500 linear feet of the proposed development. WNPs shall include the information required in Section 10-20.10.030 (Walkable Neighborhood Plan).

2. **Civic Space Required**

   A. Civic space shall be provided in compliance with Section 10-20.10.040 (General to Civic Space).

   B. A minimum of 10 percent of the total development area, after subtracting street right-of ways, is required.

3. **Streets.** Streets are to be applied to create walkable neighborhoods with redundant routes for vehicular, bicycle, and pedestrian circulation.

   A. New streets are required to meet the standards in Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges), including maximum slope.

   B. Required streets, indicated on the Zone Map or a Site Development Regulating Plan may be adjusted from their identified location by up to 100 feet in either direction.

   C. The WNP shall identify the proposed street and block network.

   D. Streets that pass from one zone to another may transition in their streetscape along the street's edges. For example, while a street within a more intense zone (e.g., MS.S) with retail shops may have wide sidewalks with trees in grates, it may transition to a narrower sidewalk with a planting strip within a less intense zone (e.g., N.S) with lower intensity residential building types.

4. **Alleys**

   A. Existing alleys may be removed if street access is provided to the development sites on those blocks in compliance with the access standards of the zone.

   B. Alleys may be added in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges) and in compliance with Table A (Block Size Standards).

   C. Development sites adjoining an alley and/or with a slope greater than six percent may be reduced in depth by up to 10 feet of the required depth. Rear setbacks may be reduced as allowed by Section 10-20.11.030 (Adjustment to Standards). Front setbacks shall not be reduced.

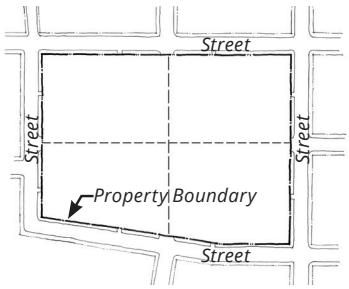
5. **External Connectivity**

   A. The arrangement of streets shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and intended for future development, or where the adjoining lands are undeveloped and include opportunities for such connections.

Figure 10-20.10.020.1: Walkable Neighborhood Plan Design Process Overview for Large Sites (One to Three Acres)

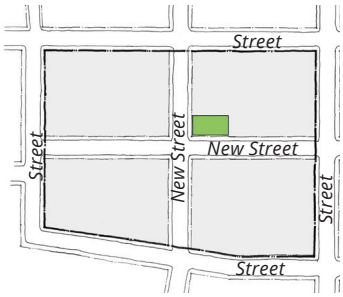
1 Blocks

Divide development area to create smaller blocks and a network of interconnected streets, see Table A (Block Size Standards).



2 Streets/Civic Space

A. Introduce new streets in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).
B. Identify at least 10% of the development area as new civic space. 10% is calculated after subtracting street ROWs.



3 Alleys

If rear vehicular access is preferred, introduce alleys to provide access to development sites and maintain a continuous streetscape without the interruption of driveways.



4 Zones

Apply zones to implement the intended physical character in compliance with Subsection 10-20.10.020.7.



Neighborhood.Small
Neighborhood.Medium
Main Street.Small

5 Development Sites

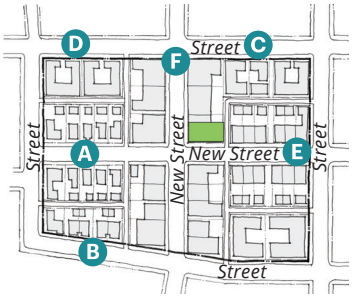
For each block, select at least two building types from the allowable building types in Subsection 3 of each zone and introduce development sites[1] within each block based on the required development site width and depth.



[1] Development site lines may be permanently recorded by the applicant.

6 Buildings

Show the different building types in each block, and identify the selected frontage types for each development site. See Subsection 8 of each zone and check Section 10-20.10.030 (Walkable Neighborhood Plan) for all standards.



A House
B Duplex
C Multiplex
D Neighborhood Courtyard
E Neighborhood Townhouse
F Main Street Building

Figure 10-20.10.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over Three Acres)

1 Blocks

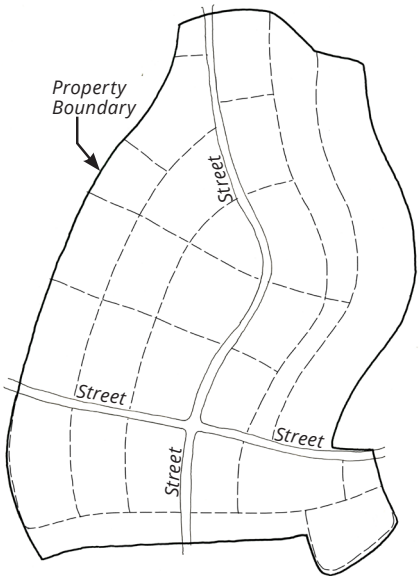
Divide development area to create smaller blocks and a network of interconnected streets, see Table A (Block Size Standards).

2 Streets/Civic Space

A. Introduce new streets in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).
B. Identify at least 10% of the development area as new civic space. 10% is calculated after subtracting street ROWs.

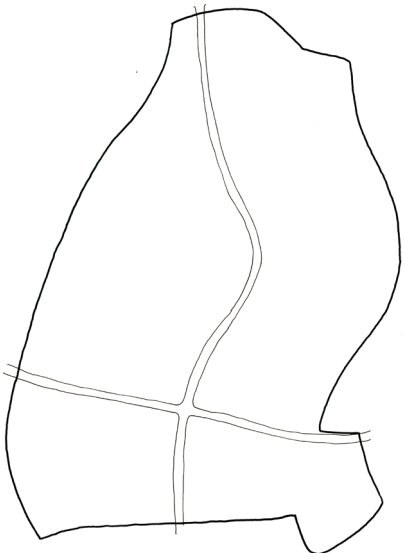
3 Alleys

If rear vehicular access is preferred, introduce alleys to provide access to development sites and maintain a continuous streetscape without the interruption of driveways.









Existing Site

Development area with existing streets and superblocks

Figure 10-20.10.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over Three Acres) (Continued)

4 Zones

Apply zones to implement the intended physical character, in compliance with Subsection 10-20.10.020.7.

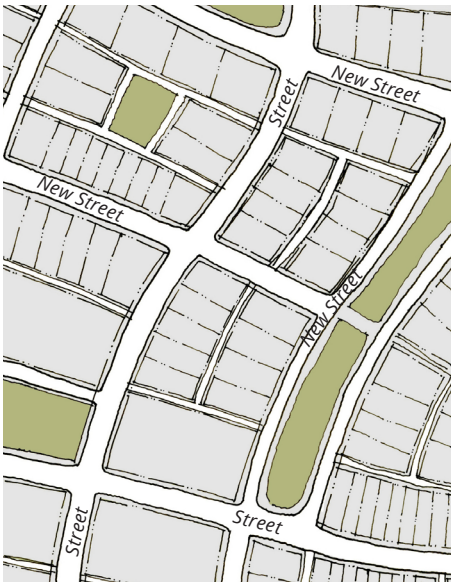
5 Development Sites

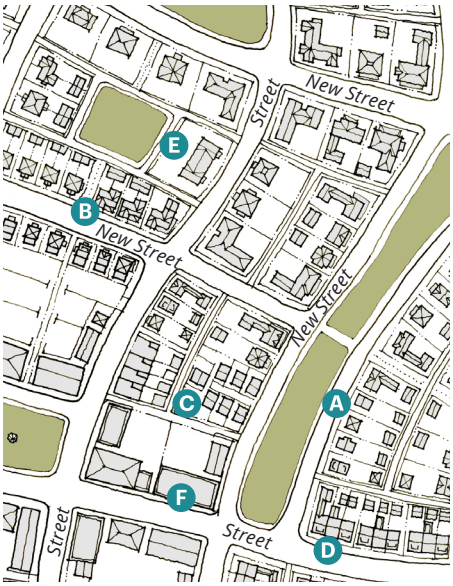
For each block, select at least two building types from the allowable building types in Subsection 3 of each zone and introduce development sites[1] within each block based on the required development site width and depth.

6 Buildings

Show the different building types in each block, and identify the selected frontage types for each development site. See Subsection 8 of each zone and check Section 10-20.10.030 (Walkable Neighborhood Plan) for all standards.







Neighborhood.Small
Neighborhood.Medium
Main Street.Small

[1]*Development site lines may be permanently recorded by the applicant.*

A *House*
B *Duplex*
C *Cottage Court*
D *Neighborhood Townhouse*
E *Multiplex*
F *Main Street Building*

B. Street rights-of-way shall be extended to or along adjoining property boundaries to provide a roadway connection or street stub for development, in compliance with Table A (Block Size Standards), for each direction (north, south, east, and west) in which development abuts vacant land.

C. Right-of-way stubs shall be identified and include a notation that all stubs are to connect with future streets on adjoining property and be designed to transition in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).

D. New dead-end streets and cul-de-sacs are not allowed, except when the grade of the new street exceeds 15 percent.

6. **Block Size** (New Blocks and Blocks to be Modified)

A. Individual block lengths and the total block perimeter shall be in compliance with the standards in Table A (Block Size Standards).

B. If a block contains multiple zones, the most intense zone is to be used to establish the standards for block size.

C. Blocks shall be a minimum width to result in two halves of developable development sites in compliance with the development site depth standards for the allowed building types in the zone. A single half is allowed when adjoining an existing half-block.

D. Blocks shall be designed so that new streets and building sites conform with Section 10-20.04.050 (Slope Standards).

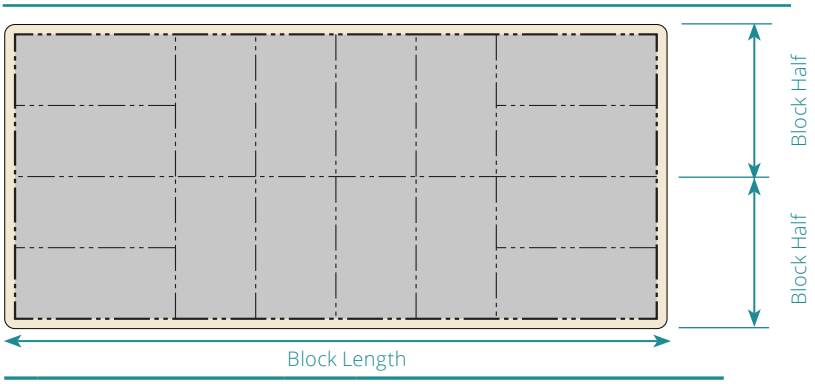
E. Blocks may be uniquely shaped in compliance with the standards in Table A (Block Size Standards), and the allowed adjustments in Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less Than 6% Slope) and Table 11.030.B (Adjustments to Standards for Development Sites Over 6% Slope).

Table 10-20.10.020.A: Block Size Standards

Zone	Length	Passage Required[1]	Perimeter Length
N.S	600' max.	Yes	2,000' max.
N.M	600' max.	Yes	2,000' max.
MS.S	600' max.	Yes	2,000' max.

[1] In compliance with the standards for a Passage in Subsection 10-20.10.040.13 (Passage)

Figure 10-20.10.020.3 Block Size



7. **Stormwater Management**

A. **Integrated Design**

(1) Stormwater management is required through a system that is integral to the streetscapes and/or the civic and open space(s) in the development.

(2) The WNP shall identify the area(s) being proposed for managing stormwater. These areas are required to be a combination of the following:

(a) Swale within a planted median;

(b) Swale within a continuous tree planter adjacent to the travel lane;

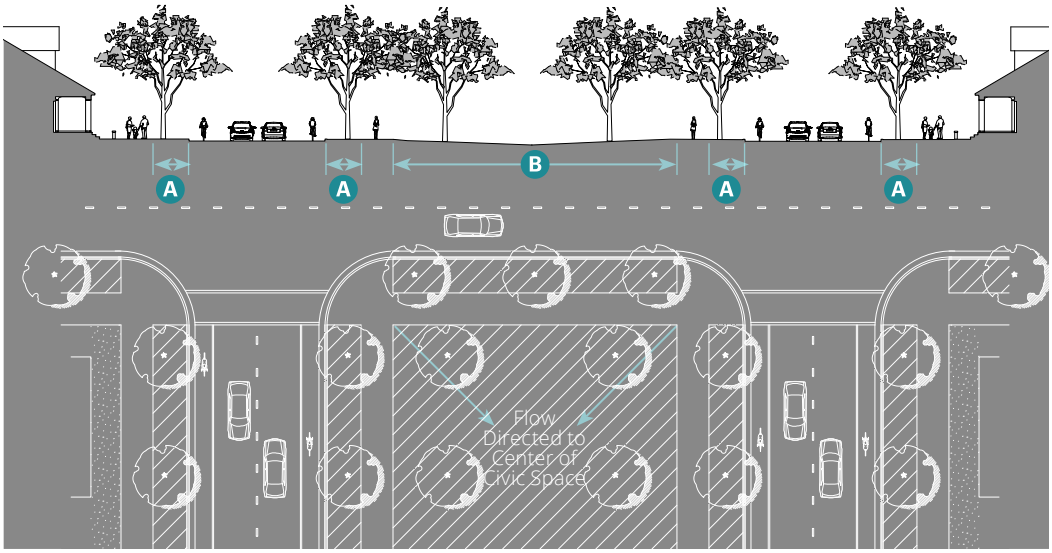
(c) Pond or other water body; and/or

(d) Areas within an allowed civic space type.

(3) The area(s) used for stormwater management is to be designed for both seasonal temporary on-site retention of stormwater and as public open space for the neighborhood(s) accessible to the public.

(4) The stormwater management area(s) may connect with those of adjacent development(s).

Figure 10-20.10.020.4 Stormwater Management Diagram



Potential Area for Stormwater Management

A Planted Swale

B Civic Space Graded to also Accommodate Stormwater

8. **Applying Zones**

A. **Allocation of Zones.** The WNP shall map the proposed zones on the proposed blocks and any existing blocks in the development in compliance with the following:

(1) Sites less than three acres are required to apply one zone, using only the zones established in Article 3 (Zones); or

(2) Sites greater than three acres and up to 20 acres shall apply at least two zones using only the zones established in Article 3 (Zones); or

(3) Sites over 20 acres shall apply zones in compliance with the allocation mix standards in Table B (Required Allocation Mix of Zones).

B. **Organization of Zones.** Zones shall be organized and mapped in a manner that responds appropriately to the various development site conditions. When applying or amending zone boundaries, more intense zones (i.e., MS.S) shall be organized around a neighborhood main street, civic or open space, transit stop, or civic building locations suitable for greater intensities. These areas shall not be located on slopes greater than six percent.

C. **Transition between Zones.** Transitions between zones shall occur within the block or across alleys along the adjacent prevailing slope.

Table 10-20.10.020.B: Required Allocation Mix of Zones

Zone	Minimum % of Land[1]	Maximum % of Land[1]
Walkable Development	**Total to not exceed 100%**	
N.S	10%	40%
N.M	25%	40%
MS.S	None	25%
Walkable Development within 1,500 feet of transit stop[2]	**Total to not exceed 100%**	
N.S	30%	50%
N.M	40%	70%
MS.S	None	30%

[1] Net area after subtracting rights-of-way for streets and open/civic space

[2] A high-frequency transit stop with approximately 15-minutes between arriving buses

10-20.10.030 Walkable Neighborhood Plan

1. **Walkable Neighborhood Plan (WNP) Standards**

   A. **Organization.** Each WNP is required to:

      (1) Identify the zone(s), civic space(s), street and block network, as allowed to be adjusted by Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less than 6% Slope) and Table 10-20.11.030.B (Adjustments to Standards for Development Sites Over 6% Slope); and

      (2) Be in compliance with the design standards of Section 10-20.10.020 (General to Walkable Community Design).

2. **Required Content**

   A. **General.** Each WNP shall include the following information:

      (1) Boundaries of the proposed development;

      (2) Existing and proposed blocks within 1,500 linear feet of the development boundaries;

      (3) Open space not to be developed (if any);

      (4) Civic space, in compliance with Section 10-20.10.040 (General to Civic Space); and

      (5) Mapping of proposed zones in compliance with Subsection 10-20.10.020.8 (Applying Zones).

   B. **Illustrative Site Plan**

      (1) The proposed physical character of the WNP shall be identified on an Illustrative Plan showing, in plan view, the proposed building types and private frontage types on each block and the proposed public frontage types showing proposed trees and landscaping along streets and in civic space types.

      (2) As individual needs of a development may change over time, the building types specified in the WNP may be substituted with other building types allowed by the zone in compliance with the zone standards.

3. **Required Mix of Building Types and Private Frontage Types**

   A. The WNP shall maintain a mix of at least two different building types and two different private frontage types within each block, using only the types allowed in the zone(s).

   B. The WNP shall maintain a mix of at least two different architectural styles within each block.

   C. The WNP shall show dimensioned block depths for both halves of each block to demonstrate compliance with the minimum development site depth required for the building types in each zone.

   D. The applicant may choose to show the shortest minimum development site depth allowed in each zone with an acknowledgement that the selected depth may not accommodate the full range of building types allowed by the zone.

10-20.10.040 General to Civic Space

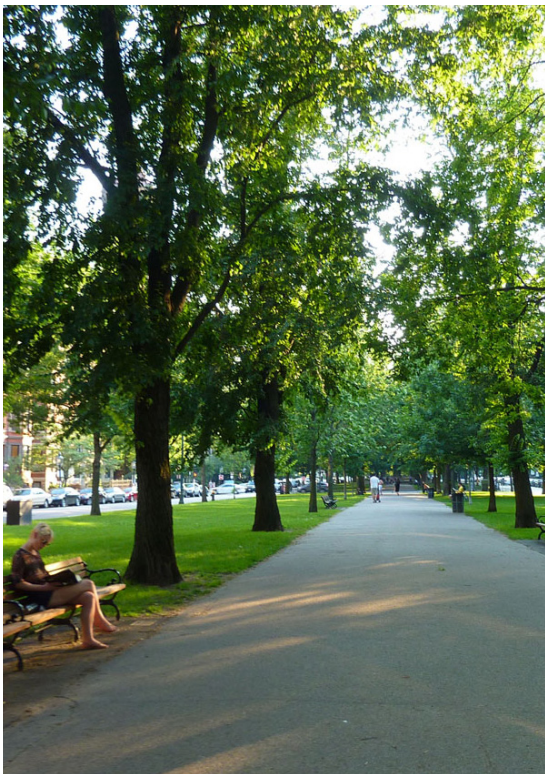
1. The WNP shall identify open spaces and civic space types in compliance with the following standards and the standards of Table A (Civic Space Types Overview).
2. When hillsides are within the development, the hillside ridge(s) shall be the location for civic and open space.
3. Required civic and open space identified on the Zone Map or Site Development Regulating Plan may be adjusted from its identified location by up to 100 feet in any direction.
4. Public access and visibility is required along public parks, natural open spaces, and civic uses, including creeks and drainages and stormwater management areas, and shall be fronted by:
   A. Single-loaded frontage streets (those with development on one side and open space on the other);
   B. Bike and pedestrian paths; or
   C. Other methods of frontage that provide similar access and visibility to the open space allowed in the zone. Such access may be provided through public easements or other similar methods.
5. **Amount of Civic Space Required.** As required by Subsection 10-20.10.020.2, development of development sites are required to set aside a minimum area of the development site as civic space. One or more civic spaces may be used to meet the required area.
6. **Building Frontage Along or Adjacent to a Civic Space.** The facades on building development sites attached to or across a street from a civic space shall be designed as a "front" on to the civic space, in compliance with Subsection 5 and Subsection 8 of the zone.
7. **Civic Space Types Overview.** This Subsection identifies the allowed civic space types and standards for improvements to existing civic spaces and for construction of new civic spaces. For each civic space type, Subsection 1 and Subsection 3 are regulatory, and Subsection 2 and Subsection 4 are non-regulatory. Allowed civic space types are identified in Table A (Civic Space Types Overview).

Table 10-20.10.040.A: Civic Space Types Overview

		Zones		
	Specific Standards	**N.S**	**N.M**	**MS.S**
Greenway	10-20.10.040.8	P	P	X
Green	10-20.10.040.9	P	P	X
Plaza	10-20.10.040.10	X	X	P
Playground	10-20.10.040.11	P	P	P
Community Garden	10-20.10.040.12	P	P	P
Passage	10-20.10.040.13	P	P	P

P = Allowed X = Not Allowed

8. Greenway







1. Description
A multiple-block long linear space for community gathering and strolling for nearby residents and employees, defined by a tree-lined street on at least one side, sometimes forming a one-way couplet on its flanks and by the fronting buildings across the street. Greenways serve an important role as a green connector between destinations.

2. General Character
Formal or informal dominated by landscaping and trees with integral stormwater management capacity
Hardscape path
Spatially defined by tree-lined streets and adjacent buildings

3. Size and Location	
Size	2 continuous blocks in length, min.
Width	60' min.
Shall front at least one street	

4. Typical Uses
Uses as allowed by the zone

9. **Green**







1. Description
A large space available for unstructured and limited amounts of structured recreation.
2. General Character
Formal or informal with integral stormwater management capacity
Primarily planted areas with paths to and between recreation areas and civic buildings
Spatially defined by tree-lined streets and adjacent buildings
3. Size and Location
Size 300' x 300' min.
Street required on at least one side of the Green.
Facades on development sites attached to or across a street shall "front" on to the Green.
4. Typical Uses
Uses as allowed by the zone

10. **Plaza**







1. Description
A community-wide focal point primarily for civic purposes and commercial activities.
2. General Character
Formal, urban
Hardscaped and planted areas in formal patterns
Spatially defined by buildings and tree-lined streets
3. Size and Location
Size 50' x 50' min.
Street required one of the Plaza's sides.
Facades on development sites attached to or across a street shall "front" on to the Plaza.
4. Typical Uses
Uses as allowed by the zone

11. Playground







1. Description

A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, places protected from the street and in locations where children do not have to cross any major streets. An open shelter, play structure(s), or interactive art and fountain(s) may be included. Playgrounds may be included within all other civic space types except Community Garden.

2. General Character

Play structure(s), interactive art, and/or fountain(s)

Shade and seating provided

May be fenced

Spatially defined by trees

3. Size and Location

Size	40' x 60' min.

4. Typical Uses

Uses as allowed by the zone

12. **Community Garden**







1. Description
A small-scale space designed as a grouping of garden plots available for small-scale cultivation. Community gardens may be fenced and may include a small accessory structure for storage. Community Gardens may be included within all other civic space types except Playgrounds.

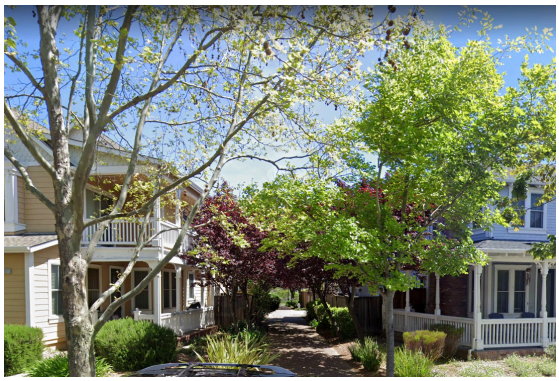
2. General Character
Informal or Formal, urban
Combination of planted areas and hardscape
Spatially defined by building frontages and adjacent street trees
Walkways along edges or across space

3. Size and Location	
Size	No minimum; within any development site as allowed by the zone

4. Typical Uses
Uses as allowed by the zone

13. **Passage**







1. Description
A pedestrian pathway that extends from the public sidewalk into a civic space and/or across the block to another public sidewalk. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the zone.
2. General Character
Formal, urban
No accessory structure(s)
Primarily hardscape with landscape accents
Spatially defined by building frontages
Trees and shrubs in containers and/or planters
3. Size and Location
Size 20' min. clear width between or through buildings
Ground floor facades shall be in compliance with facade zone in Subsection 5 and frontages allowed in Subsection 8 of the zone.
Dooryards, porches, patios, and sidewalk dining shall not encroach into the minimum required width.
4. Typical Uses
Uses as allowed by the zone

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Article 11: Administration

Sections:

10-20.11.010 Purpose
10-20.11.020 Procedures
10-20.11.030 Adjustments to Standards

10-20.11.010 Purpose

This Article is intended to establish procedures for applications eligible for streamlined review consistent with State law (i.e., SB 35) and for reviewing applications under the Housing Accountability Act (HAA). The Town is responding to State mandates and including application procedures in the FBC that are compliant with State law but reflect the unique conditions and procedures within the Town. The intent of SB 35 and the HAA is to facilitate and expedite the construction of housing through the application of objective standards and, with SB 35, ministerial and streamlined approval procedures. These procedures shall be used in conjunction with the objective standards contained in this FBC as applicable.

10-20.11.020 Procedures

1. **Procedures for Applications Filed Under** SB 35

   A. **Applicability**

      (1) This Section applies to housing development projects applying for approval under Government Code §65913.4 and replaces the Town's procedures for reviewing discretionary applications.

      (2) This Section shall remain in effect for the same period as SB 35 provisions contained in Government Code §65913.4. Unless SB 35 provisions are extended by the State Legislature, this Section shall remain in effect only until January 1, 2026, and as of that date is repealed.

      (3) The California Environmental Quality Act (CEQA) does not apply to projects eligible under SB 35.

      (4) The Department of Housing and Community Development is charged with developing guidelines for implementing SB 35. These procedures may change if required by changes in those guidelines or in Government Code §65913.4.

B. **Definitions.** Terms defined in Government Code §65913.4 shall apply to this Section and shall control in the event of a conflict between definitions in this FBC and definitions in Government Code §65913.4.

C. **Application Filing**

(1) **Preliminary Application Filing**. An applicant shall file a notice of intent to submit an SB 35 application in the form of a preliminary application consistent with Government Code §65941.1.

(a) **Form**. A preliminary application shall be filed on a form provided by the Town with the required fee. If the Town has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.

(b) **Timeline**. Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full SB 35 application, provided scoping consultation has concluded consistent with Subsection (c), below.

(c) **Scoping Consultation**

i. Upon receipt of the preliminary application, the Town shall contact the Native American Heritage Commission for assistance in identifying any California Native American tribe that should be noticed. The Town shall provide a formal notice of the applicant's intent to submit a full application to each required California Native American tribe within 30 days of preliminary application submittal. The formal notice shall be consistent with Government Code §65913.4(b).

ii. If, within 30 days of receipt of the formal notice, any California Native American tribe that was formally noticed accepts the invitation to engage in scoping consultation, the Town shall commence scoping consultation within 30 days of receiving that response.

iii. Scoping consultation shall be conducted consistent with Government Code §65913.4(b). If, after scoping consultation is concluded, a development is not eligible for SB 35 streamlining, the Town shall provide written documentation as required by Government Code §65913.4(b) to the applicant and any California Native American tribe that is a party to that scoping consultation.

(2) **Full Application**. If the development remains eligible to apply under SB 35 after scoping consultation consistent with Government Code §65913.4(b) has concluded, an applicant may file a full SB 35 application on a form provided by the Town with the required fee.

D. **Completeness Review**. The Town shall review an application for compliance consistent with Subsection 1.E; there shall be no separate or additional timeframe for completeness review. Only the items necessary to determine compliance with the provisions contained in Government Code §65913.4(a) shall be required.

E. **Compliance Review**

(1) **Scope of Review**. The Planning Director's scope of review is limited to all of the provisions contained in Government Code §65913.4(a) and the objective standards in effect at the time of preliminary application submittal.

(2) **Review Timeframes**

(a) **Consistency Review**. The Planning Director shall determine if the application complies with all of the provisions contained in Government Code §65913.4(a) and applicable objective standards within the following timeframes:

i. Within 60 calendar days of application submittal for applications that include 150 or fewer housing units.

ii. Within 90 calendar days of application submittal for applications that include 151 or more housing units.

(3) **Compliance Determination**

(a) **Compliant Application.** If the application complies with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Town shall complete any design review or public oversight and any subdivision approval within the timeframes listed in Subsection 1.E. Only objective design and subdivision standards may be applied. See Subsection 1.F.

(b) **Non-Compliant Application.** If the application does not comply with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Planning Director shall make the following determination:

i. If the application does not comply with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Planning Director shall provide the applicant with written documentation of which standards the development conflicts with and an explanation of the reasons the development conflicts with each standard.

ii. Resubmitted Application. If the project was found to be non-compliant, the applicant may resubmit the application for SB 35 streamlining, and the Town shall review it for compliance with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards subject to the same timelines in Subsection (2) above.

iii. Project Ineligible. If the project is ineligible for SB 35 streamlined processing, the applicant may elect to submit an application for the applicable discretionary approval under the provisions of Title 10, Chapter 3, Article 7 (Zoning Implementation Procedures), Article 14 (Variance), and Article 15 (Design Review).

F. **Decision on Project**

(1) **Project Approval and Findings.** The Planning Director shall approve the application if the Planning Director finds that the proposed development is compliant with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, including objective subdivision standards.

(2) **Conditions of Approval.** The Planning Director may impose conditions of approval provided those conditions of approval are objective and broadly applicable to development within the Town.

G. **Post-decision Procedures**

(1) **Subsequent Permits.** Any necessary subsequent permits shall be issued on a ministerial basis subject to applicable objective standards; however, a commercial use located in a qualifying mixed-use project is subject to any additional Town permitting requirements and processes. If a public improvement is necessary to implement a development subject to this Section, and that public improvement is located on land owned by the Town, the Planning Director shall process any approvals needed as required by Government Code §65913.4(h)(3).

(2) **Post-Approval Modifications**

(a) **Post-Approval Modification Request.** An applicant or the Town may request a modification to an approved development if that request is made prior to the issuance of the final building permit.

(b) **Applicability of Objective Standards to Modifications.** The Planning Director shall only apply objective standards in effect when the original application was submitted, except that objective standards adopted after the date of original submittal may be applied in any of the following instances:

i. The total number of residential units or total square footage of construction changes by 15 percent or more; or

ii. The total number of residential units or total square footage of construction changes by five percent or more, and it is necessary to subject the development to an objective standard beyond those in effect when the application was submitted in order to mitigate or avoid a specific adverse impact upon public health of safety, for which there is no feasible alternative method to satisfactorily mitigate or avoid.

iii. Objective building standards contained in Title 24 may be applied to all modifications.

(c) **Post-Approval Modification Review Timeframe and Decision.** The Planning Director shall determine if the modification is consistent with objective planning standards and issue a decision on the applicant's modification request within 60 days after submittal unless design review is required, in which case a decision shall be made within 90 days.

(3) **Expiration.** An application approved consistent with this Section shall remain valid for three years; however, an application approval shall not expire if the development includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income consistent with Government Code §65913.4(f).

(4) **Extension.** At the discretion of the Planning Director, a one-year extension may be granted consistent with Government Code §65913.4(f)(3).

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Procedures for applications filed consistent with the HAA

H. **Applicability**

(1) This Section applies to housing development projects as defined by Government Code §65589.5(h)(2).

(2) This Section shall remain in effect for the same period as provisions contained in the Government Code §65589.5 (HAA). Any provisions that are not extended by the State Legislature shall be repealed as of the date those provisions in the HAA are deemed null and void.

I. **Definitions.** Terms defined in Government Code §65589.5 shall apply to this Section and shall control in the event of a conflict between definitions in this FBC and definitions in Government Code §65589.5.

J. **Application Filing**

(1) **Preliminary Application Filing (Optional).** An applicant may file a preliminary application consistent with Government Code §65941.1.

(a) A preliminary application shall be filed on a form provided by the Town with the required fee. If the Town has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.

(b) Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full application for the housing development.

(2) **Full Application.** An applicant may file a full application for a housing development without filing a preliminary application. The full application shall be filed on a form provided by the Town with the required fee.

K. **Conflicting Procedures.** This Section provides additional procedures that shall be followed for applicable projects. If conflicts occur between the Town's procedures and the procedures of this Section, this Section shall control.

L. **Completeness Review**

(1) **Preliminary Application.** If a preliminary application is filed, the preliminary application shall be deemed complete when the preliminary application containing all of the information listed in the preliminary application form is submitted. If all listed information is not provided, the Town shall request the missing information from the applicant.

(2) **Full Application**

(a) Once a full application is submitted, the Town shall inform the applicant in writing within 30 calendar days of submittal or resubmittal that the application is complete or incomplete and the additional information required consistent with Government Code §65943. Only information requested in the Town's application forms can be requested. If the Town does not provide written notification within this timeframe, the application shall be deemed complete. The Town shall review each resubmittal within the 30-day period and cannot request information that was not listed in the first incompleteness letter.

(b) If an applicant receives written notification that the application is incomplete, and a preliminary application was submitted for the housing development, the applicant shall submit the information needed to complete the application within 90 calendar days of receiving the written notification of incompleteness. If the applicant does not submit this information within this timeframe, the preliminary application shall expire and have no further force or effect.

(c) If a second determination of incompleteness is provided, the applicant shall be able to appeal the decision to the Planning Commission. The Town shall make a decision on the appeal no later than 60 calendar days after receipt of the applicant's written appeal. If the decision on the appeal is not made within this timeframe, the application shall be deemed complete.

M. **Compliance Review**

(1) **Scope of Review**

(a) **Housing Development with a Preliminary Application Submittal.** A housing development for which a preliminary application was submitted shall only be subject to the ordinances, policies, and standards adopted and in effect when the preliminary application is submitted, except in the following circumstances:

i. A fee, charge, or other monetary exaction increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or monetary exaction.

ii. A preponderance of the evidence in the record establishes that subjecting the housing development to an ordinance, policy, or standard beyond those in effect when the preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

iii. Subjecting the housing development to an ordinance, policy, standard, or any other measure, beyond those in effect when the preliminary application was submitted is necessary to avoid or substantially lessen an impact consistent with CEQA.

iv. The housing development has not commenced construction within 2.5 years following the date of the housing development's final approval (as defined in Government Code §65589.5(o)(1)(D)).

v. The number of residential units or square footage of construction proposed changes by 20 percent or more, exclusive of any increase resulting from a density bonus, incentive, concession, waiver, or similar provision.

(b) **Housing Development without a Preliminary Application Submittal.** A housing development shall be subject to objective standards in effect when the application was deemed complete.

(2) **Review Timeframes**

(a) Applications for housing development containing 150 or fewer units shall be reviewed for compliance with applicable objective standards within 30 calendar days of being deemed complete.

(b) Applications for housing development containing more than 150 units shall be reviewed for compliance with applicable objective standards within 60 calendar days of being deemed complete.

(3) **Review Authority.** The Planning Director shall be the Review Authority consistent with the Town's procedures for the full application for the application type(s) set forth in Title 10, Chapter 3, Articles 7 through 16; however, if the Planning Director is not the Review Authority, the Planning Director may serve as the Review Authority, if necessary, to comply with Review Timelines described in Subsection 2.F.

(4) **Compliance Determination**

(a) The Planning Director shall identify the specific standard(s) that the project does not comply with and provide an explanation of the reason(s) why the housing development is considered to be inconsistent or non-compliant with identified provisions and shall provide the written determination to the applicant.

(b) A housing development is considered in compliance with this FBC, and shall not require a Zoning Map Amendment, if the housing development complies with objective General Plan standards but the zoning for the housing development site is inconsistent with the General Plan.

(5) **Limited Hearings/Meetings.** If a housing development complies with applicable objective standards, the Town shall not conduct more than five public hearings (including continuances), workshops, or similar meetings after the full application is complete in connection with the approval of the housing development consistent with Government Code §65905.5. Meetings required by CEQA are exempt from the limit.

N. **Findings and Decision**

(1) **Findings**

(a) If the proposed housing development complies with applicable objective General Plan, zoning, and subdivision standards and criteria, including design review standards, the Planning Director may only deny the housing development or conditionally approve the housing development at a lower density if the Planning Director makes written findings supported by a preponderance of the evidence in the record that:

i. The housing development would have a specific, adverse impact upon the public health or safety unless the housing development is denied or conditionally approved at a lower density. A "specific, adverse impact" means a "significant, quantifiable, direct, and unavoidable impact, based on identified written public health or safety standards, policies, or conditions as they existed on the date that the project was deemed complete"; and

ii. There is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the denial of the housing development or conditional approval of the housing development at a lower density.

(b) If the housing development includes 20 percent of units affordable to very low or low-income households, 100 percent of units affordable or moderate or middle income households, or an emergency shelter, the Planning Director shall approve the housing development unless the Planning Director makes written findings supported by a preponderance of the evidence in the record, as to at least one of the findings in Government Code §65589.5(d).

(2) **Decision Timeframes.** The Planning Director shall approve or deny the housing development within the following applicable period:

(a) 90 days from Environmental Impact Report certification;

(b) 60 days from Environmental Impact Report certification for an affordable housing development consistent with Government Code §65950(a)(3);

(c) 60 days from adoption of a Negative Declaration; or

(d) 60 days from determination of CEQA exemption.

O. **Post-Decision Procedures.** Post-decision procedures for the required permit (full application) shall be followed provided those procedures do not conflict with applicable Government Code sections for housing developments (i.e., HAA, Government Code §65589.5).

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Figure 10-20.11.020.1: Process for Developments Eligible for SB 35 Streamlining with 150 units or Fewer (Government Code §65913.4)

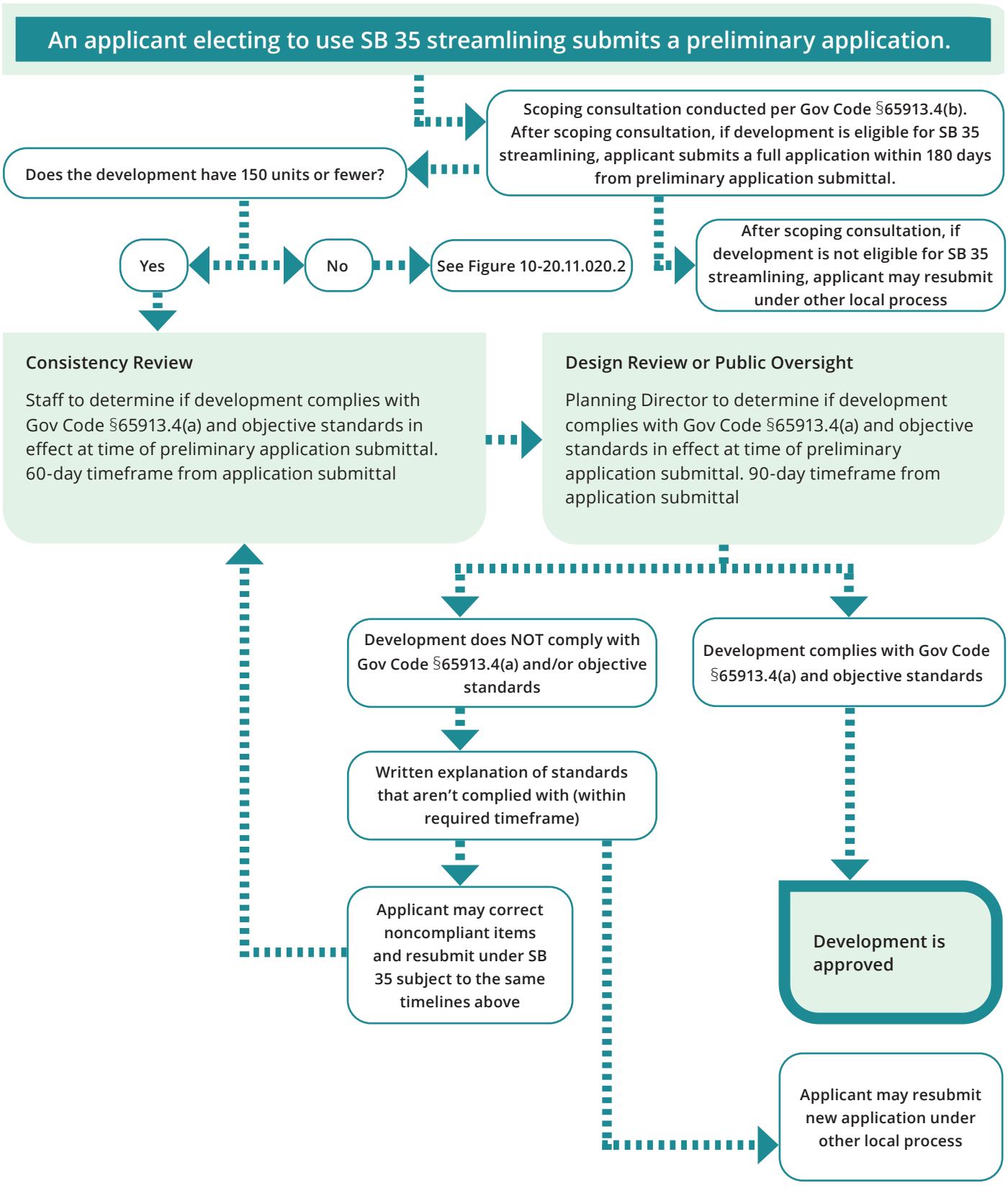


Figure 10-20.11.020.2: Process for Developments Eligible for SB 35 Streamlining with 151 units or More (Government Code §65913.4)

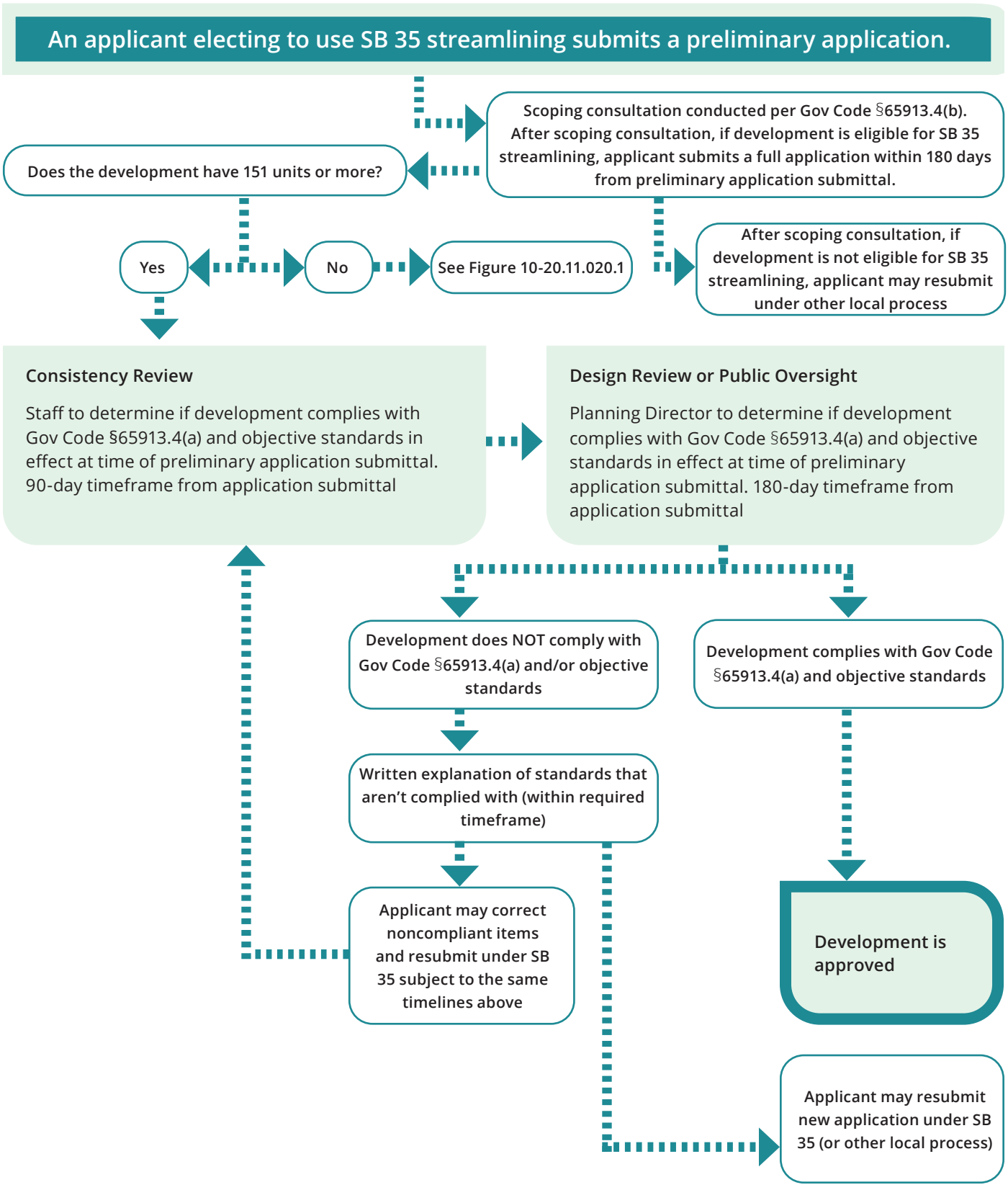
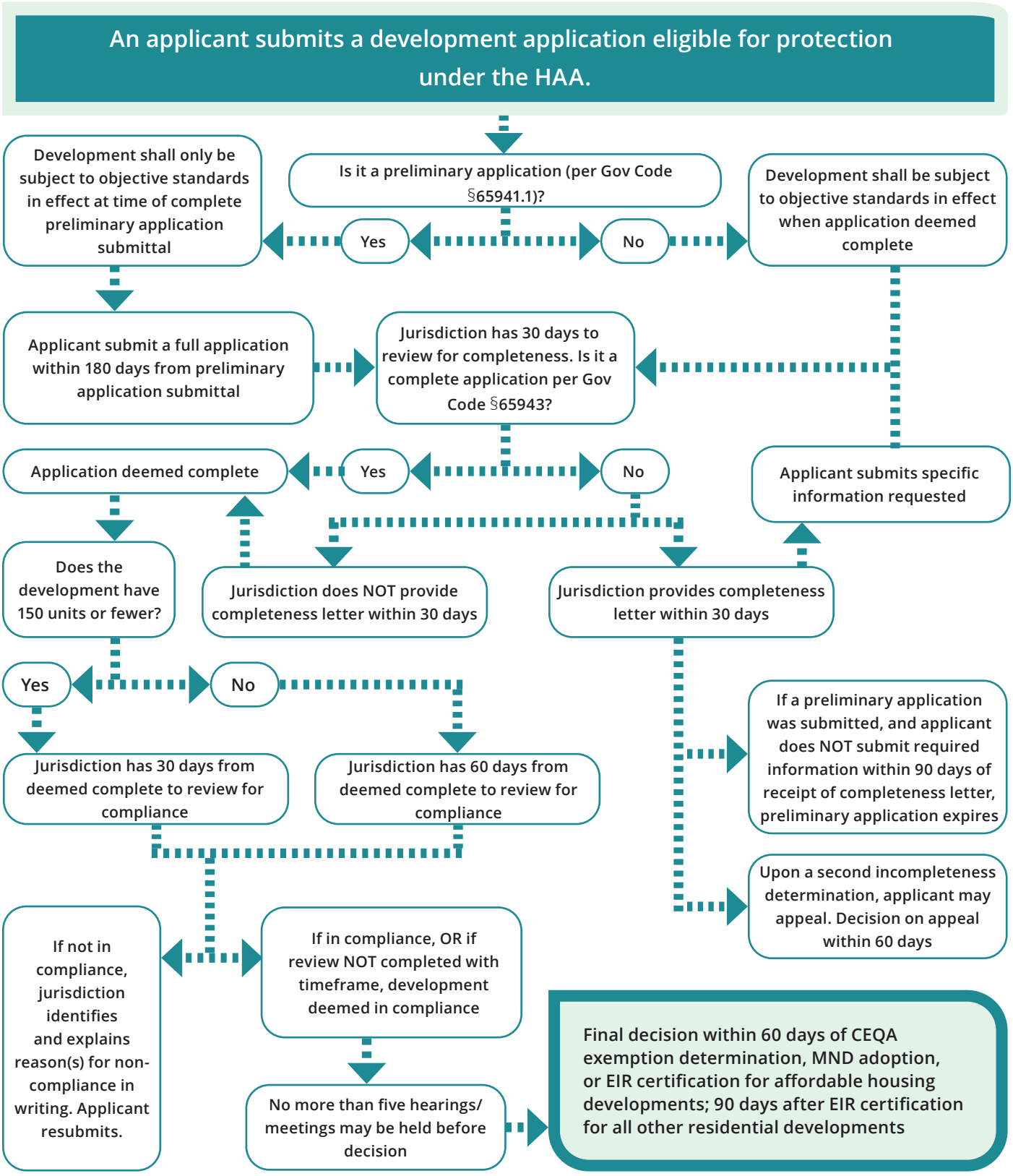


Figure 10-20.11.020.3: Process for Developments Eligible for Housing Accountability Act (HAA) Protection (Government Code §65589.5)



10-20.11.030 Adjustments to Standards

1. **Purpose.** This Section is intended to allow for minor deviations from certain standards in this Title for specific situations that make compliance not possible because of the prescriptive nature of the standards.

2. **Applicability.** This Section applies to developments subject to Section 10-20.11.020 (Procedures). The Planning Director may grant an Adjustment for only the standards identified as follows:

   A. Development sites less than 6% slope. See Table A (Adjustments to Standards for Development Sites Less Than 6% Slope).

   B. Development sites over 6% slope. See Table B (Adjustments to Standards for Development Sites Over 6% Slope).

3. **Procedures.** Adjustment requests shall be reviewed and processed as follows:

   A. The Adjustment shall be processed concurrently with the development involving the request(s) for adjustment(s). The adjustment request(s) shall be processed in compliance with the applicable procedures in Section 10-20.11.020 (Procedures); or

   B. If the development for which an Adjustment is requested is beyond what is authorized in Table A (Adjustments to Standards for Development Sites Less Than 6% Slope) and/or Table B (Adjustments to Standards for Development Sites Over 6% Slope), the adjustment will be processed only up to the amount authorized in these Tables.

   C. Adjustment requests that involve any of the following features (i.e., historic building/feature, tree, rock outcrop, and/or utility infastructure) shall be accompanied by existing documentation identifying the feature(s).

   D. Depending on the unique characteristics and dimensions of an individual parcel, it is possible that the full develoment potential of the zone may not be achieveable even after applying the allowed adjustments oin the Section.

Table 10-20.11.030.A: Adjustments to Standards for Development Sites Less Than 6% Slope

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Development Site Dimensions			
a. **Depth or Width** Decrease in the minimum required or maximum allowed	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard	Subsection 3 of the zone
2. Building Setbacks			
a. **Front**[1]**, Side Street**[1]**, Side or Rear** Increase or decrease in the minimum to maximum required setback for a primary building and/or wing(s)	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. ii. The existing lot is 80' or less in depth, preventing compliance with the rear setback standard.	Up to 25% of the standard	Subsection 5 of the zone
b. **Facade within Facade Zone** Reduction of the minimum amount of facade required within or abutting the facade zone	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. ii. The horizontal unbuilt area resulting from this adjustment is landscaped per the standards in Section 10-20.05.030 (Landscaping and Lighting).	Up to 25% of the standard	Subsection 5 of the zone

[1] Standards for private frontage still apply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Table 10-20.11.030.A: Adjustments to Standards for Development Sites Less Than 6% Slope (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
3. Building Footprint			
a. **Size of Main Body[1] or Wing(s)** Increase in the allowed width or length	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard	Subsection 3 of the building type
	ii. The wing(s) is one-story less in height than the main body.		
	iii. The building complies with the setbacks of the zone or as allowed to be adjusted by this Section.		
4. Parking Location			
a. **Front or Side Street Setback** Reduction in the required parking setback	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard.	Up to 10% of the standard when the required setback is 20' or more.	Subsection 7 of the zone
	ii. The driveway is in compliance with the zone standards.	Up to 20% of the standard when the required setback is less than 20'.	
	iii. The ground floor space remains habitable in compliance with the zone standards, as allowed to be adjusted by this Section.		Subsection 3 of the Zone

[1] Standards for private frontage still apply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Table 10-20.11.030.B: Adjustments to Standards for Development Sites Over 6% Slope

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Development Site Dimensions			
a. **Depth** Increase or decrease in minimum to maximum development site depth	i. Existing slope exceeds 15% grade for at least 50% of development site depth.	20% max. of the standard If an adjustment is granted for an increase in the Main Body and Rear wing resulting in the need to change the development site depth, the development site depth may increase as allowed in this Section.	Subsection 3 of the zone
b. **Width** Increase or decrease in minimum to maximum development site width	i. Existing slope exceeds 15% grade for at least 25% of development site width.	10% max. of the standard If an adjustment granted for an increase in the main body and rear wing results in needing to change the development site depth by up to 25%	Subsection 3 of the zone
2. Building Setbacks			
a. **Front[1],Side Street[1], Side or Rear** Increase or decrease in minimum to maximum required setback areas for primary building and/or wing(s)	i. Existing slope exceeds 15% grade within at least the first 30' of development site depth. ii. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. iii. The existing lot depth is less than 80'.	Reduction in the minimum setback to within 5' of the development site line. Where side street setback is 5' minimum, reduction in the minimum setback to within 3' of the development site line.	Subsection 5 of the zone

[1]Standards for private frontage still apply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Table 10-20.11.030.B: Adjustments to Standards for Development Sites Over 6% Slope (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
3. Building Footprint			
a. **Size of Main Body[1] or Wing(s)** Increase in the allowed width or length	i. Existing slope exceeds 15% grade for at least 50% of the development site width or depth. ii. The building is in compliance with the setbacks of the zone or as allowed to be adjusted by this Section.	Up to 25% of the standard	Subsection 3 of the building type
4. Site Grading			
a. **Retaining Wall (Height)** Increase in maximum retaining wall height or length	i. Existing slopes exceed 15% grade for at least 50% of development site width or depth. ii. The retaining wall or series of retaining walls cannot be seen from the adjacent public sidewalk or adjacent property. iii. Retaining walls not within the building footprint are less than 50' in total length along the rear development site line or any development site line.	Increase in retaining wall height up to 10' along rear and/or side development site line(s); Increase in retaining wall height up to 20' within the building footprint	Subsection 10-20.05.050.5
5. Block Face and Perimeter			
a. **Increase in maximum length of new or modified block**	i. Existing slope along at least one side of the block exceeds 15% grade, resulting in new street(s) that exceed maximum allowed grade, preventing compliance with the standards. ii. The subject block(s) include a Passage in compliance with Subsection 10-20.10.040.13 (Passage). iii. The block(s) is in compliance with Ross Valley Fire Department Standard 210 (Roadway and Driveway Bridges).	Up to 25% of the standard	Table 10-20.10.020.A (Block Size Standards)

Standards for private frontage stillapply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Table 10-20.11.030.B: Adjustments to Standards for Development Sites Over 6% Slope (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
6. Parking Location Setbacks			
a. **Front or Side Street** Reduction in a required parking setback.	One or more of the following techniques are applied, as allowed by this Section:		
	i. Existing lot depth that is less than 80' preventing compliance with the parking setbacks location.	Front Setback: The parking location setbacks standards do not apply. Only one row of parking spaces allowed in the front setback for up to 75% of the parcel width.	Subsection 7 of the zone; Subsection 4 of the zone
	ii. The average slope of the parcel from the front to the rear exceeds 15%		
	iii. Surface: Parking is uncovered and located between the building and the street		
	iv. Podium: Parking under primary building is enclosed and access is only from one side of the development site for development sites 150' or less in width. Habitable space, in compliance with Subsection 4 of the zone or as allowed to be reduced by this Section, is between the front of the building and the parking spaces. The parking garage access is not greater than 10' in width.	Front Setback: Reduction to 18' behind the primary building facade. Side Street Setback: Reduction to 5' behind the primary building facade. Habitable Space: Reduction in the minimum depth to 15'.	
	v. Tandem Parking: Tandem parking spaces may be arranged in a series of up to 6 total parking spaces, but only up to 2 side-by-side, from the front development site line.	Existing lot up to 100' wide: Allowed in front setback up to 75% of existing lot width. Existing lot up to 150' wide: Allowed in front setback up to 50% of existing lot width. Existing lot up over 150' wide: Allowed in front setback up to 20% of existing lot width or 50' whichever is less.	
	vi. Subterranean Parking: Parking spaces are located below the adjacent finished grade of the building to the zone's building setbacks.	All Setbacks: Reduced to match the building setbacks of the zone or as allowed to be reduced by this Section.	
	vii. Stacked Parking System: Parking spaces are arranged in a system that provides up to 3 spaces in the horizontal area of one space. The garage access is not greater than 10' in width.	Front and/or Side Street Setback: Reduced to be the same as the primary building setback. Reduction in the minimum habitable space depth to 18'.	

Standards for private frontage still apply [See Article 7 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

Article 12: Definitions

Sections:

10-20.12.010 Purpose
10-20.12.020 Definitions
10-20.12.030 Measurement Methods

10-20.12.010 Purpose

This Article provides descriptions of specialized terms, phrases, and methods for measurements used in this Title.

10-20.12.020 Definitions

For specialized terms and phrases used in this Title, refer to the definitions in Title 10, Chapter 3, Article 17 (Definitions).

10-20.12.030 Measurement Methods

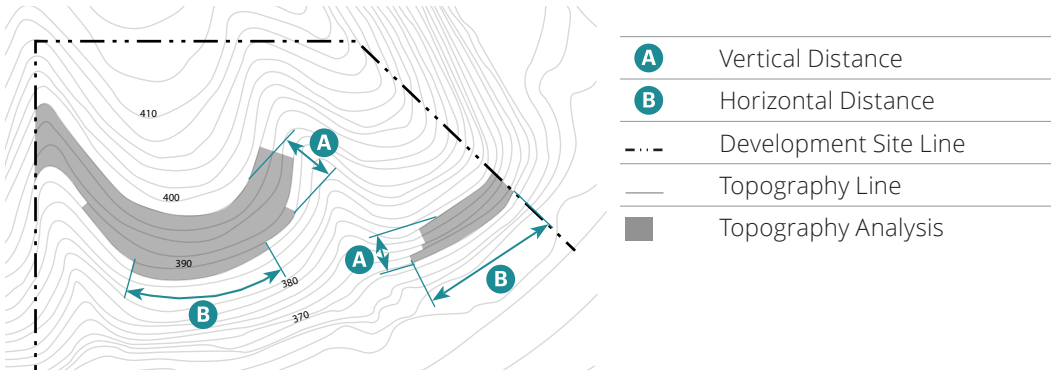
1. **Sloped and Steeply Sloped Development Sites**

   A. **Applicability.** The standards of Section 10-20.05.050 (Slope Standards) apply to sloped and steeply sloped development sites. Slope is measured by taking the vertical distance, or "rise", over the horizontal distance, or "run." The resulting fraction, or percentage, is the "slope" of the land. Sloped and steeply sloped development sites are those areas of land that exhibit slopes of six percent or greater.

B. **Methodology.** The following methodology shall be used to identify steep slopes protected in compliance with this Article. An example of the methodology is shown in Figure 1 (Example for Defining Sloped and Steeply Sloped Development Sites).

(1) **Steep Slope Determination.** To qualify as a steep slope, the slope shall be at least six percent with a 10-foot vertical drop over a 100-foot horizontal distance parallel to at least one common contour line. The horizontal measurement shall cross property lines to establish if a steep slope may exist on a development site (i.e., the 100-foot minimum width calculation shall cross a property line if necessary to achieve this minimum width).

Figure 10-20.12.030.1: Example for Defining Sloped and Steeply Sloped Development Sites



(2) **Area Calculation.** Steep slope areas are calculated based on the square feet of qualifying steep slope on the development site as determined in Subsection 1 above. There is no minimum square footage for each slope area.

(a) First, calculate the square footage of slopes 30 percent and greater. Determine the square footage of each area as well as the sum of these areas for the total site.

(b) Second, calculate the square footage of slopes between 29 and 25 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(c) Third, calculate the square footage of slopes between 24 and 20 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(d) Fourth, calculate the square footage of slopes between 15 percent and 19 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

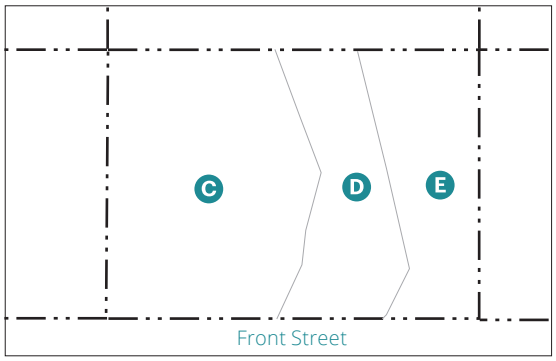
(e) Fifth, calculate the square footage of slopes between 10 and 14 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(f) Last, calculate the square footage of slopes between 6 and 9 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(3) **Steep Slope Resource Area.** Based on the area calculations in Subsection 2, above, Table 10-20.05.050.A (Amount of Sloped Areas Allowed to be Developed) identifies the percentage of sloped area that is developable. Figures 2 and 3 illustrate examples of the calculated slopes and the corresponding percentage allowed for development.

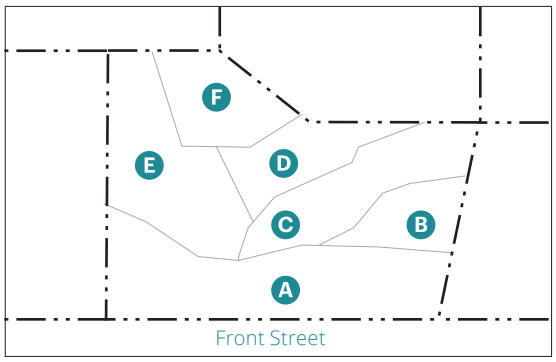
(4) **Sloping Development Site Height.** Development sites with slopes of six percent or more shall measure the maximum height of structures as set forth in the zone and measured vertically from ground level at the front setback line, or if no setback is required, at the center of the development site.

Figure 10-20.12.030.2: Example for a Sloped Development Site (<3 acres)



Key	Existing Slope	Developable Area[1]
A	0-5.99%	100% max.
B	6-9.99%	100% max.
C	10-14.99%	100% max.
D	15-19.99%	100% max.
E	20-29.99%	50% max.
F	>30%	0% max.
	Development Site Line	
	Slope Designations	

Figure 10-20.12.030.3: Example for a Sloped Development Site (>3 acres)



Key	Existing Slope	Developable Area1
A	0-5.99%	100% max.
B	6-9.99%	70% max.
C	10-14.99%	25% max.
D	15-19.99%	5% max.
E	20-29.99%	0% max.
F	>30%	0% max.
	Development Site Line	
	Slope Designation	

[1] In compliance with the setbacks of the zone, required on-site open space, this Section, and the maximum building footprint standards in Article 6 (Building Type Standards).

C. **Average Slope.** The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope.

(1) **Development Sites with Even Slope.** Average slope for development sites with relatively even slope across the site and small development sites is determined by using the following formula:

(a) S = ((T - B) ÷ run) × 100

(b) S = average slope

(c) T = elevation at top of slope

(d) B = elevation at bottom of slope

(e) Run = horizontal distance between the top and bottom elevations

(2) **Development Sites with Uneven Slope.** Average slope of development sites with an uneven slope across the site before grading is determined by using the following formula:

(a) S = (1.0029 × I × L) ÷ A

(b) S = average slope

(c) I = contour interval in feet

(d) L = summation of length of the contour lines in scale feet

(e) A = area of the development site in acres

2. **Facade Zone Defined by Primary Building/Frontage Type(s)**

A. **Applicability.** The facade zone standards apply to new primary buildings and their additions along the front and side street of a development site.

B. **Methodology.** The required amount is expressed in the zone standards as a percentage. The percentage is calculated as follows through an example for the front facade zone. The same approach is to be applied to the side street, using the minimum front and rear building setbacks.

(1) Identify the width of development site (e.g., 50 feet) and apply required side building setbacks (e.g., 5 feet and 5 feet).

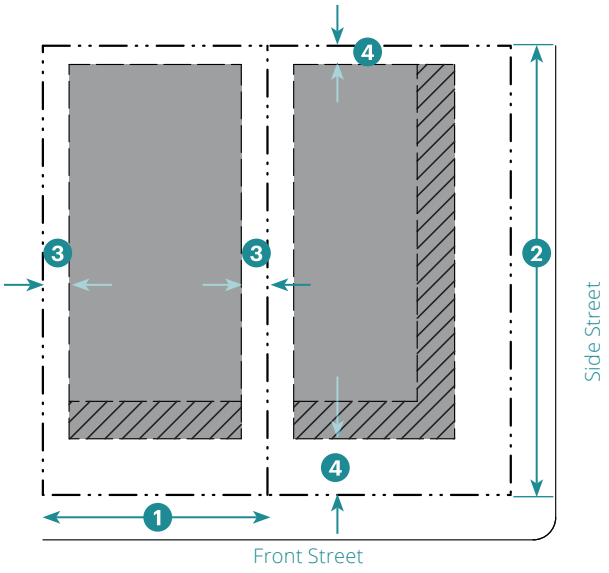
(2) Subtract the horizontal length between each side setback and the adjacent side development site line from the total width of the development site. The result is the net buildable width of the development site (e.g., 40 feet).

(3) Multiply the required minimum percentage in the zone standards (e.g., 50 percent) by the net buildable width of the development site (e.g., 50 feet).

(4) The result is the minimum length, in feet, of building facade and frontage type(s) that is required in or abutting the facade zone (e.g., 20 feet). Facades are allowed to be in any configuration if in compliance with the facade zone requirements and the selected architectural style.

(5) See Figure 5 (Applying the Required Amount to the Facade Zone) for examples that are consistent with the intent of this standard.

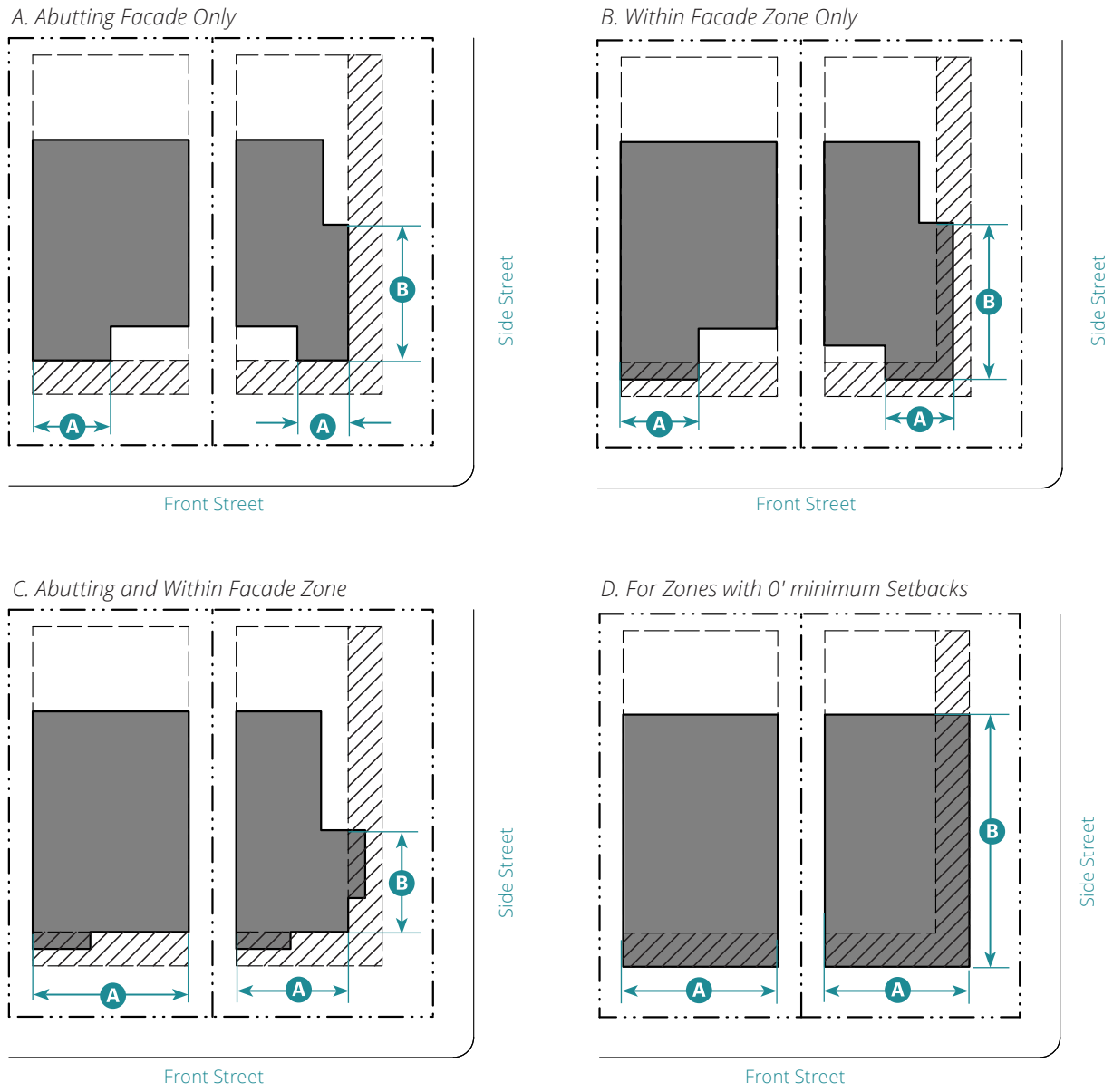
Figure 10-20.12.030.4: Determining the Required Amount Subject to the Facade Zone



Example Calculation	
50'	Development Site Width
- 5'	Side Setback
- 5'	Side Setback
= 40'	Net Buildable Width
40'	Net Buildable Width
x Zone Standard	(e.g., 50%)
= 20' Required In or Abutting the Facade Zone	

1. Width of Development Site
2. Depth of Development Site
3. Setback to be Subtracted from Development Site Width
4. Setback to be Subtracted from Development Site Depth

Figure 10-20.12.030.5: Applying the Required Amount to the Facade Zone



		Front Street	Side Street
▨	Facade Zone	50% min.[1]	50% min.[1]
■	Buildable Area for Building and Frontage Type(s)	A	B

[1] This is an example. See Subsection 5 of the zone for the required percentage.

3. **Measuring Building Types**

A. **Methodology.** Measurement of width, depth, and height.

(1) **Main Body.** The width and depth of the main body shall be measured as follows:

(a) The width shall be parallel to the front.

(b) The depth shall be perpendicular to the front.

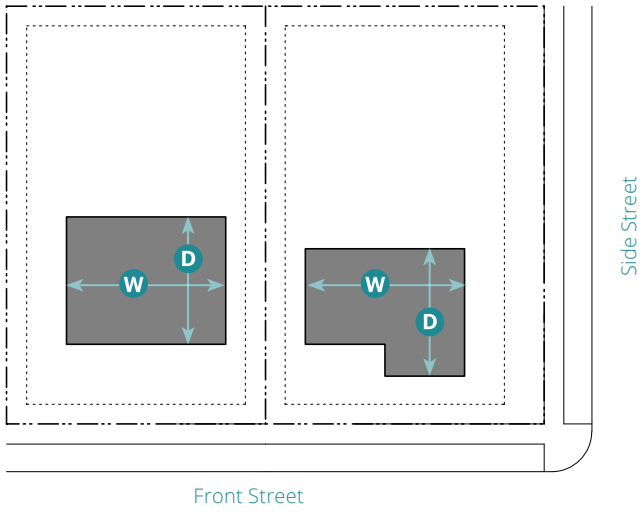


Figure 10-20.12.030.6: Main Body

W Width
D Depth

(2) **Wings and Ancillary Structures.** The width and depth of wings and ancillary structures, shall be measured as follows:

(a) The width shall be the greater of the two dimensions of the footprint.

(b) The depth shall be the lesser of the two dimensions of the footprint.

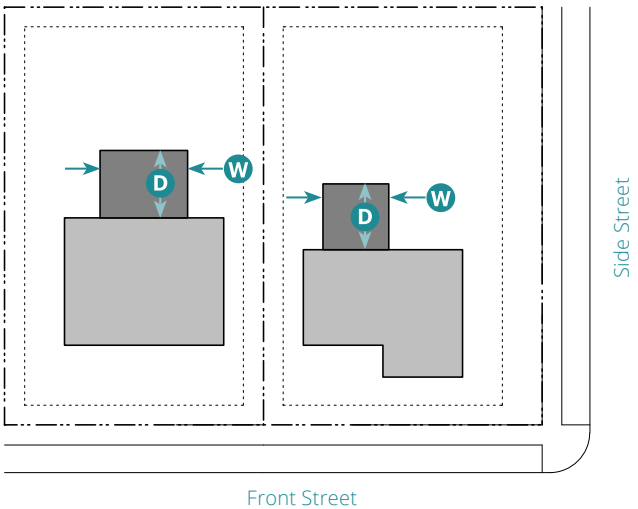


Figure 10-20.12.030.7: Wings and Ancillary Structures

W Width
D Depth

(3) **Open Space(s).** The width and depth of open spaces shall be measured as follows:

(a) The width shall be parallel to the front

(b) The depth shall be perpendicular to the front.

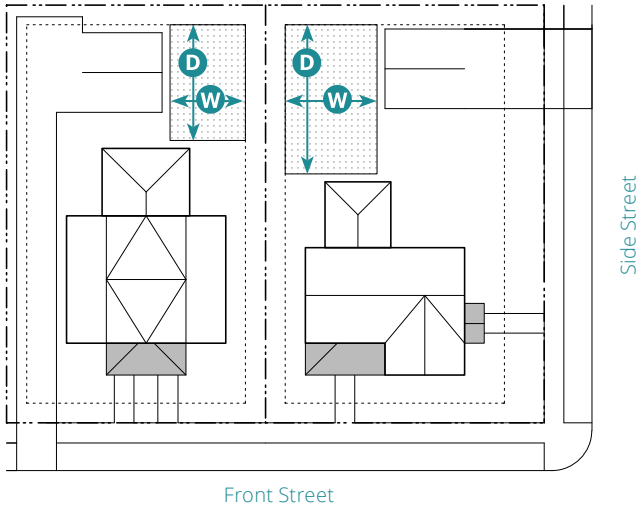


Figure 10-20.12.030.8: Open Space(s)

W Width

D Depth

(4) **Courtyard(s).** The width and depth of courtyards shall be measured as follows:

(a) The width shall be parallel to the front; unless the courtyard is a secondary courtyard accessed directly from a side street.

(b) If a secondary courtyard is accessed directly from the side street, the width shall be parallel to the side street.

(c) The depth shall be perpendicular to the width.

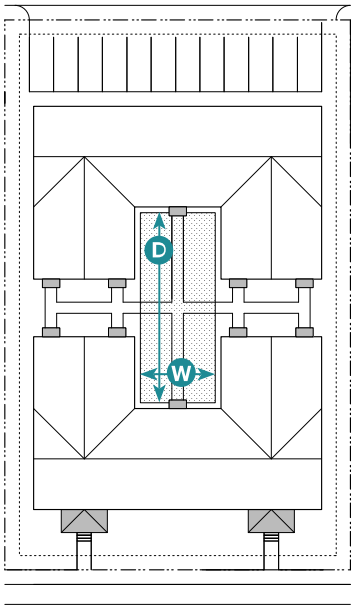


Figure 10-20.12.030.9: Courtyard(s)

W Width

D Depth

(5) **Width-to-Height Ratio.** Measurement of width-to-height ratio and depth-to-height ratio of forecourts.

(a) The width and depth of forecourts shall be measured per Figure 10 (Width-to-Height Ratio).

(b) The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.

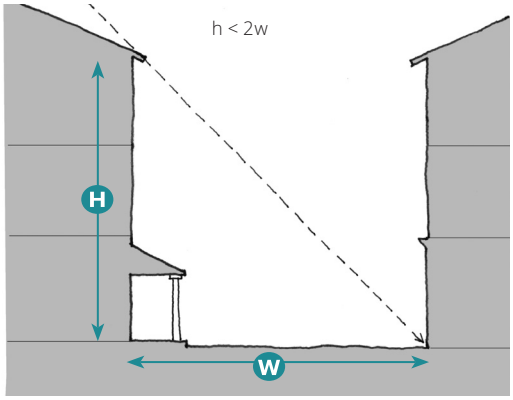


Figure 10-20.12.030.10: Width-to-Height Ratio

W Width
H Height

(6) **Highest Eave/Top of Parapet.**

(a) **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.

(b) **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building.

(c) **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building.

(d) **Highest Eave Measurement.** The measurement is to bottom of the eave assembly.

(e) **Eave.** The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters to a finished horizontal surface.

Figure 10-20.12.030.11: Top of Parapet and Flat Roof

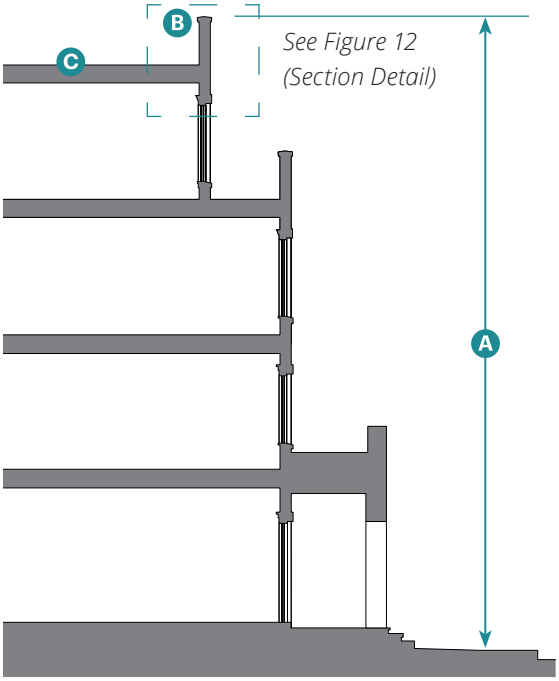
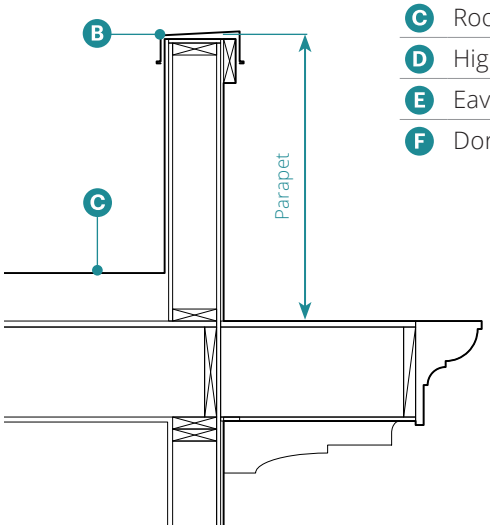


Figure 10-20.12.030.12: Section Detail of Top of Parapet and Flat Roof



Key	
A	Height, Overall
B	Top of Parapet
C	Roof Structure
D	Highest Eave Measurement
E	Eave Assembly
F	Dormer

Figure 10-20.12.030.13: Highest Eave for Pitched Roof

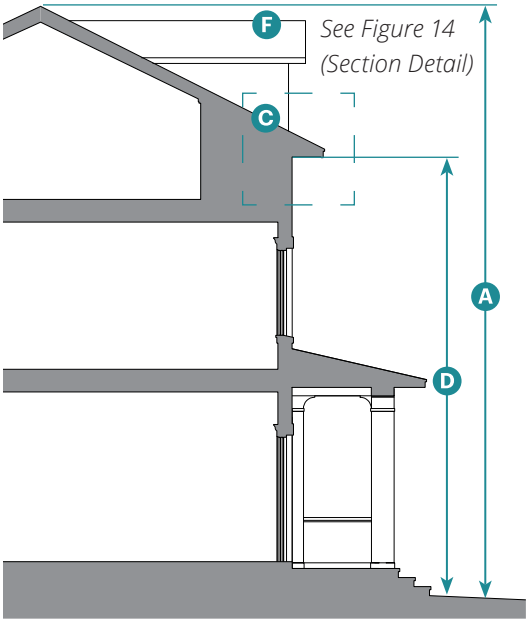
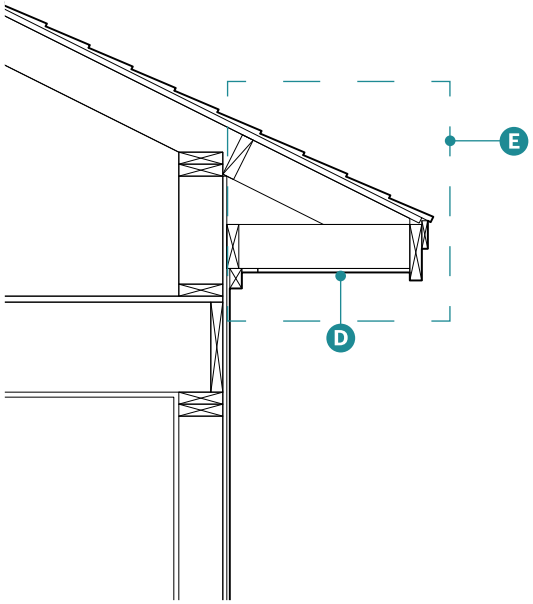


Figure 10-20.12.030.14: Section Detail of Highest Eave for Pitched Roof



4. **Measuring Bays**

A. **Applicability.** All buildings, with or without wings must have defined bays, as specified in Subsection 10-20.06.150.1 (Bay Composition).

B. **Bay Measurement.**

(1) Boundaries of each bay shall extend vertically from the lower boundary of the main body or wing to the upper boundary of the same division and shall not intersect any opening.

(2) Boundary is considered to lie at the midpoint between successive openings unless marked by an expression of vertical structure on the façade. Bay width shall be measured horizontally from one boundary to the next.

C. **Building Types and Bays**. Bays shall be placed according to the following methodology. An example of the methodology is shown in Figure 15 (Example of Massing Type and Bays).

(1) Select main body massing type from Subsection 3 (Building Size and Massing) of the selected building type (e.g., Sloped Roof L). See Figure 10-20.12.030.15A (Select Main Body Massing Composition).

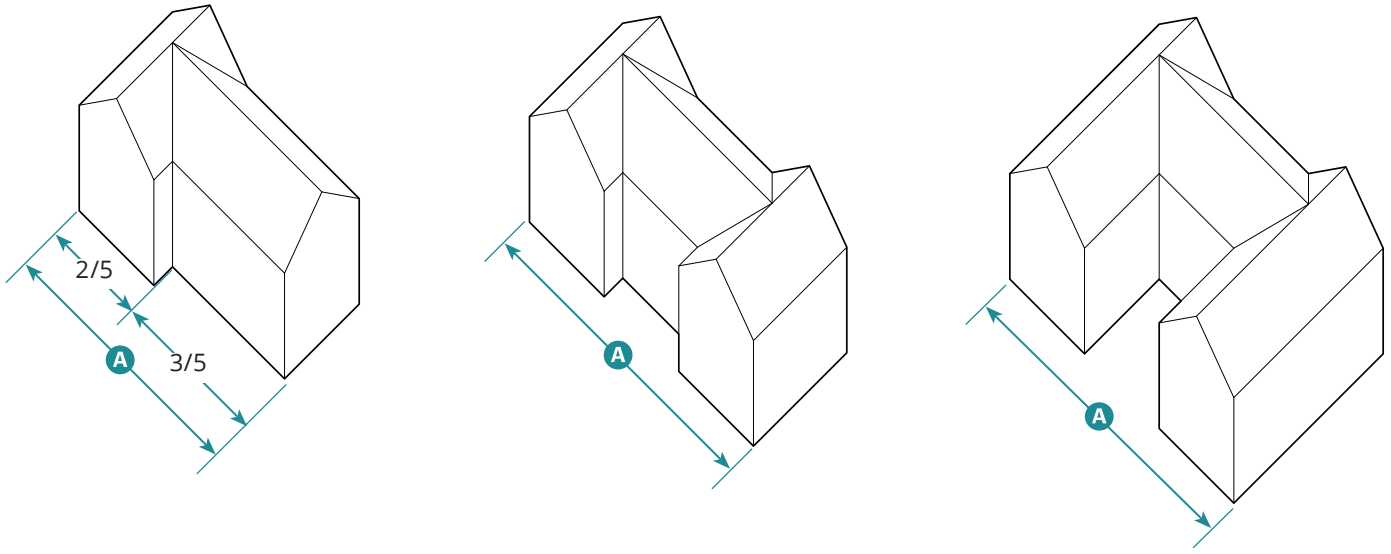
(2) Within each volume/facade of the main body massing, identify and apply a number of bays within the allowed range. See Figure 10-20.12.030.15B (Identify the Required Number or Range of Bays).

(3) See Figure 10-20.12.030.15C (Examples of Bay Compostions in Compliance with Required Massing Proportions) for examples that are consistent with the intent of this standard.

Figure 10-20.12.030.15: Example of Massing Type and Bays

A. Select Main Body Massing Composition

Sloped Roof L	Sloped Roof Forecourt	Sloped Front Courtyard

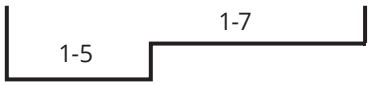


Key

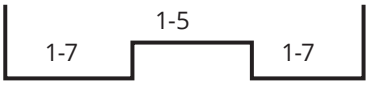
A Required Massing Proportions and Number of Bays

B. Identify the Allowed Range of Bays by Volume/Facade for Selected Massing Type

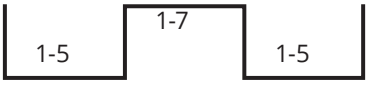
Sloped Roof L: 1-5 Bays + 1-7 Bays



Sloped Roof Forecourt: 1-7 Bays + 1-5 Bays + 1-7 Bays

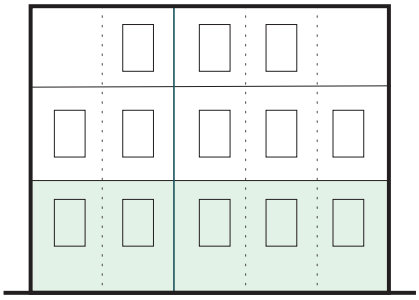


Gabled Courtyard: 1-5 Bays + 1-7 Bays + 1-5 Bays

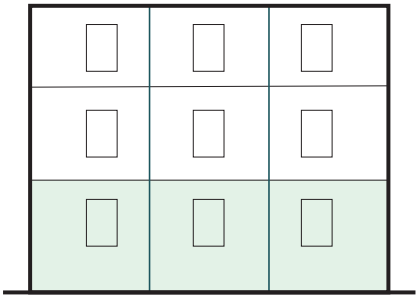


C. Examples of Bay Compositions in Compliance with Required Massing Proportions

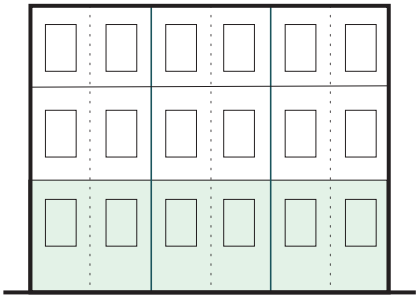
5-Bay Composition (2 + 3)



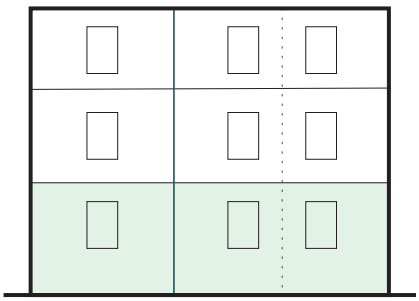
3-Bay Composition (1 + 1 + 1)



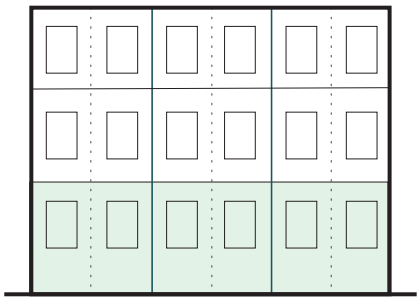
6-Bay Composition (2 + 2 + 2)



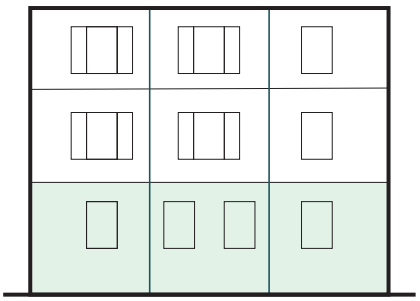
3-Bay Composition (1 + 2)



6-Bay Composition (2 + 2 + 2)



3-Bay Composition (1 + 1 + 1)

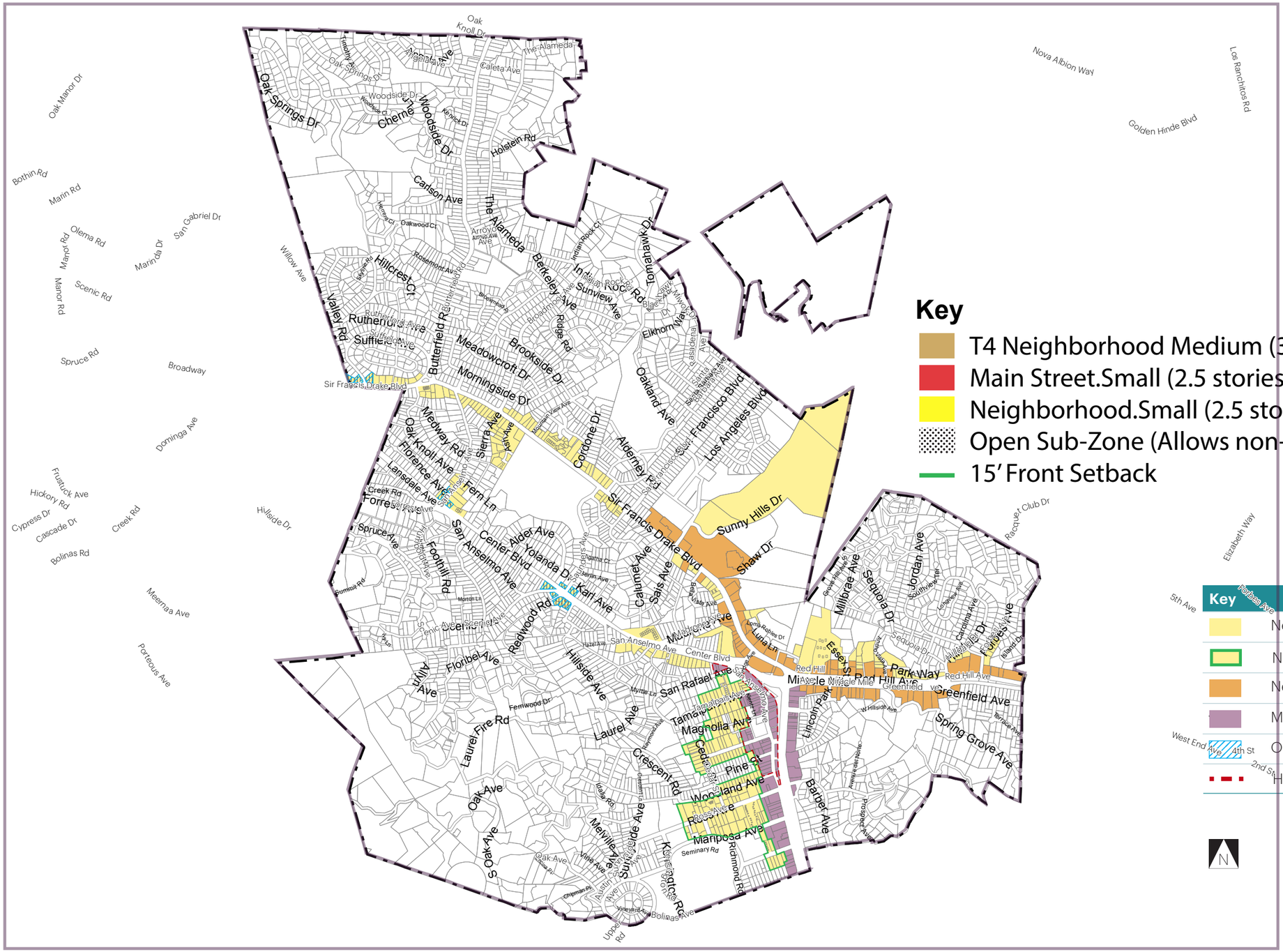


Key

☐ Ground Floor

EXHIBIT "C"
Objective Design and Development Standards Zone Map

Town of San Anselmo Objective Design and Development Standards Zones



TOWN OF SAN ANSELMO
PLANNING COMMISSION STAFF REPORT

For the meeting of May 1, 2023

Agenda Item 6.B

Date: May 1, 2023

To: Chair Tunny and Members of the Planning Commission

From: Heidi Scoble, Planning Director, and Lindsey Klein, Senior Planner

Subject: Draft Objective Design and Development Standards (ODDS)

RECOMMENDATION:

That the Planning Commission review the Draft ODDS and provide feedback.

BACKGROUND/DISCUSSION

New State Housing Laws

Changes in State housing laws over the past few years have sought to increase housing production by limiting the review authority and process timeframe for approval of new development applications by local jurisdictions. Determinations regarding the completeness of an application submittal and decisions related to project approval or conditions of approval are required to be based on objective design and development standards (ODDS) identified by the jurisdiction.

Senate Bill 35 (SB 35) requires a ministerial approval process based only on compliance with adopted ODDS for projects adding two or more new housing units (i.e., a new single-family home and second unit, apartments or condos, or mixed-use projects where at least two-thirds of the floor area is residential, supportive or transitional housing and emergency shelters) and which provide at least 10% low-income units and pay prevailing construction labor wages.

The Housing Accountability Act (HAA) also applies to projects adding two or more housing units on sites zoned for residential or mixed use. The HAA is more widely applicable since it has few prerequisites such as providing affordable housing. The HAA precludes a jurisdiction from denying or reducing density for projects which comply with all adopted ODDS. Discretionary design review is still allowed for HAA-qualifying projects, but conditions requiring design changes cannot result in the project being infeasible or increasing the cost of any deed-restricted affordable units proposed.

Assembly Bill 2011 (AB 2011) will become effective July 1, 2023, and allows housing development (5 or more new units) on commercially zoned parcels along commercial thoroughfares meeting minimum width standards. AB 2011 includes numerous qualifications, including provision of

affordable housing and payment of prevailing construction labor wages. AB 2011 also establishes minimum allowable densities and building height based on the size of the project site and width of the commercial thoroughfare (up to 60 dwelling units per acre [du/acre] for sites over one acre in size and on a street greater than 100 feet wide). AB 2011 also requires ministerial approval of projects meeting the adopted ODDS but allows design review based only on the ODDS.

Since SB 35 and AB 2011 require ministerial approval of qualifying projects, the California Environmental Quality Act (CEQA) is not applicable. Both laws impose time limits on determining compliance with the adopted ODDS (60 days for projects up to 150 units and 90 days for larger projects).

A summary of the requirements of these State laws is included as **Attachment 1**.

Objective design and development standards are defined by the State Department of Housing and Community Development (HCD) as those that "*involve no personal or subjective judgment by a public official"* and being "*uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official*." Some of the Town's existing zoning and subdivision codes are objective, such as those that define required building setbacks, height limits, floor area limits, parking requirements, etc. However, many standards, particularly those that define allowable design attributes of new construction pursuant to the requisite findings for Design Review in Section 10-3.1506 of the San Anselmo Municipal Code, are subjective and rely on the discretion and interpretations of decision-makers in the design review process.

Preparation of ODDS for San Anselmo

In 2019, the Town was awarded a $160,000 grant under Senate Bill 2 (SB 2) to work on a collaborative effort with other Marin County jurisdictions to create ODDS for projects which would qualify under the new State law). This countywide effort selected Opticos Design Inc., an architecture/planning firm from Berkeley, to develop a template form-based code specifically oriented towards communities in Marin County. Form-based zoning codes regulate building form and design quantitatively and to a greater extent than traditional zoning codes and are therefore well suited as objective standards. Opticos has gained notoriety for its codes that promote "missing middle" housing types, which are smaller scale multi-unit buildings that mimic the size and character of large single-family homes, engage the street frontage to create more pedestrian-oriented streetscapes and reduce the visibility of parking. [1]

In order to develop the Marin County ODDS Toolkit, Opticos performed detailed analyses of the size and character of existing buildings found throughout communities in Marin County and worked with local stakeholders, including local architects and developers, to identify feasible and desirable development outcomes. The Toolkit includes objective design and development standards for a range of building types and architectural styles at various densities and based on their intended location within neighborhoods, along major corridors, or within local mixed-use centers. During the customization process, each jurisdiction chose to incorporate the specific

[1] Actions 3.1(b) and 3.2(a) of the Draft 2023-2031 Housing Element call for adoption of objective design standards that promote missing middle housing types that are sensitive to the existing design character of San Anselmo.

zones and building types that most closely match the existing development patterns and scale of local neighborhoods, corridors, or downtowns.

The Marin ODDS Toolkit carefully regulates building location, proportion, and form, including standards for allowable street frontages and parking location. The Toolkit also provides objective standards for slope development, privacy of adjacent residences, landscape, lighting, and screening requirements. The different zones, building types, and architectural design standards have been well thought-out and tested through application in other jurisdictions which have implemented very similar form-based codes.

Public outreach on this countywide approach began in 2019 with Planning Department staff hosting a booth at Country Fair Days to introduce the ODDS project to the public. In-person workshops were intended but were cancelled due to COVID 19. Instead, a countywide survey on design preferences was conducted from April through July, 2020. Due to staff outreach efforts, San Anselmo residents providing 291 of the 541 (54 percent) total survey responses (see **Attachment 2**). The project has had a dedicated Town webpage since its inception (ODDS project webpage). The San Anselmo Planning Commission received updates on the ODDS project on June 15 and November 16, 2020.

Due to the onset of COVID, staff turnover and a shift in priorities to preparing the State-mandated Housing Element update, the work on the ODDS project was suspended. However, Opticos completed the draft Marin County ODDS Toolkit in February 2021. At that point, each participating jurisdiction was expected to select applicable portions of the Toolkit and edit these to customize the form-based code for that jurisdiction. To date Corte Madera, Belvedere and the County have adopted localized versions of the ODDS Toolkit, and Sausalito is in the process of customization and adoption.

In San Anselmo, the ODDS project was reinitiated in October 2022. At its meeting of October 17, 2022 the Planning Commission appointed Commissioners Asselstine and Strauss, both local architects, to serve as an Ad-Hoc ODDS Subcommittee to assist the consultants in customizing appropriate portions of the ODDS Toolkit for San Anselmo's unique development character. Staff and the consultant team have had three formal meetings with the Planning Commission ODDS Subcommittee to discuss appropriate Toolkit zones and development standards to apply to properties currently zoned for multifamily or mixed-use development. Staff have held two additional informal meetings with the Subcommittee to fine-tune development regulations. The recommendations of the Subcommittee are noted in the following description of the Draft. The Town Attorney, Public Works Director, and Fire Department have also participated in preparation of the Draft ODDS (see **Attachment 3).**

Concurrent Planning Efforts

In addition to preparation of the ODDS, the Town has simultaneously been preparing amendments to the Zoning Code through concurrent planning efforts, as summarized below.

- Housing Element Update: The ODDS will be influenced by the results of the parallel Housing Element Update process now underway. The Draft 2023-2031 Housing Element submitted on January 26, 2023 for State review identifies housing opportunity sites with allowable residential densities ranging from 12 to 30 units per acre to accommodate the Town's RHNA allocation. These higher densities are reflected in the customized Draft

ODDS to ensure consistency across Town regulations. The Town received feedback on the Draft Housing Element from the State on April 26th and will bring an update to the Planning Commission soon to review and discuss State comments.

- Economic Development Committee (EDC) Land Use Table Updates: In 2022, the EDC formed a subcommittee to implement Action 2.4 in the 2022 EDC Action Plan, "Consider modifications to the Downtown zoning land uses to attract desired businesses." The subcommittee assessed the current Land Use Regulations Table (Table 3A) in Section 10-3.302 of the Municipal Code for conformance with State law requirements, recurring or common requests from community members, and modern planning and land use best practices, such as comparison of the Town's current land uses to the North American Industry Classification System (NAICS) business classifications.[2] Since the land uses for the ODDS will be regulated by the same table in the Zoning Code, Town staff is reconciling the EDC's work with the Draft ODDS to ensure consistency across Town regulations. EDC's work will result in a draft updated land use table brought to the Planning Commission for consideration separately.

As currently conceived, the new ODDS would only be applicable to projects qualifying under SB 35 or the HAA, and to subsequent renovations to those projects. New or remodeled single-family homes, renovations or additions to existing multi-family developments that do not add two or more units, or commercial projects would continue to be reviewed and regulated by the Town's existing codes.

Description of the Draft ODDS

Applicability (Page 3 of Draft ODDS)

The Draft ODDS would replace existing Chapter 20 (Objective Design Standards for Residential Development) in Title 10 (Planning and Zoning) of the San Anselmo Municipal Code. It would apply only to housing projects which constitute two or more new units or to subsequent additions or modifications to those buildings built under the ODDS regulations. Renovations or additions to existing multi-family, commercial, or mixed-use buildings which do not add two or more housing units would be reviewed under provisions of the current Zoning Code.

The Draft ODDS is also only being applied to properties currently or proposed to be zoned multi-family (R-2 or R-3) and commercial (C-1, C-2, C-L and C-3) under the Draft 2023-2031 Housing Element, so would not be applicable to creation of two or more units on a single-family zoned property, including Senate Bill 9 (SB 9) projects, where the standards of the current Zoning Code would continue to apply.

The ODDS would therefore function as a parallel Zoning Code for these specific project types. If a proposed project cannot meet the objective standards established by the ODDS , then the project would be subject to the traditional, discretionary review process established by the Town's adopted Zoning Code.

Finally, the Draft ODDS references the General Plan and Zoning Code for allowable land uses, maximum densities, and floor area ratio restrictions. In other words, the Draft ODDS are not

[2] The NAICS is the standard used by Federal statistical agencies in Canada, Mexico, and the US to classify establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. Classifications are listed by type of economic activity.

proposing to supersede or augment the limits or maximums established under those existing regulations.

Design Objectives

The form-based code attempts to accomplish the following design objectives:

- Reducing the apparent scale of multi-unit buildings by restricting their maximum sizes and dimensions, resulting in multiple smaller buildings for larger development sites,
- Reducing the apparent height of multi-unit buildings by allowing a third floor within the roof structure with dormer windows,
- Carefully regulating the design of defined building types to assure appropriately scaled, well-articulated building forms with sufficient and usable open space,
- Creating pedestrian-oriented street frontages with defined street improvements and residential and mixed-use buildings that address the street frontage with entry treatments (e.g., porches) or carefully designed storefronts, and
- Reducing the appearance of parking by requiring most parking behind or under buildings, limiting the size of individual parking lots and requiring substantial landscape screening.

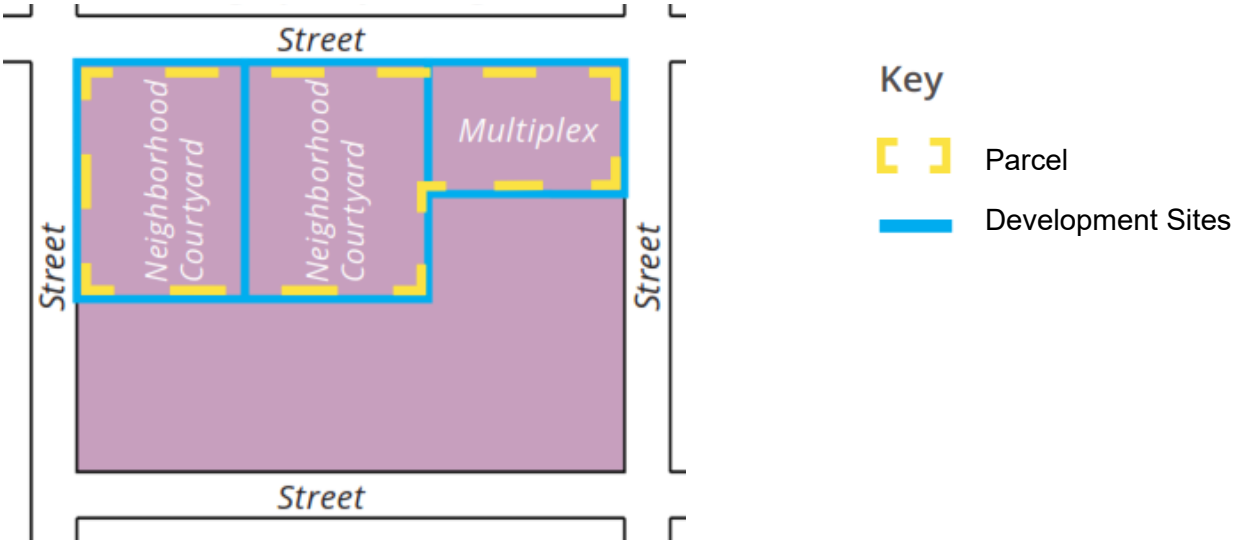
Nomenclature

The ODDS contains a number of terms which are unique to form-based codes prepared by Opticos, a few of which have been modified modification by the Town's Subcommittee. Those updated terms are discussed below.

Zone Names: The ODDS Toolkit contains a wide range of different zones based on their intensity of development and character. The San Anselmo version is only using three of the zones from the Toolkit: T4 Suburban Neighborhood.Small, T4 Suburban Neighborhood.Medium and T4 Suburban Main Street.Small. The Subcommittee did not believe these were suitable descriptions for San Anselmo's neighborhoods and changed the proposed zone names to Neighborhood.Small, Neighborhood.Medium, and Main Street.Small as better descriptors of the predominant character and scale of the neighborhoods.

Carriage House: The Toolkit includes a Carriage House building type which is defined as "a structure distinct from accessory structure(s) that is located at the rear of a development site, above or abutting a detached garage the provides a small residential unit (accessory apartment), home office space, or other small commercial or service use, as allowed by the zone. When used for residential purposes, this housing type is one form of an accessory dwelling unit (ADU)." Carriage House is a dated term usually referring to a detached garage structure. The Subcommittee recommended renaming this building type as an Ancillary Building.

Design Site: The ODDS uses the term "design site" frequently, which is defined as "a portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. The main purpose of a design site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels." Design site is a less common term in the development community, so the Subcommittee recommended renaming this term to be "development site." The following diagram shows application of this term:



Zones (Pages 12-27)

Like traditional zoning codes, the Draft ODDS applies one of three zones of increasing density/building intensity to properties currently zoned for multi-family and commercial mixed-use development. The three proposed zones in Article 3 include the following:

N.S – Neighborhood.Small (Section 10-20.03.040): Applied to properties which are predominated zoned R-2 and R-3 currently, although there are also a few parcels currently zoned P (Professional) and SPD (Specific Planned Development). This zone is intended to allow moderate density, "house-scale" building types.

N.S – Neighborhood.Small - Open (Section 10-20.03.040): Applied to properties which are currently zoned C-1 (Neighborhood Commercial), C-L (Limited Commercial), and P (Professional) located on Sir Francis Drake Boulevard (SFD) and in the two neighborhood commercial clusters on Center Avenue. This zone allows the same building types and development regulations as the N.S zone, but allows commercial uses as currently allowed in the Zoning Code.

N.M – Neighborhood.Medium (Section 10-20.03.050): Applied to properties currently zoned C-3 (Commercial) and C-L (Limited Commercial) and a few parcels zoned PF (Public Facilities) and SPD along Red Hill Avenue and SFD. This zone accommodates more units and somewhat larger building types by allowing three-story structures.

MS.S – Main Street.Small (Section 10-20.03.060): Applied to properties currently zoned C-2 (Downtown Commercial), C-3, and P within the Downtown and along SFD south of The Hub. The zone allows mixed-use projects, but precludes ground floor residential and office uses in the Downtown and ground floor residential on the west side of SFD south of Ross Avenue. Buildings are allowed up to three stories except in the Downtown which is limited to two stories.

The ODDS zones would be graphically depicted on a second sheet added to the Town's Zoning Map (see **Attachment 4**).

The zones contain regulations for minimum lot sizes based on the building type proposed (described below), height limits, building setbacks, required minimum length of building façade

along a street frontage, allowable encroachments into setback areas, parking requirements for number of spaces and location (the regulations seek to locate parking away from street frontages and behind buildings), and required building frontage improvement type (such as porches or commercial storefronts). A comparison of the Draft ODDS development parameters with those of the existing Zoning Code is provided as **Attachment 5**.

The Subcommittee recommended that the mixed-use corridor along Red Hill Avenue and SFD be differentiated by area more finely than the original Draft ODDS. As a result, a Neighborhood.Medium zone was added to the Draft ODDS to allow buildings up to three stories in height to a maximum of 35 feet, while the Neighborhood.Small zone limits buildings to 2½ stories (the top-most story would be located in the roof structure with gable windows to minimize the appearance of height) and a maximum of 30 feet.

The Subcommittee also recommended the following refinements:

- The height limit of the Main Street.Small zone was decreased to two stories based on existing building character in Downtown San Anselmo,
- The front setback for the Neighborhood Small parcels east of Downtown was increased to a minimum of 15 feet, based on neighborhood character and the desire to allow sufficient front landscape area to soften new higher density buildings,
- Included reduced height and building dimensions within 30 feet of a shared side property line or 50 feet from a shared rear lot line with a single-family residential district, and added landscape screening requirements,
- Increased bicycle parking requirements, including requiring Class I (secure, covered) spaces, and
- Incorporated limits on the size and height of accessory structures based on current zoning regulations.

Allowable Uses (Page 29)

The Draft ODDS in Article 4 refers to the list of allowed land uses in the Zoning Code, which will be updated by Zoning Code amendments implementing the new Housing Element.

The Subcommittee recommended that residential and office uses not be allowed on the ground floor of buildings in the Main Street Small zone, unless located at least 30 feet behind the sidewalk, to create a more engaging pedestrian shopping environment. The Subcommittee also recommended not allowing ground floor residential for the parcels with frontage on the west side of SFD south of Ross Avenue to align with the of the Economic Development Committee's goals of supporting local businesses along the greater San Anselmo Avenue business corridor.

Screening (Pages 31-32)

Section 10-20.05.020 contains objective standards for the screening of ground, wall, and roof-mounted equipment, including maximum screen fencing/landscaping heights.

Landscaping and Lighting (Pages 33-35)

Section 10-20.05.030 contains requirements for landscaping in setback areas, including minimum plant sizes and types permitted by the Marin Municipal Water District (MMWD) and Fire District

standards. The regulations require replacement of any tree to be removed over 22 inches in circumference with a 48-inch box tree. The regulations also establish maximum height and landscaping requirements for retaining walls and require exterior light fixtures to be Dark Sky Compliant (e.g., shine downward) and parking lot lighting not spill beyond property lines.

Many residential properties in San Anselmo have existing mature landscaping that provides shade and access to nature, so the Subcommittee sought to include landscaping regulations that ensure developments maintain the character of San Anselmo. The Subcommittee recommended additional landscape regulations which include minimum percentages of the site and front/street side setbacks which must be landscaped and minimum planting sizes.

Parking and Loading (Pages 36-43)

Requirements for the design and location of bicycle parking, shared parking, tandem spaces, and mechanical stackers are found in Section 10-20.05.040. The Zoning Code regulates the number, width, and location of driveways, limits the size of individual parking lots to a maximum of 10,000 square feet, and establishes parking lot landscape standards. The Draft ODDS retains the Zoning Code's existing parking rates for residential and commercial uses, although some State laws allow (i.e., SB 35) qualifying residential projects to reduce or eliminate parking requirements.

Slope Standards (Pages 44-48)

The Draft ODDS includes additional standards for sites in excess of six percent slope in Section 10-20.05.050. The regulations the amount of building area on a sliding scale based on the severity of the slope. The regulations also force the building form to step with the slope. The great majority of the properties covered by the ODDS zones are below six percent slope.

Public Frontage Standards (Pages 49-51)

Section 10-20.05.060 identifies the type and width/spacing of public frontage improvements including curbs, sidewalks, landscape strips, street trees, on-street parking, and bicycle facilities based on the type of street.

Privacy Standards (Page 52)

Section 10-20.05.070 regulates window height and angle when within 10 feet of an adjacent home's primary room windows or balconies to provide privacy between buildings.

Building Types (Pages 55-81)

A major provision of form-based codes is the regulation of building types for new structures. The intent is to increase the level of certainty as to the resultant building form. These building types are based on traditional building types found in Marin County, studied carefully to understand appropriate proportions and design features. For the San Anselmo Draft ODDS, the building types that applicants can choose from include: House, Side-by-Side Duplex, Stacked Duplex, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, Multiplex, and Main Street Building. Regulations for each are found in Article 7.

These pre-defined building types establish the maximum width, depth, allowable dimensions of building projections ("wings"), and open space requirements.

Massing Composition (Pages 82-88)

As noted above, the regulations in the zones provide for a maximum building footprint. The Massing Composition standards in Section 10-20.06.150 are intended to further refine the building envelope and organize façade openings.

After applying the maximum building footprint and height standards, the designer selects a massing composition from those allowed for the selected building type. The Massing Composition standards recognize the intended outcomes of each building type by only specifying the appropriate massing options for each type. If the Massing Composition standards were not regulated, the massing of individual buildings would jump from the maximum building footprint combined with the maximum height directly to the architecture. Therefore, the Massing Composition standards provide a level of certainty about the actual physical form of each building and enable the designer to focus on applying architecture to the selected massing composition without micro-managing the massing of each building as often is the case.

The Massing Composition standards also divide the façade into a minimum and maximum number of vertical "bays" based on the width of the façade (or wall projection from the main façade) to organize window and door openings.

The Subcommittee provided several refinements to the Massing Composition diagrams.

Private Frontage Types (Pages 89-108)

A building's public street frontage is very important in form-based codes. Article 7 identifies seven frontage types which can be selected based on the specific zone, including building elements such as porches, forecourts, dooryards, shopfronts, terraces, and galleries. Regulations are provided for each frontage type, including minimum width, depth, and height, floor level above the sidewalk, and distance to the sidewalk. For example the Shopfront frontage type, which is applicable to mixed use projects, defines minimum ground floor glazing, shopfront base and depth of recessed entries and awnings.

The Subcommittee recommended that the Stoop frontage type be eliminated since it is not common in San Anselmo.

Architectural Design Standards (Pages 109-158)

The Draft ODDS includes very detailed Architectural Design standards for each several building styles (e.g., Craftsman, Mediterranean, Main Street Classical and Contemporary) to assure greater authenticity in the design details of that particular style and also as a means of achieving articulation of the building facades. Details regulated in the Draft ODDS include windows, doors, balconies, roofing, materials, and wall insets.

The Subcommittee recommended that the Tudor and Victorian styles be eliminated since they are not typical architectural styles in San Anselmo.

Large Sites (Pages 161-178)

Article 10 applies to development sites of three or more acres and is intended to require that large sites be divided into maximum block sizes by a street and pedestrian path network. It also requires the provision of a minimum amount of defined civic spaces. The only sites zoned for the ODDS that exceed this size threshold are the Red Hill Shopping Center and the 300 Sunny Hills Drive site.

Definitions

The Draft ODDS uses many defined terms that are unique. These would be incorporated with those in the current Zoning Code.

Measurement Methods (Pages 199-210)

This section provides very detailed explanations and diagrams on measurements of building height, slopes, building dimensions, and open space.

Site Visualizations

Opticos prepared site visualizations for potential redevelopment of four of the housing opportunity sites (see **Attachment 6**). Input on selection of sites for visualizations occurred at the Town Council meeting of October 12, 2022 and the Planning Commission meeting on October 17, 2022. The purpose of the visualizations was to advise both the Housing Element process by showing potential building scale associated with the maximum densities permitted in the Draft Element and to demonstrate the ODDS development standards when maximized on a particular site. They are intended to depict general building massing and form and do not display architectural style or details. Each visualization is discussed below.

Site A – 100 Center/613 Sir Francis Drake

This visualization shows redevelopment of the Andronico's Market site with 41 dwelling units. The resulting density (39 units/acre) exceeds that contemplated by the Draft Housing Element, but was modeled to show a maximum residential development within a three-story height limit under the ODDS standards and one that might result from use of the State density bonus law.[3] Lower-scale townhouse units are shown along the Center Boulevard and Bridge Avenue frontages with larger Main Street building types along SFD. Parking for 70 cars is included in a podium structure under the Main Street buildings and behind the townhouses.

Site B – 100 Red Hill

This visualization depicts redevelopment of the United Market site, recreating a 24,650 square foot grocery store with two floors of housing above and two separate residential Courtyard building types. A total of 80 units are accommodated in the three-story structures with 135 parking spaces in a subterranean garage (55 spaces of the total spaces are designated for the grocery store). Again, the resulting density of 40 units/acre exceeds that contemplated by the Draft Housing Element to show a maximum residential development within a three-story height limit under the ODDS standards and one that might result from use of the State density bonus law.[3]

Site C – 60 Greenfield

This visualization shows redevelopment of a typical-sized parcel along Greenfield Avenue with a small mixed-use project. In addition to provision of a small ground floor commercial space, the

[3] The State density bonus law allows qualified multi-family residential projects to increase density above the maximum allowed under a local jurisdiction's General Plan in exchange for the provision of affordable housing that meets the requirements in California Government Code Section 65915.

graphics show six housing units in a 2½-story L-Courtyard building with eight parking spaces located behind the building. The density shown is 23 units per acre.

Site D – 58 Magnolia

This visualization demonstrates redevelopment of a small residential parcel west of Downtown. Four units are accommodated in a two-story fourplex building at 27 units per acre.

NEXT STEPS

Feedback from the Planning Commission will be used to revise the ODDS for a Planning Commission hearing on May 15, 2023 to consider recommending adoption to the Town Council. Adoption of the ODDS would be done concurrently with adoption of Zoning Ordinance amendments to rezone housing opportunity sites identified in the 2023-2031 Housing Element, implement programs of the new Housing Element, to address State law requirements, and to implement recommendations of the Economic Development Committee. This item is anticipated to return to the Town Council for consideration of adoption in June 2023.

FISCAL IMPACT

The customization of the San Anselmo Draft ODDS is funded from remaining State SB 2 grant funds for work by Opticos. To assist Town staff, the Town Council authorized a Professional Services Agreement on April 26, 2022 with planning consultant Robert Brown in an amount not to exceed $27,000.

GENERAL PLAN CONSISTENCY

Actions 3.1(b) and 3.2(a) of the Draft 2023-2031 Housing Element call for adoption of objective design standards that promote missing middle housing types that are sensitive to the existing design character of San Anselmo.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Adoption of the ODDS and other Zoning Code amendments to implement the new Housing Element will be assessed as part of the EIR being prepared for adoption of the Housing Element. Climate Action Plan 2030 Measure T-9 (Smart Growth Development) calls for adoption of 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 – Summary of SB 35, Housing Accountability Act, and AB 2011
Attachment 2 – Marin County Survey Summary Report
Attachment 3 – Draft ODDS
Attachment 4 – Draft ODDS Zones Map
Attachment 5 – Comparison of Development Regulations of Draft ODDS vs. Existing Zoning Code
Attachment 6 – Site Visualizations

MINUTES
TOWN OF SAN ANSELMO PLANNING COMMISSION
Monday, May 1, 2023
This meeting was conducted in person and via Zoom.

Commissioners Present:	Chair Thomas Tunny Jennifer Asselstine Tim Heiman Gary Smith Peter Strauss
Commissioners Absent:	Zack Koblick De Leon Kim Pipkin
Staff Present:	Planning Director Heidi Scoble Senior Planner Lindsey Klein Assistant Town Attorney Emily Longfellow Public Works Director Sean Condry

1. Call to Order

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

2. Open Time for Public Expression

There were no comments.

3. Planning Directors Report
   - At its April 25th meeting the Council received a presentation and update on the Objective Design and Development Standards (ODDS), approved two nexus studies regarding Inclusionary Housing and a Commercial Linkage Fee, and adopted a Resolution proclaiming the month of May as Small Business Month.
   - The Town received a comment letter from the Department of Housing and Community Development (HCD) related to the Draft Housing Element. It included the outstanding items that the Town needs to address. Staff will submit a revised Draft Housing Element to HCD. The goal is to bring the revised document to the Commission on May 15th.

Commissioner Heiman had a question about the HCD comments.

4. Approval of Minutes
   A. Approve minutes from the April 17, 2023, meetings.

Chair Tunny stated the April 17, 2023, minutes will be continued due to the lack of a quorum (two Commissioners were absent and two would need to abstain).

5. Public Hearings
   A. Hendrey Residence, 2 Loma Vista Drive, Project No. PRO2023-0014
      Design Review and Conditional Use Permit to allow for a 725 square foot pergola on the rear side of an existing single-family dwelling
      The project is categorically exempt from CEQA review pursuant to the California Code of Regulations Section 15303(e)

This application is continued to the May 15, 2023, Commission meeting.

Chair Tunny stated this application is continued to the May 15, 2023, meeting.

6. Business Item
   A. State Density Bonus Law, Senate Bill 35, and other related Housing Laws
      The project is exempt from CEQA review pursuant to California Public Resources Code Section 21065

Senior Planner Klein presented the staff report and gave a PowerPoint presentation that included the following: 1) State Density Bonus Law Background; 2) State Density Bonus Law- 3 Components; 3) State Density Bonus Law Project Requirements; 4) Density Bonus Allowance; 5) Incentives and Concessions; 6) Base Projects and Effective Rate: Example; 7) Waivers and Local Development Standards; 8) Town Density Bonus Regulations; 9) Overview; 10) SB 35 Projects; 11) What SB 35 Projects May Expect. Staff answered questions from the Commission regarding building demolitions and if the 10-year restriction can be appealed; if a developer would chose to leave a property vacant for an extended period of time to gain an opportunity to redevelop the site; if there are benefits to following the SB 35 path as opposed to just following the ODDS; if the Lincoln Park project is operational; the status of 600 Redhill Project; how incentives, concessions, and waivers work and if they are interchangeable; AB 2011.

Chair Tunny opened the Public Hearing.

Mr. Jonathon Braun made the following comments:
- He disapproves of all the new housing laws.
- They are fundamentally flawed.
- He urged the Town to resist.

Mr. Brian Crawford made the following comments:
- He agreed with the previous speaker.
- The State is taking away local control.
- The Town should resist.

Chair Tunny closed the Public Hearing.

6. Business Item
   B. Draft Objective Design and Development Standards (ODDS)
      Adoption of the ODDS and other Zoning Code amendments to implement the new Housing Element will be assessed as part of the Environmental Impact Report (EIR) being prepared for adoption of the Housing Element, pursuant to the California Environmental Quality Act (CEQA)

Senior Planner Klein presented the staff report.

Planning Director Scoble stated the team consists of Senior Planner Lindsey Klein, Planning Consultant Bob Brown, representatives from Opticos and Design Inc., Vice Chair of the Planning Commission Jennifer Asselstine, and Planning Commissioner Peter Strauss.

Planning Consultant Brown and Mr. Tony Perez from Opticos gave PowerPoint presentations.

Vice Chair Asselstine and Commissioner Strauss gave a PowerPoint presentation. They discussed the neighborhood zones, the overlay district, how the ODDS document was customized for San Anselmo, landscape requirements, and architectural styles.

Planning Consultant Brown displayed the diagrammatic sight visualizations prepared by Opticos. These are not intended to express any architecture but are more about the building form and type. He applied this to some of the Opportunity Sites.

Senior Planner Klein discussed the next steps.

Staff and the team answered questions from the Commission regarding whether the height limit is absolute for buildings in the flood plain; if there are provisions for a developer who wants to be "out of the box" in terms of proposing something other than a rectangular shape; how the ODDS would be used in zones within the flood plain and those that are not zoned commercial; the reference to maintaining connectivity to the street by having 15 feet setbacks when the setback is currently 20 feet; the status of Pine Street zoning; the template for the small neighborhood zone shows a minimum lot depth of 100' but many of those parcels are not 100 feet deep; reducing the setbacks for lots smaller than 50 feet by 90 feet; incentives for developers when the guidelines and visualizations are devoid of architectural interest; the neighborhood "medium" front setback; the maximum number of stories and height limits.

Chair Tunny opened the Public Hearing.

Mr. Jonathon Braun made the following comments:
- The minimum ceiling height per the Building Code is 7 ½ feet and he asked why they were recommending 9 feet. This should be lowered.

Chair Tunny closed the Public Hearing.

Commissioner Smith provided the following comment:
- He thanked the team for the great work.

Commissioner Heiman provided the following comments:
- The level of detail for all the detailing, articulation, windows, landscape, lighting was impressive.
- He agreed with Mr. Braun- the minimum ceiling height for residential use could be 7 feet.

Commissioner Asselstine provided the following comment:
- San Anselmo has so many different conditions and the ad hoc committee tried to think about the history of each condition, the existing patterns, which patterns to adjust, etc.

Commissioner Strauss provided the following comments:
- He asked for comments about the proposed 15-foot setback and the "carve out" for the 10 foot on smaller lots.
- Some of the 10-foot setbacks allow for a 10 foot projection which comes up to the property line.

Commissioner Asselstine provided the following comments:
- The subcommittee was not comfortable with a 10-foot setback in the "neighborhood small overlay" and it was increased to 15 feet.
- There is a provision to reduce the setback requirement for lots smaller than 50' by 90'.

- Porches and stairways leading up to porches can project into the 15-foot setback.
- The question is should this 15-foot setback be reduced in these smaller lots.

Commissioner Smith provided the following comments:
- He would be flexible in terms of reducing setbacks since there could be a compelling argument based on the size and scale of the project and the property.
- A ten-foot setback would not be egregious if it seems appropriate for the site.
- Suggested the ODDS should include provisions for alternative exterior design features and shapes, such as curvilinear and hexagonal features.

Commissioner Heiman provided the following comments:
- He understood the 15-foot rationale and would advocate for it for all properties.
- Porches encroaching into the setback would be fine.

Chair Tunny provided the following comment:
- He is fine with the 15-foot setback.

Commissioner Smith provided the following comments:
- He asked if there was a discretionary review process. Senior Planner Klein stated "yes"- an owner could present a project to the Planning Commission.
- He supported a process that would allow an owner to present a project that may deviate from the norm.

Planning Director Scoble asked the Commission if they would consider amending the Zoning Ordinance with respect to the 15-foot front yard setback to make it consistent with the ODDS.

Commissioner Heiman provided the following comment:
- He did not support a change in the R-1 district.

6. Business Item
   C. Presentation on the Town of San Anselmo Stairs, Lanes, and Trails Program

Public Works Director Condry presented the staff report. Staff is asking for support for a new program, a one-time allocation in the amount of $66,000, and on-going maintenance funding. The Open Space Commission has identified about eighty-eight routes in San Anselmo. He answered a question from the Commission regarding how the public would learn about this program.

Chair Tunny opened the Public Hearing.

Mr. Brian Crawford, member of the Open Space Committee, made the following comments:
- Many of these trails are being "lost" through the lack of maintenance or property owners trying to claim them as easements.
- These trails are public property and were laid out in the Subdivision Maps.
- They serve as valuable evacuation routes.

Mr. Jonathon Braun, Co-Chair of the Open Space Committee, made the following comments:
- Mr. Crawford is the Town's official Broom Buster.
- He discussed the genesis of the program.
- He urged the Commission to support the program.

Chair Tunny closed the Public Hearing.
Commissioner Smith provided the following comments:

- He frequents the Town trails and supports the program.
- He appreciated the maps.

Commissioners Heiman and Strauss provided the following comment:

- They support the program.

Commissioner Asselstine provided the following comments:

- Maintaining these public right-of-ways is important.
- She thanked Mr. Crawford and Mr. Braun for their efforts.

M/s, Asselstine/Smith, motion to support the funding and on-going maintenance of the Town of San Anselmo Stairs, Lanes, and Trails Program.
Ayes: Asselstine, Heiman, Smith, Strauss, Chair Tunny
Absent: Koblick De Leon, Pipkin

7. Future Agenda Items and/or Commissioner Reports

There were no requests or reports.

8. Adjournment- Chair Tunny adjourned the meeting at 9:12 p.m.

Respectfully submitted,

Toni DeFrancis
Recording Secretary

Planning Commission and Town Council Revisions

Following the May 1st Planning Commission meeting, staff have revised the ODDS to address the direction provided by the Commissioners (see **Attachment 6**). Feedback and comments have been addressed as follows:

- Comment #1: The 15-foot minimum front setback in the N.S area west of Downtown should not be reduced or adjusted for smaller lot sizes.
    - Response: This direction has been incorporated into the ODDS.
- Comment #2: There was a public comment observing that the minimum ceiling height limit appeared to be 14 feet tall and requested that it be reduced to 7 feet tall for residential uses. Planning Commissioner Heiman indicated that he would be comfortable with an 8 foot height minimum.
    - Response: The N.S and N.M zones would have a maximum ground floor ceiling height of 9 feet for residential uses and 12 feet for non-residential uses. The MS.S zone would have a 14 foot maximum ground floor height because the ground floor is anticipated to be predominantly occupied by commercial uses, thereby warranting the greater ground floor minimum height requirement.
- Comment #3: Revise the regulations addressing stairs and porch depth and/or configuration to reduce their encroachment into the front setback.
    - Response: Following the Planning Commission meeting, the ODDS Subcommittee was provided with diagrams proposing various solutions to address the setback encroachment concerns. Upon reviewing the strategies presented, the Subcommittee directed staff to require stairs intruding into the front setback to retain a minimum setback of 3 feet from the property line/sidewalk. This direction has been incorporated into the ODDS.
- Comment #4: Consider the impacts of the flood zone on ground floor levels and whether any adjustment in total building height should be considered.
    - Response: In order to address Planning Commission concerns regarding an oversight of development constraints due to floodplain restrictions, the following regulation has been added to Section 10-20.03.020, General Requirements, of Article 3, Zones: "For parcels located in the 100 year floodplain, except within the Historic Core as identified on the Town of San Anselmo Objective Design and Development Standards Zone Map, overall maximum height is the sum of the Base Flood Elevation plus 12 inches plus the maximum overall height allowed by the zone."[1]
- Comment #5: The building forms provided in the ODDS are all rectangular, and the ODDS should allow for curvilinear or hexagonal building shapes as well.

[1] The parcels within the Historic Core have been exempted from this regulation due to direction from the Housing Element Advisory Committee and the public during Housing Element outreach requesting preservation of the two-story height limit in the historic Downtown.

- Response: The ODDS have been revised in two places to incorporate this direction. First, a standard is now listed in Section 10-20.03.020(6)(B) of Article 3, Zones, which clarifies that facades can be any configuration if they comply with the minimum building placement requirements and the selected architectural style. In addition, this clarification has been added to Section 10-20.12.030(2)(B)(4) of Article 12, Definitions, which guides façade zone measurement.

Following the April 25th Town Council meeting, staff have revised the ODDS to address the direction provided by the Councilmembers (see **Attachment 9**). Feedback has been addressed as follows:

- Comment #1: Replace the in-text references to heritage trees (provided in the ODDS) with a reference to the objective definition in the Municipal Code.
  - Response: The ODDS does not reference heritage trees specifically because the definition of that term in the Municipal Code is not objective.[2] In order to protect heritage trees without violating the requirement for objectivity, the ODDS incorporates the objective component of the adopted "heritage tree" definition into the landscaping requirements in the two following places:
    - Any tree 22 inches in diameter at breast height or larger removed for construction of a residential unit shall be replaced on-site with a 48-inch box tree.
    - On-site trees of caliper size 22 inches minimum, measured 52 inches above grade, shall be incorporated into the landscaping. In compliance with Ross Valley Fire Department Standard 220 (Vegetation Management Plan), Acacia, Eucalyptus, Plum, Privet, and Monterey Pine trees may be removed.

    In order to avoid conflict between the ODDS and the Municipal Code, Town staff have revised Section 10-20.01.060, Applicability, to clarify that the ODDS regulations for heritage trees supersedes Section 4-13.04, Private Trees - Developed Parcels, of the Municipal Code.
- Comment #2: Remove the wood shingle roof option provided for the Craftsman architectural style due to the fire hazards in San Anselmo.
  - Response: The Town's Fire Code allows shingle roofs in the Wildland Urban Interface (WUI) with a Class "A" by-assembly fire resistance rating, which are treated to provide the

[2] In the Municipal Code, the definition for "heritage tree" states "a tree which has a trunk with a diameter at breast height (four and one-half (4.5′) feet of twenty-two inches (22″), or a tree which has special significance and is of a species and size designated in a resolution adopted by the Council, but "heritage tree" shall not mean an acacia tree or any other tree designated as a "nuisance" tree by resolution of the Council." The underlined portion of the definition is not objective.

greatest fire protection.[3] The ODDS have been revised to clarify that wood shingles must comply with these fire safety regulations.

- Comment #3: Require the use of native plant species in landscaping.
    - Response: The Municipal Code currently requires adherence to Marin Municipal Water District's (MMWD's) Water Efficient Landscape Ordinance (WELO), which requires use of drought-tolerant plants, which are largely native or Mediterranean-acclimated plant species. Town staff recommend that the ODDS reference the MMWD WELO regulations.
- Comment #5: Update the placeholder reference in Section 10-20.07.110 of the Draft ODDS.
    - Response: This reference has been corrected.
- Comment #6: Consider reducing the parking requirements.
    - Response: The ODDS does not establish new parking requirements and refers back to the parking requirements in the Zoning Code. Therefore, adoption of the ODDS would not update or revise existing parking requirements. If the Town Council directs Town staff to review the parking requirements established in the Zoning Code, staff would conduct that review separately from the ODDS project.

[3] Source: Wildfire Home Retrofit Guide, https://www.readyforwildfire.org/wp-content/uploads/Wildfire_Home_Retrfit_Guide-1.26.21.pdf

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2A

MEETING DATE: April 25, 2023

AGENDA TITLE: Update on Preparation of Objective Design and Development Standards (ODDS)

FROM: Heidi Scoble, Planning Director
Lindsey Klein, Senior Planner
Bob Brown, Consultant

RECOMMENDATION: That the Town Council receive and file an update on the ODDS project.

BACKGROUND/DISCUSSION

Why should the Town Adopt Objective Design and Development Standards (ODDS)?

Changes in State housing laws over the past few years have sought to increase housing production by limiting the review authority and process timeframe for approval of new development applications by local jurisdictions. Determinations regarding the completeness of an application submittal and decisions related to project approval or conditions of approval are required to be based on objective design and development standards (ODDS) identified by the jurisdiction.

Senate Bill 35 (SB 35) requires a ministerial approval process based only on compliance with adopted ODDS for projects adding two or more new housing units (i.e., a new single-family home and second unit, apartments or condos, or mixed-use projects where at least two-thirds of the floor area is residential, supportive or transitional housing and emergency shelters) and which provide at least 10% low-income units and pay prevailing construction labor wages.

The Housing Accountability Act (HAA) also applies to projects adding two or more housing units on sites zoned for residential or mixed use. The HAA is more widely applicable since it has few prerequisites such as providing affordable housing. The HAA precludes a jurisdiction from denying or reducing density for projects which comply with all adopted ODDS. Discretionary design review is still allowed for HAA-qualifying

projects, but conditions requiring design changes cannot result in the project being infeasible or increasing the cost of any deed-restricted affordable units proposed.
Assembly Bill 2011 (AB 2011) will become effective July 1, 2023, and allows housing development (five or more new units) on commercially zoned parcels along commercial thoroughfares meeting minimum width standards. AB 2011 includes numerous qualifications, including provision of affordable housing and payment of prevailing construction labor wages. AB 2011 also establishes minimum allowable densities and building height based on the size of the project site and width of the commercial thoroughfare (up to 60 dwelling units per acre [du/acre] for sites over one acre in size and on a street greater than 100 feet wide). AB 2011 also requires ministerial approval of projects meeting the adopted ODDS but allows design review based only on the ODDS.

Since SB 35 and AB 2011 require ministerial approval of qualifying projects, the California Environmental Quality Act (CEQA) is not applicable. Both laws impose time limits on determining compliance with the adopted ODDS (60 days for projects up to 150 units and 90 days for larger projects). A summary of the requirements of these State laws is included as **Attachment 1**.

ODDS are defined by the State Department of Housing and Community Development (HCD) as those that "*involve no personal or subjective judgment by a public official"* and being "*uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official*." Some of the Town's existing zoning and subdivision codes are objective, such as those that define required building setbacks, height limits, floor area limits, parking requirements, etc. However, many standards, particularly those that define allowable design attributes of new construction pursuant to the requisite findings for Design Review in Section 10-3.1506 of the San Anselmo Municipal Code, are subjective and rely on the discretion and interpretations of decision-makers in the design review process.

How were the Draft ODDS Prepared?
In 2019, the Town was awarded a $160,000 grant under Senate Bill 2 (SB 2) to work on a collaborative effort with other Marin County jurisdictions to create ODDS for projects which would require objective, ministerial review under new State laws. This countywide effort selected Opticos Design Inc., an architecture/planning firm from Berkeley, to develop a template form-based code specifically oriented towards communities in Marin County ("Marin County ODDS Toolkit"). Form-based zoning codes regulate building form and design quantitatively and to a greater extent than traditional zoning codes and are therefore well suited as objective standards. Opticos has gained notoriety for its codes that promote "missing middle" housing types, which are smaller scale multi-unit buildings that mimic the size and character of large single-family homes, engage the

street frontage to create more pedestrian-oriented streetscapes and reduce the visibility of parking.[1]

To develop the Marin County ODDS Toolkit, Opticos performed detailed analyses of the size and character of existing buildings found throughout communities in the County and worked with local stakeholders, including local architects and developers, to identify feasible and desirable development outcomes. The Toolkit includes objective design and development standards for a range of building types and architectural styles at various densities and based on their intended location within neighborhoods, along major corridors, or within local mixed-use centers. During the customization process, each jurisdiction chose to incorporate the specific zones and building types that most closely match the existing development patterns and scale of local neighborhoods, corridors, or downtowns.

The Marin ODDS Toolkit carefully regulates building location, proportion, and form, including standards for allowable street frontages and parking location. The Toolkit also provides objective standards for slope development, privacy of adjacent residences, landscape, lighting, and screening requirements. The different zones, building types, and architectural design standards have been well thought-out and tested through application in other jurisdictions which have implemented very similar form-based codes.

Public outreach on this countywide approach began in 2019 with Planning Department staff hosting a booth at Country Fair Days to introduce the ODDS project to the public. In-person workshops were intended but were cancelled due to COVID 19. Instead, a countywide survey on design preferences was conducted from April through July, 2020. Due to staff outreach efforts, San Anselmo residents submitted 291 of the 541 (54 percent) total survey responses (see Attachment 2). The project also has a dedicated Town webpage since its inception (ODDS project webpage). The San Anselmo Planning Commission received updates on the ODDS project on June 15 and November 16, 2020.

Due to the onset of COVID, staff turnover and a shift in priorities to preparing the State-mandated Housing Element update, the work on the ODDS project was suspended. However, Opticos completed the draft Marin County ODDS Toolkit in February 2021. At that point, each participating jurisdiction was expected to select applicable portions of the Toolkit and edit these to customize the form-based code for that jurisdiction. To date Corte Madera, Belvedere, and the County have adopted localized versions of the ODDS Toolkit, and Sausalito is in the process of customization and adoption.

[1] Actions 3.1(b) and 3.2(a) of the Draft 2023-2031 Housing Element call for adoption of objective design standards that promote missing middle housing types that are sensitive to the existing design character of San Anselmo.

In San Anselmo, the ODDS project was reinitiated in October 2022. At its meeting of October 17, 2022, the Planning Commission appointed Commissioners Asselstine and Strauss, both local architects, to serve as an Ad-Hoc ODDS Subcommittee to assist the consultants in customizing appropriate portions of the ODDS Toolkit for San Anselmo's unique development character. Staff and the consultant team have had three formal meetings with the Planning Commission ODDS Subcommittee to discuss appropriate Toolkit zones and development standards to apply to properties currently zoned for multifamily or mixed-use development. Staff have held two additional informal meetings with the Subcommittee to fine-tune development regulations. The recommendations of the Subcommittee are noted in the following description of the Draft. The Town Attorney, Public Works Director, and Fire Department have also participated in preparation of the Draft ODDS (see **Attachment 3**).

Description of the Draft ODDS

Applicability

As currently conceived, the new ODDS would only be applicable to projects qualifying under SB 35 or the HAA, and to subsequent renovations to those projects. New or remodeled single-family homes, renovations or additions to existing multi-family developments that do not add two or more units, or commercial projects would continue to be reviewed and regulated by the Town's existing codes.

The Draft ODDS would also only being applied to properties currently or proposed to be zoned multi-family (R-2 or R-3) and commercial (C-1, C-2, C-L and C-3) under the Draft 2023-2031 Housing Element, so they would not be applicable to creation of two or more units on a single-family residential (R-1) zoned property, including Senate Bill 9 (SB 9) projects, where the standards of the current Zoning Code would continue to apply.

The ODDS would therefore function as a parallel Zoning Code for these specific project types. If a proposed project cannot meet the objective standards established by the ODDS, then the project would be subject to the traditional, discretionary review process established by the Town's adopted Zoning Code.

Finally, the Draft ODDS references the General Plan and Zoning Code for allowable land uses, maximum densities, and floor area ratio restrictions. In other words, the Draft ODDS are not proposing to supersede or augment the limits or maximums established under those existing regulations.

Design Objectives

The form-based code attempts to accomplish the following design objectives:

- Reducing the apparent scale of multi-unit buildings by restricting their maximum sizes and dimensions, resulting in multiple smaller buildings for larger development sites,

- Reducing the apparent height of multi-unit buildings by allowing a third floor within the roof structure with dormer windows,

- Carefully regulating the design of defined building types to assure appropriately scaled, well-articulated building forms with sufficient and usable open space,

- Creating pedestrian-oriented street frontages with defined street improvements and residential and mixed-use buildings that address the street frontage with entry treatments (e.g., porches) or carefully designed storefronts, and

- Reducing the appearance of parking by requiring most parking behind or under buildings, limiting the size of individual parking lots and requiring substantial landscape screening.

Overview of the Draft ODDS

The Draft ODDS would apply one of three zones to properties currently designated for multi-family or commercial mixed-use. The three zones are the Neighborhood.Small (N.S) zone, the Neighborhood.Medium (N.M) zone, and the Main Street.Small (MS.S) zone. These zones would regulate building area, setbacks, and height, like traditional zoning, and the following components of development:

- **Building Type:** Each zone would also allow specific building types (e.g., stacked duplex, courtyard building, multiplex, etc.) appropriate for the zone from which the developer could choose. Each building type comes with its own specific regulations for maximum building size and dimensions and building form/massing.

- **Architectural Style:** After establishing the allowable building form, applicants would choose from one of four allowed architectural styles (Contemporary, Craftsman, Mediterranean, or Main Street Classical) which include style-specific façade regulations to assure greater authenticity in the design details and also as a means of achieving articulation in the building facades.

- **Private Frontage Type:** Applicants would also be required to select from several private frontage types (e.g., porch, terrace, shopfront, etc.) which regulate how the building addresses the public street frontage.

- **Site Regulations:** The Draft ODDS also contain regulations for slope development, landscaping and lighting, privacy between adjacent residential buildings, parking and equipment screening, parking space location and siting, and public right-of-way improvements.

Concurrent Planning Efforts
In addition to preparation of the ODDS, the Town has simultaneously been preparing amendments to the Zoning Code through concurrent planning efforts, as summarized below.

- Housing Element Update: The ODDS will be influenced by the results of the parallel Housing Element Update process now underway. The Draft 2023-2031 Housing Element submitted on January 26, 2023 for State review identifies housing opportunity sites with allowable residential densities ranging from 12 to 30 units per acre to accommodate the Town's RHNA allocation. These higher densities are reflected in the customized Draft ODDS to ensure consistency across Town regulations. The Town will have more clarity on the status of the Draft 2023-2031 Housing Element and any resulting implications for the ODDS following the State's review.[2]

- Economic Development Committee (EDC) Land Use Table Updates: In 2022, the EDC formed a subcommittee to implement Action 2.4 in the 2022 EDC Action Plan, "Consider modifications to the Downtown zoning land uses to attract desired businesses." The subcommittee assessed the current Land Use Regulations Table (Table 3A) in Section 10-3.302 of the Municipal Code for conformance with State law requirements, recurring or common requests from community members, and modern planning and land use best practices, such as comparison of the Town's current land uses to the North American Industry Classification System (NAICS) business classifications.[3] Since the land uses for the ODDS will be regulated by the same table in the Zoning Code, Town staff is reconciling the EDC's work with the Draft ODDS to ensure consistency across Town regulations. EDC's work will result in a draft updated land use table brought to the Planning Commission for consideration separately.

Next Steps
The Planning Commission will review the Draft ODDS and recommendations from the Planning Commission ODDS Subcommittee on May 1, 2023. Planning Commission feedback will be used to revise the ODDS for a Planning Commission hearing on May 15, 2023, to consider recommending adoption to the Town Council. Adoption of the ODDS would be done concurrently with adoption of Zoning Ordinance amendments to rezone housing opportunity sites identified in the 2023-2031 Housing Element, to implement programs of the new Housing Element, to address State law requirements, and to implement recommendations of the Economic Development Committee. Formal Town Council consideration for the adoption of the ODDS and related Zoning Ordinance amendments is anticipated to be scheduled for June 2023.

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[2]HCD has 90 days to review the first draft submittal within a planning period. Therefore, the Town expects to receive contact from the State on April 26, 2023.
[3] The NAICS is the standard used by Federal statistical agencies in Canada, Mexico, and the US to classify establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. Classifications are listed by type of economic activity.

FISCAL IMPACT

The customization of the San Anselmo Draft ODDS is funded from remaining State SB 2 grant funds for work by Opticos. To assist Town staff, the Town Council authorized a Professional Services Agreement on April 26, 2022, with planning consultant Robert Brown in an amount not to exceed $27,000.

GENERAL PLAN CONSISTENCY

Actions 3.1(b) and 3.2(a) of the Draft 2023-2031 Housing Element call for adoption of objective design standards that promote missing middle housing types that are sensitive to the existing design character of San Anselmo.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Adoption of the ODDS and other Zoning Code amendments to implement the new Housing Element will be assessed as part of the environmental document being prepared for adoption of the Housing Element.

Climate Action Plan 2030 Measure T-9 (Smart Growth Development) calls for adoption of 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- Summary of SB 35, Housing Accountability Act, and AB 2011
Attachment 2- ODDS Survey Summary Report – August 2020
Attachment 3- Draft ODDS
Attachment 4- Draft ODDS Zones Map

1.7 Adopted Resolution No. 4483 in Recognition of National Small Business We Anselmo's Small Businesses and Proclaiming the Month of May as Small Business Month

1.8 Approve the purchase of a new Electric Riding Lawnmower. Item was pulled from the Consent Calendar to be discussed separately.

1.9 Adopted Ordinance No. 1176 Amending Amendments to the San Anselmo Municipal Code Section 10-3.607, Nonconforming uses and improvements, Section 10-4.206, Non-conforming Structures and Exceptions to standards, and add a Section 10-3.405, Minor Intrusions into Required Development Standards for Residential Properties Table 4B to allow the repair and/or replacement of foundations for legal non-conforming residential structures and find Adoption of the Ordinance and Policy Application memo is exempt from the California Environmental Quality Act (CEQA) Under CEQA Section 15061(b)(3) and 15301

Mayor Burdo opened the Consent Calendar to public comments.

There were no comments.

Mayor Burdo closed the meeting to public comments.

Vice Mayor Burke requested to pull item #1.8 for discussion.

M/s, Colbert/Fineman, Motion to approve Consent Calendar items #1.1 through #1.7 and #1.9.
AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

1.8 Approve the purchase of a new Electric Riding Lawnmower.

Vice Mayor Burke acknowledged Town Ordinance 1173 and asked if the lawn mower was in need of replacement and if the Town would be selling the mower.

Public Works Director Condry stated staff is replacing it because it is gas powered. Surplus vehicles or equipment are typically sold.

Councilmember Kullaway asked about sharing electric vehicles between cities or towns. Public Works Director Condry stated sharing of vehicles does occur including the "Bucket Truck".

Councilmember Fineman stated she would support more sharing to increase energy efficiency.

M/s, Burke/Kullaway, Motion to approve Consent Calendar item #1.8.
AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

Council Business Items

2A. Update on Preparation of Objective Design and Development Standards (ODDS) This item is not subject to CEQA pursuant to CEQA pursuant to Guidelines Section 15060(c)(3)

Planning Director Scoble presented the staff report. The team consists of Senior Planner Lindsey Klein, Planning Consultant Bob Brown, representatives from Opticos and Design Inc., Vice Chair of the Planning Commission Jennifer Asselstine, and Planning Commissioner Peter Strauss. A PowerPoint presentation was given that included the following: 1) What are ODDS

and why were they created?; 2) How was the Draft ODDS prepared and customized for San Anselmo?; 3) How does the ODDS regulate new development?; 4) Next Steps; 5) Council Feedback. The team answered questions from the Council regarding whether bicycle parking in the multi-family housing buildings would be enclosed and made secure; if there has been any thought given to reducing or eliminating parking mandates; if the Town will need to change many of the Zoning regulations; if San Anselmo is attractive to developers; how the ground floor finish levels relate to flooding; application of the Tree Ordinance with respect to the ODDS; if there are differentiations with respect to parking requirements (Senior housing); car share vs. private/residential parking; when ODDS would be used to approve a single-family detached house; how the ratio for certain features such as glazing for retail units is applied; lighting requirements.

Mayor Burdo opened the meeting to public comments.

Carol was concerned about the emergency response to a solid façade of thirty, five foot buildings with zero setbacks and housing in the back. Retaining parking spaces is very important.

Mayor Burdo closed the meeting to public comments.

Councilmember Colbert thanked those involved in this document. They do not have a lot of options coming out of Sacramento.

Vice Mayor Burke stated she loved the “cafeteria options”. Parking has been eliminated or reduced with a certain distance from transit but people still have cars and park on the street. They need to be realistic.

Councilmember Kullaway appreciated the attention given to bike parking but was concerned about the multi-family housing areas. They are talking about taking away parking mandates and developers can still provide as much parking as they want. She would like to agendize the issue of parking as it pertains to the General Plan.

Councilmember Fineman stated the future is moving in the direction of repealing parking mandates. There is plenty of time to make adjustments to this document. She would like to strike the reference to wood roof shingles, add references to the Heritage Tree Ordinance instead of specifying certain provisions in case the document is amended, and encourage native plants in the Landscaping Section.

Mayor Burdo thanked the team for a comprehensive and thorough document. He agreed with Councilmember Fineman’s suggestion about eliminating the option of wood roof shingles.

<u>Public Hearings</u>

3A.. Approve Resolution Amending the Town’s Master Fee Schedule and finding the action statutorily and categorically exempt from CEQA under the Public Resources Code Section 21080(b)(8) and CEQA Guidelines Section 15273

Finance Director Zuba presented the staff report. He reported there were a few changes to the Fee Schedule including an adjustment by the Planning Department to align with the Cost Recovery Method used by the Building Department, an increase in Police Department parking citation fees, and the addition of a General Appeal Fee. He answered questions from the Council regarding the possibility of waiving permit fees for electrification (away from gas) or solar; administrative fees for lot mergers and lot splits.



San Anselmo
Final Site Visualizations

Town of San Anselmo

June 09, 2023

OPTICOS

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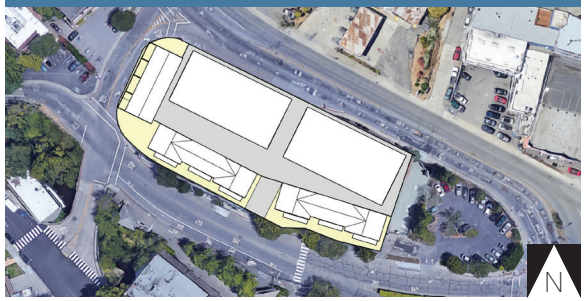
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Summary of Site Yields

Scale
0 200'

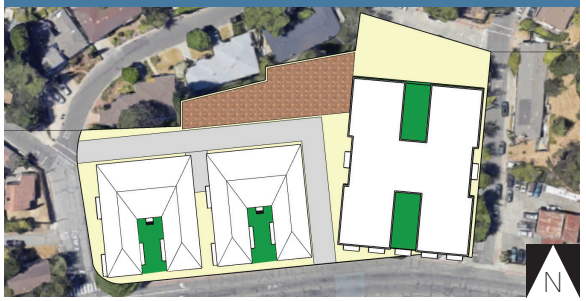
OPTICOS

A) 100 Center: Main Street, Townhouses



Height	3 stories (35' max)
Units	41 du, 1826 sf typ.
Parking	70 sp Podium
Parking Ratio	1.71 sp per unit
Density	38.9 du/acre
FAR	2.04

B) 100 Red Hill: U-Courtyards, Main Street



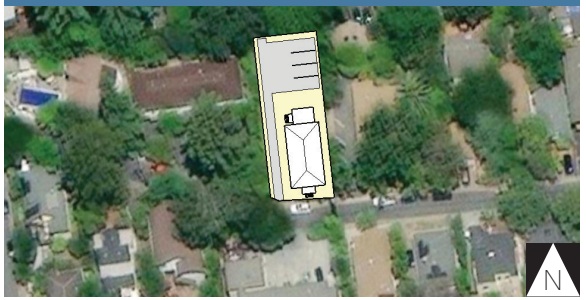
Height	3 stories (35' max)
Units	80 du, 986 sf typ.
Parking	135 sp Subterranean
Parking Ratio	1 sp per unit
Density	39.9 du/acre
FAR	1.15

C) 60 Greenfield: L-Courtyard



Height	2.5 stories (35 max)
Units	6 du, 1375 sf typ.
Parking	8 sp Surface
Parking Ratio	1.3 sp per unit
Density	23.2 du/acre
FAR	0.73

D) 58 Magnolia: Fourplex



Height	2 stories (30')
Units	4 du, 679 sf typ.
Parking	4 sp Surface
Parking Ratio	1 sp per unit
Density	26.9 du/acre
FAR	0.42

For more detailed information for each site:

100 Center, see page 4

100 Red Hill, see page 7

60 Greenfield, see page 10

58 Magnolia, see page 12

General for all sites:

All sites are not in the WUI and are in Flood Zone X.
For more site information, see Appendix.

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A) 100 Center/613 Sir Francis Drake Blvd | Site Summary



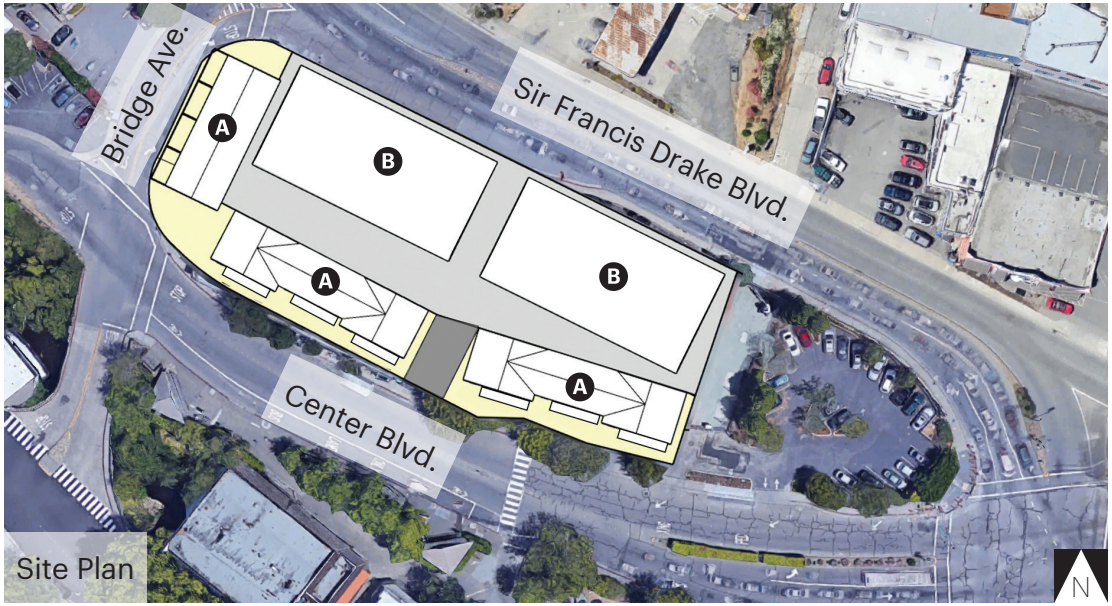
Site Overview	
General	
Parcels	006-101-04; 006-101-06
Area	1.05acres (1.02 acres; 0.03 acres)
Slope	3.8% avg.
Zoning	
Existing	C-3
Proposed	C-3 with Overlay Zone [1]
Density, max.	
Existing	20 du/acre
Proposed	40 du/acre
FAR, max.[2]	
Existing	1.0
Town Direction	
Unit Target, Potential Capacity	27 du

[1] Proposed as part of the 2023 Housing Element Update

[2] Town is proposing to increase the FAR as part of the 2023 Housing Element Update

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A) 100 Center/613 Sir Francis Drake Blvd | Site Test



Site Plan

Site Plan Key

- Top of Podium/Courtyard
- Existing Grade
- Driveway to Podium

Testing Scenario:	N.M Objective Design and Development Standards Zone		
Building Type		Townhouse (A)	Main Street Building (B)
Massing Type		Sloped Roof Box	Flat Roof Box
	Total		
Occurrences	-	3	2
Height	3 stories (35' max)	3 stories	3 stories
Building, W x D	-	120' x 30'	120' x 60'
Building, Gross Area	-	10,800 sf	21,600 sf
Building, Com'l Area	0 sf	-	Optional Live-Work
Building, Coverage	68%[1]		
Units, Total	41 du	16 du	25 du
Units, Average Size[2]	1,826 sf	-	-
Parking			
Parking, Total Count	70 sp		
Parking, Type	Podium		
Resultant Yields			
Parking Ratio	1.71 sp per unit		
Density	38.9 du/acre		
FAR	2.04		

W= Width; D= Depth

[1] Not including podium because the podium provides shared open space.

[2] Assumes circulation of 20% for Main Street Building (hallways) and 0% for Townhouse units.

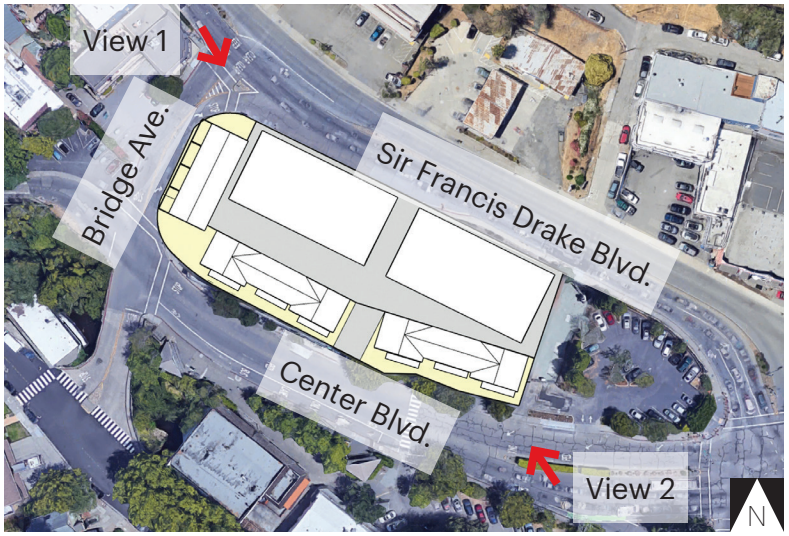
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A) 100 Center/613 Sir Francis Drake Blvd | Site Test



Front Setbacks	Proposed	Required
Sir Francis Drake	5'	10' min., 15' max.
Center Blvd	10'-15'	10' min., 15' max.
Bridge Ave	10'	10' min., 15' max.





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B) 100 Red Hill Ave | Site Summary



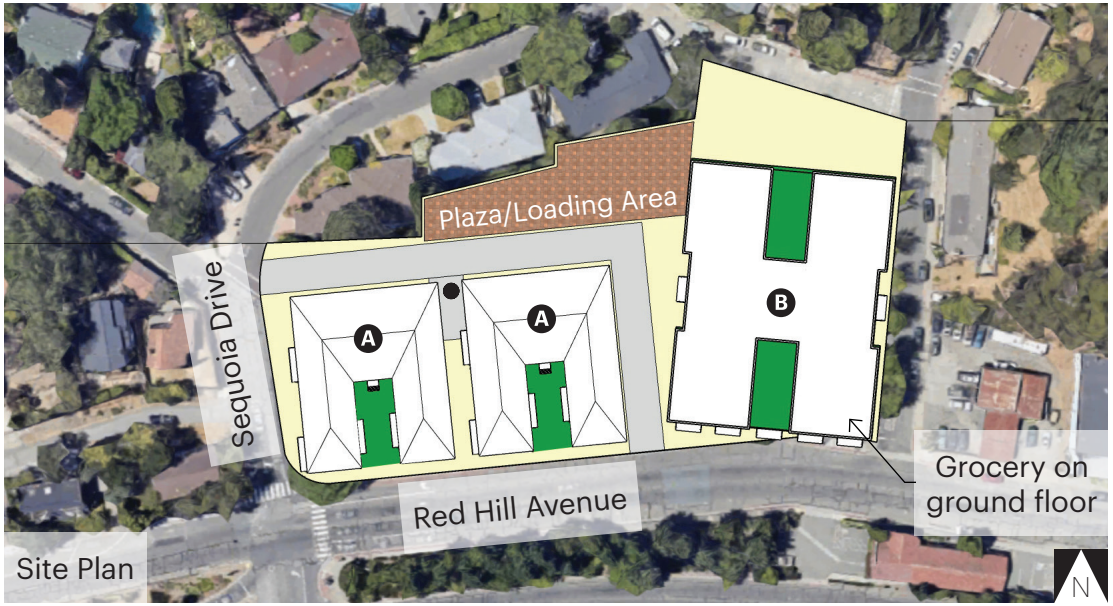
Site Overview	
General	
Parcels	006-167-04; 006-167-06
Area	2.0 acres (0.77 acres; 1.23 acres)
Slope	2.8% avg.
Zoning	
Existing	C-3
Proposed	C-3 with Overlay Zone[1]
Density, max.	
Existing	20 du/acre
Proposed	40 du/acre
FAR, max.[2]	
Existing	1.0
Town Direction	
Unit Target, Potential Capacity	44 du total (17 du; 27 du)

[1] Proposed as part of the 2023 Housing Element Update

[2] Town is proposing to increase the FAR as part of the 2023 Housing Element Update

Opticos Design, Inc. © 2023

B) 100 Red Hill Ave | Site Test



Site Plan Key

- Vehicular Drive
- Acess to Subterranean Parking
- Existing Grade
- Courtyard

Testing Scenario:	N.M Objective Design and Development Standards Zone		
Building Type		Courtyard (A)	Main Street (B)
Massing Type		Sloped Front Courtyard	Flat Roof Front/Rear Courtyard
	Total		
Occurrences	-	2	1
Height	3 stories (35' max)	3 stories	3 stories
Building, W x D	-	100' x 115'	140' x 180'
Building, Gross Area	-	56,820 sf	66,450 sf
Building, Com'l Area	24,650 sf	-	24,650 sf
Building, Coverage	45%		
Units, Total	80 du	40 du	40 du
Units, Average Size[1]	986 sf	1,136 sf	836 sf
Parking			
Parking, for Grocery	55 sp		
Parking, Total Count	135 sp	-	-
Parking, Type	Subterranean	-	-
Resultant Yields			
Parking Ratio	1 sp per unit		
Density	39.9 du/acre		
FAR	1.15		

W= Width; D= Depth

[1] Assumes circulation of 20% for Main Street and Courtyard Buildings (hallways).

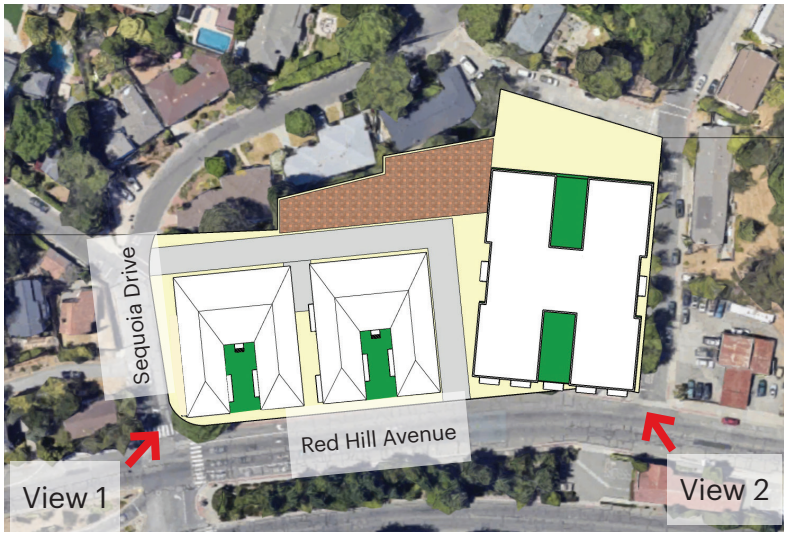
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B) 100 Red Hill Ave | Site Test



Front Setbacks	Proposed	Required
Red Hill Avenue		
Courtyard Bldg.	15'	10' min., 15' max.
Main Street Bldg.	10'	10' min., 15' max.





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C) 60 Greenfield Ave | Site Summary



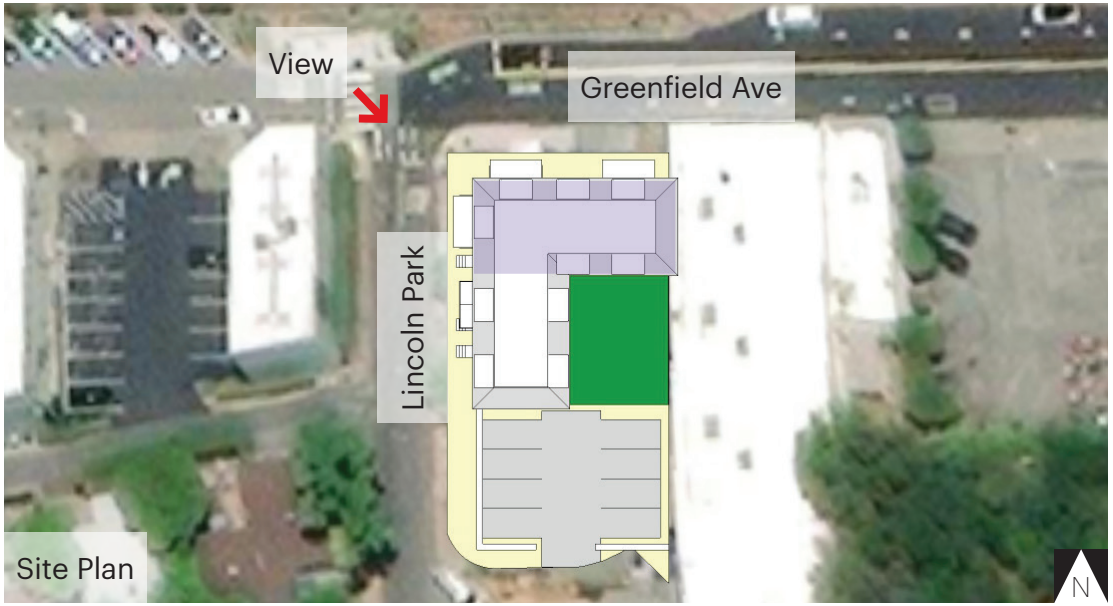
Site Overview	
General	
Parcels	006-254-13
Area	0.26 acres (11,253 sf)
Slope	6.0% avg.
Zoning	
Existing	C-3
Proposed	C-3 with Overlay Zone[1]
Density, max.	
Existing	20 du/acre
Proposed	30 du/acre
FAR, max.[2]	
Existing	1.0
Town Direction	
Unit Target, Potential Capacity	5 du

[1] Proposed as part of the 2023 Housing Element Update

[2] Town is proposing to increase the FAR as part of the 2023 Housing Element Update

Opticos Design, Inc. © 2023

C) 60 Greenfield Ave | Site Test





Testing Scenario:	N.M Objective Design and Development Standards Zone
Building Type	Neighborhood Courtyard - L Shape
Massing Type	Sloped L Courtyard (Mansard Option)
Height	2.5 stories (35' max)
Building, W x D	65' x 75'
Building, Gross Area	8,250 sf
Building, Com'l Area	1,650 sf
Building, Coverage	29%
Front Building Setback	10'
Units, Total	6 du
Units, Average Size[1]	1,375 sf
Parking	
Parking, Total Count	8 sp
Parking, Type	Surface
Resultant Yields	
Parking Ratio	1.3 sp per unit
Density	23.2 du/acre
FAR	0.73

W= Width; D= Depth

[1] Assumes circulation of 0% for Courtyard Building (no hallways, lobbies).

Site Plan Key

- Parking
- Existing Grade
- Courtyard
- Commercial Ground Floor

Opticos Design, Inc. © 2023

D) 58 Magnolia Ave | Site Summary

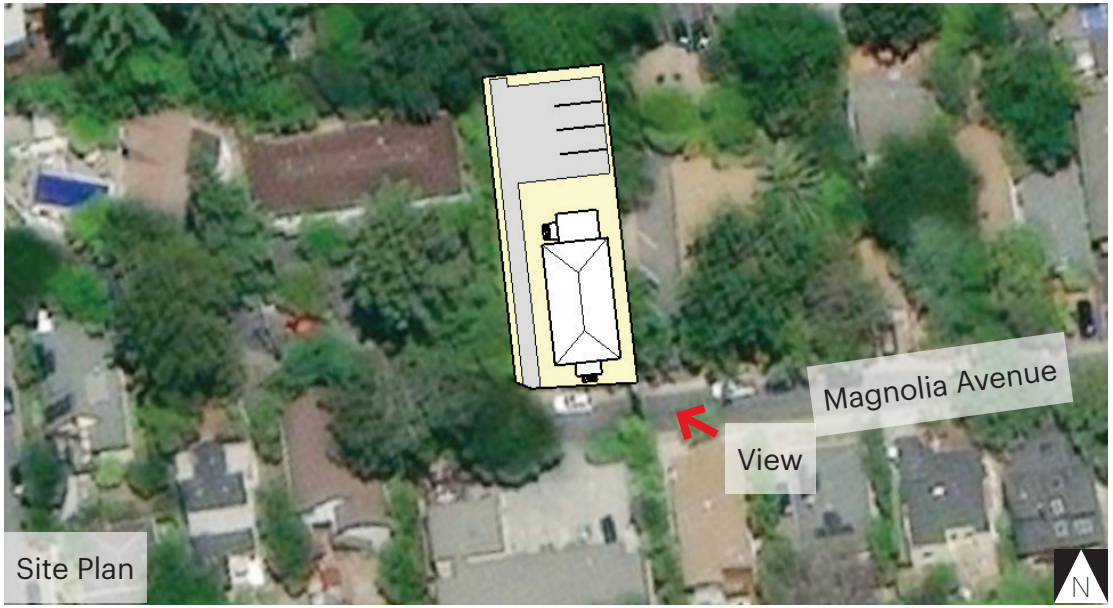


Site Overview	
General	
Parcels	007-212-43
Area	0.15 acres (6,470 sf)
Slope	3.3% avg.
Zoning	
Existing	R-1
Proposed	R-3
Density, max.	
Existing	1 du/acre
Proposed	30 du/acre
FAR, max.	None[1]
Floor Area, max.	2,021.25 sf
Coverage, Max	
Existing	35%
Proposed	50%
Town Direction	
Unit Target, Potential Capacity	4 du

[1]FAR regulations will be proposed as part of the 2023 Housing Element Update

Opticos Design, Inc. © 2023

D) 58 Magnolia Ave | Site Test





Testing Scenario:	N.S Objective Design and Development Standards Zone
Building Type	Fourplex
Massing Type	Sloped Roof Box (Hipped Option)
Occurrences	
Height	2 stories (30')
Building, W x D	25' x 48' Main Body (2 Stories) 12' x 16' Wing (1 Story)
Building, Gross Area	2,600 sf
Building, Com'l Area	0 sf
Building, Coverage	22%
Front Building Setback	15'
Units, Total	4 du
Units, Average Size[1]	679 sf
Parking	
Parking, Total Count	4 sp
Parking, Type	Surface
Resultant Yields	
Parking Ratio	1 sp per unit
Density	26.9 du/acre
FAR	0.42

W= Width; D= Depth

[1] Assumes circulation of 0% for Fourplex (no hallways).

Site Plan Key

- Parking
- Existing Grade

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Appendix

Information from Housing Element

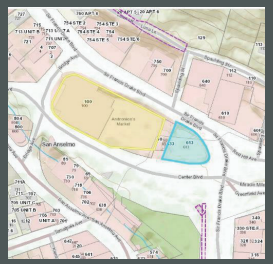
PropID	Address	Zoning Description	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use	WUI	Flood Zone	Lot Acreage	Average Slope	Existing Units	Potential Capacity	HE Housing Type
006-101-04	100 Center Blvd	General Commercial	C-3	20	30	GC	GC	No	Zone X	1.02	2.86	0	21	Moderate Income
006-101-05	613 Sir Francis Drake	General Commercial	C-3	20	30	GC	GC	No	Zone X	0.26	3.00	0	5	Lower Income
006-167-04	100 Red Hill Ave	General Commercial	C-3	20	30	GC	GC	No	Zone X	0.77	3.50	0	16	Lower Income
006-167-06	100 Red Hill Ave	General Commercial	C-3	20	30	GC	GC	No	Zone X	1.23	2.14	0	25	Lower Income
006-254-13	60 Greenfield Ave	General Commercial	C-3	20	30	GC	GC	No	Zone X	0.26	6.00	0	5	Moderate Income

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Appendix

Information from Town Staff

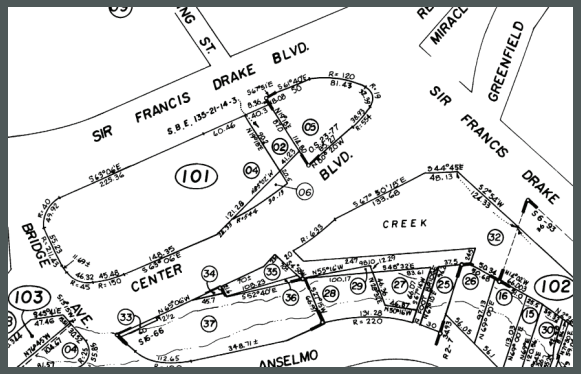
100 Center Blvd and 613 Sir Francis Drake Blvd.
Andronico's Site (AKA The Hub)
Up to 27 Units- Combined
C-3 Zoning District





SAN ANSELMO

100 Center Blvd and 613 Sir Francis Drake Blvd.
Andronico's Site (AKA The Hub)
Up to 27 Units- Combined
C-3 Zoning District



SAN ANSELMO

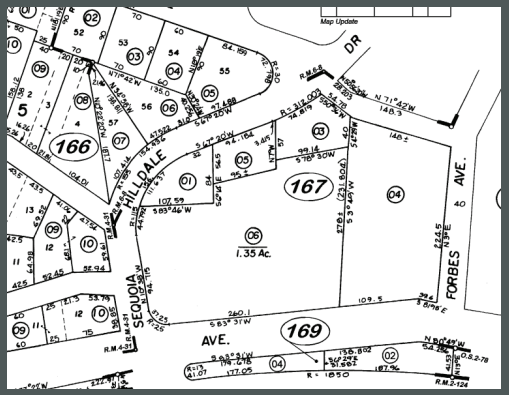
100 Red Hill Avenue- United Market Site
Up to 42 Units
C-3 Zoning District





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100 Red Hill Avenue- United Market Site
Up to 42 Units
C-3 Zoning District



SAN ANSELMO

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Appendix

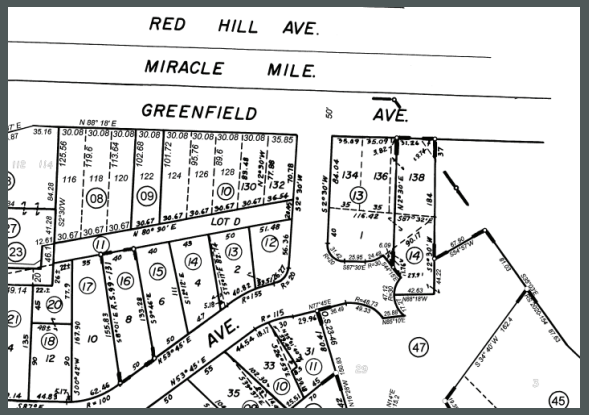
Information from Town Staff

60-66 Greenfield Avenue
Up to 5 Units
C-3 Zoning District



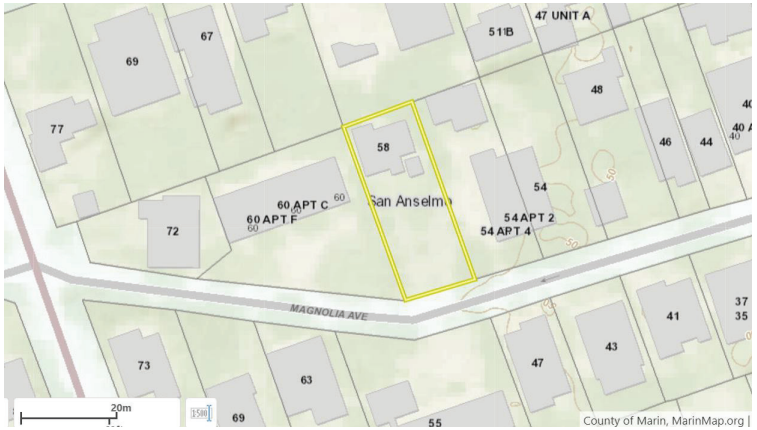
SAN ANSELMO

60-66 Greenfield Avenue
Up to 5 Units
C-3 Zoning District

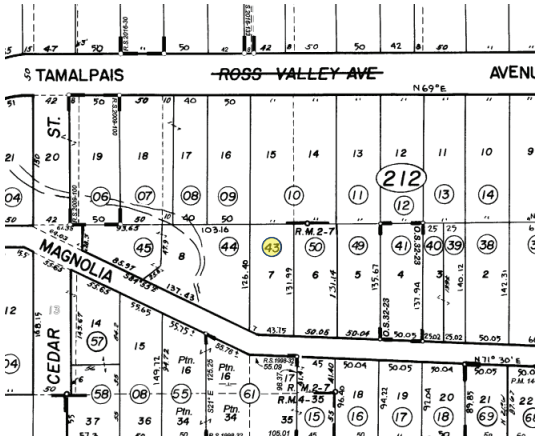


SAN ANSELMO

58 Magnolia
007-212-43



58 Magnolia
007-212-43



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STAFF REPORT

TOWN OF SAN ANSELMO Item #:2.2

MEETING DATE: June 25, 2023

AGENDA TITLE: Public Hearing to Consider Adopting Amendments to the General Plan Land Use Element and Land Use Designation Map, Adopting a Safety Element, Adopting Ordinance Amendments to Title 10 (Planning and Zoning) of the San Anselmo Municipal Code and Zoning Map, and Make the Associated CEQA Findings.

FROM: Heidi Scoble, Planning Director
Lindsey Klein, Senior Planner
Emily Longfellow, Assistant Town Attorney

RECOMMENDATION:

1. That the Town Council hold a public hearing and consider the Ordinance text and map a Amendments to the Planning and Zoning Code, Title 10; amendments to the General Plan Land Use Element and Map and associated Negative Declaration; and adoption of a General Plan Safety Element (see **Attachment 1**).
2. Motion to read the Ordinance text and map Amendments by title only. The Town Manager will read the full title of the Ordinance.
3. Motion to approve the first reading of the Ordinance text and map Amendments and waive future readings in their entirety.
4. Motion to adopt a Resolution amending the General Plan Land Use Element and Land Use Designation Map and adopting associated Negative Declaration under CEQA; and adopting a General Plan Safety Element. (See **Attachment 2**).

EXECUTIVE SUMMARY

Over the past 12 months, the Town has been working on an update to its Housing Element consistent with requirements under California State law. The Housing Element is one of seven mandated elements of the General Plan and must be updated every eight years to address existing and projected housing needs for all economic segments of the Town. Unlike the other elements of the General Plan, the Housing Element must be certified by the State Department of Housing and Community Development (HCD). A significant component of the Housing Element is the Housing Sites Inventory, which requires the Town to identify specific locations for potential housing development or redevelopment (sometimes referred to as housing opportunity sites) and ensure that such sites are zoned at sufficient housing densities to meet

the future need at all income levels as determined by the Regional Housing Needs Allocation (RHNA). The final RHNA allocation for San Anselmo is shown below:

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
TOTAL:	*833*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	

Since July 2022, the Town has been working on drafting the Housing Element. There have been 2 Public Workshops, seven Housing Element Advisory Committee meetings, three Planning Commission meetings, and 4 Town Council meetings. The efforts to date have resulted in a Draft Housing Element that identifies 151 opportunity sites (lots/parcels) to accommodate potential housing development as state mandated. A second revised Draft Housing Element has been submitted to and is currently being reviewed by the HCD. The Town expects to receive comments in August 2023.

The Town must amend the General Plan Land Use Element, Land Use Designation Map, Title 10 (Planning and Zoning) (herein referred to as "Zoning Code") text and Zoning Map amendments to accommodate the Housing Element goals and housing opportunity sites. State law also requires that the Town adopt a Safety Element concurrently with the Housing Element. Therefore, the purpose of this staff report is for the consideration of the following so that when the Town adopts the Housing Element, all related amendments consistent with the Housing Element are in place upon receipt of HCD certification:

1. General Plan Amendment to the Land Use Element and revised Land Use Designation Map.

2. Adoption of new General Plan Safety Element.

3. Zoning Code Text and Map Amendments.

4. Certification of the Initial Study/Negative Declaration pursuant to CEQA.

The proposed Zoning Code amendments also include recommendations from the Economic Development Committee as described in this staff report.

BACKGROUND

On July 17, 2023, the Planning Commission held a public hearing to consider recommendations to the Town Council to adopt a General Plan amendments to the Land Use Element and Land Use Designation Map, adopt the Safety Element, to adopt amendments to Title 10 (Planning and Zoning) of the San Anselmo Municipal Code and Zoning Map, and to make the associated California Environmental Quality Act (CEQA) findings (see **Attachment 3** for the Staff Report and

Attachments). After consideration of the record, public comments, and Planning Commission discussion and deliberation, the Planning Commission voted unanimously to adopt Resolution 2023-12 (See **Attachment 4**) to recommend the Town Council adopt the General Plan Land Use and Land Use Designation Map amendments, adopt the draft Safety Element, adopt the Title 10 (Planning and Zoning) text (less a text amendment to create a definition of "Attached Accessory Dwelling Unit. The Planning Commission requested to work with staff to refine the definition) and Zoning Map amendments, and recommend support of the CEQA findings.

DISCUSSION/ANALYSIS

The Draft Housing Element has been prepared to identify Housing Opportunity Sites to accommodate where housing may be located consistent with the Town's RHNA allocation (see **Attachment 5**). The proposed Housing Opportunity sites will require changes to General Plan Land Use Element, Land Use Designation Map, and amendments to the Zoning Code text and map amendments (see **Attachment 6**). Additionally, Section 8, Policies, Program, and Actions of the Draft Housing Element includes 3 Polices, 5 Programs, and 13 Actions that require Zoning Code text and map amendments to correspond to the General Plan Land Use Element and Land Use Designation Maps (see **Attachment 7** and **Attachment 8**).

If a Housing Element requires any rezonings, typically, Housing Element law allows a jurisdiction to rezone after the housing element due date by including a housing element program that commits to rezone the housing sites within three years and 120 days from the housing element due date (e.g., by May 31, 2026). However, because the Town was not able to certify the Housing Element by May 31, 2023, the Town must conduct any rezonings by January 31, 2024. Additionally, rezonings completed after the due date of the housing element (e.g., after January 31, 2023) must allow multifamily development "by right" – meaning ministerial approval with no Town discretionary approvals (i.e. Design Review) – for projects where at least 20% of the units are affordable to lower-income households. The "by right" approval is also known as the Builders Remedy. As stated in the Summary section of the Staff Report, staff is requesting consideration of adopting the Housing Element related rezonings and text amendments so that when the Housing Element can be certified, all necessary regulations are in place and the Housing Element can be implemented without delay.

In anticipation of Housing Element adoption and certification in late August/early September 2023 and due to the prescribed timing of the legislative process (at least one Planning Commission public hearing, at least two Town Council public hearings, and 30-days for the legislation to go into effect), the Planning Department is requesting consideration of the following General Plan Land Use Element amendments and Zoning Code text and map amendments:

1. *General Plan and Land Use Map Amendment*

Consistent with the Draft Housing Element, staff suggests repealing and replacing the existing Land Use Element and Land Use Designation Map. A redline copy of the proposed Land Use

Element text amendments are shown in **Attachment 9**. A copy of the proposed Land Use Designation Map is shown in **Attachment 10.** In addition to typographical and/or grammatical edits, the following text amendments reflect the Draft Housing Element:

- Issues, Objectives, and Policies Issues: Residential Densities Objective 3-
  - Policy 3.3- Add the term "affordable" and remove the term "opportunity."
  - Policy 3.4- Add the term "affordable" and remove the term "opportunity."

- Land Use Categories
  - Medium Density Residential (5-12 Units/Gross Acre)- Amendments.
  - High Density Residential (13-30 Units/Gross Acre- Amendments.
  - Downtown Mixed Residential (6-30 Units/Gross Acre- Grammatical corrections and amendments.
  - Affordable Housing Overlay (13-40 Units/Gross Acre- Grammatical corrections and amendments. Changed land use category from Housing Opportunity Areas/Apartments to Affordable Housing Overlay.
  - General Commercial- Reference height increase from 30 to 35 feet tall.
  - Limited Commercial- Reference height increase from 30 to 35 feet tall.
  - Neighborhood Commercial/Mixed Residential- Reference floor area increase to address Government Code Section 65589.5(h)(2).
  - Public Facilities- Amendment to add residential uses on Town land.
- Code Revisions
  - Zoning Ordinance and Map- Amendments to change the reference to the Housing Opportunity section to Affordable Housing Overlay.
- Future Planning
  - Affordable Housing Overlay Areas Map- Amendments related to change from Housing Opportunity Area Map description to Affordable Housing Overlay.
- Revised Land Use Designation Map

2. *Safety Element*

State law requires the inclusion of a General Plan Safety Element that identifies community safety risks, and establishes goals, policies and programs to address these risks. Unreasonable risks include those associated with the effects of seismically induced surface rapture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquification and other seismic hazards or geologic hazards; flooding; and wildfires and urban fires. The statute also requires that seismic and geologic hazard areas be mapped.

Additionally, Senate Bill (SB) 1035 requires local governments to revise their Safety Element to identify flood hazards and address the risk of fire hazards upon each revision of the Housing Element. Per State law, the Safety Element must also address other important safety issues such as the identification of evacuation routes (AB 747 and SB 99) and climate change adaptation and resiliency strategies (SB 379).

Recent amendments to Section 65302(g) require that the Safety Element of the General Plan be updated concurrently with the Housing Element.

As the Town's General Plan does not currently include a Safety Element, a new Safety Element had been prepared by Atlas Planning Solutions, in consultation with the Public Works and Building Department, Planning Department, and the Ross Valley Fire Department (see **Attachment 11**). The Safety Element is drafted in compliance with recently adopted State law requirements for integrating information and programs related to new wildfire, evacuation routes, and climate adaptation and resilience requirements in an integrated manner. The Safety Element is also consistent with the Town's 2018 Marin County Multijurisdictional Local Hazard Mitigation Plan (Town Council Resolution No. 4218) and the Town's Municipal Code.

The Safety Element includes:

- A vulnerability assessment that identifies the risks climate change poses to the Town and the geographic areas at risk from climate change; and
- A set of adaptation and resilience goals, policies, and objectives based on the information specified in the vulnerability assessment; and
- Feasible implementation measures designed to carry out the goals, policies, and objectives identified in the adaptation objectives.

3. *Zoning Code Text and Map Amendments*

Similar to the proposed General Plan Land Use Element and Land Use Designation Map amendments, consistent with the Draft Housing Element and the Policies, Programs, and Actions listed in **Attachment 7**, the following is a summary list of the proposed Zoning Code text amendments. A redline copy of the proposed Zoning Code amendments are shown in **Attachment 12**. A copy of the proposed Zoning Map is shown in **Attachment 13.**

- ***Article 2. Designation and Establishment of Districts***
  - Repeal and Replace Section 10-3.201 to address reformatting, grammatical changes, amended densities associated with the Draft Housing Element, amended floor area ratio requirements associated with the C-1 Zoning District, and change the existing Residential Housing Opportunities (R-HO) District to a new Affordable Housing Overlay District.

- ***Article 3. Land Use Regulations***
  - Repeal and Replace Section 10-3.302 Land Use Regulations Table better reorganize the land use table and to add the following Draft Housing Element related new uses, renamed uses, combined uses, and new and rearranged footnotes as follows:
    - New Use: Low Barrier Navigation Centers
    - Renamed Use: Residential, Multi-Family divided and renamed as: Residential, Multi- Family (2 to 4 units) and Residential, Multi-Family (5+ units)
    - Combined Uses: Other Residential Care Facilities includes:
      - Foster Family Homes
      - All other types of miscellaneous residential care facilities

      were added for the Housing Element Update (see the definition for description of what those facilities include).

      Residential Care Facilities, Large includes:

      Residential Care Facility, Large
      - Residential Care Facility for Persons with Chronic Life-Threatening Illness, Large Residential Care Facility for the Elderly, Large

      Residential Care Facilities, Small includes:
      - Residential Care Facilities, Small
      - Residential Care Facility for Persons with Chronic Life-Threatening Illness, Small
      - Residential Care Facility for the Elderly, Small
    - New Footnotes:
      - (1) See definition for more information about the permitting requirements based on the type of use.
      - (10) Residential use are allowed only on upper floors.
      - (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.
      - (15) Required to obtain a Conditional Use Permit for occupation at the ground floor level.

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

- ***Article 4. Development Standards***
  - Repeal and Replace Section 10-3.402 Development Standards Table as follows:
    - Modify Density in the R-3, C-L, C-3, and P Zoning Districts from 20 units/acre to 30 units/acre
    - New Minimum density requirements in the R-2, R-3, P, C-1, C-2, C-L, and C-3 Zoning Districts
    - Modify Lot Coverage in the R-2 Zoning District from 35% to 50%
    - Modify Floor Area Ratio Maximum in the C-1, C-L, and C-3 Zoning District to comply with state law.
    - Modify the maximum story height of a building in the C-L and C-3 Zoning Districts from 2 stories to 3 stories.
    - Modify the maximum height of a building in the C-L and C-3 Zoning Districts from 30-feet to 35-feet.
    - New footnote No. 3 added to address lot coverage requirements for projects with eight to ten units.
    - New footnote No. 4 was added to define unit and preclude accessory dwelling units (ADU) and junior accessory dwelling (JADU) units from being counted as a unit related to density. Note, ADUS and JADUS may be counted as Housing Units.

- ***Article 5. Parking and Loading Regulations***
  - Repeal and replace the entire Article 5 and includes the following amendments:
  - Repeal and replace Section 10-3.502 and move Table 5A to Section 10-3.502. Staff is also proposing to reduce the parking requirements for 2 bedroom living units from 1.5 parking spaces to 1 parking space per unit and 3+ bedroom living units from 2 parking spaces to 1.5 parking spaces. Staff is also recommending amending the "Commercial Equipment Building" and "Other Business, Commercial, and Public Utility Buildings" parking space requirements from three spaces plus one parking space for each 500 gross square feet of building floor area to only requiring one parking space for each gross square feet of building floor area. Staff suggests the Town's existing commercial parking requirements are onerous and not reflective of the current staff legislation to reduce parking requirements and reflects a community that is dependent on the car.
  - Repeal and replace Section 10-3.512- Loading space: Requirements to require the Director of Public Works and not the Planning Director to make decisions regarding loading spaces. Staff suggests the Director of Public Works is more suitable for opining on parking and circulation than the Planning Director.

- Repeal and replace Section 10-3.516- Electric vehicle (EV) parking to allow the Town to reduce the number of required parking spaces if necessary to accommodate EV charging stations.
- Add Section 10-3.518 Bicycle racks to require parking lots with 10 or more parking spaces to require a bicycle rack for every 10 parking spaces. Additionally, each bicycle rack will be required to accommodate 4 bikes per rack.
- Add Section 10-3.519- Existing Structures and Uses to require that no additional off-street parking spaces would be required for authorized structures and uses legally existing at the time of the effective date of this ordinance.
- Add Section 10-3.520- Expansion or intensification in Use. Like the proposed new Section 10-3.519, this section specifically addresses properties within the C-2 Zoning District. For example, many properties in the C-2 Zoning District were constructed without parking. The proposed amendment would allow for a conforming change of use without requiring any additional parking.
- Add Section 10-3.521 Parking calculation. This new section provides clarity on how many parking spaces would be required if related to a fractional number.
- Add Section 10-3.521- Joint use parking. This section would allow Planning Commission consideration of a Conditional Use Permit to allow joint use parking for land uses that have clear day time and nighttime uses. Staff is proposing a new process that would allow an owner or lessee of any property to share up to 70 percent of a parking facility for certain uses when not in conflict with any uses operating hours. The new regulation is intended to allow for the efficient use of underutilized parking areas.

– ***Article 17. Definitions***
  - Repeal and replace Article 17. Definitions related to the Draft Housing Element as follows:
  - Amend title of “Accessory Use” to differentiate from “Residential” and “Commercial”.
  - Add new definition for “Housing development Project”.
  - Add new definitions regarding “Live-Work” and “Live-Work- Ground Floor Commercial”.
  - Add to definition for “Low-Barrier Navigation Center”.
  - Add a new definition of “Other Residential Care Facilities”.
  - Amend “Residential Care Facilities, Large” definition.
  - Amend “Residential Care Facilities, Small” definition.
  - Remove “Residential are facilities for persons with a chronic life-threatening illness, Large”. Definition considered redundant and addressed through the amended definition for “Residential Care Facilities, Large”.
  - Remove “Residential are facilities for persons with a chronic life-threatening illness, Small”. Definition considered redundant and addressed through the amended definition for “Residential Care Facilities, Small”.

- Amend definition for "Residential, multi-family" with new definitions for "Residential, Multi-Family (2-4 Units)" and "Residential, Multi-Family (5+ Units)".
- Amend definition of "Story".
- Amend definition of "Street Frontage".
- Replace "Transportation services, but depots. Reserved" with "Transit Services, Transit Stop".

– ***Title 10, Chapter 12, Emergency Shelter***
- Repeal and replace Chapter 12 Emergency Shelter to comply with California Government Code Section 65583.

– ***Proposed Zoning Map***
- Reflects Draft Housing Element Housing Opportunity Sites and new hatching has been added to reflect the existing Specific Planned District (SPD) overlay sites per Title 10, Article 2, Section 10-3.201(n) of the San Anselmo Municipal Code and the underlining base Zoning District. The existing Zoning Map only shows the site zoned as SPD and not the base underlying Zoning District.

4. *Other Zoning Code Amendments*

Economic Development Committee Initiatives

The San Anselmo Economic Development Committee (EDC) Action Plan 2022 includes Action 2, "Retain, Attract and Enhance Local Businesses" to "Achieve and maintain a balanced and complementary mix of businesses serving residents and visitors." (See **Attachment 14**). Accordingly, Action 2.4 includes an action to consider modifications to the Downtown zoning land uses to attract desired businesses.

The Town's current land use regulations can be found in Title 10, Chapter 3, Article 3, Section 10-3.302, Table 3A of the San Anselmo Municipal Code. Many of the land uses listed in Table 3A and defined in Title 10, Chapter 3, Article 17, Definitions, of the San Anselmo Municipal Code have been in effect for at least 60 or more years.

A subcommittee of former EDC Chair Jessica Rising, current Co-Chair Javier Fernandez, EDC Member Frank Gomez, and frequent community contributor to the EDC and economic expert, Richard Berkson, was formed to work with the Planning Department to assess the current land uses and consider modifications to the current land uses. The culmination of the EDC efforts has led to the following:

1. New, renamed, combined, and/or removed land uses (see **Attachment 15**). The list of updated land uses follows the names and classifications associated with the Northern American Industry Classification System (NAICS). The NAICS is a classification of business

establishments by type of economic activity (process of production). It is used by government and business in Canada, Mexico, and the United States of America.

2. A proposed updated Table 3A (see **Attachment 16**). Note, on the Table, "P" = Permitted Use (No special approvals needed other than a possible building permit), "C" = Conditionally Permitted Use (discretionary approval by the Planning Director or Planning Commission required where public notice is required), and "-"= Not permitted.

3. A proposed list of updated definitions to correspond to the land use table (see **Attachment 17** for a summary list and **Attachment 12** for the proposed Redlines).

4. Proposed Amendments to the Town's Title 10, Chapter 3, Article 13, Conditional Use Permit, of the San Anselmo Municipal Code (see **Attachment 18**) to add a provision to allow the Planning Director to authorize Temporary Uses, such as "Pop-Ups" in any commercial zoning district for up to a year, with an option for one time extension not to exceed the length of the original approval. The Conditional Use Permit is considered a discretionary permit, thus a public notice (properties within 300 feet of the project site) and written administrative decision will be required. The administrative decision would be appealable to the Planning Commission pursuant to Title 1, Chapter 4, Appeals and Official Review of Administrative Decisions, of the San Anselmo Municipal Code.

June 13, 2023, Economic Development Committee unanimously voted to recommend approval of the proposed Zoning Code amendments to Table 3A, the revised definitions listed in Title 10, Chapter 3, Article 17, Definitions, of the San Anselmo Municipal Code, and proposed Title 10, Chapter 3, Article 13, Conditional Use Permit, of the San Anselmo Municipal Code.

FISCAL IMPACT

On May 10, 2022, The Town Council approved a Consultant Agreement for the Housing and Safety Element of the General Plan in the amount of $280,453. To date, the Town has spent $216,262 with $64,191 remaining in the budget. In October 2022, the Town applied for an SB 2 Regional Early Action Planning Grant in the amount of $20,000. The Town received the funds in 2023, which offsets the consulting costs accordingly.

GENERAL PLAN CONSISTENCY

As summarized in the proposed Ordinance (see **Attachment 1**) and Resolution (see **Attachment 2**), the proposed actions are determined to be consistent with the General Plan. Specifically, the proposed actions repeal and replace the existing Land Use Element and Land Use Designation Map to be consistent with the 2023-2021 Housing Element. The Safety Element is necessary for compliance with state law and is prepared to be consistent with the Land Use Element and the Housing Element. Lastly, the proposed General Plan Land Use and Map amendments, the Safety Element, and the 2023-2021 Housing Element are written to be

consistent with the Circulation Element, the Open Space Element, Conservation Element, Noise Element, Scenic Highways (Parkway) Element, and the Bald Hill Area Plan.

CEQA CONSISTENCY

All discretionary projects, including the Housing Element and related General Plan and Zoning Code text and map amendments, are required to comply with the California Environmental Quality Act (CEOA) guidelines.

An Initial Study was prepared CH Planning, Ltd with assistance from the Town's Housing Consultant Houseal Lavigne for the Housing Element, Land Use Element amendment, and zoning code amendments ("project") (see **Attachment 19**). The Initial Study concluded that the project will not cause a significant effect on the environment, therefore a Negative Declaration was prepared consistent with Public Resources Code § 21080(c) and Guidelines § 15070 et seq. A Negative Declaration is a written statement that an Environmental Impact Report is not required because a project will not have a significant adverse impact on the environment. (Pub. Res. Code §§ 21064, 21080(c).) As such, as concluded in the Initial Study/Negative Declaration, the document established that there is no substantial evidence in the environmental document/record that the adoption of the Housing Element and related amendments will have a significant effect on the environment for areas analyzed in the Initial Study and no mitigation measures are necessary to be implemented to avoid or reduce any potential impacts to a less-than-significant level.

In terms of process, a Notice of Intent was submitted to the State Office of Planning and Research State Clearing House on June 9, 2023, and the Initial Study/Negative Declaration has been filed under SCH# 2023060315. Effective June 12, 2023, a 30-day public review period has been provided to allow local agencies, interested persons, and other members of the public to review and comment on the adoption of the Negative Declaration. The public comment period has been extended beyond the 30-day period and closes on July 20, 2023.

Additionally, the proposed Safety Element qualifies under the CEQA "General Rule" exemption, CEQA Guidelines section 15061(b)(3). The Safety Element identifies community safety hazards and provides goals and policies to address such hazards and does not implement or approve any specific project or land use change. Therefore, it can be seen with certainty that there is no possibility that the Safety Element will have a significant effect on the environment and is therefore exempt from the provisions of CEQA.

CLIMATE ACTION PLAN CONSISTENCY

Regarding Climate Action Plan consistency, staff suggests that many of the proposed amendments would provide enhanced consistency with the following Climate Action Plan 2030 measures:

1. T-1: Zero Emission Vehicles: Proposed amendment to Title 10, Chapter 3, Article 5, Section 10-3.516 to amend the Electric vehicle parking section to reduce parking to facilitate the installation of charging stations.

2. T-2: Bicycling: Require parking lots with 10 pr more spaces to provide bike racks.

3. T-7: Parking Standards: Reduce parking standards as proposed in Title 10, Chapter 3, Article 5, amended Section 10-3.502, Parking Standards, proposed Section 10-3.519, Existing Structures and Uses, proposed Section 10-3.520, Expansion or intensification in use, and proposed Section 10-3.521, Joint Use Parking.

4. T-9:Smart Growth Development: Amending Title 10, Chapter 3, Article 2, Designation and Establishment of Districts, Article 3, Land Use Regulations, and Article 4 Development Standards to allow for infill, higher density, and mixed-use development near transit and within walking distance o shopping, schools, and services.

NEXT STEPS

Concluding the July 25, 2023, Town Council meeting, the following is a tentative timeline of events related to the adoption and certification of the Housing Element:

August 2023: Planning Commission Public Hearing to provide a formal recommendation to the Town Council for the adoption of the Housing Element.

August/September 2023: Town Council adopts a resolution certifying and adopting the Housing Element; adopts Land Use Element and Map amendments; adopts the Safety Element; and conducts the second reading and adoption of an ordinance for the Zoning Code text and map amendments.

ATTACHMENTS

1. Ordinance
2. Resolution
3. July 17, 2023 Planning Commission Agenda 5.B Staff Report and Attachments
4. Planning Commission Resolution No. 2023-12
5. Chapter 6 - Housing Opportunities and Sites of the Draft Housing Element dated June 2023
6. Housing Opportunity Sites Rezoning List
7. Housing Element Policies, Programs, and Actions that require Title 10 (Planning and Zoning) Amendments
8. Chapter 8 - Policies, Programs, and Actions of the Draft Housing Element dated June 2023
9. Proposed General Plan Amendments- Land Use Element
10. Proposed General Plan Land Use Designation Map
11. Draft Safety Element

12. Title 10 (Planning and Zoning) Text Amendments
13. Proposed Zoning Map
14. Economic Development Committee Action Plan 2022
15. List of Changes to the Land Use Table 3A related to Economic Development Committee Initiatives
16. Proposed Land Use Regulation Table - Section 10-3.302 Table 3A
17. Summary List of Amendments to Article 17- Definitions
18. Proposed Amended Article 13 Conditional Use Permit
19. Draft Initial Study/Negative Declaration

STAFF REPORT- ADDENDUM

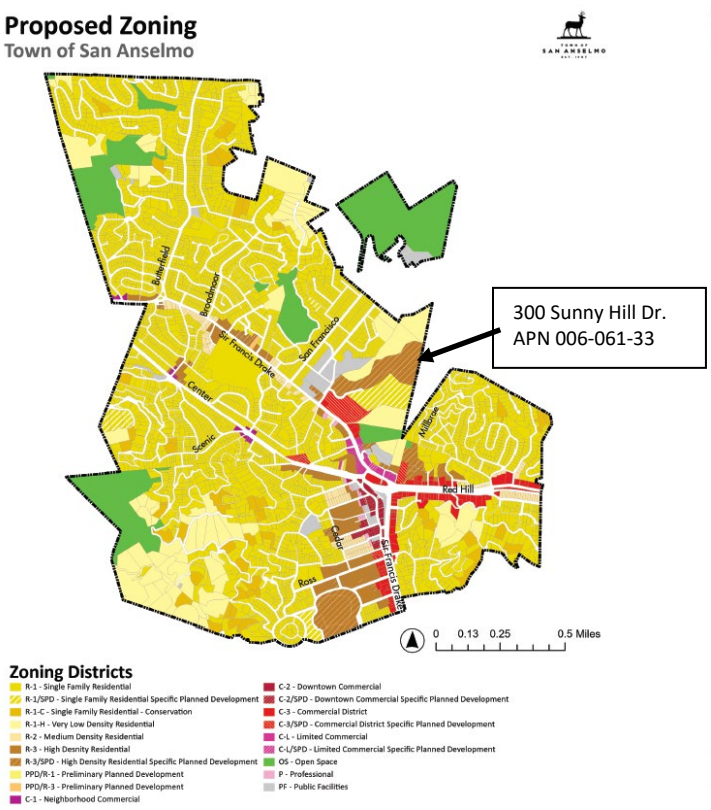
TOWN OF SAN ANSELMO Item #:2.2

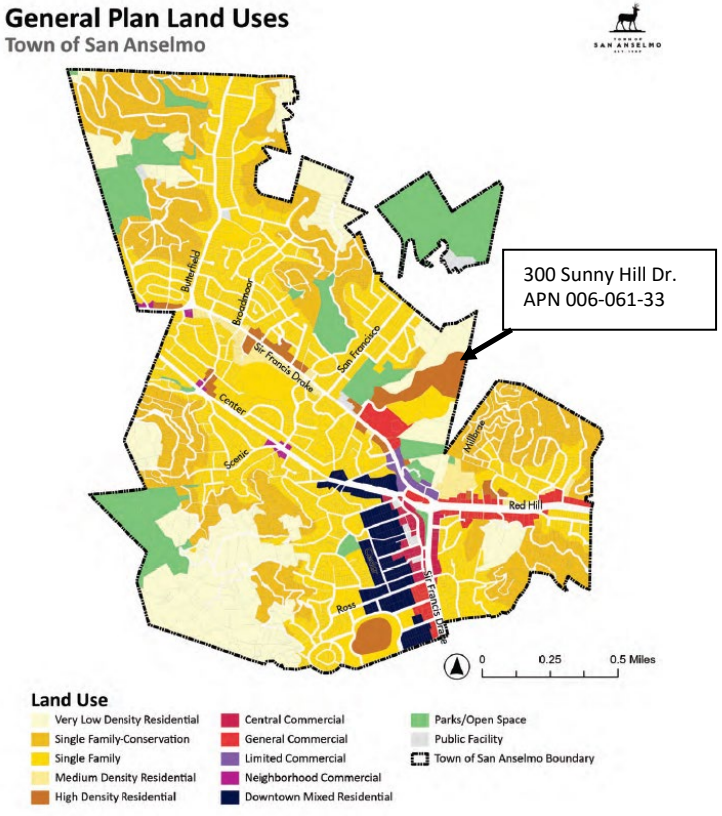
MEETING DATE: June 25, 2023

AGENDA TITLE: Public Hearing to Consider Adopting Amendments to the General Plan Land Use Element and Land Use Designation Map, Adopting a Safety Element, Adopting Amendments to Title 10 (Planning and Zoning) of the San Anselmo Municipal Code and Zoning Map, and Make the Associated CEQA Findings.

FROM: Heidi Scoble, Planning Director

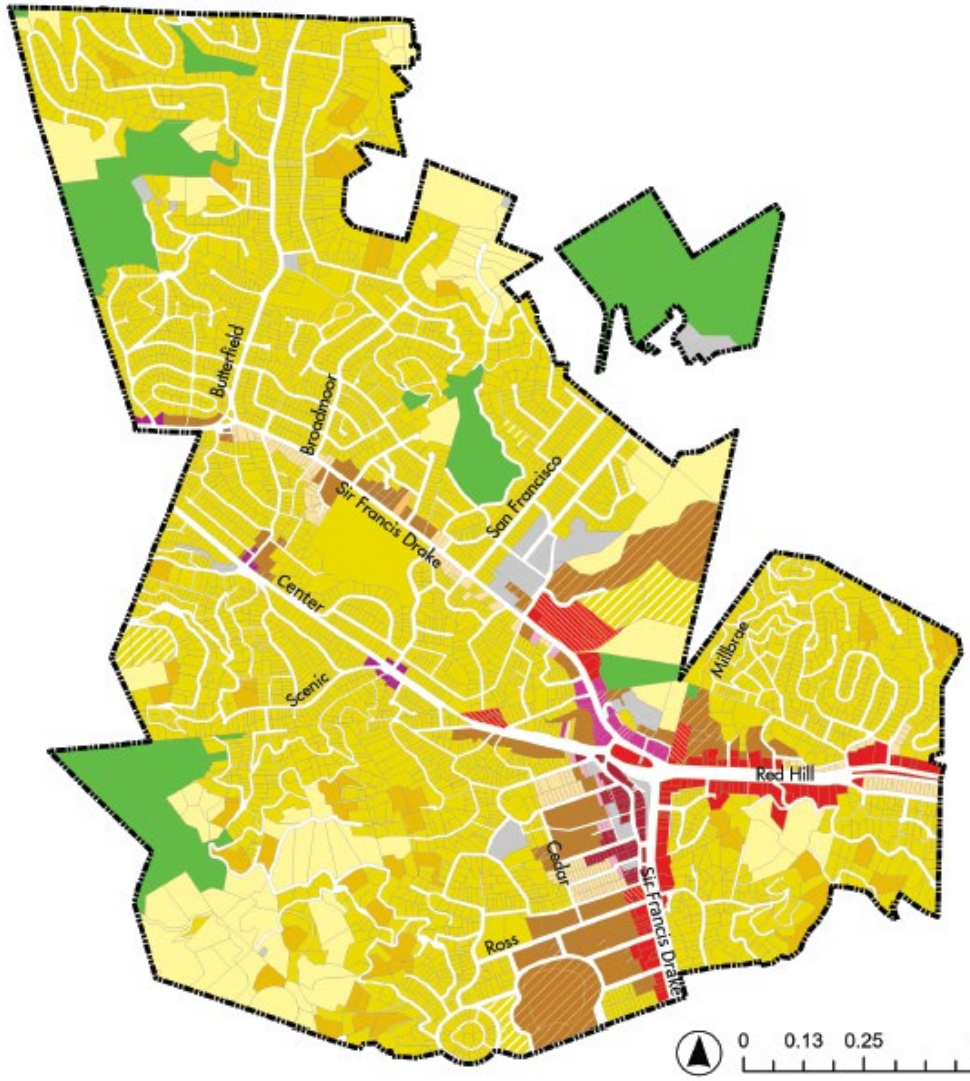
In response to public comment and to make the resultant Zoning Code map clearer as it relates to the 300 Sunny Hill Dr. (APN 006-061-33) site, staff is requesting the revised Zoning Map shown in Attachment 1 of this Addendum to replace the Zoning Code Map (Attachment 13) of the July 25, 2023, Agenda 2.2 Staff Report. The previously proposed Zoning Code map showed the site as being zoned R-3, whereas the revised map now directly aligns the General Plan Land Use Designation Map with the Zoning Code Map.





Proposed Zoning

Town of San Anselmo



Zoning Districts

- R-1 - Single Family Residential
- R-1/SPD - Single Family Residential Specific Planned Development
- R-1-C - Single Family Residential - Conservation
- R-1-H - Very Low Density Residential
- R-2 - Medium Density Residential
- R-3 - High Desnity Residential
- R-3/SPD - High Density Residential Specific Planned Development
- PPD/R-1 - Preliminary Planned Development
- PPD/R-3 - Preliminary Planned Development
- C-1 - Neighborhood Commercial
- C-2 - Downtown Commercial
- C-2/SPD - Downtown Commercial Specific Planned Development
- C-3 - Commercial District
- C-3/SPD - Commercial District Specific Planned Development
- C-L - Limited Commercial
- C-L/SPD - Limited Commercial Specific Planned Development
- OS - Open Space
- P - Professional
- PF - Public Facilities

TOWN OF SAN ANSELMO
ORDINANCE NO. 2023-XX

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO TO ADOPT AMENDMENTS TO TITLE 10 (PLANNING AND ZONING) OF THE SAN ANSELMO MUNICIPAL CODE AND ZONING MAP; AND MAKE ASSOCIATED CEQA FINDINGS OF A NEGATIVE DECLARATION

WHEREAS, the California Legislature has found that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the State's environmental and climate objectives." (Government Code section 65589.5); and

WHEREAS, the Legislature has further found that "Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration." (Government Code section 65589.5); and

WHEREAS, the Legislature has adopted the Housing Crisis Act of 2019 (SB 330) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita…California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years."; and

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") of 833 housing units comprised of 253 very-low income units, 145 low-income units, 121 moderate-income units, and 314 above moderate-income units; and

WHEREAS, State Housing Element law and General Plan law requires consistency among the Housing Element and other Elements in the General Plan; and

WHEREAS, to comply with State Housing Element Law, the Town has prepared and posted the 2023-2031 Housing Element ("Housing Element") in compliance with State law and has identified housing sites that can accommodate the Town's RHNA including a buffer amount exceeding the Town's RHNA; and

WHEREAS, the adoption of a Housing Element constitutes a General Plan Amendment pursuant to Government Code section 65350 *et seq*.; and

WHEREAS, pursuant to Government Code sections 65352 – 65352.5 the Town sent notice to all requesting California Native American tribes and no California Native American tribe requested consultation; and

WHEREAS, the preparation, adoption, and implementation of the Housing Element requires a diligent effort to include all economic segments of the community and take actions to affirmatively further fair housing; and

WHEREAS, the Town has conducted extensive community outreach to ensure robust public participation of all segments of the community in the development of the Housing Element and received direction from Town public officials related the Housing Element Update, beginning in June 2022 including: two public workshops on July 21, 2022 and August 25, 2022; seven Housing Element Advisory Committee meetings on July 11, 2022, July 25, 2022, September 9, 2022, November 3, 2022, December 15, 2022, May 15, 2023, and May 31, 2023; two Planning Commission meetings on December 21, 2022 and May 15, 2023; four Town Council meetings on June 4, 2022, October 11, 2022, January 10, 2023, and May 23, 2023; and

WHEREAS, on June 13, 2022, the Town Council appointed a Housing Element Advisory Committee ("HEAC"), that held public meetings and workshop sessions from July 2023 through May 2023; and

WHEREAS, on December 12, 2022 the Draft Housing Element was published and released for public review and comment consistent with Government Code section 65585, made accessible on the Town's website, and a town-wide postcard was mailed to all residents giving information about the Housing Element and how public comment may be made; and

WHEREAS, on December 15, 2022, the HEAC conducted a public meeting on the Draft Housing Element to receive a staff presentation, accept public comment, and make a recommendation to the Town Council; and

WHEREAS, on December 19, 2022, the Planning Commission conducted a public meeting on the Draft Housing Element to receive a staff presentation, accept public comment, and make a recommendation to the Town Council, at which time the Planning Commission unanimously recommended Town Council adoption of the Draft Housing Element; and

WHEREAS, on January 10, 2023, the Town Council conducted a public hearing on the Draft Housing Element, at which time it voted unanimously to submit the Draft Housing Element to HCD; and

WHEEAS, after the required 10-day noticing period, the Town submitted the Draft Housing Element to HCD on January 26, 2023; and

WHEREAS, on April 26, 2023, the Town received a review letter from HCD indicating revisions and clarifications that, in the opinion of HCD, are necessary to meet the requirements of State law, Government Code section 65585(b); and

WHEREAS, on May 15, 2023, the Planning Commission and the HEAC held a joint public meeting and unanimously recommended revisions to the Housing Element in response to HCD's April 26, 2023 comment letter; and

WHEREAS, on May 23, 2023, the Town Council held a public meeting to consider revisions to the Draft Housing Element in response to HCD's April 26, 2023 comment letter, at which time the Council unanimously voted to approve said revisions and direct submission of a revised Draft Housing Element to HCD; and

WHEREAS, on May 25, 2023, a revised Draft Housing Element was released for public review; and

WHEREAS, on May 31, 2023, the HEAC held a public meeting and unanimously recommended approval of the revised Draft Housing Element; and

WHEREAS, on June 2, 2023, following the required 7-day waiting period after release of the revised Draft Housing Element, the Town submitted said Draft to HCD; and

WHEREAS, an Initial Study and Negative Declaration has been prepared in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines for the Housing Element and related General Plan Land Use Element and Zoning Code text and map amendments; and

WHEREAS, during the CEQA review process, it was determined that the environmental potential impacts would be less than significant without the implementation of mitigation measures to reduce or eliminate any potentially significant project-related impacts and therefore a Negative Declaration was appropriate; and

WHEREAS, pursuant to the CEQA, a Notice of Intent to adopt a Negative Declaration was prepared for public comment related to the Housing Element Update and related General Plan Land Use Element and Zoning Code text and map amendments, submitted to the State Clearinghouse (SCH# 2023060315) on June 12, 2023, and included a 30-day public review period is from June 12 through July 10, 2023; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA")(Public Resources Code Sections 21000 through 21189.3) and its implementing regulations (the "CEQA Guidelines") (California Code of Regulations, Title 14, Chapter 3, Sections 15000 through 15387), on July 17, 2023, Town Council held a public hearing to consider written information and testimony received during a portion of the public comment period, and the Planning Commission's recommendation regarding the potential adoption of the attached Initial Study and Negative Declaration that analyzes the environmental effects of the proposed Zoning text and map amendments and finds no significant impacts; and

WHEREAS, certain amendments attached hereto to the Town Municipal Code Title 10, Planning and Zoning, and the Zoning Map are necessary to implement the Housing Element, associated amendments to the Land Use Element and Land Use Map, and are in the public interest; and

WHEREAS, the Planning Commission is responsible for providing recommendations to the Town Council for proposed amendments to the Town's Zoning Code pursuant to Government Code section 65853 *et seq.* which duly noticed public meeting it held on July 17, 2023 and unanimously recommended Town Council adoption of said Zoning code text and map amendments; and

WHEREAS, a public hearing notice was published on July 11, 2023, and posted in three places pursuant to Government Code section 65090 giving notice of the Town Council's consideration of recommendation of the proposed Zoning text and map amendments contained herein; and

WHEREAS, in addition to the above-mentioned notice, a courtesy notice was mailed to all owners of property proposed for rezoning on June 15, 2023; and

WHEREAS, on July 25, 2023 the Town Council held a duly noticed public hearing to consider adoption of the proposed Zoning text and map amendments; and

WHEREAS, on July 25, 2023 at a duly noticed public hearing and in compliance with all requirements of the California Environmental Quality Act, the Town Council did adopt a Negative Declaration finding that the subject Zoning Code text and map amendments would not have a significant effect on the environment.

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

SECTION 1. Environmental Review. The Town Council hereby adopts the Initial Study/Negative Declaration for the Housing Element, Land Use Element and Map, and Zoning Code text and map amendments (the "Project") in compliance with the requirements of CEQA based on the following findings:

1. The Town, in its capacity as Lead Agency, has prepared, published, circulated and reviewed an Initial Study and Negative Declaration for the Project in compliance with CEQA requirements. The purpose of the Initial Study is to determine whether the Project could have a potentially significant effect on the environment and to identify and impose appropriate project mitigation measures to avoid such impacts or reduce them to a less-than significant level; and
2. The Initial Study and Negative Declaration reflects the Town of San Anselmo's independent judgement and analysis; and
3. The Negative Declaration was prepared in accordance with all legal requirements, including all public notice and comments period requirements set forth in CEQA; and
4. The Initial Study examined all relevant environmental issues associated with the Project, and is a complete and adequate environmental document under the requirements of CEQA; and
5. The Town Council has reviewed and considered the information contained in the Initial Study and Negative Declaration and finds that there is no substantial evidence in the entire record that the Project will have a significant effect on the environment for areas analyzed in the Initial Study and no mitigation measures are necessary to be implemented to avoid or reduce any potential impacts to a less-than-significant level, and therefore approves and adopts Negative Declaration.

SECTION 2. The above recitals are true and correct and incorporated as findings herein.

SECTION 3. Town Council of the Town of San Anselmo does hereby find that the subject Zoning Ordinance text and map amendments are consistent with the General Plan goals, policies and objectives as follows:

1. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Housing Element's goals, policies and objectives because said amendments will encourage an inventory of housing sites, associated densities and standards that will facilitate the production of housing that is affordable to all income levels consistent with the Housing Element and State Housing Element law.

2. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Housing Element's goals, policies and objectives because said amendments are necessary to meet the Town's Regional Housing Needs Allocation (RHNA) including adequate sites for lower income households. Rezoned sites are infill locations within the Town and in existing neighborhoods that are in close proximity to services and public transit.
3. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Land Use Element's goals, policies and objectives, because said amendments are necessary to accommodate the housing sites and densities required by State Housing Element Law, and will guide development of additional housing units at density levels that facilitate feasible infill development consistent with the character of the Town and existing infrastructure, near employment and businesses, while preserving the Town's open spaces and environmental setting.

    - *Land Use Element Goal C.1: Maintain the economic viability of the Town's commercial core.*
    - *Land Use Element Goal C.3: New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.*
    - *Land Use Element Goal C.5: Accommodate the housing needs of a socially and economically diverse population.*
    - *Land Use 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.*
    - *Land Use Objective 2: To preserve and enhance the unique natural and urban characteristics of the community while accommodating suitable new growth.*
    - *Land Use Objective 3: To establish residential densities which are compatible with the environmental constraints of the area, and sensitive to adjacent land uses.*
    - *Land Use Objective 7: To protect and preserve those areas of unique natural and visual resources within the planning area.*
    - *Land Use Objective 8: To limit future annexations to lands within the urban service area.*

4. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Circulation Element's goals, policies and objectives and the 2023 Vehicle Miles Traveled Thresholds of Significance policy associated with SB 743, because said amendments will allow infill housing at the densities in the Housing Element, which are located in existing neighborhoods close to amenities, services, and public transportation. Some opportunity housing sites are located on main thoroughfares (such as Sir Frances Drake Boulevard) with access to main roadways and public transportation.

- *Circulation Element Objective 1: To maintain and enhance the residential quality and character of all streets in San Anselmo, with the exception of Red Hill Avenue and portions of Sir Frances Drake Boulevard, Greenfield Avenue, and San Anselmo Avenue.*

5. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Open Space Element's goals, policies and objectives because they will allow development of housing as infill development at densities to support the required additional housing sites, without encroaching on the Town's Open Space, preserving land for the enjoyment and recreation of the community.

    - *Open Space Element Goal C.2: Protect ridgelines, including the ridge zone, and preservation of the natural features of hillside lands.*
    - *Open Space Element Goal C.3: Protect highly visible hillside slopes and ridges from development, and maintain the visual presence of woodlands, riparian areas, and stream courses which are found on, or traverse, identified open space lands.*
    - *Open Space Element Goal C.4: Provide recreational areas for Town residents.*
    - *Open Space Element Objective 1: To protect from development those open space parcels which contribute directly to the Town's identify, its sense of separate place in relation to other communities, and the quality of life in the community.*
    - *Open Space Element Objective 4: To provide and maintain a system of trails which will provide nonintrusive access from residential areas for open space and park lands.*

6. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Conservation Element's goals, policies and objectives because they will allow infill housing development at the densities required by the Housing Elements, and allow a variety of housing types within the existing areas of the Town, thereby protecting and conserving open space and park areas.

    - *Conservation Element Goal A.1: Minimize environmental harm and the disruption of natural features, particularly in hillside and unstable soil areas.*
    - *Conservation Element Goal A.4: Preserve and protect significant habitats for fish, wildlife, and flora.*

7. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Recreation, and Public Facilities Element's goals, policies and objectives because they will allow infill housing development at the densities required by the Housing Elements and encourage infill housing development within the Town. The Town has large number of parks and public facilities that are integrated in the community and accessible in the neighborhoods in the Town, including (but not limited to) Creek Park, Landsdale Park and Memorial Park. The Town's public facilities include outdoor sports

facilities such as tennis courts, children's play areas, a dog park, and soccer and baseball fields. Given the Town's existing parks and facilities, the additional housing units, densities, and increased residents allowed by the Zoning Ordinance and Zoning Map amendment would be allowed will be well-served by existing facilities and there is no anticipated need for additional parks or other recreation facilities.

- *Parks, Recreation, and Public Facilities Element Goal A: Provide recreational areas for the residents.*

8. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Noise Element as there will be no impacts related to noise. The Town's Noise Ordinance, San Anselmo Municipal Code section Title 4, Chapter 7, must be complied with.

9. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Scenic Highways (Parkway) Element's goals, policies and objectives because they because they will allow infill housing development at the densities required by the Housing Elements and encourage infill housing development within the Town. Some of the housing opportunity sites that will be allowed by the amendments are located on Sir Francis Drake and otherwise near the Town's entryways and highways. These housing sites will blend well with the existing improvements scenic highways, are appropriate for the areas, and will aesthetically improve these areas of the Town.

10. The amendments to the Zoning Ordinance and Zoning Map are in the public interest and promote public health, safety and general welfare as they will implement the policies of the Town's General Plan Elements, including the Housing Element, as set forth in recitals above and incorporated herein.

SECTION 4. The Zoning Code text and map amendments are hereby adopted as set forth in the Attached Exhibits "A" and "B" and incorporated herein by reference.

SECTION 5: 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 6: Effective Date. This Ordinance Amendment shall go into effect thirty (30) days from its adoption and shall be posted or published as required by State law.

THE FOREGOIG ORDINANCE was introduced at a regular meeting of the San Anselmo Town Council on July 25, 2023 by the following by the following vote:

AYES:

NOES:
ABSTAIN:
ABSENT:
RECUSED:

APPROVED:_____
Steve Burdo, Mayor

ATTEST: _____
Serge Avila, Town Clerk

Exhibit List:
A. Zoning Code Text Amendments
B. Zoning Map Amendments

EXHIBIT A
ZONING CODE AMENDMENTS

1. Article 2. Designation and Establishment of Districts, Section 10-3.201, is hereby repealed and replaced 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, C-3, and SPD 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 40% of the total dwelling units are for low-income families. Applicants seeking project approval through the use of the Affordable Housing Overlay Zone will have the option of utilizing the Objective Development Design Standards or the standards 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 to ten 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) Preliminary Planned Development (PPD) District. The Preliminary Planned Development District is not specifically reflected on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. A PPD District is a designation established upon property which may only be developed pursuant to a Town approved specific plan.

(n) Specific Planned Development (SPD) District. The Specific Planned Development District is not specifically reflected on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. An SPD District refers to a specific plan development approved by the Town. 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.

(o) 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.

(p) 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.

2. Article 3. Land Use Regulations Section 10-3.302 Land Use Regulations Table 4A, is hereby repealed and replaced as follows:

LAND USE REGULATIONS TABLE TABLE 3A "P" = Permitted Use "C" = Conditionally Permitted Use "-" = 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 (2,3)	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Day Care Homes, Large Family	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Day Care Homes, Small Family	P	P	P	P	P	P (4)	C (3)	C (3)	-	C (3)
Elementary and Secondary Schools	-	-	P (2)	P	P	P	C (3)	C (3)	-	C (3)
Fitness Centers	-	-	-	-	-	-	C (3)	C (3)	C (3)	P
Fitness Centers, Classes as Primary Use	-	-	-	-	-	-	C (3)	C (13)	-	P
Indoor Entertainment Facilities	-	-	-	-	-	-	-	C (3)	-	C (3)
Libraries and Museums	-	-	-	-	-	-	P	P	-	P
Religious Institutions	-	-	C (2,3)	C (3)	C (3)	-	C (3)	C (3)	C (3)	C (3)
Schools, Specialized Education and Training	-	-	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Service Organizations and Clubs	-	-	-	-	-	P/C (15)	P/C (15)	P/C (15)	P/C (15)	P/C (15)
Theaters and Meeting Halls	-	-	-	-	-	-	-	C (3)	-	C (3)
Parks and Playgrounds, Public	P (2)	P (2)	P (2)	P	P	P	P	P	-	C (3)
Residential										
Emergency Shelters	-	-	-	-	-	P	-	-	P	P
Live-Work - Ground Floor Commercial	-	-	-	-	-	-	P	P	P	P (14)
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 (3)	C (3)	C (3)	C (3)	C (3)
Residential Care Facilities, Small	P	P	P	P	P	C (3)	C (3)	C (3)	C (3)	C (3)
Residential, Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P
Residential, Multi-Family (2 to 4 units)	C (3)	C (3)	P	P	P	C (3)	P	P (10)	P	P (14)
Residential, Multi-Family (5+ units)	P (6)	P (6)	P (6)	P	P	C (3)	P/C (3,16)	P/C (3,10,16)	P/C (3,16)	P/C (3,14,16)

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Residential, Single Family Attached	-	-	-	P	P	P/C [3,16]	P/C [3,16]	P/C [3,16]	P/C [3,16]	P/C [3,16]
Residential, Single Family Detached	P	P	P	P	P	C [3]	C [3]	-	C [3]	C [3]
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 [3]	P	P	P	P
Transitional Housing	P	P	P	P	P	C [3]	C [3]	C [3]	C [3]	C [3]
Retail										
Food and Beverage Stores										
Farmers Markets	-	-	-	-	-	-	C [3]	C [3]	-	C [3]
Grocery Stores	-	-	-	-	-	-	P/C	P/C	-	P/C
Food Services										
Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	-	C [3]	C [3]	C [3]	P/C [1]
Caterers	-	-	-	-	-	-	-	P	P	P
Drinking Establishments	-	-	-	-	-	-	-	C [3]	-	C [3]
Restaurants	-	-	-	-	-	-	P	P	C [3]	P
Restaurants, Fast Food	-	-	-	-	-	-	-	-	-	C [3]
Restaurants, With Alcohol and/or Entertainment	-	-	-	-	-	-	C [3]	P	C [3]	P
Retail Sales										
Auto, Vehicle, and Parts Sales and Rentals	-	-	-	-	-	-	-	-	-	C [3]
Banks and Financial Services, Retail	-	-	-	-	-	-	-	P	-	C [3]
Building Material Stores	-	-	-	-	-	-	-	-	-	C [3]
Cell Phone & Wireless Stores	-	-	-	-	-	-	-	P	C [3]	P
Department Stores	-	-	-	-	-	-	-	P	-	P
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Non-Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Nurseries	-	-	-	-	-	-	-	C [3]	C [3]	P
Retail Stores, General Merchandise	-	-	-	-	-	-	P	P	P	P
Services										
Consumer Services										

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Mini-Storage	-	-	-	-	-	-	-	-	C [3]	C [3]
Personal Services	-	-	-	-	-	-	P	P	P	P
Repair and Maintenance, Consumer Products	-	-	-	-	-	-	P	P	P	P
Animal Boarding	-	-	-	-	-	-	-	C [3]	C [3]	C [3]
Laundry, Dry-Cleaning, and Laundromats	-	-	-	-	-	-	P	-	C [3]	C [3]
Auto-Oriented Services										
Service Stations	-	-	-	-	-	-	-	-	C [3][8][9]	C [3][8][9]
Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	C [3]	C [3]
Professional, Business, and Administrative Services										
Business Support Services	-	-	-	-	-	-	P	P	C [3]	P
Light Manufacturing	-	-	-	-	-	-	-	-	-	C [3]
Offices	-	-	-	-	-	-	P	P/C [15]	P/C [15]	P
Wholesale and Distribution	-	-	-	-	-	-	-	-	-	C [3]
Research and Development	-	-	-	-	-	-	-	-	C [3]	C [3]
Health Services										
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Medical Services, Clinics, Urgent Care	-	-	-	-	-	-	-	-	-	C [3]
Medical Services, Doctor Offices	-	-	-	-	-	P [4]	P	P	C [3]	P
Medical Services, Extended Care	P/C [1,2,3]	P/C [1,2,3]	P/C [1,2,3]	P/C [1,2,3]	P/C [1,2,3]	C [3]	C [3]	C [3]	-	C [3]
Medical Services, Hospitals	-	-	-	-	-	P	P	P	-	P
Medical Services, Veterinary Clinics and Hospitals	-	-	-	-	-	P [4]	P	P	C [3]	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 [2,3]	C [2,3]	C [2,3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition	-	C [2,3]	C [2,3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Institutional, Public	-	-	P [2]	P	P	P	P	P	P	P
Institutional, Non-Profit	-	-	C [2,3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]
Mail Services	-	-	-	-	-	-	-	P	C [3]	P
Parking Garages, Commercial	-	-	-	-	-	-	C [3]	C [3]	-	P
Parking Lots, Commercial	-	-	-	-	-	-	C [3]	C [3]	-	P
Transportation Services, Transit Stops	-	-	-	-	-	-	-	P	-	P
Utility Substations	C [2,3]	C [2,3]	C [2,3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]
Water Tanks	C [2,3]	C [2,3]	C [2,3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]
Windmills	-	C [2,3]	C [2,3]	C [3]	C [3]	C [3]	C [3]	C [3]	-	C [3]
Wireless Telecommunications Facilities	C [3,11]	C [3,11]	C [3,11]	C [3,11]	C [3,11]	C [3,11]	C [3,11]	C [3,11]	C [3,11]	C [3,11]
Visitor-Serving Accommodations										
Bed and Breakfast Inns	-	-	-	-	-	-	C [3]	C [3]	-	C [3]
Hotels	-	-	-	-	C [3]	-	-	C [3]	-	C [3]
Ancillary Uses										
Accessory Uses	P	P	P	P	P	P [4]	P	P	P	P
ATMs	-	-	-	-	-	-	C [3]	P	C [3]	P
Conversion of Residential Use to Professional or Commercial Use	-	-	-	-	-	C [3]	C [3]	C [3]	C [3]	C [3]
Drive-Through Services	-	-	-	-	-	-	-	-	-	C [3]
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 [3]	C [3]	C [3]	C [3]
Personal Cannabis Cultivation[5]	P	P	P	P	P	P	P	P	P	P

(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.

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
(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.										
(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.										
(15) Required to obtain a Conditional Use Permit for occupation at the ground floor level.										
(16) 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.										
(17) Residential use(s) assocaited with mixed-use development(s) shall occupy at least 50% of the total floor area.										

3. Article 4. Development Standards, Section 10-3.402 Development Standards Table, is hereby repealed and replaced as follows:

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	13	13	13	13	13	13
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)	50%(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[4]		[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′	335′
On lots with building footprint average slope at or greater than 25%		35′	35′	35′	35′	35′	30′	30′	30′	35′	335′
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet		30′	30′	30′	-	-	-	-	-	-	-

Above Average Grade											
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet Above Ridgeline		18′	18′	18′	-	-	-	-	-	-	-
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.

(Ord. No. 1069, 3-24-2009; Ord. No. 1128, § 2, 11-13-2018)

4. Article 5. Parking and Loading Regulations, is hereby repealed and replaced as follows:

10-3.501 Purpose and intent.

It is the purpose and intent of this article to establish parking and loading regulations and criteria deemed the minimum necessary to provide adequate and safe vehicular parking and loading facilities for all uses and activities in all Districts.

10-3.502 Parking standards.

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.

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 spaces 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 Buildings [5]	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.	

10-3.503 Enlargement, increased capacity and intensity of use to commercial buildings.

At the time an existing commercial building or structure is enlarged in size or increased in intensity of use, in the opinion of the Planning Director, the minimum parking spaces as listed in the Parking Standards Table, referred to as Table 5A, shall be required. Unless otherwise allowed by this Title, the minimum parking spaces shall be on-site and not within a public right-of-way.

10-3.504 Enlargement and alteration to dwelling units and conversion of garages, carports, and uncovered parking spaces.

(a) Any dwelling unit having less than the required number of vehicular parking spaces as required by the Parking Standards Table, referred to as Table 5A, may be enlarged provided that one (1) of the following conditions is satisfied:

(1) The required number, setbacks, siting, configuration, and size of parking spaces as required by the Parking Standards Table, referred to as Table 5A, of the San Anselmo Municipal Code shall be provided prior to the first Building Department inspection for the enlargement, except that the parking spaces may be in tandem and within established setback areas; or

(2) The enlargement does not include a room suitable for use as a bedroom nor does the enlargement include the conversion of an existing room for use as a bedroom.

(b) No parking space either uncovered or within a garage or carport, having minimum dimensions of eight (8) feet in width by seventeen (17) feet in depth, shall be converted to a use other than for vehicular parking, unless the following conditions are satisfied:

(1) The site has the required number of on-site parking spaces as required by the Parking Standards Table, referred to as Table 5A, of the San Anselmo Municipal Code and the spaces comply with all provisions for setbacks, siting, configuration and size; or

(2) Each converted parking space shall be replaced with one (1) legal parking space that complies with all provisions for setbacks, siting, configuration, and size prior to the first inspection for the building permit; or

(3) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit the Town shall not require that those off street parking spaces be replaced. Each converted parking space may be replaced with one (1) legal parking space that complies with all provisions for setbacks, siting and size Replacement parking spaces may be located on site on an existing driveway within setbacks. New replacement parking spaces may be created within a required setback with design review approval pursuant to Article 15 of this chapter; and

10-3.505 Mixed use parking requirements.

Any lot which there is located mixed uses which, as required by the Parking Standards Table, referred to as Table 5A, have different parking requirements, shall provide parking spaces in sufficient number to fulfill the combined number of parking spaces required for each of the separate uses or activities.

10-3.506 Parking space: Location.

(a) When replacing a dwelling in kind (no dimension or design changes), the existing location of parking spaces and parking structures can remain (provided that they were created either before applicable ordinances or with applicable Building permit and Planning approval).

(b) When accessing parking at the rear of property, the driveway can go in and out of the setbacks, the driveway can be less than the nine-foot Code parking space width, and the surface shall be more permeable with one (1) of the choices being two (2) parallel tracks with an average wheel base distance, subject to approval of the Public Works Director.

(c) Parking spaces may be located off-site from the use they are intended to serve only if the parking space or spaces are within one hundred fifty (150) feet of the lot on which the use they are intended to serve is located and that the off-site parking spaces are

exclusively for the use they are intended to serve by the recordation of an appropriate agreement. Said agreement shall be in a form approved by the Town Attorney and reserved in perpetuity unless removed by approval of the Planning Commission. Parking spaces provided on a parcel for an off-site use must be spaces in excess of the minimum Code required parking spaces for the use on that parcel providing the parking.

(d) Garages to accommodate subsection (c) of this section may be allowed upon vacant property subject to the following:

(1) The garage structure shall be exclusively used for the parking of vehicles. Water connections shall be permitted. No sewer connections shall be allowed to such structure.

(2) Deed restrictions in subsection (a) of this section shall further limit the use of the garages for the parking vehicles for the exclusive use of the property they are intended to serve.

(3) Planning Commission Design Review shall be obtained in accordance with Article 15 of this chapter.

(4) The maximum size of such garages shall not exceed five hundred (500) square feet in floor area.

(5) Such garages shall otherwise meet all requirements of this chapter.

(e) Parking areas for commercial uses may be permitted in the "R" Districts on properties adjoining "C" Districts upon the securing of a use permit in accordance with Article 13 of the San Anselmo Municipal Code.

10-3.507 Parking space: Dimensions.

Every parking space shall have minimum dimensions of nine (9’) feet in width, nineteen (19’) feet in length, and seven (7’) feet of vertical clearance for the entire horizontal dimension of the parking space.

10-3.508 Parking space: Siting.

All required parking spaces shall be sited in compliance with all development standard setbacks as set forth in the Development Standards Table, referred to as Table 4A, unless otherwise noted in this chapter.

10-3.509 Parking space: Access.

Each required parking space shall have access to a public street, alley, access easement, drive aisle, or driveway.

10-3.510 Parking space: Screening.

All parking spaces within the R-3 District shall be screened.

10-3.511 Parking space: Surfacing.

All parking spaces, drive aisles, and driveways, and all other streets, alleys, and access easements which serve a parking space shall be constructed and paved with an all-weather surface and the surface shall be permeable as may be approved by the Director of Public Works.

10-3.512 Loading space: Requirements.

For each 4,000 square feet of lot on which is located a hospital, institution, hotel, or commercial use with limited vehicular access to the site due to traffic volume, traffic movement patterns, or on-street parking there shall be a minimum of one (1) permanently maintained on-site loading space. The loading space shall have minimum dimensions of ten (10') feet in width, forty (40') feet in length, and fourteen (14) feet of vertical clearance for the entire horizontal dimension of the loading space. This section shall not require the provision of more than two (2) on-site loading spaces for anyone (1) lot, unless it is found by the Director of Public Works, or designee that there are special circumstances which warrant additional on-site loading spaces.

10-3.513 Loading space: Siting.

All loading spaces shall be sited in compliance with all development standards as set forth in the Development Standards Table, referred to as Table 4A.

10-3.514 Loading space: Access.

Each loading space shall have immediate and direct access to a public street, alley, access easement, drive aisle, or driveway.

10-3.515 Loading space: Surfacing.

All loading spaces, drive aisles, and driveways, and all other streets, alleys, and access easements which serve a loading space shall be constructed and paved with an all-weather surface as may be approved by the Director of Public Works.

10-3.516 Electric vehicle parking.

(a) A parking space served by electric vehicle supply equipment or a parking space designated as a future electric vehicle charging space shall count as at least one (1)

standard automobile parking space for the purpose of complying with any applicable minimum parking space requirements.

(b) An accessible parking space with an access aisle served by electric vehicle supply equipment or an accessible parking space with an aisle designated as a future electric vehicle charging space shall count as at least two (2) standard automobile parking spaces for the purpose of complying with any applicable minimum parking space requirements.

(c) If an electric vehicle charging station and any associated equipment interfere with, reduce, eliminate, or in any way impact the required parking spaces for existing uses, the town shall reduce the number of required parking spaces for the existing uses by the amount necessary to accommodate the electric vehicle charging station and any associated equipment.

(d) The following definitions apply for purposes of this section:

(1) "Electric vehicle supply equipment" has the same definition as that term is used in the latest published version of the California Electrical Code, that is in effect, and applies to any level or capacity of supply equipment installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

(2) "Electric vehicle charging space" means a space designated by the Town for charging electric vehicles.

10-3.517 Disabled vehicle parking.

Parking for disabled persons shall be provided pursuant to the requirements of the State of California and the American Disabilities Act. Disabled parking spaces shall count toward fulfilling the off-street parking requirements. No variance shall be required to convert standard parking spaces into required disabled parking spaces, even if the site becomes less conforming in parking, where a site is used for non-residential uses and no replacement parking can be provided on site.

10-3.518 Bicycle racks.

Parking Lots with 10 or more spaces shall provide one bicycle rack for each 10 parking spaces. Bicycle racks shall be designed to provide a minimum of four bicycle spaces in each rack and to allow a bicycle to be locked on the rack.

10-3.519 Existing Structures and Uses.

No part of this section shall be construed as requiring additional off-street parking for authorized structures and uses legally existing at the time of the effective date of the ordinance codified in this title. Where any or all required off-street parking is not provided for such a use, that use may be replaced by a use requiring the same or less off-street parking . Parking required by the current ordinance which has been established for a

structure or use shall not be removed, obstructed, or dedicated to other uses unless otherwise approved and authorized herein.

10-3.520 Expansion or intensification in use.

Whenever the occupancy or use of any site is changed to a more intensive use and/or expanded in scope, additional off-street Parking shall be provided as required by this title for the new use or expanded occupancy, with the exception of uses within existing buildings in the C-2 District. Where the existing use does not provide all required off-street parking, additional off-street parking shall be required as follows:

(a) Nonresidential. Whenever the occupancy or use of any commercial site that is not in compliance with the off-street parking requirements of this chapter is intensified and/or enlarged, additional off-street parking shall be provided as required by this title for the new use or occupancy, with the exception of those uses in the C-2 district. For the P, C-1, C-3 and C-L districts, increased parking shall be provided in the amount relative to the incremental change or expansion of use.

(b) Residential. Whenever the density (number of units) of any residential site that is not in compliance with the off-street parking requirements of this chapter is intensified, additional off-street parking shall be provided as required by this title for the new use or occupancy and for the existing use, with the exception of those uses listed is Chapter 4, Housing Development Under Government Code Section 65852.21 and Chapter 6, Accessory Dwelling Units, of the San Anselmo Municipal Code.

(c) Nonconforming Uses. When a nonconforming structure is maintained, repaired, enlarged, extended, or structurally altered, parking shall comply with the parking requirements of the zone in which the structure is located.

10-3.521 Parking calculation.

When the required number of parking spaces is calculated to a fractional number, any fraction of less than one-half shall be disregarded and any fraction of one-half or greater shall be rounded up to the next whole number.

10-3.521 Joint use parking.

The Planning Commission may, upon application by the owner or lessee of any property, authorize a Conditional Use Permit for the joint use of parking facilities by the following uses or activities under the specified conditions:

(a) Up to 70 percent of the parking facilities required by this section for a use considered to be primarily a weekday use may be provided by a use considered to be primarily a weekend use. Up to 70 percent of the parking facilities required by this section for a use considered to be primarily a weekend use may be provided by the parking facilities of a use considered to be primarily a weekday use. Such a reciprocal parking area shall be subject to conditions set forth in subsection (3) of this section.

(b) Up to 70 percent of the parking facilities required by this section for a use considered to be primarily a daytime use may be provided by a use considered to be primarily a nighttime use. Up to 70 percent of the parking facilities required by this section for a use considered to be primarily a nighttime use may be provided by a use considered to be primarily a daytime use. Such a reciprocal parking area shall be subject to conditions set forth in subsection (3) of this section. The following uses are typical daytime uses: Banks, business offices, retail stores, personal service shops, clothing or shoe repair or service shops, manufacturing or wholesale buildings and similar uses. The following uses are typical nighttime uses: Theaters, bars and upper-level residential uses.

(c) In order to approve a conditional use permit for joint use, the applicant shall demonstrate the following:

a. There is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed; and

b. The proposed joint use parking area is conveniently located to the uses to be served.

(d) If the area to be used for parking and the parcel on which the subject land use is located are not the same, then the Planning Commission shall consider whether a deed restriction is warranted as a condition of approval. The deed restriction would stipulate that the shared parking agreement shall remain in effect for the life of the subject land use.

5. Article 13. Conditional Use Permit, is hereby repealed and replaced as follows:

10-3.1301 Purpose and intent.

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 to ensure the use or uses comply with intent of the ordinance codified in this chapter.

10-3.1302 Initiation of a Conditional Use Permit.

A Conditional Use Permit may be initiated by any of the following:

(a) The owner or owners of record of a lot or lots for which a Conditional Use Permit is sought; or

(b) The Town Council, when such Conditional Use Permit is required for activities taken on behalf of the Town. The initiation of a Conditional use permit by the Town Council may be either upon the Council's initiation, or by recommendation of the Planning Director or the Planning Commission.

10-3.1303 Application requirements.

An application for a Conditional Use Permit shall include, at a minimum, the following:

(a) A completed application form of a content specified by the Planning Director;

(b) A completed environmental information work sheet of a content and form specified by the Planning Director; and

(c) Payment of fees for the review and processing of a Conditional Use Permit, in a fashion and manner as may be prescribed by the Town Council.

10-3.1304 Review of Conditional Use Permit.

A Conditional Use Permit may be acted upon either by (1) the Planning Director; or (2) after the Planning Commission conducts one or more public hearings on the Conditional Use Permit.

The following identifies which Conditional Use Permit applications may be acted upon by the Planning Director and which use permit applications shall be acted upon by the Planning Commission:

(a) Planning Director.

(1) Accessory use, when such a use is very low in scale, will not cause a significant increase in intensity of use of the property, and will not alter the primary use of the facility.

(2) Outdoor storage and display of merchandise, plants, and street furniture based upon one of the following:

(a) Within the "C" Districts, the outdoor display and sale of merchandise for a limited time period; and

(b) Within all Districts, the outdoor placement of plants and street furniture on public or private property in limited quantity which, in the opinion of the Planning District will not hinder the free use of the public sidewalk. Such plants and street furniture shall not bear signs, price tags, or other indications that the plants or street furniture is for sale or rent.

(3) Temporary uses

(a) Temporary uses. Any use may be authorized on a temporary basis in any commercial zoning district for up to and no more than one year provided the use conforms with the Town's Building and Fire Codes. The Planning Director may allow a single extension of the original time limits and not to exceed the length of the time originally allowed.

The Planning Director may refer any of the above to the Planning Commission if, in the opinion of the Planning Director, review by the commission is desirable.

(b) Planning Commission.

All other Conditional Use Permit applications not identified in subsection (a) of this section.

Should a property require more than one planning application and should any of those applications require Planning Commission review, then all planning applications associated with the property shall require Planning Commission review.

10-3.1305 Required findings for Conditional Use Permit.

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 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.

6. Article 17. Definitions, is hereby repealed and replaced as follows:

10-3.1702 Definitions.

The following words and phrases, when used in the context of this chapter, shall have the following meanings:

"Accessory building" means a building detached from the primary building on the same lot and which is necessary for the operation or use of the lot or primary building and which is incidental and subordinate to the primary use of the lot or to the primary building. That portion of a residential garage or carport, whether attached or detached, and which provides covered area greater than that necessary to park vehicles of a number in excess of that required to serve the use, as required by Article 5 of Chapter 3 of the San Anselmo Municipal Code, shall be considered an accessory building, unless it meets the requirements of Section 10-3.506. A storage shed, whether prefabricated or constructed on-site, shall be considered an accessory building. Also includes "accessory structure."

"Accessory dwelling unit." Refer to Title 10, Chapter 6, Section 10-6.103.

Accessory structure. Refer to "accessory building."

"Accessory use, Residential" means use of a lot or building which is incidental and subordinate to the primary use of the lot or of a building and which is located on the same lot with the primary use of the lot or building.

"Accessory Use, Commercial" means uses clearly subordinate or incidental and directly related to a permitted use or conditionally permitted use. The general thresholds for considering whether a use is an accessory use include whether the: a) floor area dedicated to the use is less than thirty percent (30%) of the total area; and b) hours of operation and intensity of operation are similar to the primary use.

"Addition" means a building added to and attached to the original building after completion of the original building.

Alcoholism and/or drug treatment facility, large. "Large alcoholism and/or drug treatment facility" means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing twenty-four (24) hour residential non-medical support services in a group setting for seven (7) or more adults, mothers over eighteen (18) years and their children, and emancipated minors recovering from alcoholism and/or drug abuse.

Alcoholism and/or drug treatment facility, small. "Small alcoholism and/or drug treatment facility" means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing twenty-four (24) hour residential non-medical support services in a group setting for six (6) or fewer adults, mothers over eighteen (18) years and their children, and emancipated minors recovering from alcoholism and/or drug abuse. A small alcoholism and/or drug treatment facility, consisting of six (6) or fewer persons, is a state mandated residential use.

“Alcoholic Beverage Sales, Off-Premises” means establishments engaged in the retail sale of packaged alcoholic beverages, such as beer, wine, and/or spirits, for off-site consumption, either as part of another retail use, or as a primary business activity. Services provided before 8:00 a.m. and after 6:00 p.m. are allowed under a Conditional Use Permit. (NAICS code: 445320)

Alcohol, off-sale. "Off-sale alcohol" means the selling of alcoholic beverages, including beer, wine, and liquor, for off-site consumption.

Alcohol, on-sale. "On-sale alcohol" means the selling of alcoholic beverages, including beer, wine, and liquor, for on-site consumption.

"Alley" means a public or permanent private way to be used primarily for vehicular access to the back or side of a development site of parcel that otherwise abuts a street.

“Ancillary” means having a subordinate, subsidiary, or secondary nature.

"Animal Boarding” means an establishment, whereupon four or more dogs, cats, or other pets in any combination are boarded at the request of, and in exchange for compensation provided by, their owner. Operators must ensure that the facility is in good repair, there is adequate pest control, an owner is contacted if a pet escapes and reasonable efforts are made to capture the escaped pet, as well as other upkeep requirements. This use does not include an animal control agency, society for the prevention of cruelty to animals (see “Service Organizations and Clubs”), humane society that contracts for the care of stray or abandoned animals, or a veterinary facility (see “Medical Services, Veterinary Clinics and Hospitals”). (NAICS code: 812910)

"Antenna" means any device used to transmit or receive electromagnetic waves, including television, short-wave radio, ham radio, and satellite television dishes.

"Apartment" means any building, or portion of a building, which is designed for residential use, the occupants of which pay rent and do not own the individual dwelling units. Does not include condominiums or stock cooperatives.

"Arbor" means a horizontal open-air structure over a garden, walkway or driveway.

"Architectural features" means projections or appurtenances, having a maximum exterior projection of two (2') feet on buildings which provide visual variation and/or relief, but do not serve as living or working space and do not add floor area. Architectural features may include, but not limited to chimneys, cornices, canopies, bay windows, greenhouse windows, and eaves.

"Attic" means an open space at the top of a dwelling situated wholly or partly within the roof.

"Automobile" means a four-wheeled passenger vehicle propelled by an internal combustion engine.

"Automobile sales" means a business whose primary activity is the sale of motor vehicles.

"Automobile service and repair" means a business whose primary activity is the servicing and repair of motor vehicles, but does not include the dispensing of automotive fuel.

Automotive, gasoline service station, full service. "Full-service automotive gasoline service station" means a business whose primary activity is the supply of gasoline, diesel fuel, and minor services such as oil, air, and water to motor vehicles wherein the driver of the motor vehicle does not leave the vehicle. The business may also include the repair of motor vehicles.

Automotive, gasoline service station, self-service. "Self-service automobile gasoline service station" means a business whose primary activity is the supply of gasoline, diesel fuel, and minor services such as oil, air, and water to motor vehicles wherein the driver of the motor vehicle has the discretion of dispensing gasoline, diesel fuel, and minor services without assistance from the business operator. The business may also include the repair of motor vehicles.

"Auto, Vehicle, and Parts Sales and Rentals" means establishments engaged in the sale and/or rental of new and/or used automobiles, light trucks, passenger and cargo vans, recreational vehicles (RVs), travel trailers, boats, motorcycles, off-road all-terrain vehicles (ATVs) and golf carts, utility trailers, and jet-skis (except bicycles and mopeds). Pursuant to State law, this use applies to individuals selling more than five vehicles per calendar year. The rental of passenger cars without drivers is intended for short periods of time. This also includes the retail sale of new, used, or rebuilt automotive parts and accessories, with or without repairing automobiles; and/or establishments primarily engaged in retailing and installing automotive accessories. This use does not include "Service Stations," which are separately defined. (NAICS codes: 441110, 441120, 441210, 441222, 441227, 441330, 532111, and 532284)

"Automated Teller Machines (ATMs)" means computerized electronic machines, either outside or inside, that perform basic banking functions (such as handling check deposits or issuing cash withdrawals) independent from banks and financial institutions. (NAICS code: 522320)

Average slope. The "average slope" of a lot shall be the ratio between the net difference in elevation between the upper and lower property lines.

"Awning" means a roof-like structure, as over a window or door, that serves as a shelter or shading device.

Bakery, commercial. "Commercial bakery" means a business whose primary activity is the baking of breads, cakes, and cookies, but which may also include the on-site sale of baked goods.

“Banks and Financial Services, Retail” means establishments serving walk-in customers to accept and provide on-site financial transactions. This includes commercial banks, depository trust companies, credit unions, savings and loan associations, and lending (including mortgage) institutions. The institutions that do not include a retail use open to the public are included under “Office.” (NAICS codes: 522110, 522130, 522180, and 522120)

"Bar" means a building, or portion of a building, used primarily for the sale and dispensing of liquor by drink. Also includes "cocktail lounge" and "tavern."

"Basement" means an enclosed space, finished or unfinished, partly or wholly below natural grade, having more than one-half (½) its height, as measured from its floor, whether finished or unfinished, to its ceiling, whether finished or unfinished, below the adjoining natural grade. If the finished floor located immediately above the basement is more than six (6) feet or more feet above the adjoining grade the basement shall be considered a story.

"Bay window" means a window which projects from the face of a building, which does not add floor area (permanent window seat or counter permitted), and which has a bottom sill no less than two (2’) feet above the adjoining finished floor.

"Beauty support" includes product sales, spa.

"Bed and breakfast inn" means a facility offering transient lodging to the general public and conducted in a private single-family detached residential unit, or in a building designed specifically for the operation of such an inn, and providing sleeping rooms, private or semi-private bathroom facilities, and one (1) or more meals each day. (NAICS code: 721191)

"Bedroom" means a room capable of serving as a room for sleeping as may be more precisely defined by the Uniform Building Code.

"Bicycle" means a vehicle consisting of a metal frame mounted upon two (2) wire spoked wheels with rubber tires, a seat, handlebars or steering, and two (2) pedals, and does not include a motor. Also includes unicycles or tricycles.

"Bicycle sales and repair" means a business whose primary activity is the sale and repair of bicycles.

"Building" means any structure having a roof supported by columns or walls.

"Building envelope" means the horizontal and vertical area of a lot in which a building or other improvements may be constructed as defined by either the established development standards set forth in each district, or by the Planning Director, the Planning Commission, or the Town Council as associated with specific action upon a master plan, use permit, variance, preliminary development plan, precise development plan, or design review.

"Building Height" means the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point on the roof, ridge, or parapet wall including all antennas (television, radio, cellular, and satellite). Public utility transmission and distribution lines are not included in this definition. Also includes "structure height."

“Building Material Stores” means businesses open to the public that engage in the sale of building materials including lumber, fencing, glass, doors, plumbing fixtures and supplies, electrical supplies, prefabricated buildings and kits, kitchen and bath cabinets and countertops, and other large building materials. This use also permits the sale of paint, wallpaper, plants, and other garden supplies (which may also be sold in hardware stores, included under the definition of “Retail Stores, General Merchandise”). Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in “Wholesaling and Distribution.” (NAICS codes: 444120, 444180, and 532420)

"Building site" means the area of a lot where buildings are to be constructed.

“Business Support Services” means establishments with a physical storefront that provide services to other businesses. This category includes:

1. Computer- and office machine-related services (rental, sale, maintenance, or repair). (NAICS codes: 423420, 532420, and 811212)
2. Copying, quick printing, blueprinting services, and other office support services. (NAICS codes: 323111 and 561439)
3. Film processing and photofinishing. (NAICS codes: 812921 and 812922)
4. Mailing services including mail presort, consolidation, and address bar coding services. (NAICS codes: 561431 and 561499)
5. Mail advertising services. (NAICS code: 541860)

“Caterers” means facilities that prepare and provide food services for off-site events. (NAICS code: 722320)

"Carport" means an attached or detached building covered by a solid or lattice roof and supported by posts, poles, or walls and having one (1) or more permanently open sides, and intended for the off-street parking of motor vehicles.

"CC & R" means codes, covenants and restrictions.

"Car share vehicle" means a motor vehicle that is operated as part of a regional fleet by a public or private car sharing company or organization and provides hourly or daily service.

"Car wash" means a business whose primary activity is the washing of motor vehicles.

“Cell Phone and Wireless Stores” means establishments primarily engaged in acting as agents for wireless telecommunications carriers and resellers, selling wireless plans on a commission basis. (NAICS code: 517122)

Child care center. Refer to "day care center."

"Church" means a building, or group of buildings which are primarily intended for the conducting of organized religious services and associated activities and uses.

Club, fraternal or service. "Fraternal or service club" means a group of people organized for a common purpose to pursue common goals, interests, or activities and usually characterized by certain membership qualifications, payment of fees or dues, regular meetings, and a constitution or bylaws. Also includes "private club."

Cocktail lounge. Refer to "bar."

Commercial business, drive through. "Drive through commercial business" means a business whose patrons may conduct business from within a motor vehicle.

Commercial business, outdoor sales. "Outdoor sales commercial business" means a business which includes the display and sale of products, goods, and services outside of a building.

"Communications equipment building" means a building, or a portion of a building, housing electrical, mechanical, or computer equipment necessary for conducting the business of a public utility communications business, and which may or may not require personnel.

"Community care facility" means a state licensed facility maintained and operated to provide residential care, day treatment, adult day care, foster family home or foster family agency services for children, adults, or children and adults, including the physically handicapped, mentally impaired or disordered, incompetent persons, and abused or neglected children. Refer also to "residential care facility."

"Computer sales and repair" means a business whose primary activities are the sale and repair of computers.

"Condominium" means an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in a dwelling or commercial building situated on such real property. A condominium may include, in addition, an interest in other portions of such real property.

"Contingent" means conditional.

"Convalescent homes" means facilities licensed by the State Department of Public Health, the State Department of Social Welfare, or the County of Marin, which provides bed and ambulatory care for patients with post-operative convalescence, chronic illness, dietary problems, and persons unable to care for themselves, but not including alcoholics, drug addicts, or persons with mental or contagious diseases or afflictions. Also includes "nursing home". (NAICS code: 623110)."

Covered deck. Refer to "deck, covered."

"Day care center" means commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with other approved land uses, or as an independent land use. (NAICS code: 624410)

“Day Care Homes, Large Family” means a day care facility located in a single-unit residence where an occupant of the residence provides care, protection, or supervision of 7 to 14

children. Children under the age of 10 years who reside in the home count as children served by the day care facility. (NAICS code: 624410)

“Day Care Homes, Small Family” means a day care facility located in a single-unit residence where an occupant of the residence provides care, protection, or supervision of either six or fewer children, or eight or fewer children provided that no more than two of the children are under the age of two and at least two of the children are over the age of six. Children under the age of 10 years who reside in the home count as children served by the day care facility. (NAICS code: 624410)

"Deck" means an exterior living space which has a finished floor surface thirty-six (36) inches or more above natural grade. Other typical attributes of a deck include finished floor surfaces of wood, tile, or concrete, one (1) or more permanently open sides, and railings.

Deck, covered. "Covered deck" means a deck over which is constructed a solid or lattice roof supported by posts, poles, or walls.

"Delineate" means to draw or outline accurately.

"Demolition" means the removal of fifty (50%) percent or more of the existing exterior walls of a structure above the foundation. The Planning Director 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.

“Department Store” means a large retail store arranged in departments for the sale of a variety of consumer goods. (NAICS code: 455110)

"Density" means the ratio between the number of dwelling units and the size of a lot.

Density, maximum. "Maximum density" means the maximum number of residential units which may be constructed on any one (1) lot based on the maximum gross density permitted in the Zoning District, as guided by the Land Use Element of the General Plan, regardless of the size of the lot.

"Department store" means a large retail store arranged in departments for the sale of a variety of consumer goods.

"Discretionary project" means a project subject to evaluation by one (1) or more individuals.

“Drinking Establishments” means establishments primarily engaged in the preparation and sale of alcoholic beverages for consumption on the premises. This use includes bars, taverns, saloons, beer gardens, and beer and/or wine tasting rooms. These businesses may also provide limited food services. (NAICS code: 722410)

“Drug and/or Alcoholism Treatment Facility, Large” means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing 24 hour residential non-medical support services in a group setting for seven or more adults, mothers over 18 years and their children, and emancipated minors recovering from alcoholism and/or drug abuse. (NAICS code: 623220)

“Drug and/or Alcoholism Treatment Facility, Small” means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing 24 hour residential non-medical support services in a group setting for six or fewer adults, mothers over 18 years and their children, and emancipated minors recovering from alcoholism and/or drug abuse. A small alcoholism and/or drug treatment facility, consisting of six or fewer persons, is a state mandated residential use. (NAICS code: 623220)

Duplex. Refer to "Residential, Multi-Family (2 to 4 units)."

Dwelling unit. Refer to "residential unit."

"Eaves" means roof projections which extend beyond the exterior wall plane of a building, or in the case of a covered porch, the roof projection beyond the porch columns.

“Elementary and Secondary Schools” means establishments primarily engaged in furnishing academic courses and associated course work that comprise a basic preparatory education. A basic preparatory education includes elementary schools, parochial schools (elementary or secondary), middle schools or junior high schools, high schools, primary schools, charter schools, kindergartens, and schools for the physically disabled (elementary or secondary). This also includes school boards and school districts. (NAICS code: 611110)

"Emergency shelter" means housing as defined in California Health and Safety Code §50801(e). This section shall be understood to be amended by operation of law in the event and to the extent this statute is amended. In accordance with California Government Code §65583, this term includes other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

Entrance, primary. The primary entrance to a building. "Equipment rental" means a business whose primary activity is the renting of tools, equipment, and other devices.

“Farmers Markets” means outdoor or indoor retail sale of agricultural products, including fresh fruit, vegetables, dairy products, shell eggs, nuts, honey, flowers, and nursery stock, as sold by producers or certified produces directly to consumers in accordance with the California Food and Agriculture Code regulations governing Certified Farmer’s Markets. This use operates temporarily on a periodic basis. (NAICS codes: 445230, 445240, 445250, 445291, 445292, and 445298).

"Fence" means a vertical barrier of any material, or combination of materials, constructed to enclose or screen a lot or a portion of a lot. Also includes "wall."

"Financial/real estate services" means a category of businesses and services including banks, savings and loan associations, thrifts, real estate brokerages, land title companies, escrow companies, and stock and bond offices.

“Fitness Centers” means a facility that operates fitness facilities and recreational sports facilities featuring exercise and other active physical conditioning or recreational sports activities, such as swimming, skating, or racquet sports. (NAICS code: 713940)

“Fitness Centers, Classes as Primary Use” means a facility that operates fitness facilities and recreational sports facilities featuring exercise and other active physical conditioning or

recreational sports activities, such as swimming, skating, or racquet sports, with classes as the primary activity offered. (NAICS code: 713940)

"Floor area ratio (FAR)" means the ratio between the total floor area of a building or buildings located on a lot and the area of that lot in gross square feet.

Floor area, total. "Total floor area" means the sum of the gross horizontal areas of all floors of a building measured from the exterior framing of the outside walls.

"Foster family home" means a state licensed residential facility providing twenty-four (24) hour care for six (6) or fewer foster children, which is zoned, leased, or rented and is the residence of the foster parent or parents, including their family, in whose care the children have been placed.

Garage, commercial. Refer to "automobile service."

Garage, parking. Refer to "parking garage, commercial."

Garage, residential. "Residential garage" means a detached or attached accessory building or structure designed for the parking of motor vehicles belonging to or used by the occupants of the residential unit.

Gasoline station. Refer to "automotive, gasoline service station, full-service" and "automotive, gasoline service station, self-service."

"General Plan" means the General Plan of the Town of San Anselmo adopted by the Town Council.

Government facilities. Refer to "institutional use."

“Grocery Stores” means stores primarily engaged in retailing a general line of food, such as neighborhood markets, food stores, and specialty food stores (i.e., olive oil shops; meat or produce markets; vitamin and health food stores; cheese and dairy product stores; butcher shops; other artisanal gourmet food stores). Also includes retail bakeries, delis, and catering services that are subordinate to the primary sale of food. Stores may be open from 6:00 a.m. to 11:00 p.m. Stores that seek to operate anytime outside those hours must obtain a Conditional Use Permit. (NAICS codes: 445110, 445240, 445298)

Gross acreage. Refer to "acreage, gross."

"Ground surface" means the predevelopment ground elevation.

Group dwelling. Refer to "group home."

Group home. Refer to "residential care facility."

Height. Refer to "building height."

Home for the aged. Refer to "convalescent home."

"Home occupation" means a business, profession, or non-profit organization conducted by the principal resident or residents of a residential unit, subject to the following conditions: (1) not more than one (1) person who is not a principal resident of the residential unit shall be employed; (2) to be conducted wholly within the main residence, and not conducted within a

garage, carport, or accessory structure; (3) shall not increase vehicular traffic on the street on which the residential unit is located by more than four (4) individual visits per day, and which does not increase parking demands on the street on which the residential unit is located; (4) shall not include outdoor display, storage, or signage; and (5) shall not create noise levels exceeding levels permitted by Chapter 7 of Title 4 of the San Anselmo Municipal Code, and which does not create dust, vibration, odor, smoke, fumes, glare, electrical interference, fire hazards, or other hazards, nuisances, or disturbances. Home occupation shall not include the establishment, maintenance, or operation of any medical or non-medical cannabis business, including, but not limited to, cultivation, processing, manufacture, distribution, testing, and sale, which would require a state license to be issued pursuant to California Business and Professions Code § 26000 et. seq.

"Hospital" means an institution providing primary health services and medical or surgical care to people, primarily inpatients, suffering from illness, disease, injury, deformity, and other physical and mental conditions, and including, as an integral component of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

"Hotel" means a business whose primary activity is the offering of transient lodging accommodations to the general public and providing additional related services such as restaurant, meeting room, and recreation facilities. Also includes "motel." (NAICS code: 721110)

"Housing development project" means a housing development project as defined in California Government Code Section 65589.5(h)(2).

"Impermeable Surface" means a surface with structural stability that does not allow for drainage. Includes asphalt and concrete with sand and finer material.

Incidental use. Refer to "accessory use."

"Indoor Entertainment Facilities" means establishments offering indoor entertainment including billiard or pool parlors, bowling alleys, escape rooms, indoor miniature golf courses, indoor archery and shooting ranges, recreational chess or bridge clubs, and amusement arcades. This use does not allow gambling. This classification may include ancillary restaurants, bars, snack bars, and other retail services for customers. (NAICS code: 713120, 713950, and 713990)

"Institutional use" means a public or quasi-public use of a lot or building including government offices, schools, utility facilities, parks, libraries, fire stations, social service organizations, and social services, whether funded by public taxes or private donations.

"Junk yard" means any area of 200 square feet or more used for the commercial storage of junk or scrap materials or for the wrecking or dismantling of automobiles or other vehicles, appliances, or machinery.

"Kitchen." A room or space within a building used or intended to be used for cooking or preparation of food, which includes any of the following: stove, oven, range top, convection oven, cooking burners, microwave oven or refrigeration equipment. A separate or second kitchen does not exist if configuration of appliances and the floorplan clearly indicate that the

space will not and cannot be used as a separate living unit, such as an unenclosed pool cabana. Interpretation of whether or not an area is or is not a separate kitchen shall be by the Planning Director pursuant to this section. Accessory Dwelling Unit kitchens shall meet the requirements of the California Building Code, such as a sink, electric outlets/circuit and a countertop, and shall not be required to have appliances pursuant to the guidance provided by the State Department of Housing Community Development.

"Large family daycare home" means a child day care facility that provides care, protection, and supervision for seven (7) to fourteen (14) children, inclusive, including children under ten (10) years of age who reside at the home, as set forth in California Health and Safety Code Section 1597.465 and as defined in regulations.

“Laundry, Dry-Cleaning, and Laundromats” means establishments primarily engaged in operating coin- or card-operated or similar self-service laundries and drycleaners and providing drycleaning and laundry services (except coin- or card-operated). (NAICS codes: 812310 and 812320).

“Libraries and Museums” means public or quasi-public facilities that provide literary, musical, artistic, historical, cultural, and/or educational displays and information. These establishments maintain collections (physical or electronic) to support education and recreational interests. This use includes libraries, museums, aquariums, arboretums, botanical gardens, and historic exhibitions. (NAICS codes: 519210, 712100, and 712130)

“Light Manufacturing” means establishments primarily involved in baking, brewing, fabricating, milling, processing and other similar forms of mechanical and chemical treatment. Light manufacturing uses are generally in the following groups in the North American Industrial Classification System (NAICS):

Use	NAICS Code
Apparel and Other Textile Mill Products	314-33636
Electronic and Electric Equipment, except	334412-335311, 334413, 333319, 333618,
Fabricated Metal Products	332-332999
Food Processing	311-311999
Furniture and Fixtures	337-33792
Industrial Machinery and Equipment	333-333999
Instruments and Related Products	334511-334518
Leather and Leather Products, except leather	3162-316999
Lumber and Wood Products, except logging	321-321999
Miscellaneous Manufacturing	339-339999
Paper and Allied Products, except paper, pulp and paperboard mills	3222-322299
Perfumes, Cosmetics and Toilet Preparations	325611-32562
Printing and Publishing, except publishing without printing	323-323122
Rubber and Miscellaneous Plastic Products	326-326299
Stone, Clay and Glass Products, except cement	327-327215, 32733--327999
Textile Mill Products	313-31332
Transportation Equipment	336-336999

“Live-Work” means a built space used or designed to be used both as a workplace and as a residence by one or more person.

“Live-Work – Ground Floor Commercial” means a mixed-use space with a ground-floor that is used entirely for commercial activities and live-work uses occupy the floors above.

“Low-Barrier Navigation Center” means a housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

(2) Pets.

(3) The storage of possessions.

(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Lot, corner. "Corner lot" means a lot bounded by two (2) or more streets, ways, or access easements. The shortest boundary line which borders said street, way, or access easement shall constitute the front lot line.

"Lot coverage" means the land area covered by all buildings and improvements with a finished height above grade of three (3’) feet or more, including all projections with the exception of roof eaves which project less than two (2’) feet from the face of a building.

Lot, key. "Key lot" means any lot with all or part of one of its side boundary lines contiguous to an adjoining rear lot line.

Lot, nonconforming. Refer to "non-conforming lot."

"Lower income household" shall have the meaning set forth in California Health and Safety Code Section 50079.5.

"Mail service" means businesses, either public or private, whose primary activity is providing postage and delivery of letters and packages through a universal service obligation. (NAICS code: 491110)

Manufactured structure. Refer to "residential, manufactured structure."

"Manufacturing, Light" means manufacturing, assembly, packaging, and associated storage and transportation of finished goods not requiring major refinement or raw material preparation. May include food-related manufacturing, apparel manufacturing, furniture and fixture manufacturing, printing, publishing and allied industries, professional and scientific instruments, textile mill products, craft industries, or other uses that create minimal noise, vibration, smoke, dust or any other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any building on the parcel on which it is located.

Maximum Density. Refer to "density, maximum."

"Medical Services, Clinics and/or Urgent Care" means facilities other than a hospital where health practitioners practice general or specialized medicine, dentistry, surgery, or other personal health services and provide outpatient care. This use must include five or more licensed practitioners and/or medical specialties. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Office." (NAICS codes: 6211, 6212, 6213, 6214, 621511, 621512)

"Medical Services, Doctor Offices" means facilities other than a hospital where health practitioners practice general or specialized medicine, dentistry, surgery, or other personal health services. Care provided under this use is outpatient care. Facilities classified under this use can accommodate up to four licensed primary practitioners (not including nursing staff) within an individual office suite. A facility with five or more licensed practitioners is classified under "Medical Services, Clinic and/or Urgent Care." These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Office." (NAICS codes: 6211, 6212, 6213, 6214, and 621511)

"Medical Services, Extended Care" means residential medical facilities providing nursing and health-related care as a primary use with in-patient beds. This use includes:

1. Drug and/or alcohol treatment facility (small and large). (NAICS code: 623220)
2. Board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. (NAICS code: 621610 and 623110)
3. Pediatric day health and respite care facilities. (NAICS codes: 621498 and 621999)

Facilities serving six or fewer people are permitted by right. Facilities serving seven or more people are allowed with a Conditional Use Permit. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Facilities."

"Medical Services, Hospitals" means institutions providing primary health services and medical or surgical care to people, primarily inpatients, suffering from illness, disease, injury, deformity, and other physical and mental conditions, and including, as an integral component of the institution, related facilities such as laboratories, outpatient facilities or training facilities. (NAICS code: 622110)

"Medical Services, Veterinary Clinics and Hospitals" means facilities whose primary activity is the dispensing of veterinary medical and dental care and services to animals. (NAICS code: 541940)

Minimum average lot width. Refer to "lot width, minimum average."

Minimum lot street frontage. Refer to "lot width, minimum street frontage."

"Mini-Storage" means establishments that rent or lease an individual warehouse space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where customers can store and retrieve their goods. (NAICS code: 531130)

Mobile home. Refer to "residential, manufactured structure."

"Moderate income household" shall have the meaning set forth in California Health and Safety Code Section 50093.

Motel. Refer to "hotel."

"Motorcycle" means a vehicle with two (2) tires in tandem propelled by an internal combustion engine.

"Motorcycle sales" means a business whose primary activity is the sale of motorcycles.

"Motorcycle service and repair" means a business whose primary activity is the servicing and repair of motorcycles, but does not include the dispensing of automotive fuel.

"Natural grade" means the top or upper most surface of the ground prior to human intervention or modification.

Net acreage. Refer to "acreage, net."

"Non-conforming building" means a building, or portion of a building, which was constructed, or structurally altered, in a manner consistent with land use regulations and development standards in effect at the time of the construction or structural alteration but which does not conform to the current development standards of the District in which it is located. Also includes "non-conforming structure."

"Non-conforming lot" means a lot existing lawfully at the time of the adoption of the zoning ordinance or amendment, but which does not conform to the lot area, width, access or other development standards of the applicable zoning district.

Non-conforming structure. Refer to "non-conforming building."

"Non-conforming use" means a use of the land which was begun in a manner consistent with land use regulations and development standards in effect at the time of the initial use but which does not conform to the current land use regulations of the District in which it is located.

“Nurseries” means establishments engaged in the production and sale of plants and other nursery products. Facilities can either be outdoors or quasi-outdoors (i.e., greenhouses). The sale of plants or other nursery products entirely indoors is also included as “Florists and Houseplant Stores” under “Retail Stores, General Merchandise.” (NAICS code: 444240)

Nursery school. Refer to "day care center."

Nursing home. Refer to "convalescent home."

“Offices” means professional or government offices including:

1. Accounting, auditing, and bookkeeping services. (NAICS code: 5412)
2. Administrative services and document preparation (NAICS codes: 561410 and 561110)
3. Advertising and public relations agencies. (NAICS codes: 541810 and 541820)
4. Architectural, engineering, surveying, and related services. (NAICS code: 5413)
5. Artists and fine arts studios compatible with office uses. (NAICS code: 711500)
6. Banks and financial institutions that are not retail (see “Banks and Financial Services, Retail”). (NAICS codes: 522292 and 525990)
7. Business support services without a physical storefront (see “Business Support Services") that includes: computer- and office machine-related services (rental, sale, maintenance, or repair); copying, quick printing, blueprinting services, and other office

support services; film processing and photofinishing; mailing services; and mail advertising services. (NAICS codes: 323111, 423420, 532420, 541860, 561431, 561439, 561499, 811212, 812921, and 812922)

8. Computer software designers. (NAICS code: 5415)
9. Mental health practitioners (except physicians). (NAICS code: 621330)
10. Data processing and computer services. (NAICS code: 518210)
11. Employment services (NAICS codes: 561311, 561312, 561320, and 561330)
12. Investigation services. (NAICS code: 561611)
13. Interior design services. (NAICS code: 541410)
14. Government offices. (NAICS code: 921190)
15. Graphic designers. (NAICS code: 541430)
16. Lawyers. (NAICS code: 541100)
17. Management and consulting services. (NAICS code: 54161)
18. Photography studios, commercial. (NAICS code: 541921)
19. Real estate agencies. (NAICS codes: 531210 and 531390)

Open space, private. "Private open space" means a lot, or a portion of a lot, privately owned and designated for private use, to be preserved in a natural or naturalized state through an appropriate instrument.

Open space usable. "Usable open space" means open space which has sufficient horizontal and vertical dimensions to allow for active or passive use in a fashion and manner comparable to traditional residential backyard space or public park space.

“Other Residential Care Facilities” means establishments primarily engaged in providing residential care (except residential intellectual and developmental disability facilities, residential mental health and substance abuse facilities, continuing care retirement communities, and assisted living facilities for the elderly). These establishments also provide supervision and personal care services. (NAICS code: 623990)

"Outdoor display" means the display of products or merchandise outside of a building and located so as to be visible from streets, roads, or sidewalks.

Outdoor Sales and Rental, Ancillary” means establishments that display products for sale and/or rental outdoors.

Parcel. Refer to "lot."

“Parking Garages, Commercial” means public or private parking garages used for the commercial business of parking motor vehicles for periods not exceeding twenty-two 22 hours during any one day. Also includes "parking garage." (NAICS code: 812930)

"Parking lot" means a lot or portion of a lot designed exclusively for the parking of motor vehicles and paved with a permanent all weather surface as may be approved by the Public Works Director.

Parking lot, commercial. "Commercial parking lot" means a public or private parking lot used for the commercial business of parking motor vehicles for periods not exceeding twenty-two (22) hours during any one (1) day. (NAICS code: 812930)

"Parking space" means an area designed for the parking of motor vehicles having unobstructed access to a public street, way, or access easement at all times, and having a minimum width of nine (9) feet, a minimum length of nineteen (19) feet, and a minimum vertical clearance of seven (7) feet, and either within a garage or carport, or uncovered, and paved with a permanent all weather surface as may be approved by the Public Works Director. Such all-weather surface includes permeable and impermeable surfaces.

“Parks and Playgrounds, Public” means public outdoor natural or semi-natural areas that provide space for recreation. This use includes parks, play lots, playgrounds, seating areas, play courts, and recreational athletic fields (not for professional athletic team use). Public restrooms are permitted as an ancillary use to serve park users. (NAICS code: 712190)

"Pediatric day health and respite care facility" means a state licensed facility which provides an organized program of therapeutic social and day health activities and services and limited twenty-four (24) hour in-patient respite care for medically fragile children twenty-one (21) years of age or younger, including terminally ill and technology dependent children.

"Permeable Surface" means a surface with structural stability that allows for drainage. Includes pavers (pre-cast sections or individual units that fit together), grid systems (rigid plastic forms filled with gravel or soil and vegetation), and porous asphalt/concrete (similar to conventional asphalt and concrete in structure and form except that the sand and finer material have been removed.

“Personal Services” means establishments providing services to serve the personal needs of customers, including:

1. Beauty and barber shops, day spas, tanning salons, or other personal care services. (NAICS codes: 812111, 812112, and 812199)
2. Clothing and costume rental. (NAICS code: 532281)
3. Funeral homes and funeral services (NAICS code: 812210)
4. Home and garden equipment repair and maintenance. (NAICS code: 811411)
5. Leather goods and shoe shining and repair shops. (NAICS code: 811430)
6. Locksmiths. (NAICS code: 561622)
7. Massage therapy. (NAICS code: 621399)
8. Pet care (animal grooming and training). (NAICS code: 812910)
9. Rug cleaning. (NAICS codes: 561740 and 811490)
10. Tailoring and dressmaking shops. (NAICS codes: 315210 and 315280)
11. Travel agencies. (NAICS code: 561510)

These uses may also include accessory retail sales of products related to the services provided.

"Pharmacy" means a business whose primary activity is the preparing and dispensing of prescription drugs.

"Planning commission" means the Planning Commission of the Town of San Anselmo.

"Planning and Building Director" means the Director of the Planning and Building Department of the Town of San Anselmo.

Pre-school. Refer to "day care center."

"Primary building" means a building which houses the primary use of the lot.

"Primary Entrance" means the main entrance to a building.

Private club. Refer to "club, fraternal or social."

"Projections" means portions of buildings and architectural features which extend beyond the primary exterior building wall plane.

Property line, front. "Front property line" means the property line extending across the full street frontage of a lot between the side property lines and typically defined as the narrower of the lot's dimensions.

Property line, rear. "Rear property line" means the property line extending across a lot's rear between the side property lines and parallel to the lot's front property line.

Property line, side. "Side property line" means the property lines extending along the entire length of a lot between the front and rear property lines and typically defined as the longer of the lot's dimensions.

"Public Works Director" means the Public Works Director of the Town of San Anselmo.

“Religious Institution” means establishments that operate religious organizations and administer services for worship or promotion of religious activities, including churches, temples, mosques, religious shrines, synagogues, and monasteries (without a school component). This use includes accessory uses including religious programs, living quarters for local religious leaders and staff, and parish houses. Other establishments maintained by religious organizations, such as schools or educational classes, mental health support, day care centers, and other potentially related operations are classified according to their respective activities. (NAICS code: 813110)

“Repair and Maintenance, Consumer Products” means establishments that repair and service products for personal consumption including: consumer electronic equipment; furniture (including reupholstery); garments; musical instruments; televisions, radios, and other household appliances; and watches, clocks and jewelry. This classification does not include repair or services accessory to retail uses. This use does not include shoe repair, which is included under “Personal Services.” This use does not include businesses serving the repair needs of heavy equipment, which are included under “Business Support Services.” (NAICS codes: 811210, 811310, 811412, and 811490)

"Research and Development" means facilities for scientific research and the design, development, and testing in the physical, engineering, and life sciences, such as electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, forests, geology, health, mathematics, medicine, nanotechnology, pharmacy, physics, veterinary, and other allied subjects. (NAICS Code: 54171)

“Residential Care Facilities, Large” means any use of a residential unit serving seven (7) or more persons on a twenty-four (24) hour per day basis. Also includes "group dwelling" and “group home.”

“Residential Care Facilities, Small” means any use of a residential unit serving six (6) or fewer persons on a twenty-four (24) hour per day basis. A small residential care facility is a state mandated residential use of the property. Also includes "group dwelling" and “group home.”

Residential, manufactured structure. "Manufactured residential structure" means a residential unit constructed off-site and delivered and installed on a lot. Also includes "residential, mobile home."

Residential, mobile home. Refer to "residential, manufactured structure."

“Residential, Multi-Family (2 to 4 units)” means a building having up to four (4) independent and attached residential uses. Such uses include a duplex, triplex, and quadplex.

“Residential, Multi-Family (5+ units) ” means a building having five (5) or more independent and attached residential units.

Residential second unit. Refer to "accessory dwelling unit."

"Residential second unit - nonconforming." Refer to "Nonconforming accessory dwelling unit" in Title 10, Chapter 6, Section 10-6.103.

Residential, single-family attached. "Single-family attached residence" means a building containing two (2) or three (3) independent and attached residential units. Also includes "duplex" and "triplex."

Residential, single-family detached. "Single-family detached residence" means a detached residential unit.

"Residential unit" means a building, or portion of a building, designed for occupancy as living quarters by one (1) household and having no more than one (1) kitchen and at least one (1) bathroom. A residential unit may be either detached, attached, multi-family, or may be a manufactured structure. A residential unit may be owned, either wholly or as part of a condominium or stock cooperative, or may be rented as an apartment. Also includes "dwelling unit."

Rest home. Refer to "convalescent home."

“Restaurants” means establishments preparing and selling food for consumption (either on- or off-premises). These include establishments providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating; establishments with a walk-up ordering counter; and a combination of either type of service that provides take-out services. This use includes catering services for on-site consumption ancillary to the primary restaurant use. This classification does not include fast food restaurants (see Restaurant, Fast Food), drive-through services (see “Drive-Through Services”), or alcohol consumption (see “Restaurants, with Alcohol and/or Entertainment”). (NAICS codes: 722511, 722513, 722514, and 722515)

"Restaurants, fast food" means a restaurant whose operation involves the on-site preparation and sale of foods, or the on-site heating and sale of pre-prepared foods, intended for consumption either on-site or off-site. Attributes typically, but not necessarily associated with fast food restaurants include customer food orders and customer food pick-ups at a counter, no water/waitresses, a lack of ambiance, limited on-site seating, and drive-through order placing and pick-up facilities. (NAICS codes: 722511, 722513, 722514, and 722515)

"Restaurants, with Alcohol and/or Entertainment" means establishments preparing and selling food for consumption (either on- or off-premises), as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as a restaurant. These include establishments providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating; establishments with a walk-up ordering counter; and a combination of either type of service that provides take-out services. This use includes alcohol sales and catering services for on-site consumption ancillary to the primary restaurant use. This classification does not include fast food restaurants (see Restaurant, Fast Food), drive-through services (see "Drive-Through Services"), or establishments that primarily serve alcohol (see "Drinking Establishments"). (NAICS codes: 722511 and 722513)

"Retail Stores, General Merchandise" means establishments selling new and used merchandise to consumers. The types of stores and merchandise may include:

1. Antique stores. (NAICS code: 459510)
2. Art supplies. (NAICS code: 453998)
3. Art sales. (NAICS code: 459920)
4. Bakery goods (when not prepared on-site). (NAICS code: 445291)
5. Beauty supplies. (NAICS code: 456120)
6. Bicycle sales and maintenance or service. (NAICS codes: 451110 and 811490)
7. Bookstores. (NAICS code: 459210)
8. Candy stores. (NAICS code: 445292)
9. Cameras and photographic supplies. (NAICS code: 423410)
10. Cigar stores (NAICS code: 459991)
11. Clothing and accessories, fabrics, and sewing supplies. (NAICS codes: 458110, 459130, and 459510)
12. Electronic equipment. (NAICS code: 449210)
13. Florists and houseplant stores. (NAICS code: 459310)
14. Furniture and home furnishings. (NAICS codes: 449110 and 449129)
15. General merchandise retailer. (NAICS code: 455219)
16. Gift and novelty stores. (NAICS code: 459420)
17. Glasses and other optical goods. (NAICS code: 456130)
18. Handcrafted items. (NAICS code: 423940)
19. Small hardware stores less than 10,000 square feet in size. (NAICS code: 444140)
20. Hobby materials, toys, and games. (NAICS code: 459120)
21. Jewelry. (NAICS code: 458310)
22. Luggage and leather goods. (NAICS code: 458320)

23. Music stores (CDs, tapes, records). (NAICS code: 459140)
24. Musical instruments, parts, and accessories. (NAICS code: 459140)
25. Pet supplies. (NAICS code:459910)
26. Pharmacies. (NAICS code: 456110)
27. Shoes. (NAICS code: 458210)
28. Sporting goods and equipment sales and rental. (NAICS code: 459110 and 532284)
29. Stationery. (NAICS code: 459410)
30. Video sales and rentals. (NAICS codes: 532282, 532210, and 443142)

Up to 30 percent of a retail store may contain ancillary storage, office, classes, and/or specialty use.

"Ridge" means those specific primary and secondary ridges delineated by the General Plan.

Ridge line, primary. "Primary ridge line" means the line described by connecting the uppermost elevation along a primary ridge, as such ridge is delineated by the General Plan.

Ridge line, secondary. "Secondary ridge line" means the line described by connecting the uppermost elevation along a secondary ridge, as such ridge is delineated by the General Plan.

"Ridge zone" means that area of a primary or secondary ridge on both sides of the ridge line which has an elevation fifty (50’) or less of the elevation of the ridgeline when measured perpendicularly from the nearest point of the ridgeline or which lies within 150 feet when measured perpendicularly from the ridge line, whichever results in a lower elevation.

"Savings and loan" means a business whose primary activity is the handling of financial transactions.

“Schools, Specialized Education and Training” means non-public schools offering education via classes or training (either for a degree or without a degree). This use includes business schools, technical and trade schools, secretarial schools, vocational schools offering specialized trade and commercial courses, fine arts schools, language schools, driver education schools, cosmetology and barber schools, and seminaries or other establishments exclusively engaged in training for religious ministries. This use also includes organizations and conference centers that offer specialized programs or classes (such as professional development, arts, communications, environmental awareness, or other personal development). (NAICS codes: 611110, 611410, 611511, 611519, 611610, 611630, 611692, and 611699)

“Service Organizations and Clubs” means establishments engaged in promoting the civic and social interests of its members. (NAICS code: 813410)

"Screen Vegetation, Filtered" means vegetation that grows together to form a non-opaque screen and permits visibility of structures through to the other side.

"Screen Vegetation, Solid" means vegetation that grows together to form an opaque screen that does not permit visibility of structures through to the other side.

Second unit. Refer to "accessory dwelling unit."

“Service Stations” means establishments that sell automotive fuels (e.g., gasoline, diesel fuel, gasohol, alternative fuels) in combination with automotive activities incidental to fuel sales, such as providing repair services; towing services; cleaning services; selling automotive oils, replacement parts, and accessories; and/or providing food or convenience services. This use does not permit the storage of wrecked or abandoned vehicles or spraying painting, body, and fender work. This use cannot be co-located with the “Alcoholic Beverage Sales, Off-Premises” use, the “Drinking Establishments” use, the “Restaurants, with Alcohol and/or Entertainment” use, or any other use that involves the sale or consumption of alcohol. (NAICS code: 457110, 457120, 811191, and 811192)

"Setbacks" means a distance established by the provisions of this chapter to govern the placement of buildings and other improvements on lots with respect to property lines, development site lines, streets, ways, or access easements. Setbacks shall not apply to public utility transmission and distribution lines.

Sign, exterior. "Exterior sign" means any outdoor display of advertising material in any form placed or mounted upon any building, freestanding structure, or natural object.

Sign, pole. "Pole sign" means any sign, mounted upon a pole, post, or other similar freestanding vertical structure, which includes letters, words, logos, or pictures intended to identify or advertise a business or advertise merchandise or products of a business.

Sign, wall. "Wall sign" means any sign, mounted upon a wall of a building which includes letters, words, logos, or pictures intended to identify or advertise a business or advertise merchandise or products of a business.

Sign, window. "Window sign" means any sign, mounted upon the exterior or interior of a window, or mounted behind a window so as to be visible from a sidewalk, street or road, which includes letters, words, logos, or pictures intended to identify or advertise a business or advertise merchandise or products of a business.

"Single-room occupancy units" are one-room units intended for occupancy by one (1) or two (2) individuals as their primary residence, which are occupied for periods not less than thirty (30) days.

Skilled nursing home. Refer to "convalescent home."

Slope, average. Refer to "average slope."

“Storage, Ancillary” means the indoor or outdoor storage of various materials on the same site as a principal building or land use that is other than storage, which supports the activities or conduct of the principal use.

"Story" means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

"Street" means a public way or permanent private access easement which functions as and affords a primary means of access to two (2) or more lots.

"Street frontage" means the lineal length of that portion of a parcel or development site abutting a street.

"Structural alteration" means any change in the supporting members of a building, including but not limited to, bearing walls, shear walls, retaining walls, columns, beams, girders, floor joists, ceiling joists, or roof rafters.

"Structure" means any improvement constructed or erected so as to project thirty-six (36”) inches or more above the level of the adjoining grade, including, but not limited to, buildings, retaining walls, and decks. Fences shall also be considered structures if the height of the fence is greater than six (6’) feet above the level of the adjoining existing grade. Both covered and uncovered parking spaces shall also be considered structures for purposes of setback requirements. Patios, walls, and similar improvements which have a finished height less than thirty-six (36”) inches above the existing grade and creek bank restoration shall not be considered structures. For the purposes of computing the heights of structures and fences, the existing grade shall be the lower of:

(a) The existing ground surface or;

(b) The elevation of the existing grade at the time the application for construction of the structure is made.

Structure height. Refer to "Building Height."

"Studio" means a business whose activity includes the creation, display, or sale of items of art.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

"Tandem parking" means that two (2) or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

"Target population" means persons with low incomes who have one (1) or more disabilities, including mental illness, HIV or AIDS, substance abuse or other chronic health condition, or individuals eligible for service provided pursuant to the Lanterman Developmental Disabilities Service Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Tavern. Refer to "bar."

"Temporary use" means a use of a lot, or a portion of a lot, for which the temporary use is deemed to be of short duration where the site is not to be permanently altered by grading or construction of accessory facilities. The duration of the temporary use shall be commensurate with the scope of the temporary use. Examples of temporary uses include the selling of Christmas trees, and pop-up commercial uses in commercial districts..

“Theaters and Meeting Halls” means an indoor facility in which performances or events are held. The use supports public assembly and group entertainment (e.g., live theater and concerts), and it includes: auditoriums; exhibition and convention halls; motion picture theaters; meeting halls; theaters; and similar public assembly uses. This use does not allow sporting events. (NAICS codes: 512131, 711110, 711120, 711130, and 711310)

Tool repair, commercial. "Commercial tool repair" means a business whose primary activity is the repair of commercial instruments used or worked by hand or machinery.

"Town" means the town of San Anselmo.

"Town Council" means the Town Council of the Town of San Anselmo.

"Transitional housing" means a building or buildings configured as a rental housing development, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.

“Transportation Services, Transit Stop” means a site served by at least one fixed bus route. (NAICS code: 485210)

"Trellis" means an open-air, horizontal structure used to shade the side of a building or support plants.

"Trip ends" means a total count of the round trips generated by vehicles entering and leaving a property.

Triplex. Refer to " Residential, Multi-Family (2 to 4 units)."

"Unenclosed" means a space with or without a permanent roof that is not enclosed by walls, windows or doors on at least two (2) sides. Insect screening would not constitute enclosure.

"Urban Lot Split" means a subdivision of an existing parcel into no more than two (2) separate parcels of approximately equal size and meeting all the criteria and standards of Title 10, Chapter 2, Article 7, Section 10-2.705.

"Use" means the purpose for which a lot, or a building located on a lot, is designed, designated or maintained.

Use, accessory. Refer to "accessory use."

Use, nonconforming. Refer to "nonconforming use."

"Utility substation" means a facility, operated by a public or private company whose business it is to deliver water, gas, electricity, telephone, cable television, or other public utility services which is necessary for the distribution of the service but in which the service is not produced.

“Vehicle Repair and Maintenance” means provision of a wide range of mechanical and electrical repair, engine repair and replacement, and cleaning and maintenance services of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use.

Wholesale and retail ancillary sales of vehicle parts as an accessory use is allowed. This use does not include automotive fuel sales (see “Service Stations”). (NAICS codes: 811111, 811114, 811191, 811192, and 811490)

"Very low income household" shall have the meaning set forth in Health and Safety Code Section 50105.

Visual impact.

“Absent significant visual impact” means although new dwellings and additions may be visible offsite, the effect will not have a negative visual impact on surrounding properties or other significant viewpoints located offsite due to size, location, materials, colors, landscape screening, or combination thereof.

“Not materially visible offsite” means new dwellings and additions which will be totally or nearly obscured from surrounding properties or other significant viewpoints located offsite due to size, location, materials, colors, existing landscape screening, or combination thereof.

Wall, retaining. "Retaining wall" means a structural wall designed to retain earth.

"Water tank" means a tank, which may be constructed below grade or wholly or partially above grade in which is stored water for domestic consumption or irrigation.

“Wholesale and Distribution” means establishments that sell merchandise to other firms for resale, or serve as the agent or broker in purchases or sales of merchandise to individuals or companies. This business may store goods on-site in anticipation of goods transfer to the buyers upon sale. These businesses are not permitted to display merchandise, as they are not intended to attract retail sales (see “Retail Stores, General Merchandise”). This classification does not include the retail sale of building materials (see “Building Material Stores”). (NAICS codes: 423440, 425120, and 424990)

“Wireless Telecommunications Facilities” means establishments primarily engaged in operating and maintaining switching and transmission facilities to provide communications via the airwaves. Establishments in this industry have spectrum licenses and provide services using that spectrum, such as cellular phone services, paging services, wireless Internet access, and wireless video services. (NAICS code: 517112)

"Windmill" means a mechanical device powered by the wind which is designed to generate electricity either for the lot on which the windmill is located or for sale.

"Xeriscape" means landscaping showing a dry view.

"Zoning ordinance" means the zoning ordinance of the Town of San Anselmo as contained in Chapter 3 of the San Anselmo Municipal Code.

7. Title 10, Chapter 12, Emergency Shelter, repealed and replaced as follows:

10-12.01 Title and purpose.

(a) Title. This chapter shall be known as the "San Anselmo Emergency Shelter Ordinance".

(b) Purpose. This chapter is adopted to ensure the Town of San Anselmo facilitates homeless shelters by providing zoning categories in which emergency shelters can be located without discretionary approval by the Town.

10-12.02 Definitions.

"Emergency shelter" means housing as defined in California Health and Safety Code §50801(e). In accordance with California Government Code §65583, this term includes other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. This section shall be understood to be amended by operation of law in the event and to the extent this statute is amended.

10-12.03 Emergency shelters.

(a) Applicability. Emergency shelters are a permitted use in the Limited Commercial, General Commercial, and Public Facility zones when the site is located within one-quarter (¼) mile of a transit stop. An emergency shelter shall comply with the standards of this section.

(b) Performance standards. An emergency shelter shall meet the following development and performance standards:

(1) On-site management and on-site security shall be provided during hours when the emergency shelter is in operation.

(2) Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of intensity compatible with the surrounding area.

(c) Off-street parking requirements shall be based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.

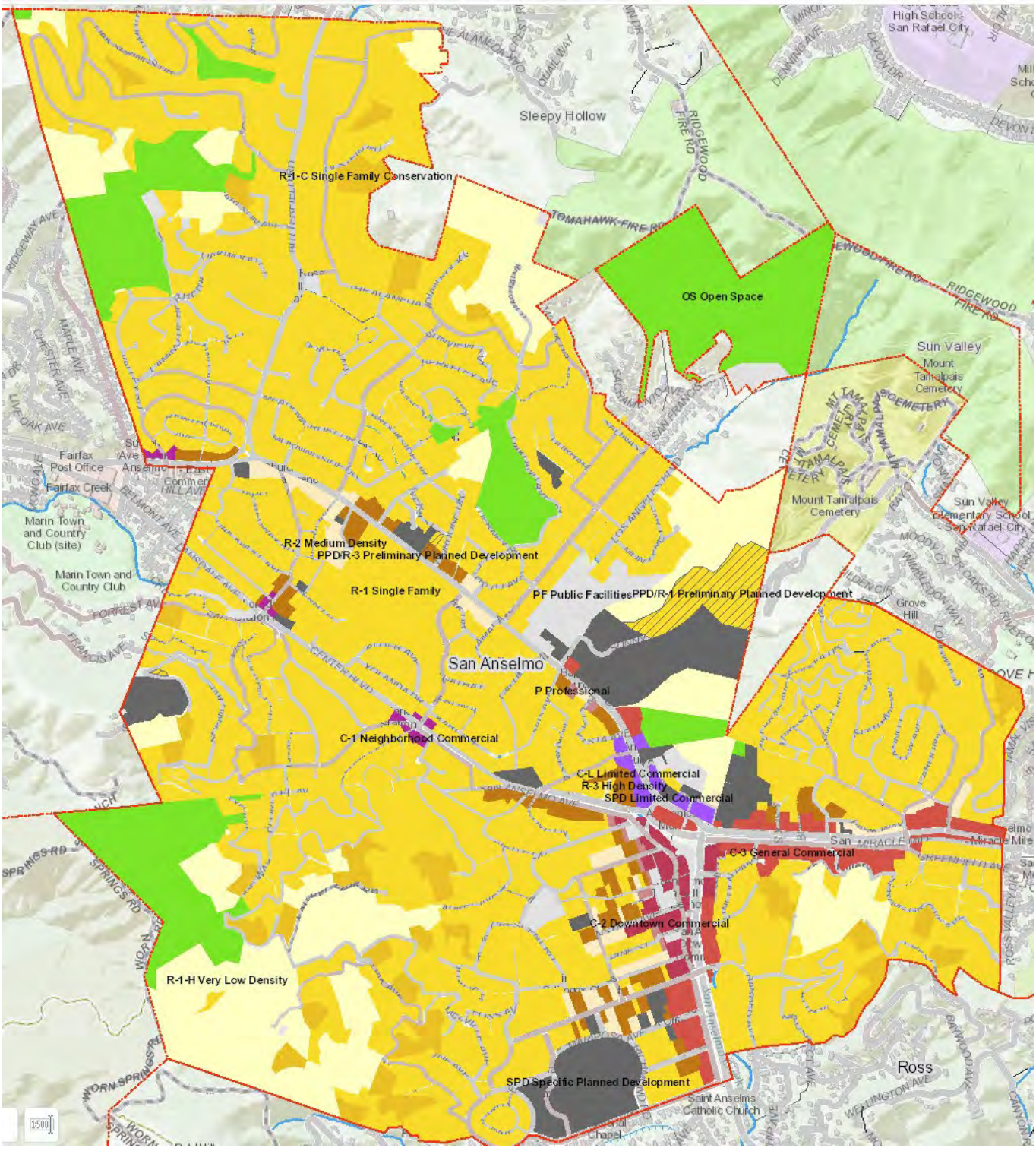
(e) The agency or organization operating the emergency shelter shall comply with the following requirements:

(1) Temporary shelter shall be available to residents for no more than six (6) months. No individual or household may be denied emergency shelter because of an inability to pay.

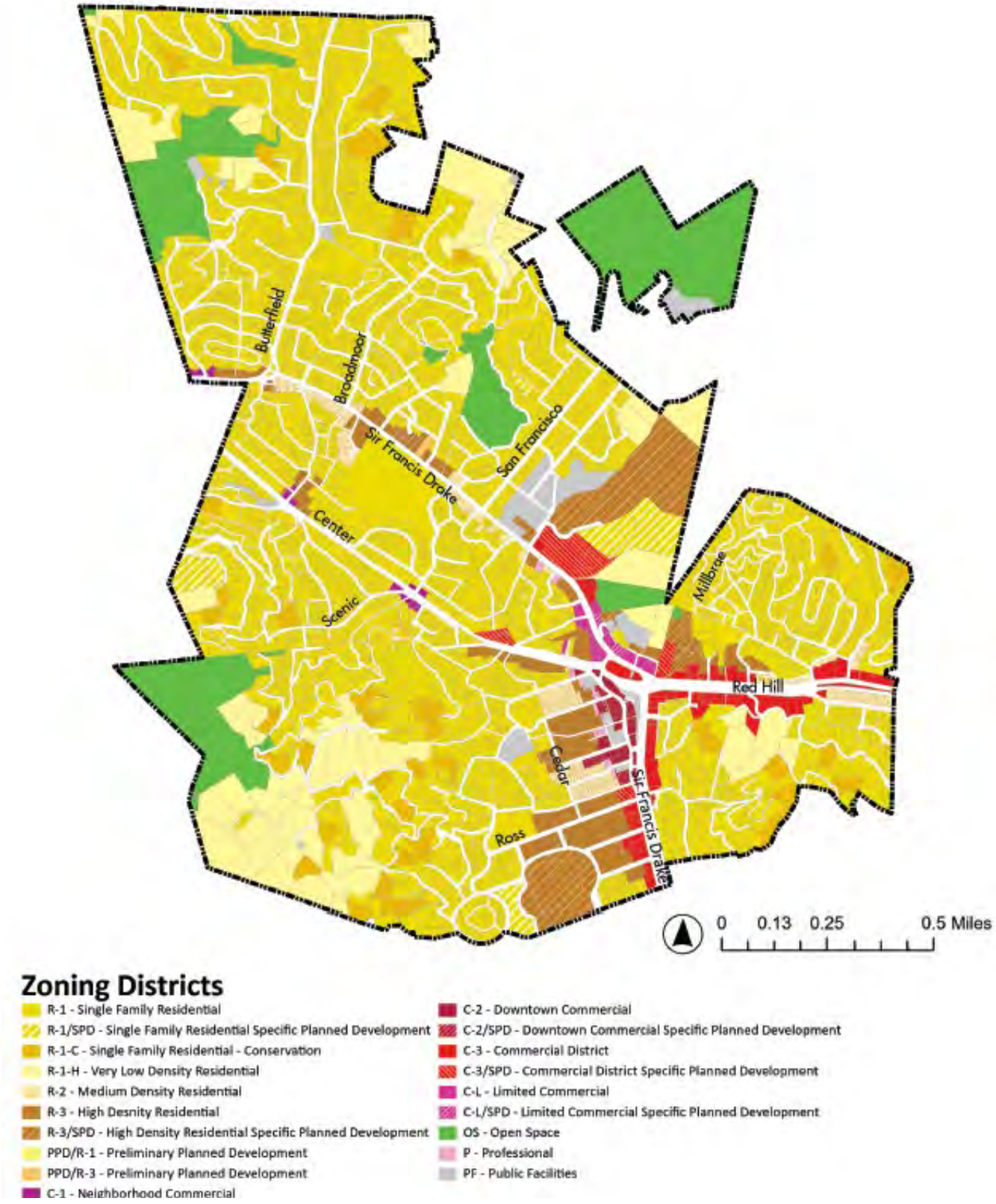
(f) No emergency shelter shall be located within 300 feet of another emergency shelter site.

(h) The maximum number of beds or clients permitted to be served (eating, showering and/or spending the night) nightly shall not exceed seventeen (17) persons.

EXHIBIT E
ZONING CODE MAP AMENDMENTS
EXISTING ZONING CODE MAP



PROPOSED ZONING CODE MAP



TOWN OF SAN ANSELMO
RESOLUTION NO. 2023-XX

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ADOPTING GENERAL PLAN AMENDMENTS TO THE LAND USE ELEMENT AND LAND USE DESIGNATION MAP; ADOPTING THE SAFETY ELEMENT; AND MAKING ASSOCIATED CEQA FINDINGS OF A NEGATIVE DECLARATION

WHEREAS, the California Legislature has found that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the State's environmental and climate objectives." (Government Code section 65589.5); and

WHEREAS, the Legislature has further found that "Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration." (Government Code section 65589.5); and

WHEREAS, the Legislature has adopted the Housing Crisis Act of 2019 (SB 330) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita…California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years."; and

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") of 833 housing units comprised of 253 very-low income units, 145 low-income units, 121 moderate-income units, and 314 above moderate-income units; and

WHEREAS, State Housing Element law and General Plan law requires consistency among the Housing Element and other Elements in the General Plan; and

WHEREAS, to comply with State Housing Element Law, the Town has prepared and posted the 2023-2031 Housing Element ("Housing Element") in compliance with State law and has identified housing sites that can accommodate the Town's RHNA including a buffer amount exceeding the Town's RHNA; and

WHEREAS, the adoption of a Housing Element constitutes a General Plan Amendment pursuant to Government Code section 65350 *et seq*.; and

WHEREAS, pursuant to Government Code sections 65352 – 65352.5 the Town sent notice to all requesting California Native American tribes and no California Native American tribe requested consultation; and

WHEREAS, the preparation, adoption, and implementation of the Housing Element requires a diligent effort to include all economic segments of the community and take actions to affirmatively further fair housing; and

WHEREAS, the Town has conducted extensive community outreach to ensure robust public participation of all segments of the community in the development of the Housing Element and received direction from Town public officials related the Housing Element Update, beginning in June 2022 including: two public workshops on July 21, 2022 and August 25, 2022; seven Housing Element Advisory Committee meetings on July 11, 2022, July 25, 2022, September 9, 2022, November 3, 2022, December 15, 2022, May 15, 2023, and May 31, 2023; two Planning Commission meetings on December 21, 2022 and May 15, 2023; four Town Council meetings on June 4, 2022, October 11, 2022, January 10, 2023, and May 23, 2023; and

WHEREAS, on June 13, 2022, the Town Council appointed a Housing Element Advisory Committee ("HEAC"), that held public meetings and workshop sessions from July 2023 through May 2023; and

WHEREAS, on December 12, 2022 the Draft Housing Element was published and released for public review and comment consistent with Government Code section 65585, made accessible on the Town's website, and a town-wide postcard was mailed to all residents giving information about the Housing Element and how public comment may be made; and

WHEREAS, on December 15, 2022, the HEAC conducted a public meeting on the Draft Housing Element to receive a staff presentation, accept public comment, and make a recommendation to the Town Council; and

WHEREAS, on December 19, 2022, the Planning Commission conducted a public meeting on the Draft Housing Element to receive a staff presentation, accept public comment, and make a recommendation to the Town Council, at which time the Planning Commission unanimously recommended Town Council adoption of the Draft Housing Element; and

WHEREAS, on January 10, 2023, the Town Council conducted a public hearing on the Draft Housing Element, at which time it voted unanimously to submit the Draft Housing Element to HCD; and

WHEEAS, after the required 10-day noticing period, the Town submitted the Draft Housing Element to HCD on January 26, 2023; and

WHEREAS, on April 26, 2023, the Town received a review letter from HCD indicating revisions and clarifications that, in the opinion of HCD, are necessary to meet the requirements of State law, Government Code section 65585(b); and

WHEREAS, on May 15, 2023, the Planning Commission and the HEAC held a joint public meeting and unanimously recommended revisions to the Housing Element in response to HCD's April 26, 2023 comment letter; and

WHEREAS, on May 23, 2023, the Town Council held a public meeting to consider revisions to the Draft Housing Element in response to HCD's April 26, 2023 comment letter, at which time the Council unanimously voted to approve said revisions and direct submission of a revised Draft Housing Element to HCD; and

WHEREAS, on May 25, 2023, a revised Draft Housing Element was released for public review; and

WHEREAS, on May 31, 2023, the HEAC held a public meeting and unanimously recommended approval of the revised Draft Housing Element; and

WHEREAS, on June 2, 2023, following the required 7-day waiting period after release of the revised Draft Housing Element, the Town submitted said Draft to HCD; and

WHEREAS, an Initial Study and Negative Declaration has been prepared in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines for the Housing Element and related General Plan Land Use Element and Zoning Code text and map amendments; and

WHEREAS, during the CEQA review process, it was determined that the environmental potential impacts would be less than significant without the implementation of mitigation measures to reduce or eliminate any potentially significant project-related impacts and therefore a Negative Declaration was appropriate; and

WHEREAS, pursuant to the CEQA, a Notice of Intent to adopt a Negative Declaration was prepared for public comment related to the Housing Element Update and related General Plan Land Use Element and Zoning Code text and map amendments, submitted to the State Clearinghouse (SCH# 2023060315) on June 12, 2023, and included a 30-day public review period is from June 12 through July 10, 2023; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA")(Public Resources Code Sections 21000 through 21189.3) and its implementing regulations (the "CEQA Guidelines") (California Code of Regulations, Title 14, Chapter 3, Sections 15000 through 15387), on July 17, 2023, Town Council held a public hearing to consider written information and testimony received during a portion of the public comment period, and the Planning Commission's recommendation regarding the potential adoption of the attached Initial Study and Negative Declaration that analyzes the environmental effects of the proposed amendment and finds no significant impacts; and

WHEREAS, the Town Council adopts the Initial Study and Negative Declaration finding and determining that there are no significant environmental effects due to the General Plan Amendment of the Land Use Element and Map; and

WHEREAS, State law, Government Code section 65302(g) also requires California cities and towns to update their Safety Elements concurrently with the update of a Housing Element to address the risk of flood and fire, assess climate change vulnerability, include strategies for climate change adaptation and resilience, and identify emergency evacuation routes; and

WHEREAS, on June 15, 2023, the draft update to the Safety Element of the General Plan was released for public comment; and

WHEREAS, on June 15, 2023, the Town submitted the Draft Safety Element to the California Geological Survey of the Department of Conservation as required by Government Code section 65302.5; and

WHEREAS, on July 17, 2023, the Town conducted a duly noticed public meeting to provide public information and obtain public comment regarding the Draft Safety Element; and

WHEREAS, the Draft Safety Element incorporates by reference the Town's current Multi-Jurisdictional Local Hazard Mitigation Plan, as required by Assembly Bill 2140, to increase opportunities for financial assistance under the California Disaster Assistance Act; and

WHEREAS, the proposed Safety Element qualifies under the CEQA "General Rule" exemption, CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that it will have a significant effect on the environment and is therefore exempt from the provisions of CEQA; the Safety Element identifies community safety hazards and provides goals and policies to address such hazards, and does not implement or approve any specific project or land use change; and

WHEREAS, certain amendments to the Town's General Plan Land Use Element and Land Use Designation Map are necessary to implement the land use policies necessary to accommodate the housing sites and densities set forth in the Housing Element, and to ensure consistency among the General Plan Elements; and

WHEREAS, a public hearing notice was published on July 11, 2023, and posted in three places pursuant to Government Code section 65090 giving notice of the Town Council's consideration of recommendation of the proposed General Plan Amendments contained herein; and

WHEREAS, in addition to the above-mentioned notice, a courtesy notice was mailed to all owners of property proposed for rezoning on June 15, 2023; and

WHEREAS, on July 17, 2023, the Planning Commission held a duly noticed public meeting and unanimously voted to recommended that the Town Council: adopt amendments to the General Plan Land Use Element and Land Use Designation Map; adopt Zoning Ordinance text amendments and Zoning map amendments attached hereto and incorporated herein; adopt the Negative Declaration finding no significant environmental impact for said General Plan Amendments and related Zoning text and map amendments; and adopt the Safety Element incorporated herein with a finding a "common rule" Categorical Exemption under CEQA; 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 BE IT FURTHER RESOLVED that the Town Council hereby adopts the Initial Study/Negative Declaration for the Housing Element, Land Use Element and Land Use Designation Map (the "Project") as set forth in attached Exhibits A and B in compliance with the requirements of CEQA based on the following findings:

1. The Town, in its capacity as Lead Agency, has prepared, published, circulated and reviewed an Initial Study and Negative Declaration for the Project in compliance with CEQA requirements. The purpose of the Initial Study is to determine whether the Project could have a potentially significant effect on the environment and to identify and impose appropriate project mitigation measures to avoid such impacts or reduce them to a less-than significant level; and
2. The Initial Study and Negative Declaration reflects the Town of San Anselmo's independent judgement and analysis; and

3. The Negative Declaration was prepared in accordance with all legal requirements, including all public notice and comments period requirements set forth in CEQA; and
4. The Initial Study examined all relevant environmental issues associated with the Project, and is a complete and adequate environmental document under the requirements of CEQA; and
5. The Town Council has reviewed and considered the information contained in the Initial Study and Negative Declaration and finds that there is no substantial evidence in the entire record that the Project will have a significant effect on the environment for areas analyzed in the Initial Study and no mitigation measures are necessary to be implemented to avoid or reduce any potential impacts to a less-than-significant level, and therefore approves and adopts Negative Declaration.

BE IT FURTHER RESOLVED that the Town Council of the Town of San Anselmo does hereby find that the amendments to the Land Use Element and Land Use Map related to the Housing Element are consistent with the General Plan including the following goals, policies and objectives:

1. The amendments to the Land Use Element and Map are consistent with the community and sustainability goals in the General Plan, as the identification of housing opportunity sites and implementation of associated programs will support the efficient utilization of land within the existing Town boundaries in connection with existing services, infrastructure, employment and other amenities. An adequate supply of housing at all income levels is an essential element of environmental and community sustainability. The Housing Element and associated General Plan Amendments promote compatible infill development consistent with the goals and policies of the General Plan.

2. The amendments to Land Use Element and Map are consistent with the Land Use Element's goals, policies and objectives, because they guide development of additional housing units at density levels that facilitate feasible infill development consistent with the character of the Town and existing infrastructure, and near employment and businesses, while preserving the Town's open space and environmental setting.

    - *Land Use Element Goal C.1: Maintain the economic viability of the Town's commercial core.*
    - *Land Use Element Goal C.3: New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.*
    - *Land Use Element Goal C.5: Accommodate the housing needs of a socially and economically diverse population.*
    - *Land Use 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.*
    - *Land Use Objective 2: To preserve and enhance the unique natural and urban characteristics of the community while accommodating suitable new growth.*
    - *Land Use Objective 3: To establish residential densities which are compatible with the environmental constraints of the area, and sensitive to adjacent land uses.*

- *Land Use Objective 7: To protect and preserve those areas of unique natural and visual resources within the planning area.*
- *Land Use Objective 8: To limit future annexations to lands within the urban service area.*

3. The amendments to the Land Use Element and Map are consistent with the Circulation Element's goals, policies and objectives because they guide development of additional housing as infill development with easy access to public transportation. Some opportunity housing sites are located on main thoroughfares (such as Sir Frances Drake Boulevard) with access to main roadways and public transportation.

    - *Circulation Element Objective 1: To maintain and enhance the residential quality and character of all streets in San Anselmo, with the exception of Red Hill Avenue and portions of Sir Frances Drake Boulevard, Greenfield Avenue, and San Anselmo Avenue.*

4. The amendments to the Land Use Element and Map are consistent with the Open Space Element's goals, policies and objectives because they guide development of housing as infill development without encroaching on the Town's Open Space, preserving the open space for the enjoyment and recreation of the community.

    - *Open Space Element Goal C.2: Protect ridgelines, including the ridge zone, and preservation of the natural features of hillside lands.*
    - *Open Space Element Goal C.3: Protect highly visible hillside slopes and ridges from development, and maintain the visual presence of woodlands, riparian areas, and stream courses which are found on, or traverse, identified open space lands.*
    - *Open Space Element Goal C.4: Provide recreational areas for Town residents.*
    - *Open Space Element Objective 1: To protect from development those open space parcels which contribute directly to the Town's identify, its sense of separate place in relation to other communities, and the quality of life in the community.*
    - *Open Space Element Objective 4: To provide and maintain a system of trails which will provide nonintrusive access from residential areas for open space and park lands.*

5. The amendments to the Land Use Element and Map are consistent with the Conservation Element's goals, policies and objectives because they facilitate infill development of a variety of housing types within the existing areas of the Town, thereby protecting and conserving Open Space and park areas.

    - *Conservation Element Goal A.1: Minimize environmental harm and the disruption of natural features, particularly in hillside and unstable soil areas.*
    - *Conservation Element Goal A.4: Preserve and protect significant habitats for fish, wildlife, and flora.*

6. The amendments to the Land Use Element and Map are consistent with the Parks, Recreation, and Public Facilities Element's goals, policies and objectives because they facilitate and encourage infill housing development within the Town's existing neighborhoods. The Town

has large number of parks and public facilities that are integrated in the community and accessible from all neighborhoods, including (but not limited to) Creek Park, Landsdale Park and Memorial Park. The Town's public facilities include outdoor sports facilities such as tennis courts, children's play areas, a dog park, and soccer and baseball fields. Given the Town's existing parks and facilities, the additional housing units and residents that may be developed will be well-served by existing facilities and there is no anticipated need for additional parks or other recreation facilities.

- *Parks, Recreation, and Public Facilities Element Goal A: Provide recreational areas for the residents.*

7. The amendments to the Land Use Element and Map are consistent with the Noise Element as there will be no impacts related to noise. The Town's Noise Ordinance, San Anselmo Municipal Code section Title 4, Chapter 7, must be complied with.

8. The amendments to the Land Use Element and Map are consistent with the Scenic Highways (Parkway) Element because they facilitate and encourage infill housing development. In recent years, the Town has accomplished significant landscaping and signage improvements to the Town's entryways. Some housing opportunity sites are located on Sir Francis Drake and otherwise near the Town's entryways and highways. These housing sites will blend well with the existing improvements, scenic highways, are appropriate for the areas, and will aesthetically improve these areas of the Town.

   - *Scenic Highways (Parkway) Element Goal: Improve the appearance and aesthetic quality of the planning areas' main thoroughfares, especially the entryways to the community.*

BE IT FURTHER RESOLVED that the Town Council of the Town of San Anselmo does hereby adopt amendments to the General Plan Land Use Element as attached hereto as Exhibit "A" and incorporated herein by reference, and the Land Use Designation Map as attached hereto as Exhibit "B" and incorporated herein by reference, reflecting changes to land use designations necessary to accommodate the Housing Element goals and housing opportunity sites.

BE IT FURTHER RESOLVED that the Town Council find that the Safety Element is consistent with the goals, policies and objectives of the Town's General Plan. Most applicable goals, policies and objectives are contained in said Element itself. In addition, it is also consistent with the goals articulated throughout the General Plan, as stated in Recitals 1-8 above, and incorporated herein by reference. The Safety Element addresses future climate change impacts and resiliency to natural hazards, allowing the community to align resources and efforts over the coming years to ensure community health and safety.

BE IT FUTHER RESOLVED that the Town Council find that the Safety Element qualifies under the CEQA "General Rule" exemption, CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that it will have a significant effect on the environment and is therefore exempt from the provisions of CEQA; the Safety Element identifies community

safety hazards and provides goals and policies to address such hazards, and does not implement or approve any specific project or land use change.

BE IT FURTHER RESOLVED the Town Council adopt the Safety Element as attached hereto as Exhibit "C" and incorporated herein by reference.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Town Council on the 25th day of July, 2023 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSED:

APPROVED:_____
Steve Burdo, Mayor

ATTEST: _____
Serge Avila, Town Clerk

Exhibit List:
A. General Plan Amendments
B. General Plan Land Use Designation Map

EXHIBIT A
GENERAL PLAN TEXT AMENDMENTS

The following General Plan Amendments are proposed to the Land Use Element of the General Plan.

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 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 (13-20 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

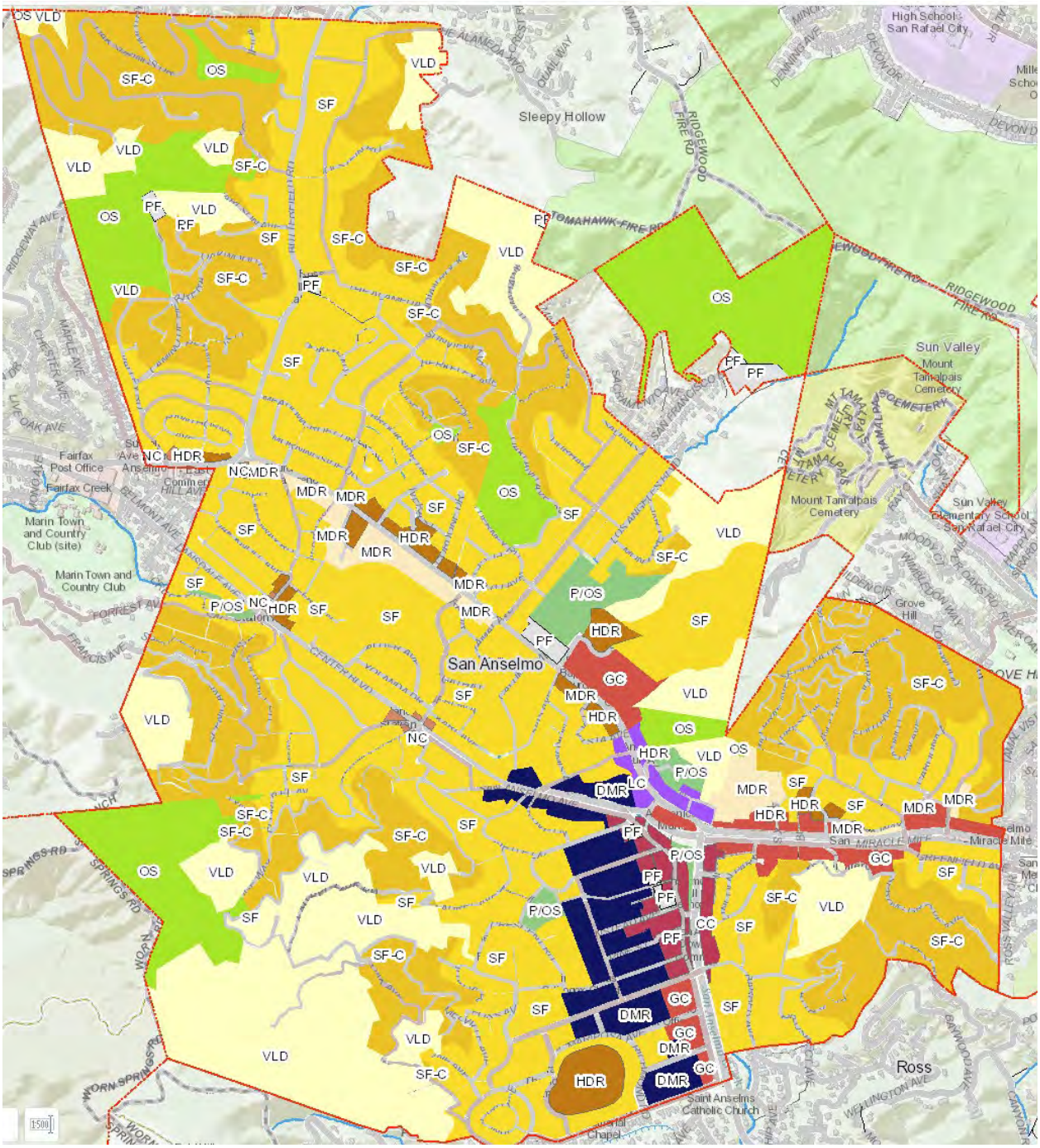
The Town will prepare a historic preservation ordinance which will not only protect the visual and design character of existing historic buildings in the community but will establish a procedure and guidelines for new building construction in areas of the community which contain examples of San Anselmo's 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.

EXHIBIT B

GENERAL PLAN LAND USE DIAGRAM AMENDMENTS
EXISTING LAND USE DIAGRAM



GENERAL PLAN LAND USE DIAGRAM AMENDMENTS
PROPOSED LAND USE DIAGRAM

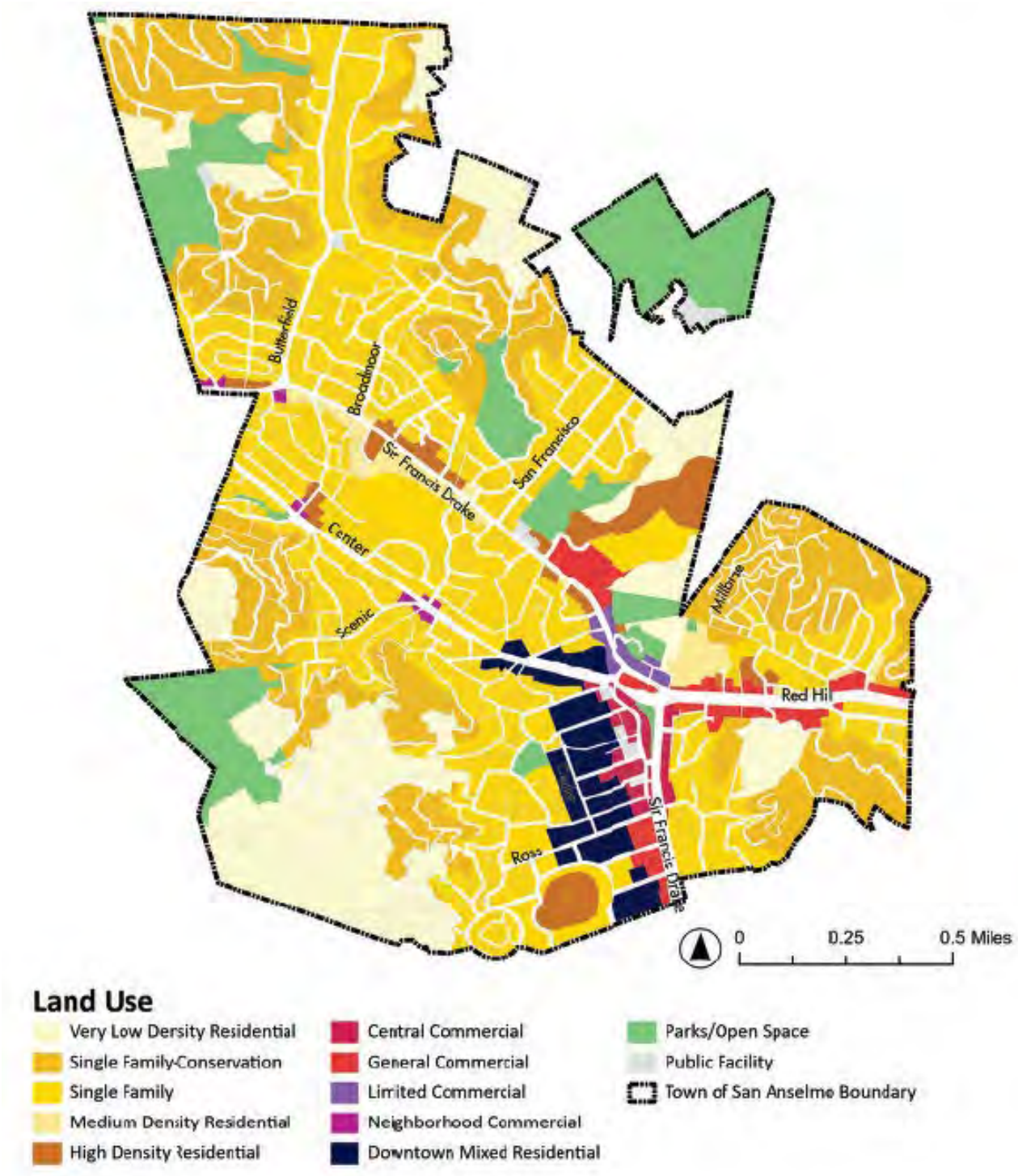


EXHIBIT C
SAFETY ELEMENT

See Next Page

2023

Town of San Anselmo

SAFETY ELEMENT

DRAFT

JUNE 2023

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Executive Summary

Conditions in San Anselmo and Focus of the Safety Element

The Town of San Anselmo (Spanish for 'Saint Anselm') is an incorporated municipality in Marin County, California, United States. San Anselmo is located 1.5 miles (2.4 km) west of San Rafael and approximately 20 miles north of San Francisco, at an elevation of 46 feet (14 m) above mean sea level. The Town is bordered by San Rafael to the east, Fairfax to the west, and Ross to the south. Situated in a series of small valleys created by streams bordered by moderate to steep hillside slopes and ridge tops, all but a sliver of San Anselmo lies within the 28-square-mile Ross Valley Watershed that flows into San Francisco Bay. The Town's natural skyline is dominated by the hills of Ross Valley, which include Red Hill and Grove Hill to the north. Bald Hill to the southwest, Moore Hill to the east, and Mount Tamalpais to the south.

The Town faces serious risks that can adversely impact the overall community safety, which includes, though are not limited to, earthquakes, geological instability leading to landslides, wildland fires, flooding and dam inundation, high winds and extreme weather, and drought. Having experienced these events in the past, the Town anticipates them occurring in the future, with some of them potentially increasing in frequency and intensity as a result of climate change. Increasing temperatures may increase the risk of wildland fires and extended droughts. Winter storms are anticipated to increase in intensity, potentially leading to flooding in new areas or creating unstable conditions along hillsides and slopes.

The Safety Element focuses on identifying public safety risks and creating a unique set of goals, policies, and implementation actions that address hazards applicable to San Anselmo. The Safety Element will allow the Town to address and prepare for these hazards, thereby reducing impacts on the community. The Safety Element is one component of the San Anselmo General Plan and strives to align itself with the other mandatory elements, as required by California law, including (1) Land Use Element, (2) Circulation Element, (3) Open Space Element (4) Conservation Element, (5) Town Parks, Recreation, and Public Facilities Element, (6) Noise Element and the (7) Scenic Highways (Parkway) Element. San Anselmo also participated in the Marin County Multi-Jurisdictional Hazard Mitigation Plan, which the Town originally adopted on April 14, 2004, and subsequently revised and adopted on January 24, 2018. The County is currently updating this document, which should be completed in 2023. Adoption of this plan makes the Town eligible to apply for federal hazard mitigation grant funding that can be used to mitigate many of the naturally occurring hazards identified in San Anselmo.

The Town of takes great pride in its responsibility to safeguard the well-being of its community members. Among other things, this includes adequately anticipating potential emergencies caused by natural and human-caused hazards and planning response strategies in the event of emergencies and disasters. This element provides the necessary context to understand the hazards that threaten the community and outlines policies and practices that take tangible steps toward ensuring the community's continued prosperity.

Introduction

Purpose and Scope of the Safety Element

The Safety Element is one of seven mandatory elements of the General Plan. The principal purpose of the element is the identification of potential risks within the Town that pose a threat to the community's welfare, public health, and overall safety. Recurrent updates to the Safety Element ensure that the goals, policies, and implementation actions remain relevant and responsive to the community's changing needs. Table 1.1 displays what state law, specifically California Government Code Section 65302(g)(1), identifies as the potential safety risks that should be examined in each Safety Element.

Table –1.1: Required Safety Element Hazards (CA Gov Code Section 65302(g)(1))

Seismically Induced Surface Rupture	Subsidence
Ground Shaking*	**Liquefaction (areas with shallow groundwater [<50 feet]) ***
Ground Failure*	**Slope Instability leading to Mudslides and Landslides***
Flooding*	**Other Geologic Hazards known to the legislative body***
Tsunami	**Wildland and Urban Fires***
Seiche	**Climate Change***
Dam Failure*	**Evacuation***
Other Seismic Hazards identified under Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code	

Hazards denoted in **bold** are potential hazards relevant to The Town of San Anselmo.

Each Safety Element must also geographically identify each hazard's risk location and potential extent using a map, primarily those risks about flooding, seismicity, fires, and evacuation.

Element Organization

This element is organized to be consistent with the other General Plan Elements. The goals, policies, and implementation programs provide declarative statements about The Town's approach to safety-related issues. A definition of these key terms is provided below:

Goal: A general statement of the desired community outcome. It is denoted as *Goal S-X* in this element.

Policy: Policies are actions a community will undertake to meet its goals. They are denoted as *Policy S-X.X* in this element.

Implementation Action/Programs: A list of recommended programs and future actions necessary to achieve the declared element goals and policies; implementing actions are denoted as Action S-X.Xa.

Together, the goals, policies, and implementation actions/programs in this element provide a framework for decision-making related to the general safety of the San Anselmo community.

Consistency with Other Elements

Integrating safety considerations throughout the General Plan creates a consistent framework that prioritizes the community's well-being. The San Anselmo Safety Element is an essential component of the General Plan and works in tandem with other elements to guide these efforts.

Land Use

The Land Use Element is particularly responsive to natural hazards. Understanding the natural and human-caused hazards that threaten a community can help reduce the possibility of disaster by avoiding the designation of sensitive land uses in hazard-prone areas. Several goals within the Land Use Element are focused on protecting and enhancing the community as part of the development and entitlement process. Specifically, Land Use Objectives 16 and 17 and subsequent policies address flooding hazards.

Circulation

San Anselmo's Circulation Element is based on a desire to preserve the natural and small-town character of the community. Accordingly, the Town's circulation network will be designed to accommodate existing and anticipated traffic, but traffic will not be allowed to dominate or dictate to quality of life in the community. The Town's goal is to maintain the residential quality of all local streets in the community. Coordination between the Circulation and Safety Element is an important component of comprehensive planning. The Circulation Element can influence public health and safety by addressing traffic congestion on roads designated as evacuation routes during emergencies and redefining truck routes to avoid residential and other heavily populated areas.

Open Space

The Open Space Element formulates a strategy designed to preserve priority open space lands in the town boundaries and its adjacent 'sphere of influence.' The attainment of the open space objectives requires the cooperation of property owners, residents, community leaders, citizens, and elected officials of the incorporated and unincorporated communities adjacent to San Anselmo. Preserving open space lands needs to be accomplished by balancing both the Town's interests and property owners' rights.

Conservation

The Conservation Element is designed to minimize the environmental harm and disruption of natural features, particularly in the hillside and unstable soil areas. Establish policies and practical guidelines for the prevention of erosion, the stabilization of soils, and the protection of the watershed necessary to minimize excessive water runoff. Protect creeks from pollution and against any unnecessary disturbance of the natural contours and vegetation of the banks. Preserve and protect significant habitats for fish, wildlife, and flora.

Parks, Recreation, and Public Facilities

The Parks, Recreation, and Public Facilities Element focuses on preserving San Anselmo's parks and recreational facilities. It is specifically concerned with expanding the Town's existing recreational facilities inventory and broadening the range of services. These assets enhance San Anselmo's character, help create a unique and pleasant atmosphere for residents and visitors, and provide a valuable physical fitness resource for the community. It also establishes policy when dealing with public facilities, such as the location of the buildings themselves, acquiring property to expand these facilities, as well as addressing sanitary services, storm drainage, and flood control. This element can be aligned with the safety element to ensure the proper policies and procedures are in place to ensure public facilities are located and maintained to provide peak efficiency for the Town and its residents.

Noise

The Noise Element seeks to limit the community's exposure to excessive noise levels by identifying sources and acceptable thresholds for noise and establishing policies to ensure compatibility between land uses and the community's noise environment. It also provides a basis for comprehensive local programs to control and abate environmental noise and protect residents from excessive exposure.

Scenic Highways (Parkway) Element

The Scenic Highways (Parkway) Element is a mandatory General Plan Element as established through California Government Code Section 65302. The purpose of the Element is to improve the appearance and aesthetic quality of the planning area's main thoroughfares, especially the entryways to the community. Alignment of this element with the Safety Element aids in the establishment of policies influencing evacuation for the Town.

Housing

The Housing Element is more closely associated with land use and incorporates many safety considerations into its goals and objectives. Building practices and codes addressed in the Housing Element contribute to community safety by improving the built environment's resiliency to natural and human-caused hazards. Additionally, the Housing Element can help identify vulnerable populations and inform the Safety Element to ensure proper protections are in place.

Consistency with the 2018 Marin County Multi-jurisdictional Hazard Mitigation Plan

The 2018 Marin County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), approved and adopted by the Town of San Anselmo on January 9, 2018, serves three primary purposes: 1) Provide a comprehensive analysis of the natural and human-caused hazards that threaten the Town, with a focus on mitigation; 2) Ensure the Town of San Anselmo remains eligible to receive additional federal and State funding to assist with emergency response and recovery, as permitted by the federal Disaster Mitigation Act of 2000 and California Government Code Sections 8685.9 and 65302.6; and 3) Complement the efforts undertaken by the Safety Element. The MJHMP complies with all requirements set forth under the federal Disaster Mitigation Act of 2000 and received approval from the Federal Emergency Management Agency (FEMA) in 2018. Sections of the Safety Element are supplemented by the MJHMP, which is incorporated by reference in this element, as allowed by California Government Code Section 65302(g).

Emergency Operation Plans

The Marin Operational Area (OA) Emergency Operations Plan (EOP) addresses the planned response to extraordinary emergency situations associated with large-scale disasters affecting Marin County. The Marin OA consists of the cities/towns, special districts, and the unincorporated areas within the county. The plan also addresses integration and coordination with other governmental agencies when required. This document serves as a planning reference and a basis for effective response to any hazard threatening Marin County. This is accomplished through the following:

- Establishes the emergency management organization required to mitigate any significant emergency or disaster affecting the Marin OA.
- Establishes the overall operational concepts associated with Marin County's Emergency Operations Center (EOC) activities and the recovery process.

The 1999 Town of San Anselmo EOP identifies the Town's emergency planning, organization, and response policies and procedures and how they are integrated and coordinated with other governmental entities when required. The plan addresses how preparation and response to extraordinary events or disasters should occur as well as recovery from these types of events.

These documents are used as references when establishing emergency procedures and policies within the Safety Element.

Marin County Community Wildfire Protection Plan

The Marin County Community Wildfire Protection Plan (CWPP) provides a scientifically based assessment of wildfire hazard and threat to homes in Marin County, California's wildland urban interface (WUI). The CWPP was developed through a collaborative process involving Marin County fire agencies, county officials, county, state, and federal land

management agencies, and community members. The purpose of the CWPP is to provide fire agencies, land managers, and other stakeholders with guidance and strategies to reduce fire hazard and the risk of catastrophic wildfires in the WUI, while promoting the protection and enhancement of the county's economic assets and ecological resources. This plan does not directly affect the Town as it was developed for jurisdictions subject to the Marin County regulations and policies; however, this document can be used as a guide when developing policies in the Safety Element.

Town of San Anselmo Climate action plan 2030

The Climate Action Plan (CAP) is the community's tool to develop the strategies and guide the implementation of local, measurable actions needed to (1) mitigate climate change by dramatically reducing our greenhouse gas emissions (GHG) while also sequestering GHG from the atmosphere, and (2) prepare for and adapt to increasing extremes and impacts. While the CAP's primary metrics currently address the reduction of greenhouse gas emissions (mitigation), metrics for adaptation and resiliency actions have been added, which will be further expanded with more milestones over the next several years. The CAP is integrated with the Town's other emergency preparedness and ecosystem conservation efforts and is reviewed and updated annually with the Town's Sustainability Commission. The Safety Element is a key component when developing climate adaptation projects and actions within the CAP and is referenced to ensure consistency between the documents.

Marin Water Biodiversity Fire and Fuels Integrated Plan

The Biodiversity, Fire, and Fuels Integrated Plan (BFFIP, or Plan) describes actions that the Marin Municipal Water District (MMWD) will take over many years to minimize fire hazards and maximize ecological health within its watershed lands. The purpose of the BFFIP is to define and guide the methods to minimize risk from wildfires while simultaneously preserving and enhancing existing significant biological resources. This plan does not directly affect the Town as it was developed for the MMWD jurisdiction and properties adjacent to San Anselmo; however, this document can be used as a guide when developing policies in the Safety Element.

Regulatory Environment

California Government Code 65302(g)(1)

California Government Code Section 65302(g)(1) establishes the legislative framework for California's safety elements. This framework consolidates the requirements from relevant federal and state agencies, ensuring that all cities comply with the numerous statutory mandates. These mandates include:

- As applicable, protect against significant risks related to earthquakes, tsunamis, seiches, dam failure, landslides, subsidence, flooding, and fires.
- Including maps of known seismic and other geologic hazards.
- Where applicable, address evacuation routes, military installations, peak-load water supply requirements, and minimum road widths and clearances around structures related to fire and geologic hazards.
- Identifying areas subject to flooding and wildfires.
- Avoid locating critical facilities within areas of high risk.
- Assessing the community's vulnerability to climate change.
- Include adaptation and resilience goals, policies, objectives, and implementation measures.

California Government Code Sections 8685.9 and 65302.6

California Government Code Section 8685.9 (also known as Assembly Bill 2140 or AB 2140) limits California's share of disaster relief funds paid out to local governments to 75 percent of the funds not paid for by federal disaster relief

efforts. However, if the jurisdiction has adopted a valid hazard mitigation plan consistent with DMA 2000 and has incorporated the hazard mitigation plan into the jurisdiction's General Plan, the State may cover more than 75 percent of the remaining disaster relief costs. All cities and counties in California must prepare a General Plan, including a Safety Element that addresses various hazard conditions and other public safety issues. The Safety Element may be a standalone chapter or incorporated into another section as the community wishes. California Government Code Section 65302.6 indicates that a community may adopt an LHMP into its Safety Element as long as the LHMP meets applicable state requirements. This allows communities to use the LHMP to satisfy state requirements for Safety Elements. As the General Plan is an overarching long-term plan for community growth and development, incorporating the MJHMP into it creates a stronger mechanism for implementing the MJHMP.

California Government Code 65302(g)(3) adopted through SB 1241 (2012)

California Government Code Section 65302(g)(3) requires the Safety Element to identify and update mapping, information, goals, and policies to address wildfire hazards. As part of this requirement, any jurisdiction that includes State Responsibility Areas or Very High Fire Hazard Severity Zones in the Local Responsibility Areas (LRA), as defined by the California Board of Forestry and Fire Protection (Board), is required to transmit the updated element to the Board for review and approval.

California Government Code 65302(g)(4) adopted through SB 379 (2015)

California Government Code Section 65302(g)(4) requires the Safety Element to address potential impacts of climate change and develop potential strategies to adapt/mitigate these hazards. Analysis of these potential effects should rely on a jurisdiction's Local Hazard Mitigation Plan or an analysis that includes data and analysis from the State of California's Cal-Adapt website.

California Government Code 65302(g)(5) adopted through SB 99 (2019)

California Government Code Section 65302(g)(5) requires the Safety Element to identify evacuation constraints associated with residential developments, specifically focused on areas served by a single roadway.

California Government Code 65302.15(a) adopted through AB 747 (2020) and AB 1409 (2021)

California Government Code 65302.15(a) requires upon the next revision of a Local Hazard Mitigation Plan on or after January 1, 2022, or beginning on or before January 1, 2022, if a local jurisdiction has not adopted a local hazard mitigation plan, the safety element to be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. The bill would authorize a city or county that has adopted a local hazard mitigation plan, emergency operations plan, or other document that fulfills commensurate goals and objectives to use that information in the safety element to comply with this requirement by summarizing and incorporating by reference that other plan or document in the safety element.

National Flood Insurance Program

The National Flood Insurance Program (NFIP) was created in 1968 to help communities adopt more effective floodplain management programs and regulations. The Federal Emergency Management Agency is responsible for implementing the NFIP and approving the floodplain management plans for participating cities and counties. The Town of San Anselmo joined the NFIP in 1977 and currently implements the program through Title 7, Chapter 11 of the San Anselmo Municipal Code, which administers flood/stormwater management regulations in the Town.

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (California Public Resources Code [PRC], Chapter 7.5, Section 2621-2699.6) was intended to reduce the risks associated with surface faults and requires that the designated State Geologist identify, and map "Earthquake Fault Zones" around known active faults. Per PRC Section 2623 a, cities and counties shall require a geologic report defining and delineating any hazard of surface fault rupture before the approval

of a project. If the jurisdiction finds no undue hazard of that kind exists, the geologic report on the hazard may be waived with the State Geologist's approval. For a list of project types, please refer to PRC Section 2621.6. No Alquist-Priolo Earthquake Fault Zones run through San Anselmo; therefore, it is not a topic of concern addressed in this document.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act (California Public Resources Code, Chapter 7.8, Section 2690-2699.6) created a statewide seismic hazard mapping and technical advisory program in 1990 to help cities and counties more effectively address the effects of geologic and seismic hazards caused by earthquakes. Under PRC 2697, cities and counties shall require a geotechnical report defining and delineating any seismic hazard before approving a project located in a seismic hazard zone. If the jurisdiction finds that no undue hazard of this kind exists based on information resulting from studies conducted on sites near the project and of similar soil composition to the project site, the geotechnical report may be waived. After a report has been approved or a waiver granted, subsequent geotechnical reports shall not be required, provided that new geologic datum, or data, warranting further investigation is not recorded. Each jurisdiction shall submit one copy of each approved geotechnical report, including the mitigation measures to be taken, if any, to the State Geologist within 30 days of its approval of the report. For a list of project types, please refer to PRC Section 2693. Due to the presence/potential of seismic hazards within the Town, the studies outlined above may be required during the development review process.

Cortese List

Government Code Section 65962.5 (typically referred to as the "Cortese List") identifies sites that require additional oversight during the local permitting process as well as compliance with the California Environmental Quality Act (CEQA). The list is generally a compilation of properties and businesses that generate, store, and/or have been impacted by the presence of hazardous materials/wastes. Many properties identified on this list may be undergoing corrective action, cleanup, or abandoned and in need of these activities. The Town regularly checks federal and state agencies that maintain this list to verify any locations within San Anselmo that contain these sites.

Hazards / Trends

Disaster mitigation, preparedness, response, and recovery

The ability to anticipate, evaluate, and mitigate potential risks posed by natural and human-caused hazards is paramount to a community's longevity. Although this element specifically addresses natural and human-caused hazards, emergency preparedness involves many more considerations beyond identifying the hazards themselves. The Emergency Preparedness section consolidates and briefly describes The Town of San Anselmo's hazard prevention and response strategies.

Police Services

The Central Marin Police Authority (CMPA) is a full-service police agency for the communities of Corte Madera, Larkspur, San Anselmo, and portions of Greenbrae that was created on January 1, 2013. Formed under a Joint Powers Agreement (JPA) between the communities it services, two members from each City/Town Council oversee the CMPA and are on the CMPA Police Council. General management of the CMPA is the function of the JPA's Management Committee that is comprised of the City and Town Managers of each jurisdiction, while operational function is assigned to the Chief of Police. The CMPA provides police services to these communities, comprising approximately 35,000 residents.



Fire Services

Ross Valley Fire Department is a consolidated department with the mission of protecting lives, property, and the environments of the communities of Ross, San Anselmo, Sleepy Hollow, and Fairfax through education, prevention, and community service. Ross Valley Fire Department is governed by a JPA, that includes the Town of San Anselmo; the Town of Fairfax; the Town of Ross; and the Sleepy Hollow Fire Protection District.



Ross Valley firefighters fight an early morning structure fire in Sleepy Hollow.

The Ross Valley Fire Department is an all-risk, full-time professional fire department with a total of four stations staffed with four engine companies that include firefighter EMTs and/or Paramedics 24 hours per day, 365 days per year. The department responds to all requests for emergency and non-emergency assistance within their service area as well as neighboring areas of Marin, and state or nationwide on an automatic or mutual-aid basis. Services provided by the department include fire suppression (urban fires, wildland, and vegetation fires), emergency medical services, fire prevention and inspection, community education (Community Emergency Response Team [C.E.R.T.] training), hazardous materials spills and leaks, vehicle accidents, and disaster response (floods and landslides).

The incorporated boundaries of the Town are within the Ross Valley Fire Department Local Responsibility Area (LRA). Outside of the Town of San Anselmo proper boundaries and adjacent to the Town, there are lands that are within the State Responsibility Area (SRA). The SRA is served by the Marin County Fire Department (responsible for initial response in the SRA) and augmented by the California Department of Forestry and Fire Protection (CAL FIRE) should the initial response escape containment and further aid be required.

Emergency Management

Emergency management is provided by the Marin County Sheriff's Department Office of Emergency Services (OES). This division provides all aspects of emergency management, including disaster mitigation, preparedness, response, and recovery activities.

Preparedness (Emergency Operations Plan)

The Emergency Operations Plan (EOP) is primarily responsible for identifying the Town's emergency management strategies. Preparedness activities focus on ensuring Town Departments are adequately trained and prepared for future hazard events as well as ensuring the Town's Emergency Operations Center (EOC) is ready and capable of supporting Town needs in the event of an emergency.

Response

Emergency response activities typically focus on actions necessary to save lives and prevent further property damage during an emergency/disaster. Many of these activities are conducted in tandem with the Marin County Sheriffs' Department, The Central Marin Police Authority and the Ross Valley Fire Department's standard emergency response procedures. To guide response activities, the Town relies on the EOP and works closely with first responders and volunteer organizations like CERT, to help orchestrate internal and external communications, logistics, and assistance during large-scale emergencies. If resources become overwhelmed, the Town will request support through the Operational Area using automatic aid and mutual aid agreements currently in place. However, the Town recognizes that mutual aid resources depend on availability and may be limited during a large regional incident. Therefore, consideration for strengthening self-sufficiency is a priority.

Recovery

Recovery activities typically occur after an emergency/disaster event. These activities focus on reestablishing services to any impacted areas, repairing and/or reconstructing damaged buildings and infrastructure, and aiding residents and businesses with permitting and approvals of building plans as part of the reconstruction process. Depending on the scale and type of incident, recovery could occur in specific community locations and/or require specialized expertise to address the issues created. Cleanup of hazardous wastes shall be considered part of the recovery from a major disaster event (fire, flood, landslide, earthquake).

Mitigation

The EOP, in conjunction with the Marin County MJHMP, identifies and assesses the natural and human-caused hazards that threaten San Anselmo and recommends proactive policy and procedural actions to reduce these risks. This preemptive planning is intended to decrease the probability of future emergency situations and minimize the effects should one occur. Examples of hazard mitigation and prevention can be found in many Town policies, but they are most prominently displayed in the numerous codes regulating construction and development.

Evacuation

As part of the Town's preparedness initiatives, an Evacuation Analysis has been prepared that identifies the routes used for evacuation purposes. These constrained locations are required to be identified by California Government Code Section 65302(g)(5), commonly known as SB99. Figure 1.1 depicts the potential evacuation routes that could be used during a hazard event. These roadways are intended to meet evacuation needs; however, the Town recognizes that some constraints may affect evacuation, namely narrow roadways, bridges, and dead ends, which could experience failure or blockage, exacerbating conditions. During an evacuation incident, specific routes will be designated by Ross Valley Fire Department in coordination with the Town and Central Marin Police Authority. The specific routes and directions identified will be made on a case-by-case basis using incident specific information to ensure travelers can relocate to a safe location. Figure 1.2 identifies both constrained access roadways (single ingress/egress conditions, identified in red) and the locations that use these roadways (constrained access parcels,

identified in orange). These constrained access parcels are grouped based on guidelines recommended by CalFire, which identify areas with 30 parcels or more. These locations are identified as they could potentially be more vulnerable during evacuation scenarios, given the limited ingress/egress conditions.

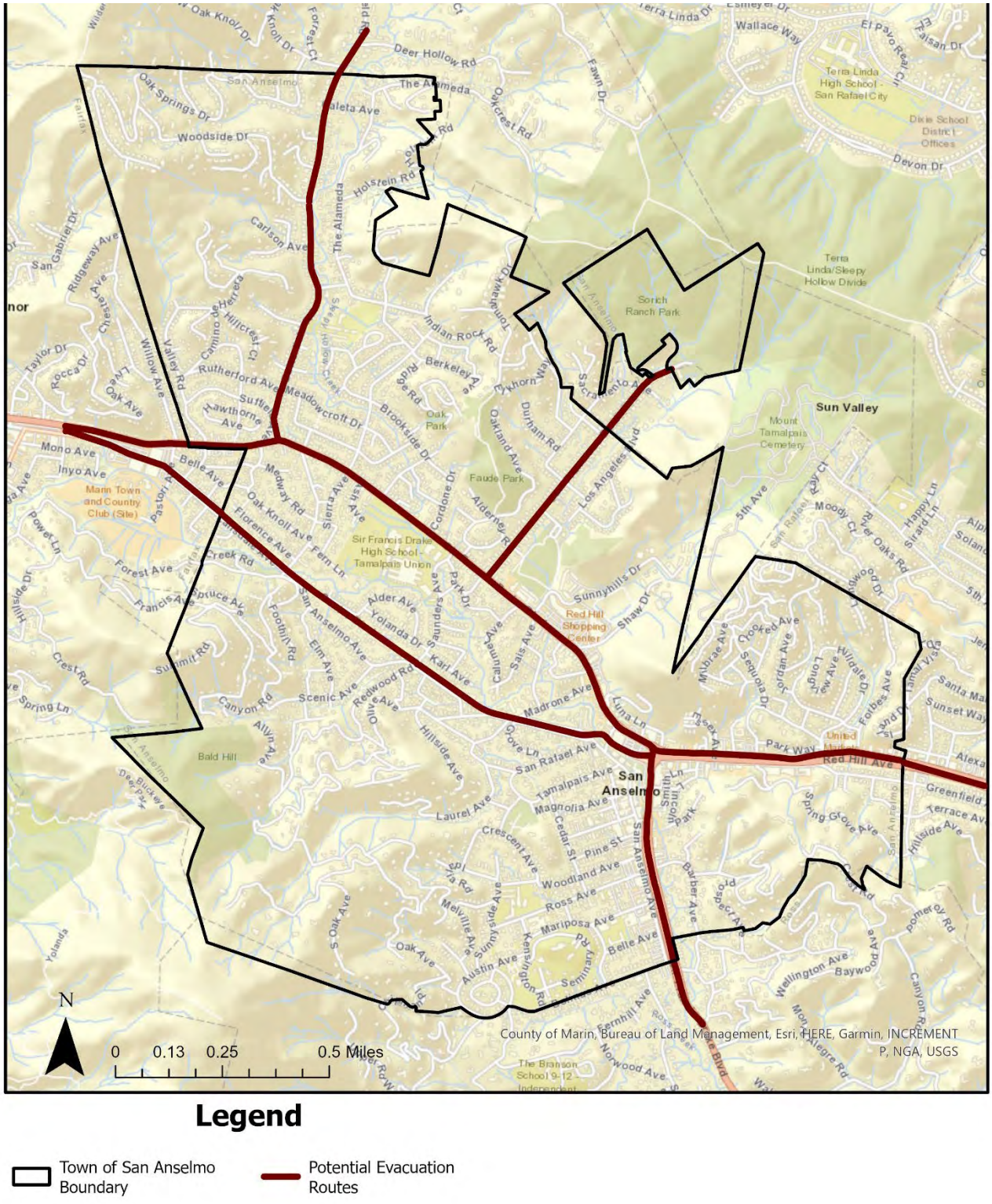


Figure 1.1: San Anselmo Evacuation Routes

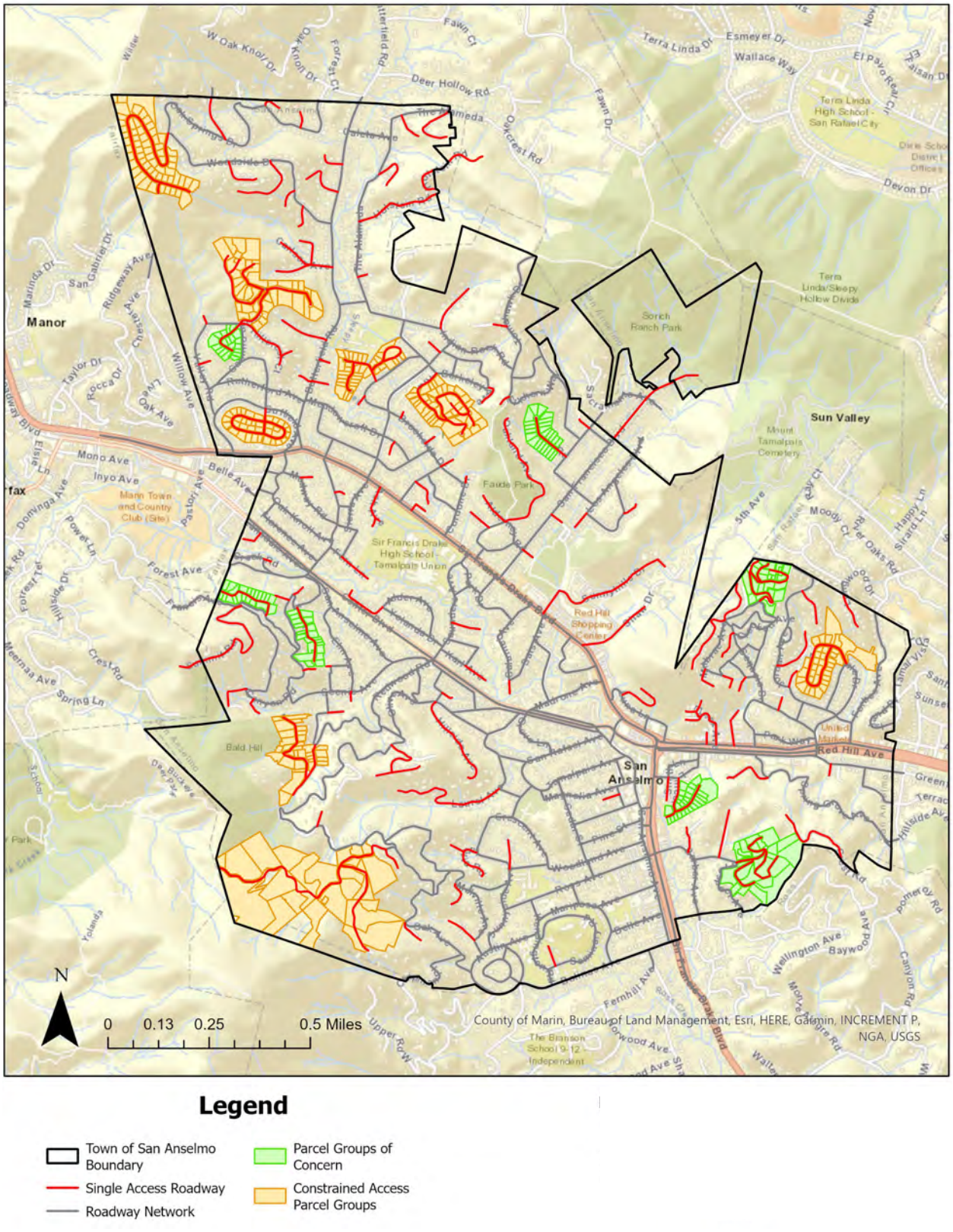


Figure 1.2: Constrained Access Roadways, Parcels Groups, and Parcel Groups of Concern in San Anselmo

The Town is generally considered to be built out, meaning most new home construction will either be accessory dwelling units (ADU's) or infill type developments. Therefore, additional parcel groups of concern (areas with 20-29 parcels with constrained access, identified in green) were also identified, as these locations could experience growth in the future triggering the 30-parcel threshold.

Seismic and Geologic Hazards

Seismic and geologic hazards are traditionally addressed together because they both involve the movement of the Earth's surface. Although some geologic events (landslide, subsidence, erosion, etc.) can and do happen independently, the primary catalyst for their occurrence is often a seismic event, commonly referred to as an earthquake. This section identifies four common seismic and geologic hazards that threaten San Anselmo and establishes policies and procedures meant to protect the community when an event occurs. A key consideration for seismic and geologic hazards is the potential for cascading effects resulting from an event. When an earthquake occurs, the seismic shaking can cause natural gas and water/sewer pipelines to rupture, which may cause other impacts like flooding, erosion, or fires. The goals, policies, and actions throughout this element are designed to work together to reduce both the individual and collective risk of these hazards.

Seismic Hazards

Southern California is a seismically active region that experiences earthquakes on a regular basis. San Anselmo is prone to seismic hazards due to its location and proximity to active earthquake faults. These hazards can be characterized as follows:

Surface Rupture

The Earth is covered in tectonic plates, which are large sections of the Earth's crust that are constantly shifting and moving closer together, further apart, or past one another. The movement of two plates past one another frequently causes friction resulting in plates that "stick." When this occurs, the same forces that push the plates past each other are now concentrated in certain areas. In time, friction can no longer hold the plates together, and the plates suddenly shift, releasing a massive build-up of energy (i.e., earthquake). This rapid movement and release of energy can cause the Earth to fracture and displace the land around it, resulting in an earthquake fault. Some faults are buried beneath the surface, while others are located at the surface of the Earth. Surface rupture of a fault is especially dangerous if structures are built on top of the fault, or infrastructure crosses the fault, as these facilities could be damaged by fault movement. If a surface rupture occurs, the movement could break pipelines, and damage roads and bridges, rendering them useless after the event. Areas of known surface rupture hazard in California are identified in Alquist-Priolo Special Study Zones. San Anselmo does not currently have any Alquist-Priolo Special Study Zones, reducing the concern associated with surface fault rupture.

Seismic Shaking

Seismic shaking is the recognizable movement caused by the energy released from an earthquake. The same mechanism that creates a surface rupture is also responsible for seismic shaking and can produce an equally devastating effect. Earthquakes may occur without surface rupture, which can still cause significant damage to buildings and other structures. Infrastructure such as roads, pipelines, and power lines are also susceptible to damage and pose additional safety concerns. Unlike surface rupture, seismic shaking consequences are not restricted to the area immediately surrounding the fault. Energy resonating through the ground can travel hundreds of miles and simultaneously cause damage in many locations. The closer to the earthquake's source (epicenter), the stronger the shaking will be. Seismic shaking is of particular concern for San Anselmo due to the proximity to active faults that can generate significant earthquakes. Several faults are located within 15 miles of San Anselmo, which include the San Andreas Fault (capable of generating a magnitude 8.0 earthquake), the Hayward Fault (capable of generating magnitude 7.2 and 7.4 earthquakes), the Rodgers Creek Fault (capable of generating a magnitude 7.0 earthquake) and the San Gregorio fault (capable of generating a magnitude 7.3 earthquake). Of these faults, the San Andreas Fault

is the closest in proximity at approximately 8 miles southwest of the town. Figure 1.3 depicts the locations of faults closest to San Anselmo, all of which are not considered active[1] by the State of California.

Liquefaction

Liquefaction is a phenomenon that occurs when intense vibrations from an earthquake cause saturated soil to lose stability and act more like a liquid than a solid. This poses significant problems for buildings and other structures in areas where liquefaction can occur, as the ground may give way under the weight of the structure and its foundation. In addition, underground structures are vulnerable to liquefaction. In San Anselmo, the areas along the existing and filled stream channels may be subject to liquefaction. These low-lying areas adjacent to creeks and drainages are the portions of town with moderate and high liquefaction susceptibility levels. Figure 1.4 depicts the liquefaction susceptibility areas within the Town; however, analysis of these conditions should occur on a site-by-site basis.

Landslides

A landslide is the movement of earth material down slopes and areas of steep topography. Although earthquakes often cause them, landslides can occur when a sloped surface can no longer support the material contained within or sitting above it. The instability can be caused by the sheer weight of the material or can be rendered unstable by other events such as heavy rain. Slopes can become unstable due to erosion and trigger a landslide. Landslides can also be a secondary hazard caused by earthquakes and seismic shaking. When rain causes a slope to fail, the movement of earth materials is typically referred to as a mudslide.

Landslides can move with great force and pose a significant danger to buildings and other structures. In some circumstances, these events may cause bodily harm if bystanders cannot move out of their path in time. The parts of San Anselmo at greatest risk of landslides are primarily along the periphery of the Town border, where the steep topography and soil composition combine to create areas that are susceptible to land sliding events. Anticipating the risk of landslides in the areas identified in Figure 1.5 will be essential for protecting the community from these events.

[1] Faults considered active by the State of California have experienced surface displacement within Holocene time (the last 11,700 years). California Code of Regulations, Title 14, Division 2, Section 3601.(a)



Figure 1.3: Local Fault Locations

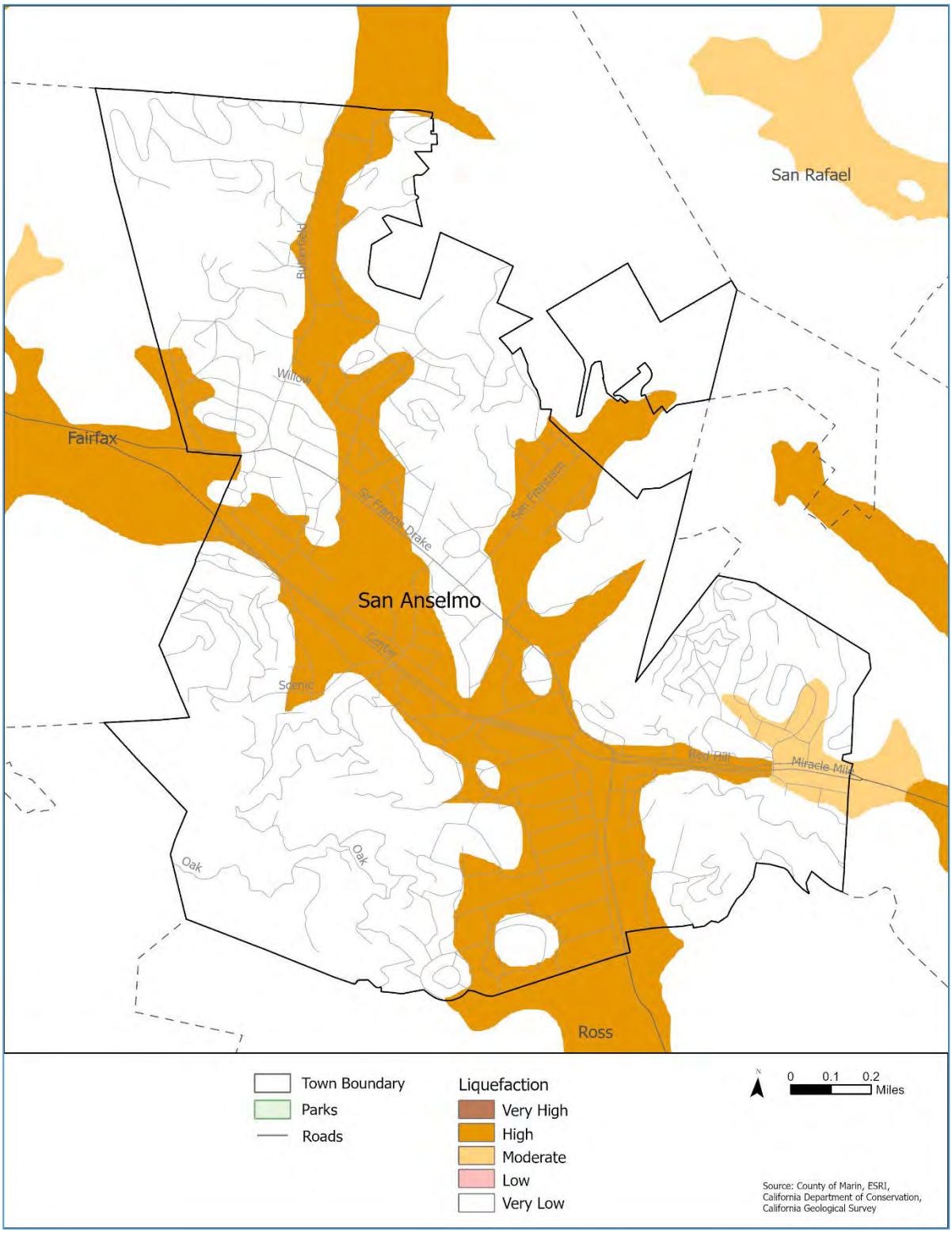


Figure 1.4: Liquefaction Susceptibility in San Anselmo

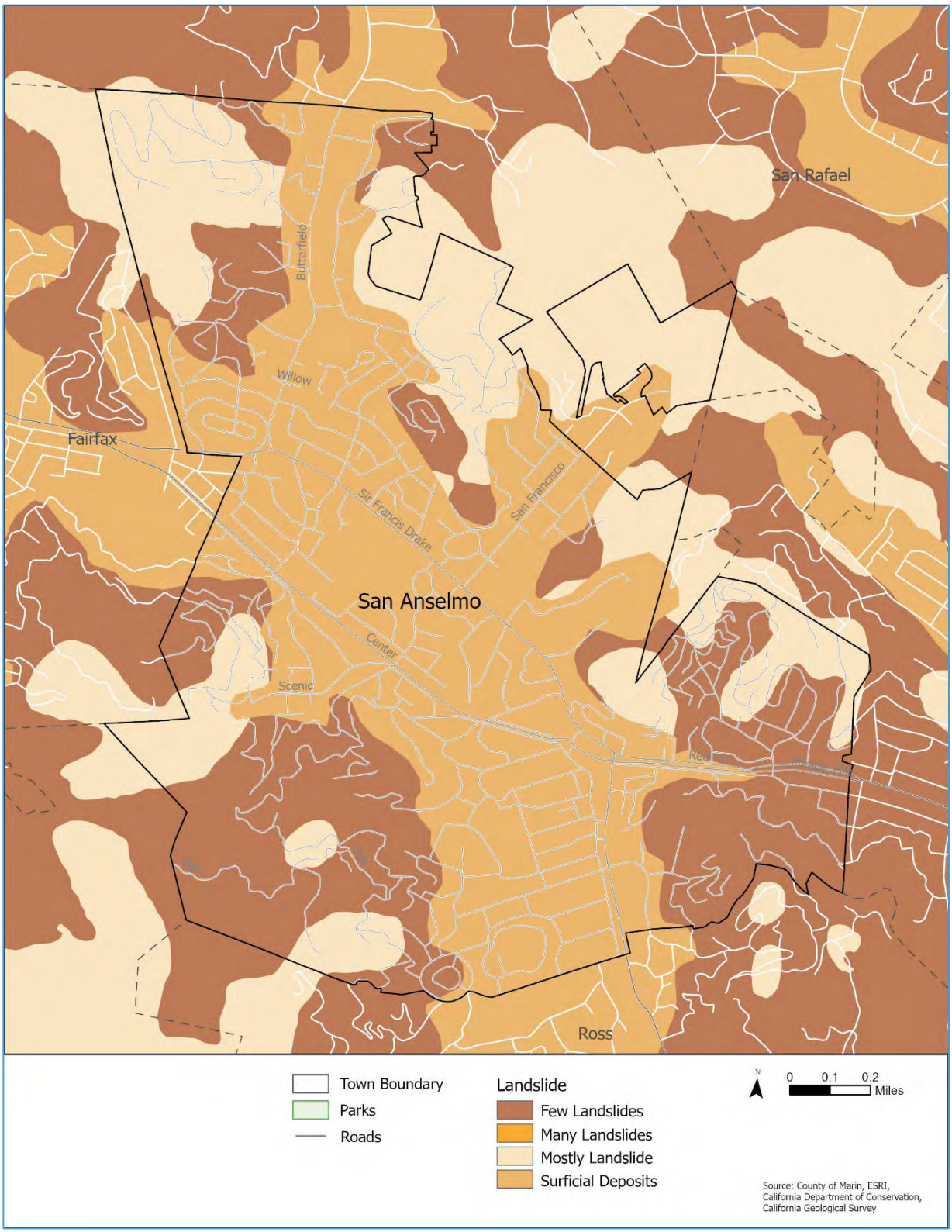


Figure 1.5: Landslides Zones in San Anselmo

Flooding Hazards

Flood

Flooding is caused by the accumulation of water on the ground surface. This typically occurs after heavy rainfall but can also result from water delivery/storage infrastructure failures such as pipes, storage containers, and dams/reservoirs. Worsening drought conditions caused by climate change may exacerbate the effects of flooding, as surfaces that typically absorb water can quickly dry out and become less permeable. Flooding presents dangers to people and structures alike. Standing water may be deep enough to cause drowning, while shallow waters can easily damage buildings and property. Fast-moving water is hazardous, as it may sweep people or cars downstream or cause damage to structures.

Ross Valley, including San Anselmo, is naturally prone to flooding. The topography and geologic makeup of the region (steep slopes and shallow soils with a low absorption capacity), the naturally occurring local watershed runoff which has been altered and placed in culverts, coupled with an increase in the probability of intense rainfall, are all factors increasing the likelihood of flooding. The Town is susceptible to periodic flooding from the San Anselmo and Sleepy Hollow creeks, which impacts the low-lying areas of the town and neighboring communities bordering these drainages. Historically the creeks have caused floods as the volume of water during large storm events becomes more than the creek capacity can effectively manage. Localized flooding is most often associated with excessive ponding and overflow into lower-lying properties, even during smaller 5-year storm events. This localized flooding is generally the result of the drainage network having inadequate capacity and can occur within or outside of FEMA-identified floodplains. Figure 1.6 displays the designated FEMA floodplains in San Anselmo.

Dam Failure

When dams that are designed to hold water fail, the body of water suddenly and abruptly moves downstream. These downstream areas can become inundated depending on how much water is behind the dam and the topography of the downstream areas. The specific areas of land that would become flooded and covered with water resulting from a dam break is considered an "inundation zone." These downstream areas are typically much larger than the areas identified on flood maps because the volume of water released will often overwhelm any stormwater infrastructure in these areas. The Phoenix Lake Dam, owned by MMWD, is located in the neighboring Town of Ross, south of San Anselmo. Failure of this dam could inundate a small portion of southern San Anselmo that includes approximately 30 parcels located between Bolinas and Belle Avenues. The damage potential would be small given Phoenix Lake's overall storage capacity; however, damage within this portion of Town could still occur. Figure 1.7 identifies the dam inundation zone within San Anselmo.

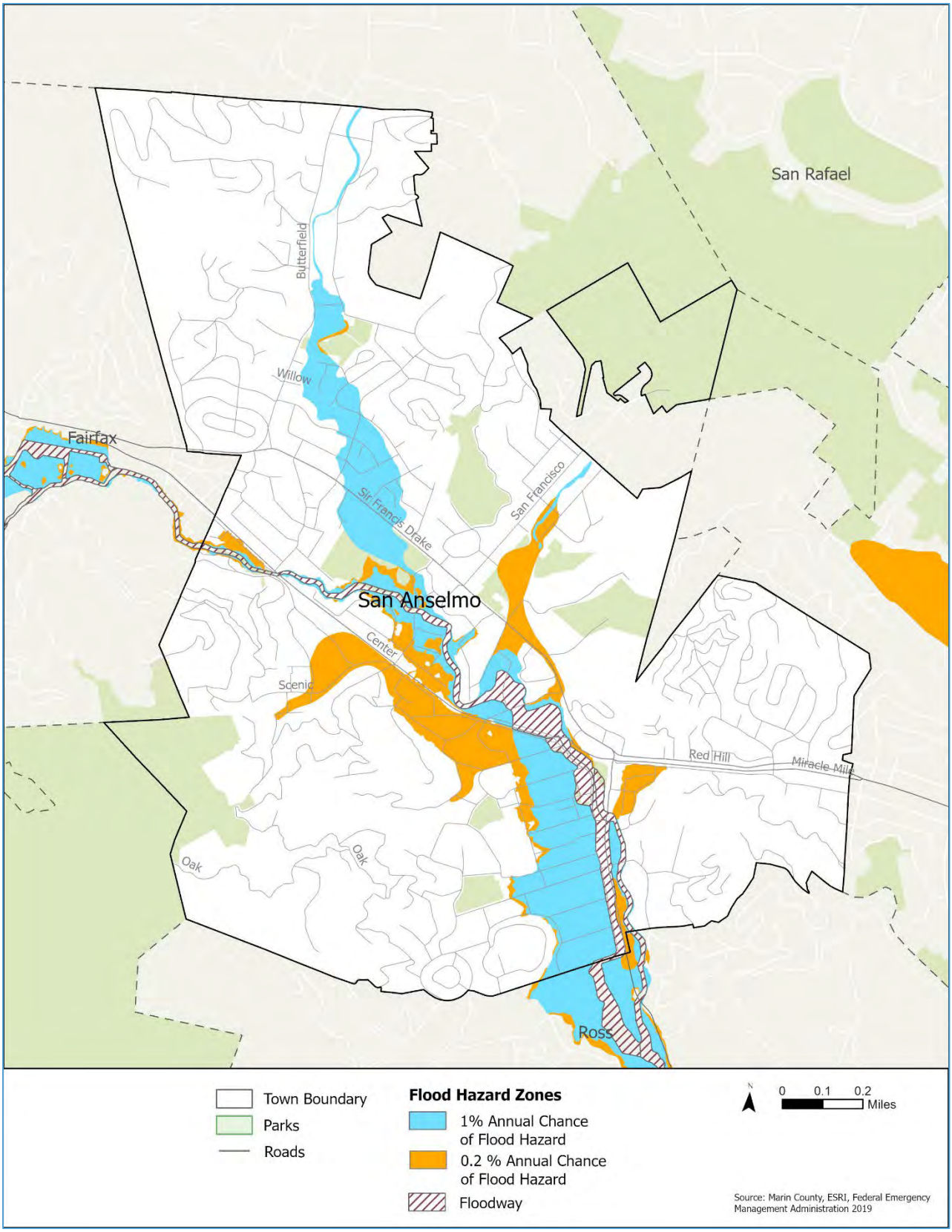


Figure 1.6: FEMA Flood Hazard Zones in San Anselmo

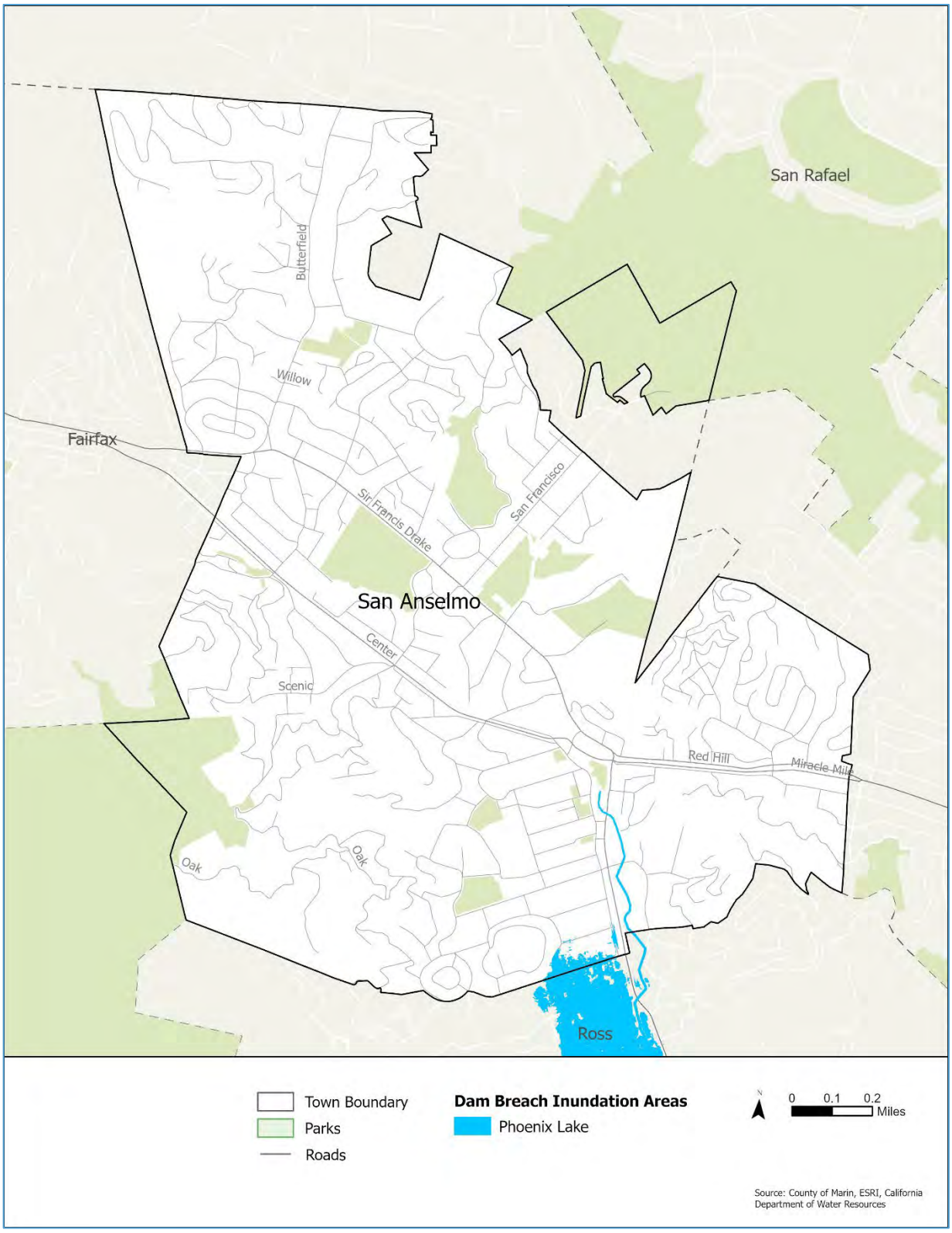


Figure 1.7: Dam Failure Inundation Areas in San Anselmo

Fire Hazards

Wildfires

The most common type of natural hazard in California is wildfire, which can quickly burn large areas of undeveloped or natural land. They often begin as smaller fires caused by lightning strikes, downed power lines, mechanical equipment use, or unattended campfires but may rapidly expand in size if conditions are dry and/or windy. The recent trend toward more prolonged periods of drought within the western US increases the likelihood of a wildfire. Typically, wildfires pose minimal threats to people and buildings in urban areas, but increasing human encroachment and development into natural areas increases the likelihood of bodily harm or structural damage. This encroachment occurs in areas called the wildland-urban interface (WUI), which is considered an area within a fire hazard severity zone, as defined by CAL FIRE.



Wildfire burning on the San Anselmo side of the Terra Linda-Sleepy Hollow Divide.

The Town of San Anselmo is located within a mapped WUI area and borders open space lands managed by the MMWD. The hillsides and canyons within the Town and surrounding areas carry some wildfire hazard potential, which is a risk to areas within the Town. Figure 1.8 depicts the fire threat classifications within the Town and surrounding areas. Based on this mapping, the northeastern and southwestern portions of the Town are considered to have moderate to high wildfire threat conditions. However, San Anselmo does not currently have any Very High Fire Hazard Severity Zones identified by CAL FIRE.

Significant wildfires have occurred in San Anselmo and Marin County in the past and will continue to pose a threat to people and property. The last major wildfire to occur within the perimeters of the Town boundary was the Sorich Park fire in 1976, which burned over 284 acres in and around San Anselmo. Figure 1.9 depicts the historic wildfire perimeters around San Anselmo as well as WUI, as identified by CAL FIRE.

Urban Fires

The possibility of an urban fire confronts every community. Many urban fires begin as isolated incidents caused by faulty electrical appliances, cooking mishaps, improper storage of chemicals, or industrial malfunction but can spread to other buildings if conditions permit. Many factors contribute to urban fires' severity and extent, but modern building codes and practices have helped reduce their effects. Despite these improvements, it is important to acknowledge the risks associated with fires in urban areas. No matter its size, any fire can be fatal or cause people severe harm and can damage buildings and other structures.

Water Supply

The MMWD provides water service in San Anselmo. The district owns approximately 21,600 acres of watershed land and provides water service to communities from the Golden Gate Bridge to southern Novato and west from the San Francisco Bay to the San Geronimo Valley. According to MMWD's Urban Water Management Plan, adequate water supplies are expected during normal years, single dry years, and multiple dry years to meet expected demand within the Town and service area through 2045. This is especially important for ensuring adequate supplies are available for fire suppression needs within San Anselmo. As a standard practice, new developments and major remodels are required to conduct water pressure/flow testing and mitigate issues if water flows are deemed inadequate.

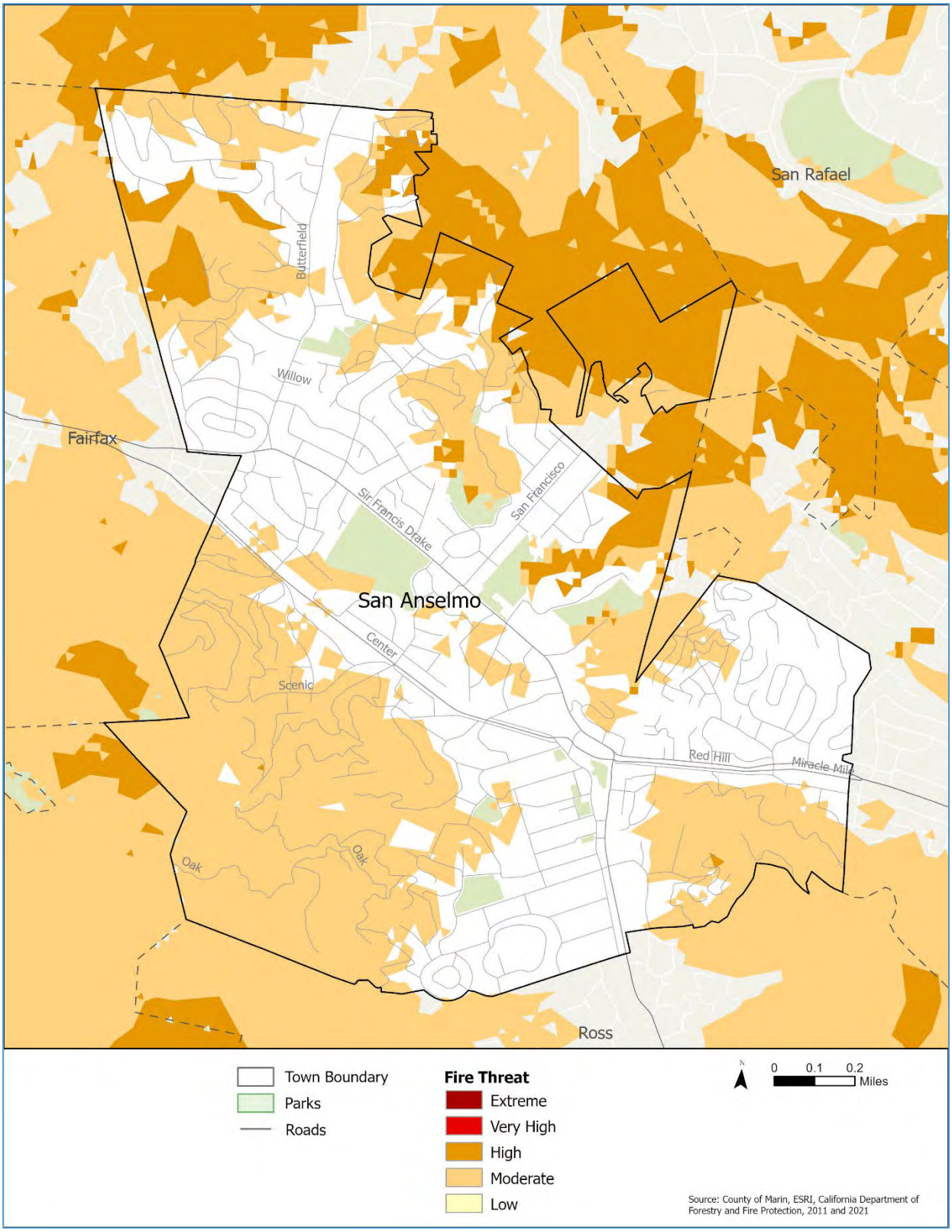


Figure 1.8: Fire Hazard Severity Zones in San Anselmo

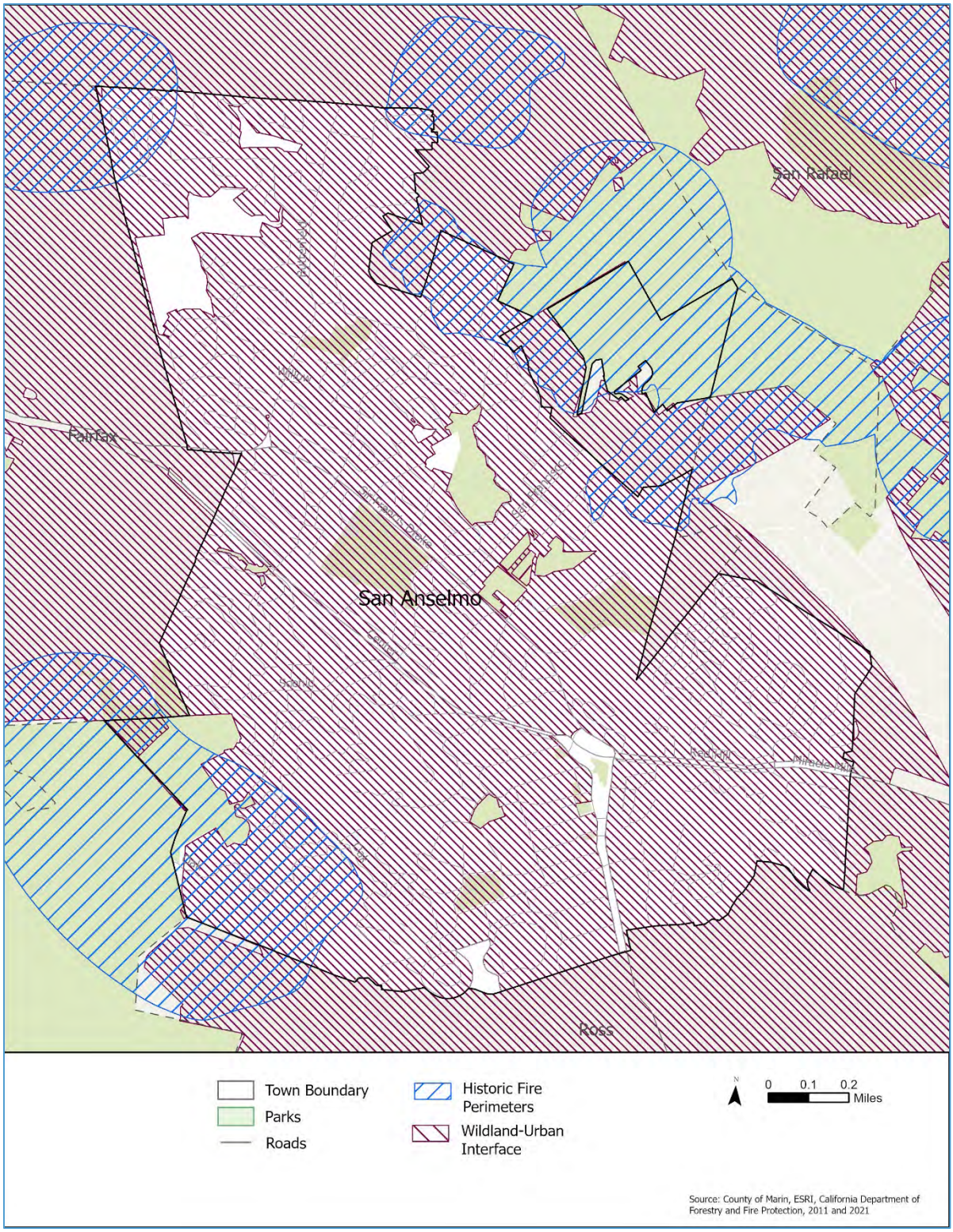


Figure 1.9: Wildland Urban Interface and Historic Fire Perimeters in San Anselmo

Weather Related hazards

Severe weather hazards in San Anselmo include drought, extreme heat, and severe wind. These hazards have affected plants and animals and damaged properties and vehicles. Future effects are anticipated due to climate change, which can contribute to the frequency and intensity of severe weather events.

Drought

A drought is a long period with substantially less precipitation than usual. The primary direct impact of a drought is the reduction of available water supplies. Water reduction is particularly concerning in agricultural areas and natural environments, but it can also affect landscaping in urban areas or human health in extreme cases. Droughts are generally regional events; however, some communities experience "long-distance drought" if the water source areas—potentially hundreds of miles away—are experiencing drought. San Anselmo receives water from the MMWD. The Town and many residents have groundwater wells that are used for irrigation. MMWD has a long-term water supply and management plan that includes a drought analysis that accounts for impacts associated with climate change.

Extreme Heat

Extreme heat is a period when temperatures are abnormally high relative to the normal temperature range. Extreme heat events include:

- Extreme Heat Days: a day during which the maximum temperature surpasses 98 percent of all historic high temperatures for the area,
- Warm Nights: a day between April to October when the minimum temperature exceeds 98 percent of all historic minimum daytime temperatures,
- Extreme Heat Waves: a successive series of extreme heat days and warm nights where extreme temperatures do not abate; typically, four successive extreme heat days and warm nights.

Cal Adapts local climate change snapshot tool tells us that an extreme heat day for San Anselmo is when the temperature exceeds 95.3° F, and a warm night exceeds 58.8°F. Between 1961-1990, the Town experienced an average of 4 extreme heat days annually, which are projected to increase between 11-20 days by the end of the century.

Severe Wind

Wind is simply the movement of air caused by differences in atmospheric pressure and temperature. High-pressure air will naturally move to areas of low pressure. During certain times of the year, these conditions can cause high-speed winds (Diablo Winds), which are fast and forceful enough to damage public facilities, infrastructure, homes, utilities, and uproot or topple mature trees. During these events, debris is transported with enough force to damage property and injure people. Severe wind events can also cause Public Safety Power Shutoff (PSPS) events by utility providers (Pacific Gas & Electric) that distribute electricity to the Town. These events de-energize power lines during wind events to reduce the potential of wildfire ignition and spread.

Climate Adaptation

Climate Effects on San Anselmo

Although climate change is not a hazard, variations in environmental conditions can impact some of the natural hazards affecting San Anselmo. Projections of future conditions include increased temperatures, increased extreme heat days, changes in precipitation, sea level rise, more prolonged droughts, and potential changes in the size and frequency of wildfire incidents. Table 1.2 identifies the current/historical conditions and projected future conditions associated with climate change that could occur in San Anselmo. Additional detail regarding potential climate change effects is located in the San Anselmo Climate Adaptation Vulnerability Assessment (Appendix A).

Table 1.2: Potential Climate Change Effects for San Anselmo	
Historical/ Current Conditions	Future Conditions
Annual Mean Temperature (1961-1990)	Annual Mean Temperature (2070-2099)
69.2° F	73.6° to 76.3° F
Extreme Heat Days (95.3° F)	Extreme Heat Days (2070-2099)
4 days per year	11 to 20 days per year
Annual Mean Precipitation	Annual Mean Precipitation (2070-2099)
40.8 inches	46.3 to 52.5 inches
Annual Average Area Burned	Annual Average Area Burned (2070-2099)
47.1 acres	41.4 to 47.0 acres

SOURCE: HTTPS://CAL-ADAPT.ORG/TOOLS/LOCAL-CLIMATE-CHANGE-SNAPSHOT

Climate Related Hazards

Temperature

Increasing temperatures associated with climate change can act as a hazard multiplier. By the end of the century, annual mean temperatures are projected to increase between four and seven and a half degrees, impacting residents and businesses. These increases are also anticipated to increase the number of extreme heat days, from 4 days to 11-20 days per year. Using a lower temperature threshold (85° F), the historical average of 32 days could increase to 68-97 days by the end of the century. These potential temperature increases may impact residents living in poorly insulated structures or structures that do not have air conditioning. For residents living in these structures, temperatures above 85 may cause discomfort. By the end of the century, the number of days over this temperature threshold could be nearly five times what the Town typically experiences.

While climate change is projected to exacerbate many of the hazards already affecting the Town, many of these hazards may interact with each other. Increased temperatures can affect both water supplies and vegetation growth. With drier conditions, vegetation growth may be reduced, which can reduce wildfire vulnerability; however, if dry conditions persist for longer periods, the reduced vegetation may be drier than normal. These two conditions may change the wildfire risks within the Town and the surrounding area, or cause areas that have not burned historically to be at greater risk of ignition.

Precipitation

Climate change projections also suggest that annual mean precipitation may increase as temperatures are anticipated to increase in the coming decades. Even with increases projected, there is the potential that the increased precipitation may fall during more intense weather events, which could increase flooding. By the end of the century, maximum 1-day precipitation events could increase by 20%, which could overwhelm existing infrastructure and potentially inundate areas that haven't experienced flooding. With greater and more intense precipitation, the Town could also experience greater instability within hillside areas, causing an increase in landslides/mudslides.

With future temperature increases coupled with increased precipitation amounts, future wildfire impacts are projected to decrease or remain the same by the end of the century. This projection is based on the increase in precipitation,

which may occur in fewer larger rain events coupled with higher average temperatures. This projection suggests that vegetation growth will experience an overall reduction or change that reduces future acres burned. Based on historical fires that have occurred, the Town has experienced an annual average of 47.1 acres burned (total acreage burned divided by the number of years analyzed), which is projected to reduce slightly (41.4 acres) or remain approximately the same (47.0 acres) by the end of the century.

Goals, Policies, and Actions

Table 1.3 describes the goals, policies, and actions developed to address the various hazards within the Town as identified and discussed in the previous sections. Implementation actions include the responsibility, timeframe, and funding resources to accomplish the action.

In addition to the goals, policies, and actions identified here, Land Use Policy Objectives 16 and 17 and accompanying policies also address natural hazard conditions within the Town.

Table 1.3: San Anselmo Safety Element Policy Framework **DISASTER MITIGATION, PREPAREDNESS, RESPONSE, AND RECOVERY**	
Goal S-1: Promote a culture of resilience and preparedness within San Anselmo where community members and businesses are prepared for natural and human-caused emergencies	
Policy S-1.1	Support efforts to reduce the number of structures subject to natural hazards
Action S-1.1a	Regularly update building codes and regulations to address changing hazard conditions and requirements. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.2	Increase education, outreach, and awareness of hazards and hazard mitigation, especially vulnerable populations (AFN, Disadvantaged Communities, etc.).
Policy S-1.3	Encourage new development in locations that avoid or reduce exposure to hazards.
Action S-1.3a	Locate, when feasible, new essential public facilities outside of identified hazard areas, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities outside of identified hazard zones. Responsibility: Public Works and Building Department and Planning Department Timeframe: Ongoing Resource: General Fund
Action S-1.3b	Identify appropriate construction methods to minimize damage to public facilities located within an identified hazard area. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.4	Work with public utilities and special districts that provide water, sewer, fire protection, and public safety services in order to maintain and improve upon the present level of service and resiliency to natural hazards.
Policy S-1.5	Require public buildings are maintained to support their resilience in the face of natural disasters.

Action S-1.5a	Maintain the structural and operational integrity of essential public facilities during hazard events. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.6	Increase cooperation and coordination among private entities, local agencies, special districts, State and Federal agencies, and tribal organizations
Policy S-1.7	Ensure Town staff is adequately trained to implement state and local regulations designed to avoid loss of life, injury, and property damage from natural disasters.
Action S-1.7a	Annually review hazard mitigation goals, objectives, and strategies to evaluate progress. Responsibility: Public Works and Building Department Timeframe: Annually Resource: General Fund
Action S-1.7b	Incorporate, where appropriate, hazard mitigation strategies when preparing the annual budget. Responsibility: Public Works and Building Department Timeframe: Annually Resource: General Fund
Action S-1.7c	Review hazard mitigation capital improvement projects when developing updates to Capital Improvement Plan. Responsibility: Public Works and Building Department Timeframe: Annually Resource: General Fund
Policy S-1.8	Support the development of pedestrian rights-of-way as temporary pathways to serve as additional evacuation routes.
Policy S-1.9	Support the preparation, implementation, and regular update of local preparedness and evacuation plans and multi-jurisdictional cooperation and communication for emergency situations.
Action S-1.9a	Participate in regional emergency planning efforts like the Marin County Multi-Jurisdictional Hazard Mitigation Plan update. Responsibility: Public Works and Building Department and Planning Department Timeframe: Ongoing Resource: General Fund
Action S-1.9b	Periodically review and update the Town's Emergency Operations Plan (EOP) and ensure the EOP clearly defines the chain of command during an emergency and effectively coordinates with Marin County Operational Area. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-1.9c	Conduct periodic trainings and exercises to test the effectiveness of the Town's EOP procedures. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.10	Expand and enhance post disaster recovery strategies, prioritizing community resilience and sustainability.
Action S-1.10a	Develop an all-hazards Post Disaster Recovery Framework for use after a major incident or event. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.11	Educate community residents and businesses on emergency preparedness, response, and evacuation procedures and mitigation strategies.
Action S-1.11a	Provide community awareness and education programs for citizens through public outreach and engagement activities, describing procedures, emergency shelters, safe refuge areas, and evacuation routes to be followed in the event of an emergency. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-1.12	Continue to study the Town's circulation network and emergency response capabilities to provide for effective evacuations during an emergency
Policy S-1.13	Identify properties through clear street naming and numbering systems for emergency response vehicles
Policy S-1.14	Require all new developments and redevelopments to provide a minimum of two points of access by means of public roads that can be used for emergency vehicle response and evacuation purposes.
Action S-1.14a	Identify the feasibility of constructing additional emergency access improvements for existing developments that do not meet minimum road standards for emergency equipment, such as: • Additional vehicle pullouts at key hillside (properties at 150 mean sea level or higher) locations. • Limited or restricted on-street parking at hillside locations. • Potential for construction of new or improved emergency access routes. • Roadside clearance improvements. Responsibility: Public Works and Building Department and Fire Department Timeframe: Ongoing Resource: General Fund

Action S-1.14b	Require upgrades to road widths considered substandard during the discretionary review entitlement process, when a nexus for the improvement is established, as part of new developments/major remodels to ensure adequate evacuation and emergency vehicular access is available. For existing building sites, improvements may be limited to the property frontage only. Responsibility: Planning Department, Public Works and Building Department, and Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-1.15	Ensure all private roads are designed and maintained to allow unrestricted emergency equipment and personnel access.
Policy S-1.16	Ensure all Town and Marin County transportation plans reflect updated evacuation routes, strategies, and data.
Policy S-1.17	Maintain a high level of emergency response capability.
Action S-1.17a	Account for current and future emergency service needs during annual budgeting cycles. Responsibility: Public Works and Building Department and Finance Department Timeframe: Ongoing Resource: General Fund
Action S-1.17b	Periodically update the Town's priorities for future emergency service needs. Responsibility: Public Works and Building Department, Police Department, and Fire Department Timeframe: Ongoing Resource: General Fund
Action S-1.17c	Involve Fire and Police staff in the development review process to ensure development adequately addresses service levels, security concerns, and safety. Responsibility: Planning Department Timeframe: Ongoing Resource: General Fund
SEISMIC/GEOLOGIC HAZARDS	
Seismic Hazards	
Goal S-2: Minimize the risk of injury and structure damage from seismic hazards.	
Policy S-2.1	Require that new development and redevelopment meet the most up-to-date seismic codes/ regulations and use methods of construction to withstand stress caused by an earthquake.

Action S-2.1a	Review all new building plans or substantial renovations for compliance with State and Federal seismic safety regulations prior to permit approval. Responsibility: Public Works Timeframe: Ongoing Resource: General Fund
Policy S-2.2	Ensure residents and businesses are educated on emergency preparedness and response procedures during an earthquake.
Policy S-2.3	Facilitate and support maintenance and improvement of structures potentially vulnerable to seismic hazards.
Action S-2.3a	Conduct an inventory of seismically vulnerable structures as a first step in establishing voluntary or mandatory programs for retrofitting these structures. Ensure this inventory highlights historic structures. Responsibility: Public Works and Building Department Timeframe: 1 Year Resource: General Fund
Action S-2.3b	Use the seismically vulnerable structures inventory to require owners to inform all existing and prospective tenants that they live or work in this type of building and may need to be prepared to live or work elsewhere following an earthquake if the building has not been retrofitted. Responsibility: Public Works and Building Department Timeframe: 2 Years Resource: General Fund
Action S-2.3c	Establish incentives for owners of historic or architecturally significant buildings to undertake mitigation to levels that will minimize the likelihood that these buildings will need to be demolished after a disaster and/or establish preservation-sensitive measures for the repair and re-occupancy of historically significant structures. Responsibility: Public Works and Building Department Timeframe: 3 Years Resource: General Fund
Action S-2.3d	Encourage owners to inform all existing tenants (and prospective tenants prior to signing a lease agreement) that they live in an unreinforced masonry building and the standard to which it may have been retrofitted. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-2.3e	Encourage owners to inform all existing tenants that they may need to be prepared to work elsewhere following an earthquake even if the building has been retrofitted because it has probably been retrofitted to a life-safety standard, not to a standard that will allow occupancy following a major earthquake. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-2.5	Advocate for and work with regional utilities to enhance the preparedness, protection, and resilience of water, energy, and telecommunications infrastructure
Landslide/Geologic Hazards	
Goal S-3: Ensure landslide and slope stability hazards are effectively mitigated throughout the Town.	
Policy S-3.1	Require development in areas of slope instability or steep topography to minimize the potential for landslide and geologic hazards to jeopardize public health, safety, and welfare. Require mitigation of landslides and steep slopes as part of the development process, and discourage and avoid locating development in areas of slope instability.
Policy S-3.2	Continue to protect the community from hazards associated with soil erosion, weak and expansive soils, and liquefaction.
Action 3.2a	Continue to enforce building codes and relevant legislation on all new development and redevelopment. Responsibility: Public Works Timeframe: Ongoing Resource: General Fund
Policy S-3.3	Require that new development and redevelopments include proper foundation and support in areas of potential slope instability.
Policy S-3.4	Require existing slope improvements to be inspected and maintained periodically.
FLOOD HAZARDS	
Goal S-4: Minimize the effects of natural flooding and potential inundation from dam failure.	
Policy S-4.1	Limit development within floodplains to minimize risks to life and property and satisfy Federal Emergency Management Agency requirements.
Action S-4.1a	Continue to participate in the National Flood Insurance Program. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-4.1b	Continue to enforce ordinances for floodplain regulations, drainage requirements, and development standards. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.1c	Update ordinances for floodplain regulations, drainage requirements, and development standards as needed to maintain consistency with State and Federal regulations and best practices. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.1d	Develop an approach and identify locations for bank protection strategies that should not be limited to: • An assessment of banks to inventory areas that appear prone to failure; • Bank stabilization, including installation of rip rap or whatever regulatory agencies allow; • Stream bed depth management using dredging; and • Removal of out-of-date coffer dams in rivers and tributary streams. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-4.2	Support modifications and update to public infrastructure to reduce flooding.
Action S-4.2a	Map waterways and flood protection measures to further evaluate, design, and implement additional flood control projects. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.2b	Pursue funding to design and construct storm drainage projects to protect vulnerable properties. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.2c	Identify flood management solutions (i.e., property acquisitions, detention and retention basins, channel widening, acquisitions, relocations, and environmental mitigations) to reduce flood impacts within the Town. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-4.2d	Promote nature-based methods and BMPs (e.g., bioswales, natural ground cover) through the Town's urban pollution runoff stormwater program. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-4.3	Consider best practices regarding natural waterways and constructed stormwater conveyance structures when reviewing development applications, plans, and programs.
Action S-4.3a	Continue to improve existing hydrologic analysis of runoff and drainage systems to predict areas of insufficient capacity in the storm drain and natural creek system. Responsibility: Public Works Timeframe: Ongoing Resource: General Fund
Action S-4.3b	Update existing guidelines and regulations that limit the use of impervious surfaces and/or require the use of permeable surfaces, implement other regulations to effectively channel and minimize site runoff, and allow water to percolate, increasing groundwater recharge. Responsibility: Public Works and Building Department and Planning Department Timeframe: 2 Years Resource: General Fund
Action S-4.3c	Periodically update hydraulic models in response to major developments in the watershed or major changes to land uses within cities or counties within the watershed. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.3d	As new flood-control projects are completed, request revisions to flood-insurance rate maps to reflect flood risks as accurately as possible. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-4.4	Coordinate with neighboring jurisdictions, stakeholders, and resource agencies on flood mitigation and management projects
Action S-4.4a	Collaborate with stakeholders and interested parties on the feasibility of infrastructure improvements within waterways in the Town. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-4.4b	Annually collaborate with flood control districts, cities, counties, and utilities to discuss capital improvement programs and potential mitigation projects to reduce the threat of flooding. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4c	Create a formal process to ensure flooding is considered during future collaboration with flood control districts, cities, counties, and utilities. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4d	Work with other Ross Valley jurisdictions to explore and adopt land use regulations that improve flood control and water quality conditions within the Ross Valley watershed. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4e	Periodically review and re-adopt any changes to the Marin Municipal Water District Water Efficient Landscape Ordinance that reduce water demand and address drought impacts. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4f	Incorporate drought tolerant or xeriscape practices into Town landscape designs to reduce dependence on irrigation. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4g	Use permeable surfaces where feasible to reduce runoff and promote groundwater recharge. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-4.5	Ensure Town staff and residents are informed and prepared for potential dam inundation events.
Action S-4.5a	Encourage Marin Municipal Water District to update inundation mapping with depth information. Responsibility: Public Works and Building Department Timeframe: Annually Resource: General Fund

Action S-4.5b	Review the updated mapped inundation areas and coordinate with Marin Municipal Water District on procedures for emergency evacuations. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.5c	Provide dam inundation information to potentially affected property owners periodically. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
WILDLAND AND URBAN FIRES	
Goal S-5: Prepare and ready the community to respond to fire hazards	
Policy S-5.1	Ensure fuel modification activities and vegetation management techniques along creeks and steep slopes do not contribute to landslide and erosion hazards.
Action S-5.1a	Require that vegetation management in fire-sensitive areas include thinning or replanting of vegetation with less flammable materials. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.1b	Prioritize the removal of non-native species. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.1c	Identify structural mitigations rather than vegetation management in the most sensitive areas. Responsibility: Public Works and Building Department and Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.1d	Prepare a Biodiversity, Fire, and Fuels Integrated Plan (BFFIP) that describes actions necessary to minimize fire hazards and maximize ecological health in Town open space areas in compliance with the Marin County Community Wildfire Protection Plan. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-5.2	Encourage the formation of a community- and neighborhood-based approach to wildfire education and action through local Fire Safe Councils and the Fire Wise Program.

Action S-5.2a	Engage with homeowners in the Wildland Urban Interface to prepare a wildfire action plan. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-5.3	Encourage the Fire Department to increase local patrolling during periods of high fire weather.
Policy S-5.4	Regularly re-evaluate specific fire hazard areas and adopt reasonable safety standards covering such elements as fuel modification around homes, adequacy of existing and future water supplies, fire flow tests, fire hydrants, routes or throughways for fire equipment access, clarity of addresses and street signs, and long-term maintenance.
Policy S-5.5	Enforce and update Town regulations, as needed, to maintain consistency with the California Building and Fire Codes and Ross Valley Fire Department Standards and best practices.
Action S-5.5a	Enforce and update Town regulations, as needed, to maintain consistency with the California Building Code and Ross Valley Fire Department requirements and best practices. Responsibility: Public Works and Building Department and Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.5b	Prior to the approval of any subdivision of lands in an area of high fire risk, the Town should review and approve the results of a study that includes at least the following topics: • A description of the risk and the factors contributing to the risk. • Actions should be taken to reduce the risk to an acceptable level. • The costs and means of providing fire protection to the subdivision. • An indication of who pays for the costs involved and who receives the benefits. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.5c	Establish mitigations for properties in fire hazard areas with restricted and single points of access, including parking restrictions, and investigate the feasibility of establishing special assessment districts to improve road capacity and adequate water supply. Responsibility: Public Works and Building Department and Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-5.6	Prohibit new public/critical facilities (schools, hospitals, fire stations, etc.) from being located in High and Very High Fire Hazard Severity Zones to the greatest extent feasible. If located in these areas, require adequate fire response and evacuation capabilities.
Policy S-5.7	Support fire prevention, public education, early detection programs, and property inspections to identify and avoid fire hazards.

Action S-5.7a	Implement fire control maintenance measures as needed on undeveloped private property, provide the necessary fire prevention improvements on properties that pose a significant public safety threat, and pass along incurred costs to property owners. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.7b	Educate residents and businesses on the Town's vegetation management practices, including fire safety, landscaping installation and maintenance, and fire hazard reduction strategies. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-5.8	Require vegetation clearance and maintenance for all public and private roads and properties in the fire hazard areas.
Policy S-5.9	Allocate adequate funding for fuel breaks and other fire defense improvements on public property and require similar measures for private property in compliance with fire safe regulations.
Action S-5.9a	Continue to consider grazing in open space for grass/light fuel maintenance. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-5.10	Coordinate with owners of private water sources, such as swimming pools, in or adjacent to high fire risk areas for on-site fire protection use.
Policy S-5.11	Prioritize development in areas with sufficient water supply infrastructure and roadway capacity to provide adequate evacuation and emergency equipment access.
Policy S-5.12	Coordinate with Marin Municipal Water District to ensure adequate water supply and infrastructure for existing and future daily demands and firefighting suppression requirements.
WEATHER RELATED HAZARDS	
Goal S-6: Ensure the community can anticipate and adapt to weather-related events.	
Policy S-6.1	Encourage construction and design techniques that support increased efficiency and greater insulation to accommodate future weather extremes.
Policy S-6.2	Encourage tree trimming and other hazard reduction activities that minimize or prevent impacts from high wind events.
Policy S-6.3	Require that updated code adoptions include provisions for greater energy and water conservation measures to reduce impacts from drought and extreme temperatures.

CLIMATE ADAPTATION AND RESILIENCE	
Goal S-7: Understand the potential impacts associated with climate change in planning and decision-making.	
Policy S-7.1	Support policies and programs to help residents and businesses prepare for future extreme weather conditions.
Action S-7.1a	Periodically update the Safety Element to meet current climate change regulations and assess the impacts of climate change and other hazards on historically marginalized communities. Responsibility: Planning Department Timeframe: Ongoing Resource: General Fund
Action S-7.1b	Maintain guidelines for monitoring and disseminating public information related to hazards exacerbated by climate change (extreme heat, flooding, severe weather). Responsibility: Planning Department and Public Works Department and Building Department Timeframe: Ongoing Resource: General Fund
Action S-7.1c	Monitor changing climatic conditions and assess how they may affect Town operations and processes. Responsibility: Planning Department and Public Works Department and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-7.2	Support and promote climate mitigation and adaptation strategies with public health co-benefits.
Action S-7.2a	Continue to assess and consider strategies to increase the Town's capacity for climate adaptation and resiliency planning, hazard mitigation, hazard response, and hazard recovery efforts. Responsibility: Planning Department and Public Works Department and Building Department Timeframe: Ongoing Resource: General Fund

ATTACHMENT 3

Click on the below link to access the Agenda Item No. 5.B Staff Report and Attachments:

a0c4b0f6-042d-11ee-95dd-0050569183fa-3b928407-6407-447c-9b31-268d2409e825-1689625639.pdf (d3n9y02raazwpg.cloudfront.net)

SAN ANSELMO PLANNING COMMISSION
RESOLUTION NO. 2023-12

RESOLUTION OF THE PLANNING COMMISISON OF THE TOWN OF SAN ANSELMO RECOMMENDING THAT THE TOWN COUNCIL ADOPT A GENERAL PLAN AMENDMENTS TO THE LAND USE ELEMENT AND LAND USE DESIGNATION MAP; ADOPT THE SAFETY ELEMENT; ADOPT AMENDMENTS TO TITLE 10 (PLANNING AND ZONING) OF THE SAN ANSELMO MUNICIPAL CODE AND ZONING MAP; AND MAKE ASSOCIATED CEQA FINDINGS

WHEREAS, the California Legislature has found that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the State's environmental and climate objectives." (Government Code section 65589.5); and

WHEREAS, the Legislature has further found that "Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration." (Government Code section 65589.5); and

WHEREAS, the Legislature has adopted the Housing Crisis Act of 2019 (SB 330) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita…California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years."; and

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") of 833 housing units comprised of 253 very-low income units, 145 low-income units, 121 moderate-income units, and 314 above moderate-income units; and

WHEREAS, State Housing Element law and General Plan law requires consistency among the Housing Element and other Elements in the General Plan; and

WHEREAS, to comply with State Housing Element Law, the Town has prepared and posted the 2023-2031 Housing Element ("Housing Element") in compliance with State law and has identified housing sites that can accommodate the Town's RHNA including a buffer amount exceeding the Town's RHNA; and

WHEREAS, the adoption of a Housing Element constitutes a General Plan Amendment pursuant to Government Code section 65350 *et seq*.; and

WHEREAS, pursuant to Government Code sections 65352 – 65352.5 the Town sent notice to all requesting California Native American tribes and no California Native American tribe requested consultation; and

WHEREAS, the preparation, adoption, and implementation of the Housing Element requires a diligent effort to include all economic segments of the community and take actions to affirmatively further fair housing; and

WHEREAS, the Town has conducted extensive community outreach to ensure robust public participation of all segments of the community in the development of the Housing Element and received direction from Town public officials related the Housing Element Update, beginning in June 2022 including: two public workshops on July 21, 2022 and August 25, 2022; seven Housing Element Advisory Committee meetings on July 11, 2022, July 25, 2022, September 9, 2022, November 3, 2022, December 15, 2022, May 15, 2023, and May 31, 2023; two Planning Commission meetings on December 21, 2022 and May 15, 2023; four Town Council meetings on June 4, 2022, October 11, 2022, January 10, 2023, and May 23, 2023; and

WHEREAS, on June 13, 2022, the Town Council appointed a Housing Element Advisory Committee ("HEAC"), that held public meetings and workshop sessions from July 2023 through May 2023; and

WHEREAS, on December 12, 2022, the Draft Housing Element was published and released for public review and comment consistent with Government Code section 65585, made accessible on the Town's website, and a town-wide postcard was mailed to all residents giving information about the Housing Element and how public comment may be made; and

WHEREAS, on December 15, 2022, the HEAC conducted a public meeting on the Draft Housing Element to receive a staff presentation, accept public comment, and make a recommendation to the Town Council; and

WHEREAS, on December 19, 2022, the Planning Commission conducted a public meeting on the Draft Housing Element to receive a staff presentation, accept public comment, and make a recommendation to the Town Council, at which time the Planning Commission unanimously recommended Town Council adoption of the Draft Housing Element; and

WHEREAS, on January 10, 2023, the Town Council conducted a public hearing on the Draft Housing Element, at which time it voted unanimously to submit the Draft Housing Element to HCD; and

WHEEAS, after the required 10-day noticing period, the Town submitted the Draft Housing Element to HCD on January 26, 2023; and

WHEREAS, on April 26, 2023, the Town received a review letter from HCD indicating revisions and clarifications that, in the opinion of HCD, are necessary to meet the requirements of State law, Government Code section 65585(b); and

WHEREAS, on May 15, 2023, the Planning Commission and the HEAC held a joint public meeting and unanimously recommended revisions to the Housing Element in response to HCD's April 26, 2023 comment letter; and

WHEREAS, on May 23, 2023, the Town Council held a public meeting to consider revisions to the Draft Housing Element in response to HCD's April 26, 2023 comment letter, at which time the Council unanimously voted to approve said revisions and direct submission of a revised Draft Housing Element to HCD; and

WHEREAS, on May 25, 2023, a revised Draft Housing Element was released for public review; and

WHEREAS, on May 31, 2023, the HEAC held a public meeting and unanimously recommended approval of the revised Draft Housing Element; and

WHEREAS, on June 2, 2023, following the required 7-day waiting period after release of the revised Draft Housing Element, the Town submitted said Draft to HCD; and

WHEREAS, an Initial Study and Negative Declaration has been prepared in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines for the Housing Element and related General Plan Land Use Element and Zoning Code text and map amendments; and

WHEREAS, during the CEQA review process, it was determined that the environmental potential impacts would be less than significant without the implementation of mitigation measures to reduce or eliminate any potentially significant project-related impacts and therefore a Negative Declaration was appropriate; and

WHEREAS, pursuant to the CEQA, a Notice of Intent to adopt a Negative Declaration was prepared for public comment related to the Housing Element Update and related General Plan Land Use Element and Zoning Code text and map amendments, submitted to the State Clearinghouse (SCH# 2023060315) on June 12, 2023, and included a 30-day public review period is from June 12 through July 10, 2023; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA")(Public Resources Code Sections 21000 through 21189.3) and its implementing regulations (the "CEQA Guidelines") (California Code of Regulations, Title 14, Chapter 3, Sections 15000 through 15387), on July 17, 2023, Planning Commission held a public hearing to consider written information and testimony received during a portion of the public comment period, regarding the potential adoption of the attached Initial Study and Negative Declaration that analyzes the environmental effects of the proposed amendment and finds no significant impacts; and

WHEREAS, State law, Government Code section 65302(g) also requires California cities and towns to update their Safety Elements concurrently with the update of a Housing Element to address the risk of flood and fire, assess climate change vulnerability, include strategies for climate change adaptation and resilience, and identify emergency evacuation routes; and

WHEREAS, on June 15, 2023, the draft update to the Safety Element of the General Plan was released for public comment; and

WHEREAS, on July 17, 2023, the Town conducted a duly noticed public meeting to provide public information and obtain public comment regarding the Draft Safety Element; and

WHEREAS, on June 15, 2023, the Town submitted the Draft Safety Element to the California Geological Survey of the Department of Conservation as required by Government Code section 65302.5; and

WHEREAS, the Draft Safety Element incorporates by reference the Town's current Multi-Jurisdictional Local Hazard Mitigation Plan, as required by Assembly Bill 2140, to increase opportunities for financial assistance under the California Disaster Assistance Act; and

WHEREAS, the proposed Safety Element qualifies under the CEQA "General Rule" exemption, CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that it will have a significant effect on the environment and is therefore exempt from the provisions of CEQA; the Safety Element identifies community safety hazards and provides goals and policies to address such hazards, and does not implement or approve any specific project or land use change; and

WHEREAS, certain amendments to the Town's General Plan Land Use Element and Land Use Designation Map are necessary to implement the land use policies necessary to accommodate the housing sites and densities set forth in the Housing Element, and to ensure consistency among the General Plan Elements; and

WHEREAS, certain amendments to the Town Municipal Code Title 10, Planning and Zoning, and the Zoning Map are necessary to implement the Housing Element and associated amendments to the Land Use Element and Land Use Map; and

WHEREAS, Government Code section 65353 requires a Planning Commission to hold at least one public hearing prior to approving the recommendation of a General Plan amendment; and

WHEREAS, the Planning Commission is responsible for providing recommendations to the Town Council for proposed amendments to the Town's Zoning Code pursuant to Government Code section 65853 *et seq.*; and

WHEREAS, a public hearing notice was published on July 3, 2023, and posted in three places pursuant to Government Code section 65090 giving notice of the Planning Commission's consideration of recommendation of the proposed General Plan Amendments and Zoning Code amendments contained herein; and

WHEREAS, in addition to the above-mentioned notice, a courtesy notice was mailed to all owners of property proposed for rezoning on June 15, 2023; and

WHEREAS, on July 17, 2023, the Planning Commission held a duly noticed public hearing to take public testimony and consider the Land Use Element Amendment and Zoning Code amendments contained herein and associated Negative Declaration; 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 find that the amendments to the Land Use Element and Land Use Map related to the Housing Element are consistent with the General Plan including the following goals, policies and objectives:

1. The amendments to the Land Use Element and Map are consistent with the community and sustainability goals in the General Plan, as the identification of housing opportunity sites and implementation of associated programs will support the efficient utilization of land within the existing Town boundaries in connection with existing services, infrastructure, employment and other amenities. An adequate

supply of housing at all income levels is an essential element of environmental and community sustainability. The Housing Element and associated General Plan Amendments promote compatible infill development consistent with the goals and policies of the General Plan.

2. The amendments to Land Use Element and Map are consistent with the Land Use Element's goals, policies and objectives, because they guide development of additional housing units at density levels that facilitate feasible infill development consistent with the character of the Town and existing infrastructure, and near employment and businesses, while preserving the Town's open space and environmental setting.

    - *Land Use Element Goal C.1: Maintain the economic viability of the Town's commercial core.*
    - *Land Use Element Goal C.3: New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.*
    - *Land Use Element Goal C.5: Accommodate the housing needs of a socially and economically diverse population.*
    - *Land Use 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.*
    - *Land Use Objective 2: To preserve and enhance the unique natural and urban characteristics of the community while accommodating suitable new growth.*
    - *Land Use Objective 3: To establish residential densities which are compatible with the environmental constraints of the area, and sensitive to adjacent land uses.*
    - *Land Use Objective 7: To protect and preserve those areas of unique natural and visual resources within the planning area.*
    - *Land Use Objective 8: To limit future annexations to lands within the urban service area.*

3. The amendments to the Land Use Element and Map are consistent with the Circulation Element's goals, policies and objectives because they guide development of additional housing as infill development with easy access to public transportation. Some opportunity housing sites are located on main thoroughfares (such as Sir Frances Drake Boulevard) with access to main roadways and public transportation.

    - *Circulation Element Objective 1: To maintain and enhance the residential quality and character of all streets in San Anselmo, with the exception of Red Hill Avenue and portions of Sir Frances Drake Boulevard, Greenfield Avenue, and San Anselmo Avenue.*

4. The amendments to the Land Use Element and Map are consistent with the Open Space Element's goals, policies and objectives because they guide development of housing as infill development without encroaching on the Town's Open Space, preserving the open space for the enjoyment and recreation of the community.

    - *Open Space Element Goal C.2: Protect ridgelines, including the ridge zone, and preservation of the natural features of hillside lands.*
    - *Open Space Element Goal C.3: Protect highly visible hillside slopes and ridges from development, and maintain the visual presence of woodlands, riparian areas, and stream courses which are found on, or traverse, identified open space lands.*
    - *Open Space Element Goal C.4: Provide recreational areas for Town residents.*
    - *Open Space Element Objective 1: To protect from development those open space parcels which contribute directly to the Town's identify, its sense of separate place in relation to other communities, and the quality of life in the community.*
    - *Open Space Element Objective 4: To provide and maintain a system of trails which will provide nonintrusive access from residential areas for open space and park lands.*

5. The amendments to the Land Use Element and Map are consistent with the Conservation Element's goals, policies and objectives because they facilitate infill development of a variety of housing types within the existing areas of the Town, thereby protecting and conserving Open Space and park areas.

    - *Conservation Element Goal A.1: Minimize environmental harm and the disruption of natural features, particularly in hillside and unstable soil areas.*
    - *Conservation Element Goal A.4: Preserve and protect significant habitats for fish, wildlife, and flora.*

6. The amendments to the Land Use Element and Map are consistent with the Parks, Recreation, and Public Facilities Element's goals, policies and objectives because they facilitate and encourage infill housing development within the Town's existing neighborhoods. The Town has large number of parks and public facilities that are integrated in the community and accessible from all neighborhoods, including (but not limited to) Creek Park, Landsdale Park and Memorial Park. The Town's public facilities include outdoor sports facilities such as tennis courts, children's play areas, a dog park, and soccer and baseball fields. Given the Town's existing parks and facilities, the additional housing units and residents that may be developed will be well-served by existing facilities and there is no anticipated need for additional parks or other recreation facilities.

    - *Parks, Recreation, and Public Facilities Element Goal A: Provide recreational areas for the residents.*

7. The amendments to the Land Use Element and Map are consistent with the Noise Element as there will be no impacts related to noise. The Town's Noise Ordinance, San Anselmo Municipal Code section Title 4, Chapter 7, must be complied with.

8. The amendments to the Land Use Element and Map are consistent with the Scenic Highways (Parkway) Element because they facilitate and encourage infill housing development. In recent years, the Town has accomplished significant landscaping and signage improvements to the Town's entryways. Some housing opportunity sites are located on Sir Francis Drake and otherwise near the Town's entryways and highways. These housing sites will blend well with the existing improvements, scenic highways, are appropriate for the areas, and will aesthetically improve these areas of the Town.

    - *Scenic Highways (Parkway) Element Goal: Improve the appearance and aesthetic quality of the planning areas' main thoroughfares, especially the entryways to the community.*

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 General Plan Land Use Element as attached hereto Exhibit "A" and incorporated herein by reference, and the Land Use Designation Map as attached hereto as Exhibit "B" and incorporated herein by reference, reflecting changes to land use designations necessary to accommodate the Housing Element goals and housing opportunity sites.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of San Anselmo does hereby recommend that the Town Council find that the Safety Element is consistent with the goals, policies and objectives of the Town's General Plan. Most applicable goals, policies and objectives are contained in said Element itself. In addition, it is also consistent with the goals articulated throughout the General Plan, as stated in Recitals 1-8 above, and incorporated herein by reference. The Safety Element addresses future climate change impacts and resiliency to natural hazards, allowing the community to align resources and efforts over the coming years to ensure community health and safety.

BE IT FUTHER RESOLVED that the Planning Commission of the Town of San Anselmo does hereby recommend that the Town Council find that the Safety Element qualifies under the CEQA "General Rule" exemption, CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that it will have a significant effect on the environment and is therefore exempt from the provisions of CEQA; the Safety Element identifies community safety hazards and provides goals and policies to address such hazards, and does not implement or approve any specific project or land use change.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of San Anselmo does hereby recommend that the Town Council adopt the Safety Element as attached hereto as Exhibit "C" and incorporated herein by reference.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of San Anselmo does hereby recommend that the Town Council find that the amendments to the Zoning Ordinance and Zoning Map are consistent with the General Plan including the following goals, policies and objectives:

1. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Housing Element's goals, policies and objectives because said amendments will encourage an inventory of housing sites, associated densities and standards that will facilitate the production of housing that is affordable to all income levels consistent with the Housing Element and State Housing Element law.
2. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Housing Element's goals, policies and objectives because said amendments are necessary to meet the Town's Regional Housing Needs Allocation (RHNA) including adequate sites for lower income households. Rezoned sites are infill locations within the Town and in existing neighborhoods that are in close proximity to services and public transit.
3. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Land Use Element's goals, policies and objectives, because said amendments are necessary to accommodate the housing sites and densities required by State Housing Element Law, and will guide development of additional housing units at density levels that facilitate feasible infill development consistent with the character of the Town and existing infrastructure, near employment and businesses, while preserving the Town's open spaces and environmental setting.

    - *Land Use Element Goal C.1: Maintain the economic viability of the Town's commercial core.*
    - *Land Use Element Goal C.3: New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.*
    - *Land Use Element Goal C.5: Accommodate the housing needs of a socially and economically diverse population.*
    - *Land Use 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.*
    - *Land Use Objective 2: To preserve and enhance the unique natural and urban characteristics of the community while accommodating suitable new growth.*
    - *Land Use Objective 3: To establish residential densities which are compatible with the environmental constraints of the area, and sensitive to adjacent land uses.*
    - *Land Use Objective 7: To protect and preserve those areas of unique natural and visual resources within the planning area.*
    - *Land Use Objective 8: To limit future annexations to lands within the urban service area.*

4. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Circulation Element's goals, policies and objectives and the 2023 Vehicle Miles Traveled Thresholds of Significance policy associated with SB 743, because said amendments will allow infill housing at the densities in the Housing Element, which are located in existing neighborhoods close to amenities, services, and public transportation. Some opportunity housing sites are located on main thoroughfares (such as Sir Frances Drake Boulevard) with access to main roadways and public transportation.

    - *Circulation Element Objective 1: To maintain and enhance the residential quality and character of all streets in San Anselmo, with the exception of Red Hill Avenue and portions of Sir Frances Drake Boulevard, Greenfield Avenue, and San Anselmo Avenue.*

5. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Open Space Element's goals, policies and objectives because they will allow development of housing as infill development at densities to support the required additional housing sites, without encroaching on the Town's Open Space, preserving land for the enjoyment and recreation of the community.

    - *Open Space Element Goal C.2: Protect ridgelines, including the ridge zone, and preservation of the natural features of hillside lands.*
    - *Open Space Element Goal C.3: Protect highly visible hillside slopes and ridges from development, and maintain the visual presence of woodlands, riparian areas, and stream courses which are found on, or traverse, identified open space lands.*
    - *Open Space Element Goal C.4: Provide recreational areas for Town residents.*
    - *Open Space Element Objective 1: To protect from development those open space parcels which contribute directly to the Town's identify, its sense of separate place in relation to other communities, and the quality of life in the community.*
    - *Open Space Element Objective 4: To provide and maintain a system of trails which will provide nonintrusive access from residential areas for open space and park lands.*

6. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Conservation Element's goals, policies and objectives because they will allow infill housing development at the densities required by the Housing Elements, and allow a variety of housing types within the existing areas of the Town, thereby protecting and conserving open space and park areas.

    - *Conservation Element Goal A.1: Minimize environmental harm and the disruption of natural features, particularly in hillside and unstable soil areas.*
    - *Conservation Element Goal A.4: Preserve and protect significant habitats for fish, wildlife, and flora.*

7. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Recreation, and Public Facilities Element's goals, policies and objectives because they will allow infill housing development at the densities required by the Housing Elements and encourage infill housing development within the Town. The Town has large number of parks and public facilities that are integrated in the community and accessible in the neighborhoods in the Town, including (but not limited to) Creek Park, Landsdale Park and Memorial Park. The Town's public facilities include outdoor sports facilities such as tennis courts, children's play areas, a dog park, and soccer and baseball fields. Given the Town's existing parks and facilities, the additional housing units, densities, and increased residents allowed by the Zoning Ordinance and Zoning Map amendment would be allowed will be well-served by existing facilities and there is no anticipated need for additional parks or other recreation facilities.

    - *Parks, Recreation, and Public Facilities Element Goal A: Provide recreational areas for the residents.*

8. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Noise Element as there will be no impacts related to noise. The Town's Noise Ordinance, San Anselmo Municipal Code section Title 4, Chapter 7, must be complied with.

9. The amendments to the Zoning Ordinance and Zoning Map are consistent with the Scenic Highways (Parkway) Element's goals, policies and objectives because they because they will allow infill housing development at the densities required by the Housing Elements and encourage infill housing development within the Town. Some of the housing opportunity sites that will be allowed by the amendments are located on Sir Francis Drake and otherwise near the Town's entryways and highways. These housing sites will blend well with the existing improvements scenic highways, are appropriate for the areas, and will aesthetically improve these areas of the Town.

10. The amendments to the Zoning Ordinance and Zoning Map are in the public interest and promote public health, safety and general welfare as they will implement the policies of the Town's General Plan Elements, including the Housing Element, as set forth in recitals above and incorporated herein.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of San Anselmo does hereby recommend that the Town Council adopt the text amendments to Title 10 (Planning and Zoning) of the San Anselmo Municipal Code as set forth in the attached Exhibit "D" incorporated herein by reference, and Zoning Map as set forth in the attached Exhibit "E" incorporated herein by reference.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of San Anselmo does hereby recommend that the Town Council adopt a resolution certifying the Initial Study/Negative Declaration for the Housing Element, Land Use Element and Map, and Zoning Code text and map

amendments (the "Project") in compliance with the requirements of CEQA and find and determine the following:

1. The Town, in its capacity as Lead Agency, has prepared an Initial Study and Negative Declaration for the Project. The purpose of the Initial Study is to determine whether the Project could have a potentially significant effect on the environment and to identify and impose appropriate project mitigation measures to avoid such impacts or reduce them to a less-than significant level; and
2. The Initial Study and Negative Declaration reflects the Town of San Anselmo's independent judgement and analysis; and
3. The Negative Declaration was prepared in accordance with all legal requirements, including all public notice and comments period requirements set forth in CEQA; and
4. The Initial Study examined all relevant environmental issues associated with the Project, and is a complete and adequate environmental document under the requirements of CEQA; and
5. There is no substantial evidence in the record that the Project will have a significant effect on the environment for areas analyzed in the Initial Study and no mitigation measures are necessary to be implemented to avoid or reduce any potential impacts to a less-than-significant level, therefore the Negative Declaration can be approved.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Planning Commission on the 17th day of July, 2023 by the following vote:

AYES: Koblick de Leon, Pipkin, Smith, Strauss, Asselstine, and Chair Tunny
NOES: None
ABSTAIN: None
ABSENT: None
RECUSED: Heiman



_____
Secretary to the Planning Commission

Exhibit List:
A. General Plan Amendments
B. General Plan Land Use Designation Map
C. Safety Element
D. Zoning Code Amendments
E. Zoning Map Amendments
F. List of Parcels to be Rezoned

EXHIBIT A
GENERAL PLAN TEXT AMENDMENTS

The following General Plan Amendments are proposed to the Land Use Element of the General Plan. The following pages in Exhibit A represent the proposed Red-line version of the proposed amendments as referenced as Attachment 7 of the Staff Report dated July 17, 2023.

SEE ATTACHMENT 7 OF STAFF REPORT
FINAL RESOLUTION WILL INCLUDE THE DOCUMENT

GENERAL PLAN TEXT AMENDMENTS

The following General Plan Amendments are proposed to the Land Use Element of the General Plan. The following pages in Exhibit A represent the proposed Red-line version of the proposed amendments.

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~~formulated and reflect the general policy direction contained in all the other sections of the plan. As a ~~result~~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

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~~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~~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~~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 ~~in to~~into San Anselmo's existing neighborhoods and commercial areas.

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~~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~~low-density areas.

3.3 Mixed residential and affordable 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.

3.4 Mixed residential and affordable housing ~~opportunity~~ 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

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

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 ~~road way~~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 ~~Fireflows~~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 ~~wild fires~~wildfires.

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~~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.

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~~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~~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,

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~~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~~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~~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

f. Downtown Mixed Residential (6-3020 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 ~~multi-family buildings~~ housing development and redevelopment to ensure visual compatibility with existing development in the area. ~~The planned mixture of residential densities by block is shown on Map 4.~~

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:~~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 ~~if such developments implement to a significant degree the social housing objectives of the General Plan. The Housing Opportunity section describes how this can be done.~~

g. Affordable Housing Overlay ~~Housing Opportunity Areas/Apartments~~ (134-4028 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~~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~~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~~for-~~s~~Sale projects which provide at least forty (40) percent of the total dwelling units within the development for ~~low income~~low-income families. Rental and ~~For~~for-~~s~~Sale unit projects which meet the objective will be considered in specified areas within the ~~Mixed Housing areas of the General Plan~~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. ~~The population density of these parcels will not exceed a maximum of fifty (50) persons per gross acre~~.

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 ~~offstreet~~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~~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 ~~business~~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

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~~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 ~~in order to~~to promote commercial activity in the area are encouraged to located above the ground floor.

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, ~~book stores~~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~~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 ~~every~~ 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. ~~Floor area ratios could be up to 1.0 within this area, except that housing development projects (as defined in California Government Code Section 65589.5(h)(2)) with eight to ten units have a maximum floor area ratio of 1.25; and building~~ Building heights are to be compatible with buildings in the surrounding area, but shall not exceed 35~~0~~ feet in height.

d. Neighborhood Commercial/Mixed Residential

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.

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~~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.

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~~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.

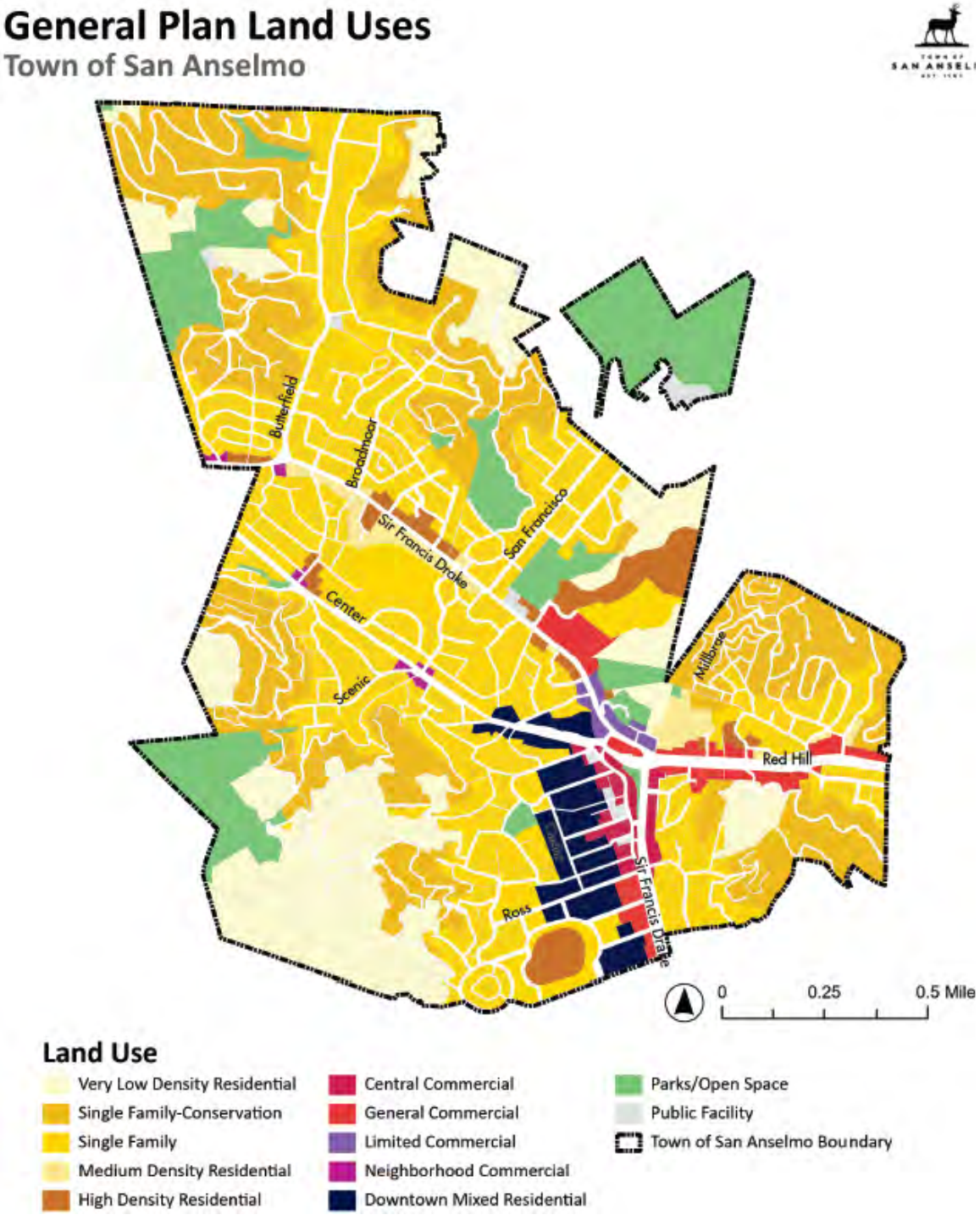
5. Park Land Zoning Ordinance

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.

EXHIBIT B

GENERAL PLAN LAND USE DIAGRAM AMENDMENTS
PROPOSED LAND USE DIAGRAM

EXHIBIT C
SAFETY ELEMENT



The following pages in Exhibit C represent the proposed Safety Element to be added to the General Plan as referenced as Attachment 9 of the Staff Report dated July 17, 2023.

See Next Page

2023

Town of San Anselmo

SAFETY ELEMENT

DRAFT

JUNE 2023

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Executive Summary

Conditions in San Anselmo and Focus of the Safety Element

The Town of San Anselmo (Spanish for 'Saint Anselm') is an incorporated municipality in Marin County, California, United States. San Anselmo is located 1.5 miles (2.4 km) west of San Rafael and approximately 20 miles north of San Francisco, at an elevation of 46 feet (14 m) above mean sea level. The Town is bordered by San Rafael to the east, Fairfax to the west, and Ross to the south. Situated in a series of small valleys created by streams bordered by moderate to steep hillside slopes and ridge tops, all but a sliver of San Anselmo lies within the 28-square-mile Ross Valley Watershed that flows into San Francisco Bay. The Town's natural skyline is dominated by the hills of Ross Valley, which include Red Hill and Grove Hill to the north. Bald Hill to the southwest, Moore Hill to the east, and Mount Tamalpais to the south.

The Town faces serious risks that can adversely impact the overall community safety, which includes, though are not limited to, earthquakes, geological instability leading to landslides, wildland fires, flooding and dam inundation, high winds and extreme weather, and drought. Having experienced these events in the past, the Town anticipates them occurring in the future, with some of them potentially increasing in frequency and intensity as a result of climate change. Increasing temperatures may increase the risk of wildland fires and extended droughts. Winter storms are anticipated to increase in intensity, potentially leading to flooding in new areas or creating unstable conditions along hillsides and slopes.

The Safety Element focuses on identifying public safety risks and creating a unique set of goals, policies, and implementation actions that address hazards applicable to San Anselmo. The Safety Element will allow the Town to address and prepare for these hazards, thereby reducing impacts on the community. The Safety Element is one component of the San Anselmo General Plan and strives to align itself with the other mandatory elements, as required by California law, including (1) Land Use Element, (2) Circulation Element, (3) Open Space Element (4) Conservation Element, (5) Town Parks, Recreation, and Public Facilities Element, (6) Noise Element and the (7) Scenic Highways (Parkway) Element. San Anselmo also participated in the Marin County Multi-Jurisdictional Hazard Mitigation Plan, which the Town originally adopted on April 14, 2004, and subsequently revised and adopted on January 24, 2018. The County is currently updating this document, which should be completed in 2023. Adoption of this plan makes the Town eligible to apply for federal hazard mitigation grant funding that can be used to mitigate many of the naturally occurring hazards identified in San Anselmo.

The Town of takes great pride in its responsibility to safeguard the well-being of its community members. Among other things, this includes adequately anticipating potential emergencies caused by natural and human-caused hazards and planning response strategies in the event of emergencies and disasters. This element provides the necessary context to understand the hazards that threaten the community and outlines policies and practices that take tangible steps toward ensuring the community's continued prosperity.

Introduction

Purpose and Scope of the Safety Element

The Safety Element is one of seven mandatory elements of the General Plan. The principal purpose of the element is the identification of potential risks within the Town that pose a threat to the community's welfare, public health, and overall safety. Recurrent updates to the Safety Element ensure that the goals, policies, and implementation actions remain relevant and responsive to the community's changing needs. Table 1.1 displays what state law, specifically California Government Code Section 65302(g)(1), identifies as the potential safety risks that should be examined in each Safety Element.

Table –1.1: Required Safety Element Hazards (CA Gov Code Section 65302(g)(1))

Seismically Induced Surface Rupture	Subsidence
Ground Shaking*	**Liquefaction (areas with shallow groundwater [<50 feet]) ***
Ground Failure*	**Slope Instability leading to Mudslides and Landslides***
Flooding*	**Other Geologic Hazards known to the legislative body***
Tsunami	**Wildland and Urban Fires***
Seiche	**Climate Change***
Dam Failure*	**Evacuation***
Other Seismic Hazards identified under Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code	

Hazards denoted in **bold** are potential hazards relevant to The Town of San Anselmo.

Each Safety Element must also geographically identify each hazard's risk location and potential extent using a map, primarily those risks about flooding, seismicity, fires, and evacuation.

Element Organization

This element is organized to be consistent with the other General Plan Elements. The goals, policies, and implementation programs provide declarative statements about The Town's approach to safety-related issues. A definition of these key terms is provided below:

Goal: A general statement of the desired community outcome. It is denoted as *Goal S-X* in this element.

Policy: Policies are actions a community will undertake to meet its goals. They are denoted as *Policy S-X.X* in this element.

Implementation Action/Programs: A list of recommended programs and future actions necessary to achieve the declared element goals and policies; implementing actions are denoted as Action S-X.Xa.

Together, the goals, policies, and implementation actions/programs in this element provide a framework for decision-making related to the general safety of the San Anselmo community.

Consistency with Other Elements

Integrating safety considerations throughout the General Plan creates a consistent framework that prioritizes the community's well-being. The San Anselmo Safety Element is an essential component of the General Plan and works in tandem with other elements to guide these efforts.

Land Use

The Land Use Element is particularly responsive to natural hazards. Understanding the natural and human-caused hazards that threaten a community can help reduce the possibility of disaster by avoiding the designation of sensitive land uses in hazard-prone areas. Several goals within the Land Use Element are focused on protecting and enhancing the community as part of the development and entitlement process. Specifically, Land Use Objectives 16 and 17 and subsequent policies address flooding hazards.

Circulation

San Anselmo's Circulation Element is based on a desire to preserve the natural and small-town character of the community. Accordingly, the Town's circulation network will be designed to accommodate existing and anticipated traffic, but traffic will not be allowed to dominate or dictate to quality of life in the community. The Town's goal is to maintain the residential quality of all local streets in the community. Coordination between the Circulation and Safety Element is an important component of comprehensive planning. The Circulation Element can influence public health and safety by addressing traffic congestion on roads designated as evacuation routes during emergencies and redefining truck routes to avoid residential and other heavily populated areas.

Open Space

The Open Space Element formulates a strategy designed to preserve priority open space lands in the town boundaries and its adjacent 'sphere of influence.' The attainment of the open space objectives requires the cooperation of property owners, residents, community leaders, citizens, and elected officials of the incorporated and unincorporated communities adjacent to San Anselmo. Preserving open space lands needs to be accomplished by balancing both the Town's interests and property owners' rights.

Conservation

The Conservation Element is designed to minimize the environmental harm and disruption of natural features, particularly in the hillside and unstable soil areas. Establish policies and practical guidelines for the prevention of erosion, the stabilization of soils, and the protection of the watershed necessary to minimize excessive water runoff. Protect creeks from pollution and against any unnecessary disturbance of the natural contours and vegetation of the banks. Preserve and protect significant habitats for fish, wildlife, and flora.

Parks, Recreation, and Public Facilities

The Parks, Recreation, and Public Facilities Element focuses on preserving San Anselmo's parks and recreational facilities. It is specifically concerned with expanding the Town's existing recreational facilities inventory and broadening the range of services. These assets enhance San Anselmo's character, help create a unique and pleasant atmosphere for residents and visitors, and provide a valuable physical fitness resource for the community. It also establishes policy when dealing with public facilities, such as the location of the buildings themselves, acquiring property to expand these facilities, as well as addressing sanitary services, storm drainage, and flood control. This element can be aligned with the safety element to ensure the proper policies and procedures are in place to ensure public facilities are located and maintained to provide peak efficiency for the Town and its residents.

Noise

The Noise Element seeks to limit the community's exposure to excessive noise levels by identifying sources and acceptable thresholds for noise and establishing policies to ensure compatibility between land uses and the community's noise environment. It also provides a basis for comprehensive local programs to control and abate environmental noise and protect residents from excessive exposure.

Scenic Highways (Parkway) Element

The Scenic Highways (Parkway) Element is a mandatory General Plan Element as established through California Government Code Section 65302. The purpose of the Element is to improve the appearance and aesthetic quality of the planning area's main thoroughfares, especially the entryways to the community. Alignment of this element with the Safety Element aids in the establishment of policies influencing evacuation for the Town.

Housing

The Housing Element is more closely associated with land use and incorporates many safety considerations into its goals and objectives. Building practices and codes addressed in the Housing Element contribute to community safety by improving the built environment's resiliency to natural and human-caused hazards. Additionally, the Housing Element can help identify vulnerable populations and inform the Safety Element to ensure proper protections are in place.

Consistency with the 2018 Marin County Multi-jurisdictional Hazard Mitigation Plan

The 2018 Marin County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), approved and adopted by the Town of San Anselmo on January 9, 2018, serves three primary purposes: 1) Provide a comprehensive analysis of the natural and human-caused hazards that threaten the Town, with a focus on mitigation; 2) Ensure the Town of San Anselmo remains eligible to receive additional federal and State funding to assist with emergency response and recovery, as permitted by the federal Disaster Mitigation Act of 2000 and California Government Code Sections 8685.9 and 65302.6; and 3) Complement the efforts undertaken by the Safety Element. The MJHMP complies with all requirements set forth under the federal Disaster Mitigation Act of 2000 and received approval from the Federal Emergency Management Agency (FEMA) in 2018. Sections of the Safety Element are supplemented by the MJHMP, which is incorporated by reference in this element, as allowed by California Government Code Section 65302(g).

Emergency Operation Plans

The Marin Operational Area (OA) Emergency Operations Plan (EOP) addresses the planned response to extraordinary emergency situations associated with large-scale disasters affecting Marin County. The Marin OA consists of the cities/towns, special districts, and the unincorporated areas within the county. The plan also addresses integration and coordination with other governmental agencies when required. This document serves as a planning reference and a basis for effective response to any hazard threatening Marin County. This is accomplished through the following:

- Establishes the emergency management organization required to mitigate any significant emergency or disaster affecting the Marin OA.
- Establishes the overall operational concepts associated with Marin County's Emergency Operations Center (EOC) activities and the recovery process.

The 1999 Town of San Anselmo EOP identifies the Town's emergency planning, organization, and response policies and procedures and how they are integrated and coordinated with other governmental entities when required. The plan addresses how preparation and response to extraordinary events or disasters should occur as well as recovery from these types of events.

These documents are used as references when establishing emergency procedures and policies within the Safety Element.

Marin County Community Wildfire Protection Plan

The Marin County Community Wildfire Protection Plan (CWPP) provides a scientifically based assessment of wildfire hazard and threat to homes in Marin County, California's wildland urban interface (WUI). The CWPP was developed through a collaborative process involving Marin County fire agencies, county officials, county, state, and federal land

management agencies, and community members. The purpose of the CWPP is to provide fire agencies, land managers, and other stakeholders with guidance and strategies to reduce fire hazard and the risk of catastrophic wildfires in the WUI, while promoting the protection and enhancement of the county's economic assets and ecological resources. This plan does not directly affect the Town as it was developed for jurisdictions subject to the Marin County regulations and policies; however, this document can be used as a guide when developing policies in the Safety Element.

Town of San Anselmo Climate action plan 2030

The Climate Action Plan (CAP) is the community's tool to develop the strategies and guide the implementation of local, measurable actions needed to (1) mitigate climate change by dramatically reducing our greenhouse gas emissions (GHG) while also sequestering GHG from the atmosphere, and (2) prepare for and adapt to increasing extremes and impacts. While the CAP's primary metrics currently address the reduction of greenhouse gas emissions (mitigation), metrics for adaptation and resiliency actions have been added, which will be further expanded with more milestones over the next several years. The CAP is integrated with the Town's other emergency preparedness and ecosystem conservation efforts and is reviewed and updated annually with the Town's Sustainability Commission. The Safety Element is a key component when developing climate adaptation projects and actions within the CAP and is referenced to ensure consistency between the documents.

Marin Water Biodiversity Fire and Fuels Integrated Plan

The Biodiversity, Fire, and Fuels Integrated Plan (BFFIP, or Plan) describes actions that the Marin Municipal Water District (MMWD) will take over many years to minimize fire hazards and maximize ecological health within its watershed lands. The purpose of the BFFIP is to define and guide the methods to minimize risk from wildfires while simultaneously preserving and enhancing existing significant biological resources. This plan does not directly affect the Town as it was developed for the MMWD jurisdiction and properties adjacent to San Anselmo; however, this document can be used as a guide when developing policies in the Safety Element.

Regulatory Environment

California Government Code 65302(g)(1)

California Government Code Section 65302(g)(1) establishes the legislative framework for California's safety elements. This framework consolidates the requirements from relevant federal and state agencies, ensuring that all cities comply with the numerous statutory mandates. These mandates include:

- As applicable, protect against significant risks related to earthquakes, tsunamis, seiches, dam failure, landslides, subsidence, flooding, and fires.
- Including maps of known seismic and other geologic hazards.
- Where applicable, address evacuation routes, military installations, peak-load water supply requirements, and minimum road widths and clearances around structures related to fire and geologic hazards.
- Identifying areas subject to flooding and wildfires.
- Avoid locating critical facilities within areas of high risk.
- Assessing the community's vulnerability to climate change.
- Include adaptation and resilience goals, policies, objectives, and implementation measures.

California Government Code Sections 8685.9 and 65302.6

California Government Code Section 8685.9 (also known as Assembly Bill 2140 or AB 2140) limits California's share of disaster relief funds paid out to local governments to 75 percent of the funds not paid for by federal disaster relief

efforts. However, if the jurisdiction has adopted a valid hazard mitigation plan consistent with DMA 2000 and has incorporated the hazard mitigation plan into the jurisdiction's General Plan, the State may cover more than 75 percent of the remaining disaster relief costs. All cities and counties in California must prepare a General Plan, including a Safety Element that addresses various hazard conditions and other public safety issues. The Safety Element may be a standalone chapter or incorporated into another section as the community wishes. California Government Code Section 65302.6 indicates that a community may adopt an LHMP into its Safety Element as long as the LHMP meets applicable state requirements. This allows communities to use the LHMP to satisfy state requirements for Safety Elements. As the General Plan is an overarching long-term plan for community growth and development, incorporating the MJHMP into it creates a stronger mechanism for implementing the MJHMP.

California Government Code 65302(g)(3) adopted through SB 1241 (2012)

California Government Code Section 65302(g)(3) requires the Safety Element to identify and update mapping, information, goals, and policies to address wildfire hazards. As part of this requirement, any jurisdiction that includes State Responsibility Areas or Very High Fire Hazard Severity Zones in the Local Responsibility Areas (LRA), as defined by the California Board of Forestry and Fire Protection (Board), is required to transmit the updated element to the Board for review and approval.

California Government Code 65302(g)(4) adopted through SB 379 (2015)

California Government Code Section 65302(g)(4) requires the Safety Element to address potential impacts of climate change and develop potential strategies to adapt/mitigate these hazards. Analysis of these potential effects should rely on a jurisdiction's Local Hazard Mitigation Plan or an analysis that includes data and analysis from the State of California's Cal-Adapt website.

California Government Code 65302(g)(5) adopted through SB 99 (2019)

California Government Code Section 65302(g)(5) requires the Safety Element to identify evacuation constraints associated with residential developments, specifically focused on areas served by a single roadway.

California Government Code 65302.15(a) adopted through AB 747 (2020) and AB 1409 (2021)

California Government Code 65302.15(a) requires upon the next revision of a Local Hazard Mitigation Plan on or after January 1, 2022, or beginning on or before January 1, 2022, if a local jurisdiction has not adopted a local hazard mitigation plan, the safety element to be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. The bill would authorize a city or county that has adopted a local hazard mitigation plan, emergency operations plan, or other document that fulfills commensurate goals and objectives to use that information in the safety element to comply with this requirement by summarizing and incorporating by reference that other plan or document in the safety element.

National Flood Insurance Program

The National Flood Insurance Program (NFIP) was created in 1968 to help communities adopt more effective floodplain management programs and regulations. The Federal Emergency Management Agency is responsible for implementing the NFIP and approving the floodplain management plans for participating cities and counties. The Town of San Anselmo joined the NFIP in 1977 and currently implements the program through Title 7, Chapter 11 of the San Anselmo Municipal Code, which administers flood/stormwater management regulations in the Town.

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (California Public Resources Code [PRC], Chapter 7.5, Section 2621-2699.6) was intended to reduce the risks associated with surface faults and requires that the designated State Geologist identify, and map "Earthquake Fault Zones" around known active faults. Per PRC Section 2623 a, cities and counties shall require a geologic report defining and delineating any hazard of surface fault rupture before the approval

of a project. If the jurisdiction finds no undue hazard of that kind exists, the geologic report on the hazard may be waived with the State Geologist's approval. For a list of project types, please refer to PRC Section 2621.6. No Alquist-Priolo Earthquake Fault Zones run through San Anselmo; therefore, it is not a topic of concern addressed in this document.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act (California Public Resources Code, Chapter 7.8, Section 2690-2699.6) created a statewide seismic hazard mapping and technical advisory program in 1990 to help cities and counties more effectively address the effects of geologic and seismic hazards caused by earthquakes. Under PRC 2697, cities and counties shall require a geotechnical report defining and delineating any seismic hazard before approving a project located in a seismic hazard zone. If the jurisdiction finds that no undue hazard of this kind exists based on information resulting from studies conducted on sites near the project and of similar soil composition to the project site, the geotechnical report may be waived. After a report has been approved or a waiver granted, subsequent geotechnical reports shall not be required, provided that new geologic datum, or data, warranting further investigation is not recorded. Each jurisdiction shall submit one copy of each approved geotechnical report, including the mitigation measures to be taken, if any, to the State Geologist within 30 days of its approval of the report. For a list of project types, please refer to PRC Section 2693. Due to the presence/potential of seismic hazards within the Town, the studies outlined above may be required during the development review process.

Cortese List

Government Code Section 65962.5 (typically referred to as the "Cortese List") identifies sites that require additional oversight during the local permitting process as well as compliance with the California Environmental Quality Act (CEQA). The list is generally a compilation of properties and businesses that generate, store, and/or have been impacted by the presence of hazardous materials/wastes. Many properties identified on this list may be undergoing corrective action, cleanup, or abandoned and in need of these activities. The Town regularly checks federal and state agencies that maintain this list to verify any locations within San Anselmo that contain these sites.

Hazards / Trends

Disaster mitigation, preparedness, response, and recovery

The ability to anticipate, evaluate, and mitigate potential risks posed by natural and human-caused hazards is paramount to a community's longevity. Although this element specifically addresses natural and human-caused hazards, emergency preparedness involves many more considerations beyond identifying the hazards themselves. The Emergency Preparedness section consolidates and briefly describes The Town of San Anselmo's hazard prevention and response strategies.

Police Services

The Central Marin Police Authority (CMPA) is a full-service police agency for the communities of Corte Madera, Larkspur, San Anselmo, and portions of Greenbrae that was created on January 1, 2013. Formed under a Joint Powers Agreement (JPA) between the communities it services, two members from each City/Town Council oversee the CMPA and are on the CMPA Police Council. General management of the CMPA is the function of the JPA's Management Committee that is comprised of the City and Town Managers of each jurisdiction, while operational function is assigned to the Chief of Police. The CMPA provides police services to these communities, comprising approximately 35,000 residents.



Fire Services

Ross Valley Fire Department is a consolidated department with the mission of protecting lives, property, and the environments of the communities of Ross, San Anselmo, Sleepy Hollow, and Fairfax through education, prevention, and community service. Ross Valley Fire Department is governed by a JPA, that includes the Town of San Anselmo; the Town of Fairfax; the Town of Ross; and the Sleepy Hollow Fire Protection District.



Ross Valley firefighters fight an early morning structure fire in Sleepy Hollow.

The Ross Valley Fire Department is an all-risk, full-time professional fire department with a total of four stations staffed with four engine companies that include firefighter EMTs and/or Paramedics 24 hours per day, 365 days per year. The department responds to all requests for emergency and non-emergency assistance within their service area as well as neighboring areas of Marin, and state or nationwide on an automatic or mutual-aid basis. Services provided by the department include fire suppression (urban fires, wildland, and vegetation fires), emergency medical services, fire prevention and inspection, community education (Community Emergency Response Team [C.E.R.T.] training), hazardous materials spills and leaks, vehicle accidents, and disaster response (floods and landslides).

The incorporated boundaries of the Town are within the Ross Valley Fire Department Local Responsibility Area (LRA). Outside of the Town of San Anselmo proper boundaries and adjacent to the Town, there are lands that are within the State Responsibility Area (SRA). The SRA is served by the Marin County Fire Department (responsible for initial response in the SRA) and augmented by the California Department of Forestry and Fire Protection (CAL FIRE) should the initial response escape containment and further aid be required.

Emergency Management

Emergency management is provided by the Marin County Sheriff's Department Office of Emergency Services (OES). This division provides all aspects of emergency management, including disaster mitigation, preparedness, response, and recovery activities.

Preparedness (Emergency Operations Plan)

The Emergency Operations Plan (EOP) is primarily responsible for identifying the Town's emergency management strategies. Preparedness activities focus on ensuring Town Departments are adequately trained and prepared for future hazard events as well as ensuring the Town's Emergency Operations Center (EOC) is ready and capable of supporting Town needs in the event of an emergency.

Response

Emergency response activities typically focus on actions necessary to save lives and prevent further property damage during an emergency/disaster. Many of these activities are conducted in tandem with the Marin County Sheriffs' Department, The Central Marin Police Authority and the Ross Valley Fire Department's standard emergency response procedures. To guide response activities, the Town relies on the EOP and works closely with first responders and volunteer organizations like CERT, to help orchestrate internal and external communications, logistics, and assistance during large-scale emergencies. If resources become overwhelmed, the Town will request support through the Operational Area using automatic aid and mutual aid agreements currently in place. However, the Town recognizes that mutual aid resources depend on availability and may be limited during a large regional incident. Therefore, consideration for strengthening self-sufficiency is a priority.

Recovery

Recovery activities typically occur after an emergency/disaster event. These activities focus on reestablishing services to any impacted areas, repairing and/or reconstructing damaged buildings and infrastructure, and aiding residents and businesses with permitting and approvals of building plans as part of the reconstruction process. Depending on the scale and type of incident, recovery could occur in specific community locations and/or require specialized expertise to address the issues created. Cleanup of hazardous wastes shall be considered part of the recovery from a major disaster event (fire, flood, landslide, earthquake).

Mitigation

The EOP, in conjunction with the Marin County MJHMP, identifies and assesses the natural and human-caused hazards that threaten San Anselmo and recommends proactive policy and procedural actions to reduce these risks. This preemptive planning is intended to decrease the probability of future emergency situations and minimize the effects should one occur. Examples of hazard mitigation and prevention can be found in many Town policies, but they are most prominently displayed in the numerous codes regulating construction and development.

Evacuation

As part of the Town's preparedness initiatives, an Evacuation Analysis has been prepared that identifies the routes used for evacuation purposes. These constrained locations are required to be identified by California Government Code Section 65302(g)(5), commonly known as SB99. Figure 1.1 depicts the potential evacuation routes that could be used during a hazard event. These roadways are intended to meet evacuation needs; however, the Town recognizes that some constraints may affect evacuation, namely narrow roadways, bridges, and dead ends, which could experience failure or blockage, exacerbating conditions. During an evacuation incident, specific routes will be designated by Ross Valley Fire Department in coordination with the Town and Central Marin Police Authority. The specific routes and directions identified will be made on a case-by-case basis using incident specific information to ensure travelers can relocate to a safe location. Figure 1.2 identifies both constrained access roadways (single ingress/egress conditions, identified in red) and the locations that use these roadways (constrained access parcels,

identified in orange). These constrained access parcels are grouped based on guidelines recommended by CalFire, which identify areas with 30 parcels or more. These locations are identified as they could potentially be more vulnerable during evacuation scenarios, given the limited ingress/egress conditions.

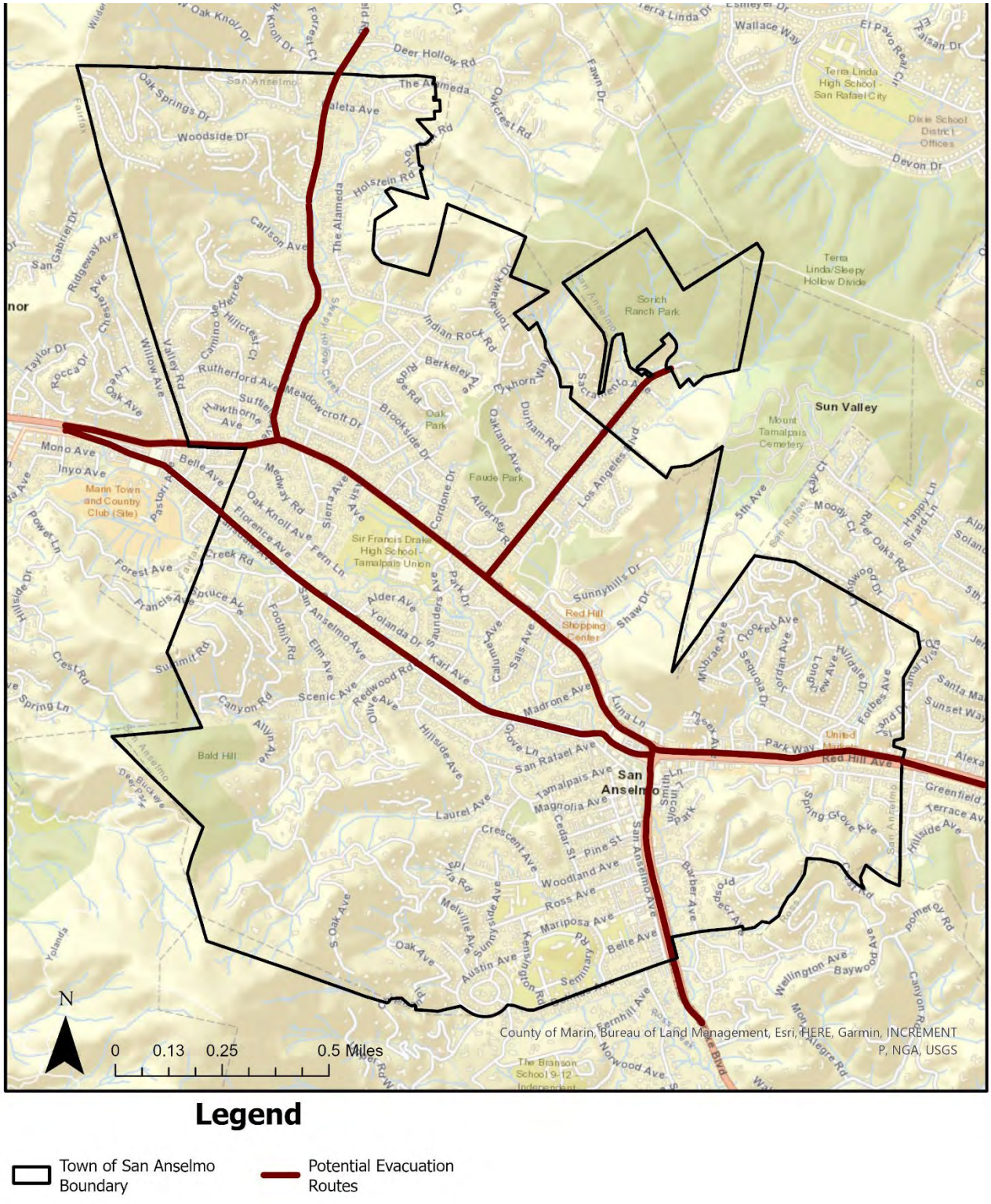


Figure 1.1: San Anselmo Evacuation Routes

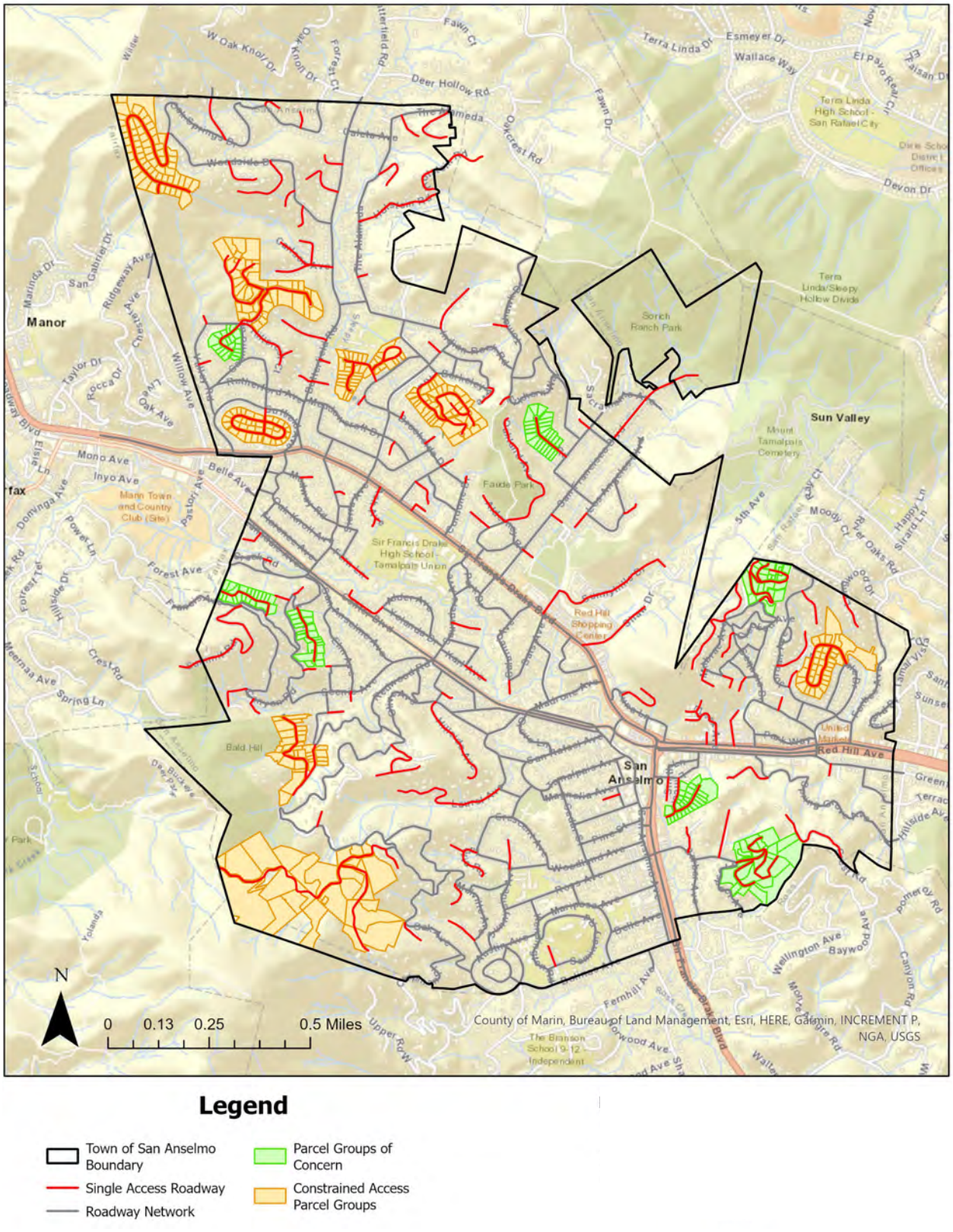


Figure 1.2: Constrained Access Roadways, Parcels Groups, and Parcel Groups of Concern in San Anselmo

The Town is generally considered to be built out, meaning most new home construction will either be accessory dwelling units (ADU's) or infill type developments. Therefore, additional parcel groups of concern (areas with 20-29 parcels with constrained access, identified in green) were also identified, as these locations could experience growth in the future triggering the 30-parcel threshold.

Seismic and Geologic Hazards

Seismic and geologic hazards are traditionally addressed together because they both involve the movement of the Earth's surface. Although some geologic events (landslide, subsidence, erosion, etc.) can and do happen independently, the primary catalyst for their occurrence is often a seismic event, commonly referred to as an earthquake. This section identifies four common seismic and geologic hazards that threaten San Anselmo and establishes policies and procedures meant to protect the community when an event occurs. A key consideration for seismic and geologic hazards is the potential for cascading effects resulting from an event. When an earthquake occurs, the seismic shaking can cause natural gas and water/sewer pipelines to rupture, which may cause other impacts like flooding, erosion, or fires. The goals, policies, and actions throughout this element are designed to work together to reduce both the individual and collective risk of these hazards.

Seismic Hazards

Southern California is a seismically active region that experiences earthquakes on a regular basis. San Anselmo is prone to seismic hazards due to its location and proximity to active earthquake faults. These hazards can be characterized as follows:

Surface Rupture

The Earth is covered in tectonic plates, which are large sections of the Earth's crust that are constantly shifting and moving closer together, further apart, or past one another. The movement of two plates past one another frequently causes friction resulting in plates that "stick." When this occurs, the same forces that push the plates past each other are now concentrated in certain areas. In time, friction can no longer hold the plates together, and the plates suddenly shift, releasing a massive build-up of energy (i.e., earthquake). This rapid movement and release of energy can cause the Earth to fracture and displace the land around it, resulting in an earthquake fault. Some faults are buried beneath the surface, while others are located at the surface of the Earth. Surface rupture of a fault is especially dangerous if structures are built on top of the fault, or infrastructure crosses the fault, as these facilities could be damaged by fault movement. If a surface rupture occurs, the movement could break pipelines, and damage roads and bridges, rendering them useless after the event. Areas of known surface rupture hazard in California are identified in Alquist-Priolo Special Study Zones. San Anselmo does not currently have any Alquist-Priolo Special Study Zones, reducing the concern associated with surface fault rupture.

Seismic Shaking

Seismic shaking is the recognizable movement caused by the energy released from an earthquake. The same mechanism that creates a surface rupture is also responsible for seismic shaking and can produce an equally devastating effect. Earthquakes may occur without surface rupture, which can still cause significant damage to buildings and other structures. Infrastructure such as roads, pipelines, and power lines are also susceptible to damage and pose additional safety concerns. Unlike surface rupture, seismic shaking consequences are not restricted to the area immediately surrounding the fault. Energy resonating through the ground can travel hundreds of miles and simultaneously cause damage in many locations. The closer to the earthquake's source (epicenter), the stronger the shaking will be. Seismic shaking is of particular concern for San Anselmo due to the proximity to active faults that can generate significant earthquakes. Several faults are located within 15 miles of San Anselmo, which include the San Andreas Fault (capable of generating a magnitude 8.0 earthquake), the Hayward Fault (capable of generating magnitude 7.2 and 7.4 earthquakes), the Rodgers Creek Fault (capable of generating a magnitude 7.0 earthquake) and the San Gregorio fault (capable of generating a magnitude 7.3 earthquake). Of these faults, the San Andreas Fault

is the closest in proximity at approximately 8 miles southwest of the town. Figure 1.3 depicts the locations of faults closest to San Anselmo, all of which are not considered active[1] by the State of California.

Liquefaction

Liquefaction is a phenomenon that occurs when intense vibrations from an earthquake cause saturated soil to lose stability and act more like a liquid than a solid. This poses significant problems for buildings and other structures in areas where liquefaction can occur, as the ground may give way under the weight of the structure and its foundation. In addition, underground structures are vulnerable to liquefaction. In San Anselmo, the areas along the existing and filled stream channels may be subject to liquefaction. These low-lying areas adjacent to creeks and drainages are the portions of town with moderate and high liquefaction susceptibility levels. Figure 1.4 depicts the liquefaction susceptibility areas within the Town; however, analysis of these conditions should occur on a site-by-site basis.

Landslides

A landslide is the movement of earth material down slopes and areas of steep topography. Although earthquakes often cause them, landslides can occur when a sloped surface can no longer support the material contained within or sitting above it. The instability can be caused by the sheer weight of the material or can be rendered unstable by other events such as heavy rain. Slopes can become unstable due to erosion and trigger a landslide. Landslides can also be a secondary hazard caused by earthquakes and seismic shaking. When rain causes a slope to fail, the movement of earth materials is typically referred to as a mudslide.

Landslides can move with great force and pose a significant danger to buildings and other structures. In some circumstances, these events may cause bodily harm if bystanders cannot move out of their path in time. The parts of San Anselmo at greatest risk of landslides are primarily along the periphery of the Town border, where the steep topography and soil composition combine to create areas that are susceptible to land sliding events. Anticipating the risk of landslides in the areas identified in Figure 1.5 will be essential for protecting the community from these events.

[1] Faults considered active by the State of California have experienced surface displacement within Holocene time (the last 11,700 years). California Code of Regulations, Title 14, Division 2, Section 3601.(a)



Figure 1.3: Local Fault Locations

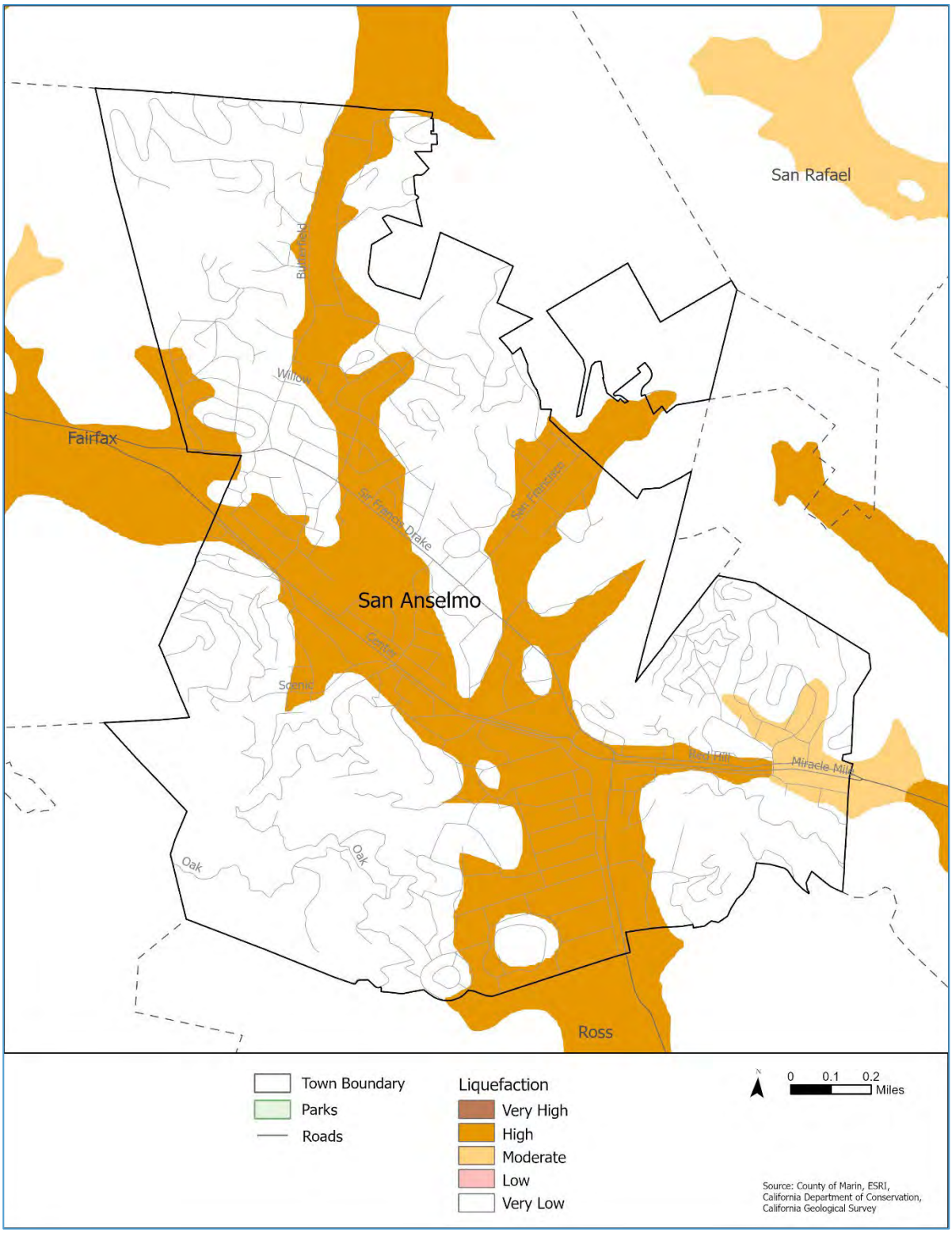


Figure 1.4: Liquefaction Susceptibility in San Anselmo

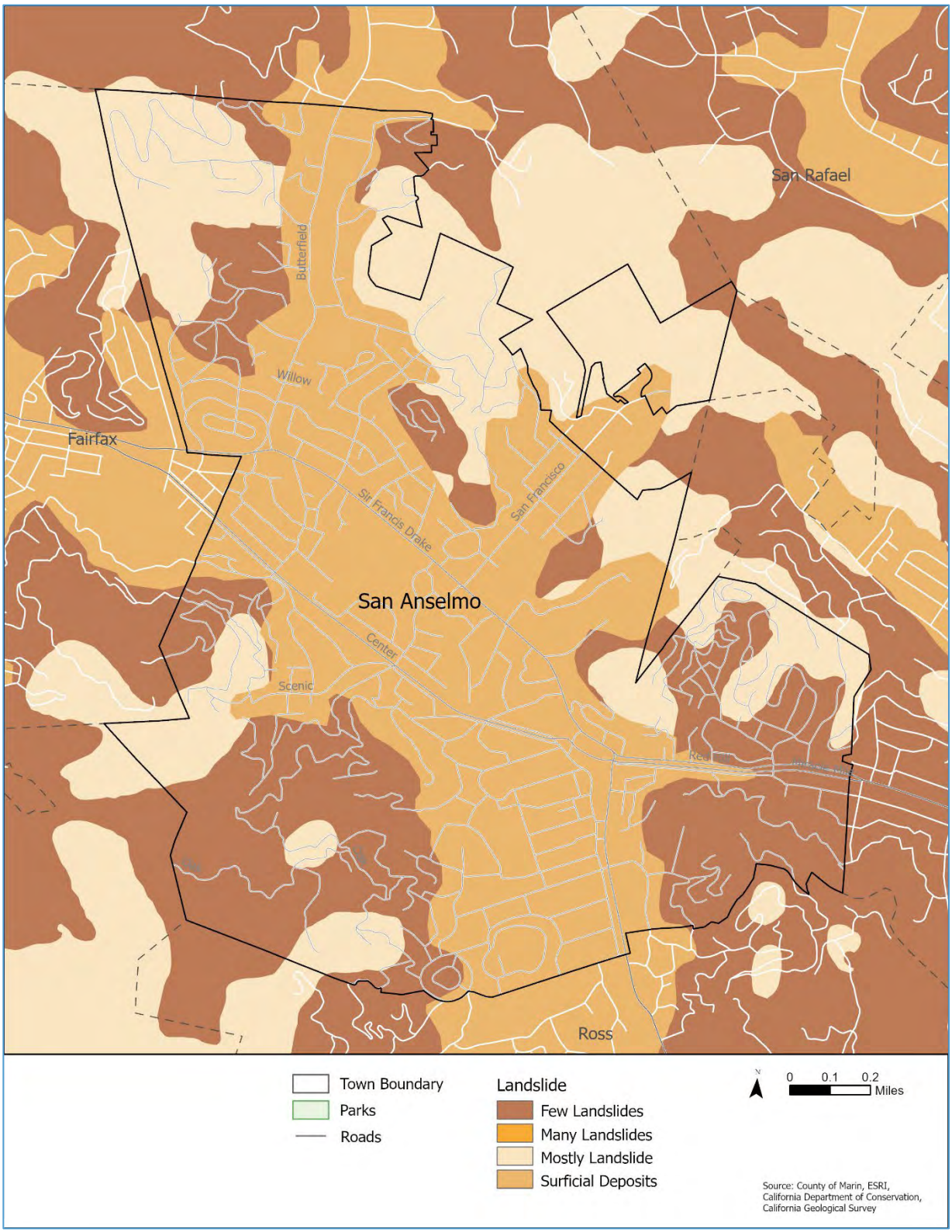


Figure 1.5: Landslides Zones in San Anselmo

Flooding Hazards

Flood

Flooding is caused by the accumulation of water on the ground surface. This typically occurs after heavy rainfall but can also result from water delivery/storage infrastructure failures such as pipes, storage containers, and dams/reservoirs. Worsening drought conditions caused by climate change may exacerbate the effects of flooding, as surfaces that typically absorb water can quickly dry out and become less permeable. Flooding presents dangers to people and structures alike. Standing water may be deep enough to cause drowning, while shallow waters can easily damage buildings and property. Fast-moving water is hazardous, as it may sweep people or cars downstream or cause damage to structures.

Ross Valley, including San Anselmo, is naturally prone to flooding. The topography and geologic makeup of the region (steep slopes and shallow soils with a low absorption capacity), the naturally occurring local watershed runoff which has been altered and placed in culverts, coupled with an increase in the probability of intense rainfall, are all factors increasing the likelihood of flooding. The Town is susceptible to periodic flooding from the San Anselmo and Sleepy Hollow creeks, which impacts the low-lying areas of the town and neighboring communities bordering these drainages. Historically the creeks have caused floods as the volume of water during large storm events becomes more than the creek capacity can effectively manage. Localized flooding is most often associated with excessive ponding and overflow into lower-lying properties, even during smaller 5-year storm events. This localized flooding is generally the result of the drainage network having inadequate capacity and can occur within or outside of FEMA-identified floodplains. Figure 1.6 displays the designated FEMA floodplains in San Anselmo.

Dam Failure

When dams that are designed to hold water fail, the body of water suddenly and abruptly moves downstream. These downstream areas can become inundated depending on how much water is behind the dam and the topography of the downstream areas. The specific areas of land that would become flooded and covered with water resulting from a dam break is considered an "inundation zone." These downstream areas are typically much larger than the areas identified on flood maps because the volume of water released will often overwhelm any stormwater infrastructure in these areas. The Phoenix Lake Dam, owned by MMWD, is located in the neighboring Town of Ross, south of San Anselmo. Failure of this dam could inundate a small portion of southern San Anselmo that includes approximately 30 parcels located between Bolinas and Belle Avenues. The damage potential would be small given Phoenix Lake's overall storage capacity; however, damage within this portion of Town could still occur. Figure 1.7 identifies the dam inundation zone within San Anselmo.

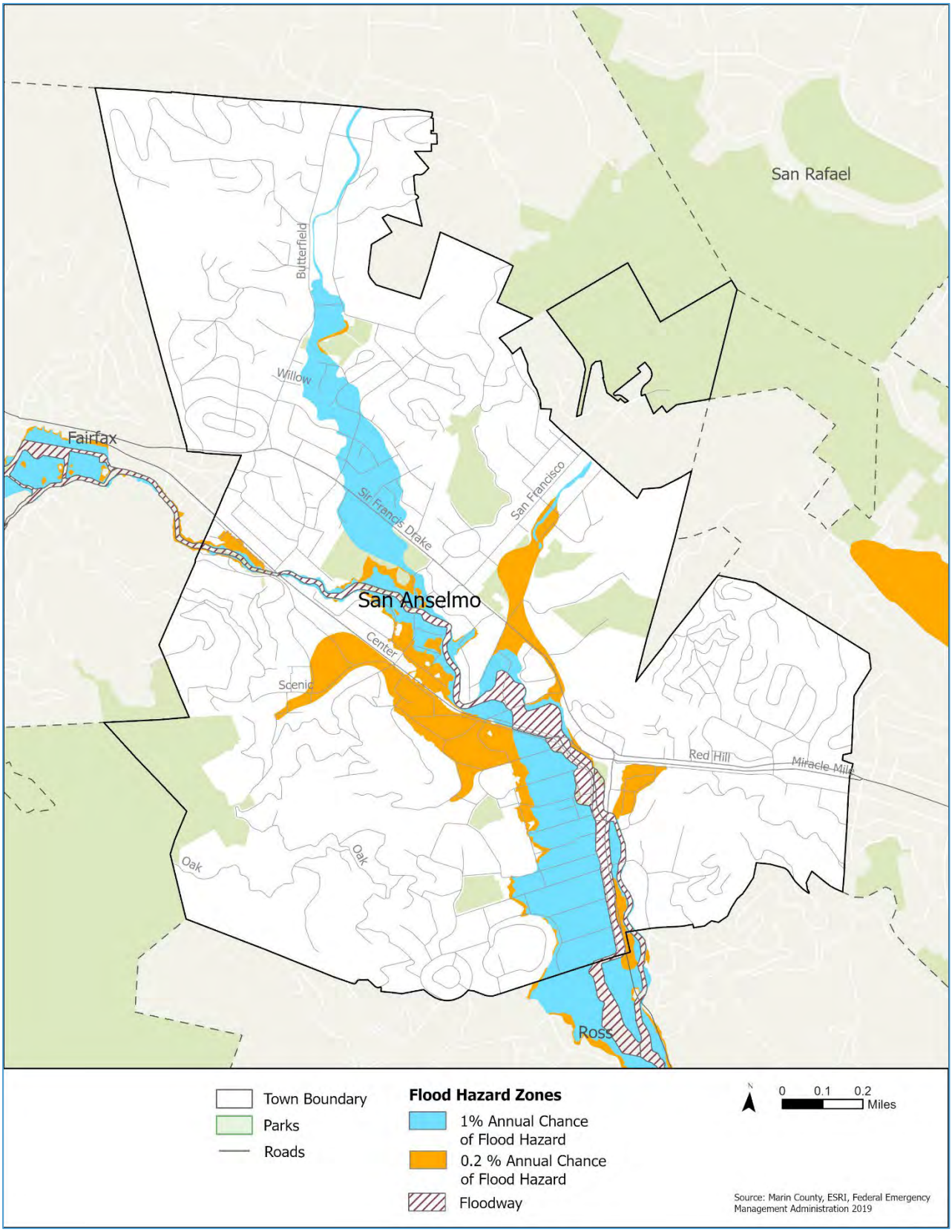


Figure 1.6: FEMA Flood Hazard Zones in San Anselmo

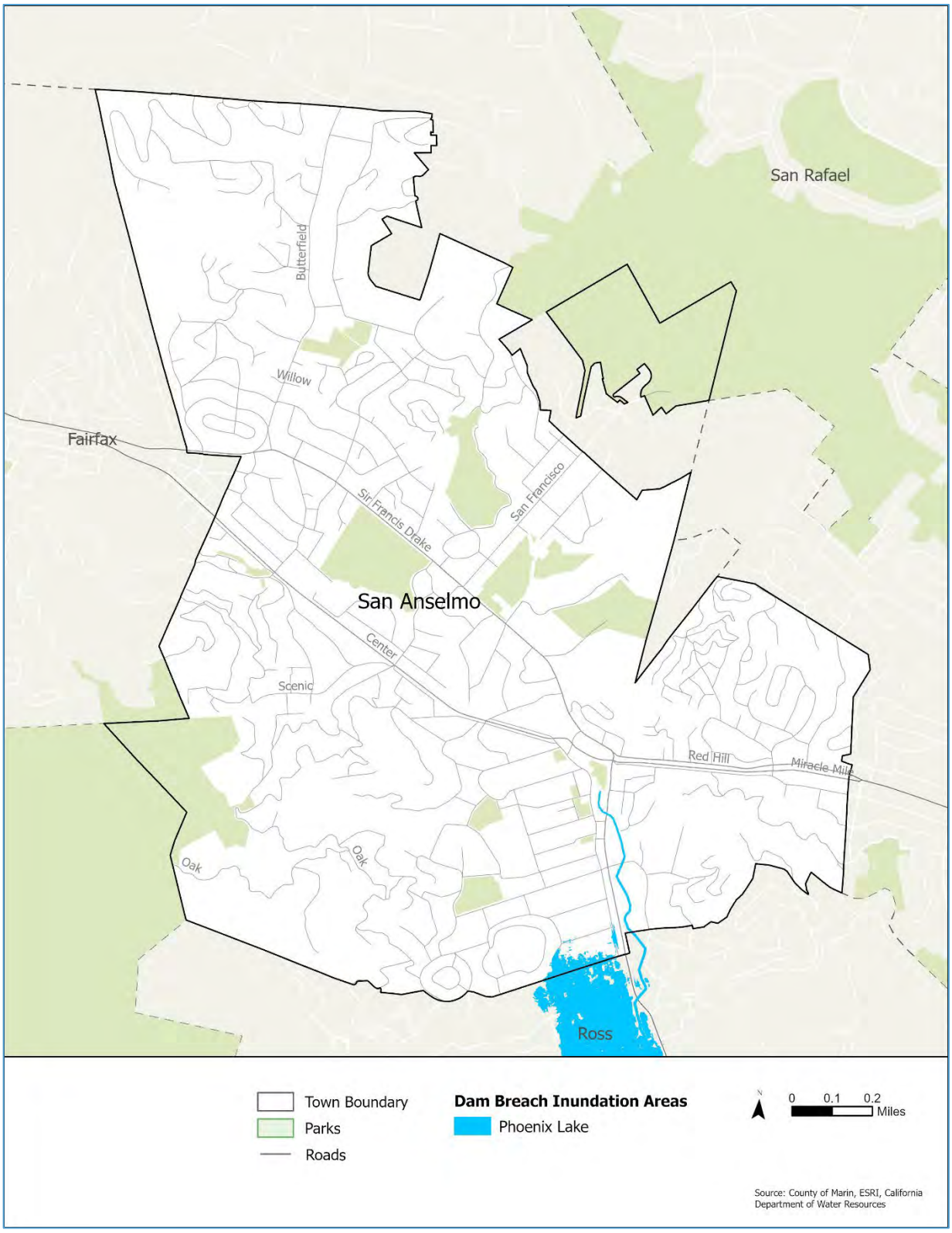


Figure 1.7: Dam Failure Inundation Areas in San Anselmo

Fire Hazards

Wildfires

The most common type of natural hazard in California is wildfire, which can quickly burn large areas of undeveloped or natural land. They often begin as smaller fires caused by lightning strikes, downed power lines, mechanical equipment use, or unattended campfires but may rapidly expand in size if conditions are dry and/or windy. The recent trend toward more prolonged periods of drought within the western US increases the likelihood of a wildfire. Typically, wildfires pose minimal threats to people and buildings in urban areas, but increasing human encroachment and development into natural areas increases the likelihood of bodily harm or structural damage. This encroachment occurs in areas called the wildland-urban interface (WUI), which is considered an area within a fire hazard severity zone, as defined by CAL FIRE.



Wildfire burning on the San Anselmo side of the Terra Linda-Sleepy Hollow Divide.

The Town of San Anselmo is located within a mapped WUI area and borders open space lands managed by the MMWD. The hillsides and canyons within the Town and surrounding areas carry some wildfire hazard potential, which is a risk to areas within the Town. Figure 1.8 depicts the fire threat classifications within the Town and surrounding areas. Based on this mapping, the northeastern and southwestern portions of the Town are considered to have moderate to high wildfire threat conditions. However, San Anselmo does not currently have any Very High Fire Hazard Severity Zones identified by CAL FIRE.

Significant wildfires have occurred in San Anselmo and Marin County in the past and will continue to pose a threat to people and property. The last major wildfire to occur within the perimeters of the Town boundary was the Sorich Park fire in 1976, which burned over 284 acres in and around San Anselmo. Figure 1.9 depicts the historic wildfire perimeters around San Anselmo as well as WUI, as identified by CAL FIRE.

Urban Fires

The possibility of an urban fire confronts every community. Many urban fires begin as isolated incidents caused by faulty electrical appliances, cooking mishaps, improper storage of chemicals, or industrial malfunction but can spread to other buildings if conditions permit. Many factors contribute to urban fires' severity and extent, but modern building codes and practices have helped reduce their effects. Despite these improvements, it is important to acknowledge the risks associated with fires in urban areas. No matter its size, any fire can be fatal or cause people severe harm and can damage buildings and other structures.

Water Supply

The MMWD provides water service in San Anselmo. The district owns approximately 21,600 acres of watershed land and provides water service to communities from the Golden Gate Bridge to southern Novato and west from the San Francisco Bay to the San Geronimo Valley. According to MMWD's Urban Water Management Plan, adequate water supplies are expected during normal years, single dry years, and multiple dry years to meet expected demand within the Town and service area through 2045. This is especially important for ensuring adequate supplies are available for fire suppression needs within San Anselmo. As a standard practice, new developments and major remodels are required to conduct water pressure/flow testing and mitigate issues if water flows are deemed inadequate.

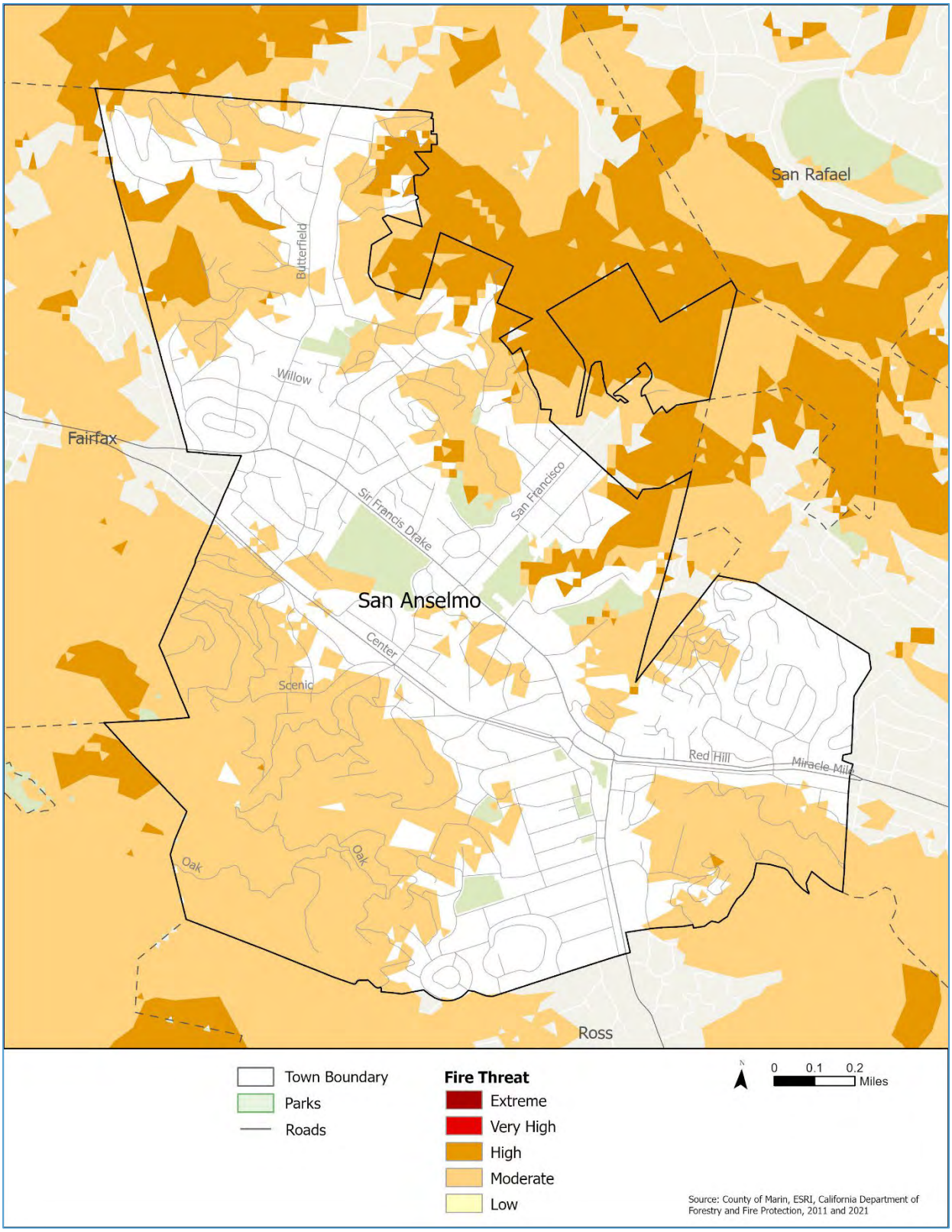


Figure 1.8: Fire Hazard Severity Zones in San Anselmo

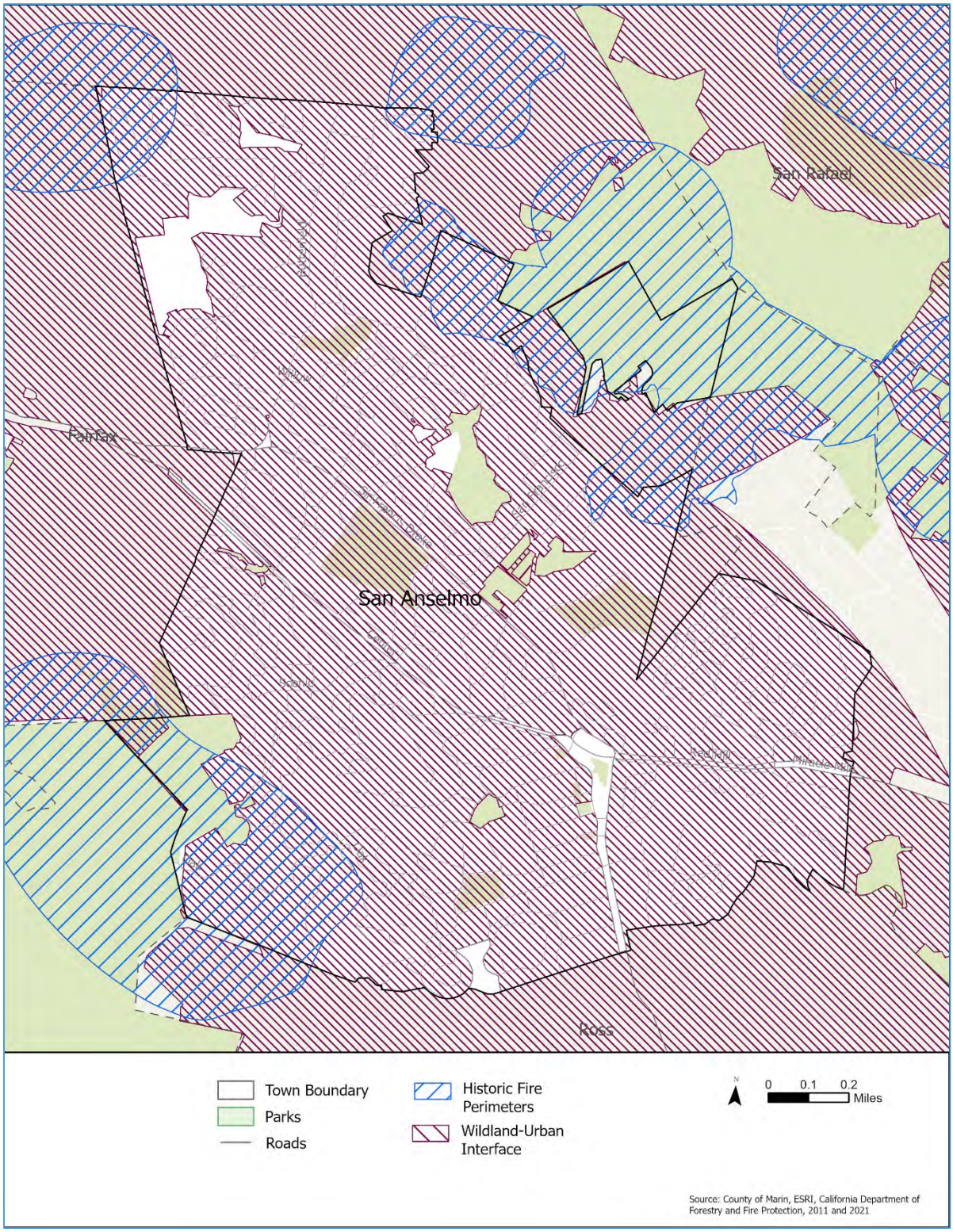


Figure 1.9: Wildland Urban Interface and Historic Fire Perimeters in San Anselmo

Weather Related hazards

Severe weather hazards in San Anselmo include drought, extreme heat, and severe wind. These hazards have affected plants and animals and damaged properties and vehicles. Future effects are anticipated due to climate change, which can contribute to the frequency and intensity of severe weather events.

Drought

A drought is a long period with substantially less precipitation than usual. The primary direct impact of a drought is the reduction of available water supplies. Water reduction is particularly concerning in agricultural areas and natural environments, but it can also affect landscaping in urban areas or human health in extreme cases. Droughts are generally regional events; however, some communities experience "long-distance drought" if the water source areas—potentially hundreds of miles away—are experiencing drought. San Anselmo receives water from the MMWD. The Town and many residents have groundwater wells that are used for irrigation. MMWD has a long-term water supply and management plan that includes a drought analysis that accounts for impacts associated with climate change.

Extreme Heat

Extreme heat is a period when temperatures are abnormally high relative to the normal temperature range. Extreme heat events include:

- Extreme Heat Days: a day during which the maximum temperature surpasses 98 percent of all historic high temperatures for the area,
- Warm Nights: a day between April to October when the minimum temperature exceeds 98 percent of all historic minimum daytime temperatures,
- Extreme Heat Waves: a successive series of extreme heat days and warm nights where extreme temperatures do not abate; typically, four successive extreme heat days and warm nights.

Cal Adapts local climate change snapshot tool tells us that an extreme heat day for San Anselmo is when the temperature exceeds 95.3° F, and a warm night exceeds 58.8°F. Between 1961-1990, the Town experienced an average of 4 extreme heat days annually, which are projected to increase between 11-20 days by the end of the century.

Severe Wind

Wind is simply the movement of air caused by differences in atmospheric pressure and temperature. High-pressure air will naturally move to areas of low pressure. During certain times of the year, these conditions can cause high-speed winds (Diablo Winds), which are fast and forceful enough to damage public facilities, infrastructure, homes, utilities, and uproot or topple mature trees. During these events, debris is transported with enough force to damage property and injure people. Severe wind events can also cause Public Safety Power Shutoff (PSPS) events by utility providers (Pacific Gas & Electric) that distribute electricity to the Town. These events de-energize power lines during wind events to reduce the potential of wildfire ignition and spread.

Climate Adaptation

Climate Effects on San Anselmo

Although climate change is not a hazard, variations in environmental conditions can impact some of the natural hazards affecting San Anselmo. Projections of future conditions include increased temperatures, increased extreme heat days, changes in precipitation, sea level rise, more prolonged droughts, and potential changes in the size and frequency of wildfire incidents. Table 1.2 identifies the current/historical conditions and projected future conditions associated with climate change that could occur in San Anselmo. Additional detail regarding potential climate change effects is located in the San Anselmo Climate Adaptation Vulnerability Assessment (Appendix A).

Table 1.2: Potential Climate Change Effects for San Anselmo	
Historical/ Current Conditions	Future Conditions
Annual Mean Temperature (1961-1990)	Annual Mean Temperature (2070-2099)
69.2° F	73.6° to 76.3° F
Extreme Heat Days (95.3° F)	Extreme Heat Days (2070-2099)
4 days per year	11 to 20 days per year
Annual Mean Precipitation	Annual Mean Precipitation (2070-2099)
40.8 inches	46.3 to 52.5 inches
Annual Average Area Burned	Annual Average Area Burned (2070-2099)
47.1 acres	41.4 to 47.0 acres

SOURCE: HTTPS://CAL-ADAPT.ORG/TOOLS/LOCAL-CLIMATE-CHANGE-SNAPSHOT

Climate Related Hazards

Temperature

Increasing temperatures associated with climate change can act as a hazard multiplier. By the end of the century, annual mean temperatures are projected to increase between four and seven and a half degrees, impacting residents and businesses. These increases are also anticipated to increase the number of extreme heat days, from 4 days to 11-20 days per year. Using a lower temperature threshold (85° F), the historical average of 32 days could increase to 68-97 days by the end of the century. These potential temperature increases may impact residents living in poorly insulated structures or structures that do not have air conditioning. For residents living in these structures, temperatures above 85 may cause discomfort. By the end of the century, the number of days over this temperature threshold could be nearly five times what the Town typically experiences.

While climate change is projected to exacerbate many of the hazards already affecting the Town, many of these hazards may interact with each other. Increased temperatures can affect both water supplies and vegetation growth. With drier conditions, vegetation growth may be reduced, which can reduce wildfire vulnerability; however, if dry conditions persist for longer periods, the reduced vegetation may be drier than normal. These two conditions may change the wildfire risks within the Town and the surrounding area, or cause areas that have not burned historically to be at greater risk of ignition.

Precipitation

Climate change projections also suggest that annual mean precipitation may increase as temperatures are anticipated to increase in the coming decades. Even with increases projected, there is the potential that the increased precipitation may fall during more intense weather events, which could increase flooding. By the end of the century, maximum 1-day precipitation events could increase by 20%, which could overwhelm existing infrastructure and potentially inundate areas that haven't experienced flooding. With greater and more intense precipitation, the Town could also experience greater instability within hillside areas, causing an increase in landslides/mudslides.

With future temperature increases coupled with increased precipitation amounts, future wildfire impacts are projected to decrease or remain the same by the end of the century. This projection is based on the increase in precipitation,

which may occur in fewer larger rain events coupled with higher average temperatures. This projection suggests that vegetation growth will experience an overall reduction or change that reduces future acres burned. Based on historical fires that have occurred, the Town has experienced an annual average of 47.1 acres burned (total acreage burned divided by the number of years analyzed), which is projected to reduce slightly (41.4 acres) or remain approximately the same (47.0 acres) by the end of the century.

Goals, Policies, and Actions

Table 1.3 describes the goals, policies, and actions developed to address the various hazards within the Town as identified and discussed in the previous sections. Implementation actions include the responsibility, timeframe, and funding resources to accomplish the action.

In addition to the goals, policies, and actions identified here, Land Use Policy Objectives 16 and 17 and accompanying policies also address natural hazard conditions within the Town.

Table 1.3: San Anselmo Safety Element Policy Framework **DISASTER MITIGATION, PREPAREDNESS, RESPONSE, AND RECOVERY**	
Goal S-1: Promote a culture of resilience and preparedness within San Anselmo where community members and businesses are prepared for natural and human-caused emergencies	
Policy S-1.1	Support efforts to reduce the number of structures subject to natural hazards
Action S-1.1a	Regularly update building codes and regulations to address changing hazard conditions and requirements. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.2	Increase education, outreach, and awareness of hazards and hazard mitigation, especially vulnerable populations (AFN, Disadvantaged Communities, etc.).
Policy S-1.3	Encourage new development in locations that avoid or reduce exposure to hazards.
Action S-1.3a	Locate, when feasible, new essential public facilities outside of identified hazard areas, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities outside of identified hazard zones. Responsibility: Public Works and Building Department and Planning Department Timeframe: Ongoing Resource: General Fund
Action S-1.3b	Identify appropriate construction methods to minimize damage to public facilities located within an identified hazard area. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.4	Work with public utilities and special districts that provide water, sewer, fire protection, and public safety services in order to maintain and improve upon the present level of service and resiliency to natural hazards.
Policy S-1.5	Require public buildings are maintained to support their resilience in the face of natural disasters.

Action S-1.5a	Maintain the structural and operational integrity of essential public facilities during hazard events. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.6	Increase cooperation and coordination among private entities, local agencies, special districts, State and Federal agencies, and tribal organizations
Policy S-1.7	Ensure Town staff is adequately trained to implement state and local regulations designed to avoid loss of life, injury, and property damage from natural disasters.
Action S-1.7a	Annually review hazard mitigation goals, objectives, and strategies to evaluate progress. Responsibility: Public Works and Building Department Timeframe: Annually Resource: General Fund
Action S-1.7b	Incorporate, where appropriate, hazard mitigation strategies when preparing the annual budget. Responsibility: Public Works and Building Department Timeframe: Annually Resource: General Fund
Action S-1.7c	Review hazard mitigation capital improvement projects when developing updates to Capital Improvement Plan. Responsibility: Public Works and Building Department Timeframe: Annually Resource: General Fund
Policy S-1.8	Support the development of pedestrian rights-of-way as temporary pathways to serve as additional evacuation routes.
Policy S-1.9	Support the preparation, implementation, and regular update of local preparedness and evacuation plans and multi-jurisdictional cooperation and communication for emergency situations.
Action S-1.9a	Participate in regional emergency planning efforts like the Marin County Multi-Jurisdictional Hazard Mitigation Plan update. Responsibility: Public Works and Building Department and Planning Department Timeframe: Ongoing Resource: General Fund
Action S-1.9b	Periodically review and update the Town's Emergency Operations Plan (EOP) and ensure the EOP clearly defines the chain of command during an emergency and effectively coordinates with Marin County Operational Area. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-1.9c	Conduct periodic trainings and exercises to test the effectiveness of the Town's EOP procedures. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.10	Expand and enhance post disaster recovery strategies, prioritizing community resilience and sustainability.
Action S-1.10a	Develop an all-hazards Post Disaster Recovery Framework for use after a major incident or event. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.11	Educate community residents and businesses on emergency preparedness, response, and evacuation procedures and mitigation strategies.
Action S-1.11a	Provide community awareness and education programs for citizens through public outreach and engagement activities, describing procedures, emergency shelters, safe refuge areas, and evacuation routes to be followed in the event of an emergency. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-1.12	Continue to study the Town's circulation network and emergency response capabilities to provide for effective evacuations during an emergency
Policy S-1.13	Identify properties through clear street naming and numbering systems for emergency response vehicles
Policy S-1.14	Require all new developments and redevelopments to provide a minimum of two points of access by means of public roads that can be used for emergency vehicle response and evacuation purposes.
Action S-1.14a	Identify the feasibility of constructing additional emergency access improvements for existing developments that do not meet minimum road standards for emergency equipment, such as: • Additional vehicle pullouts at key hillside (properties at 150 mean sea level or higher) locations. • Limited or restricted on-street parking at hillside locations. • Potential for construction of new or improved emergency access routes. • Roadside clearance improvements. Responsibility: Public Works and Building Department and Fire Department Timeframe: Ongoing Resource: General Fund

Action S-1.14b	Require upgrades to road widths considered substandard during the discretionary review entitlement process, when a nexus for the improvement is established, as part of new developments/major remodels to ensure adequate evacuation and emergency vehicular access is available. For existing building sites, improvements may be limited to the property frontage only. Responsibility: Planning Department, Public Works and Building Department, and Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-1.15	Ensure all private roads are designed and maintained to allow unrestricted emergency equipment and personnel access.
Policy S-1.16	Ensure all Town and Marin County transportation plans reflect updated evacuation routes, strategies, and data.
Policy S-1.17	Maintain a high level of emergency response capability.
Action S-1.17a	Account for current and future emergency service needs during annual budgeting cycles. Responsibility: Public Works and Building Department and Finance Department Timeframe: Ongoing Resource: General Fund
Action S-1.17b	Periodically update the Town's priorities for future emergency service needs. Responsibility: Public Works and Building Department, Police Department, and Fire Department Timeframe: Ongoing Resource: General Fund
Action S-1.17c	Involve Fire and Police staff in the development review process to ensure development adequately addresses service levels, security concerns, and safety. Responsibility: Planning Department Timeframe: Ongoing Resource: General Fund
SEISMIC/GEOLOGIC HAZARDS	
Seismic Hazards	
Goal S-2: Minimize the risk of injury and structure damage from seismic hazards.	
Policy S-2.1	Require that new development and redevelopment meet the most up-to-date seismic codes/ regulations and use methods of construction to withstand stress caused by an earthquake.

Action S-2.1a	Review all new building plans or substantial renovations for compliance with State and Federal seismic safety regulations prior to permit approval. Responsibility: Public Works Timeframe: Ongoing Resource: General Fund
Policy S-2.2	Ensure residents and businesses are educated on emergency preparedness and response procedures during an earthquake.
Policy S-2.3	Facilitate and support maintenance and improvement of structures potentially vulnerable to seismic hazards.
Action S-2.3a	Conduct an inventory of seismically vulnerable structures as a first step in establishing voluntary or mandatory programs for retrofitting these structures. Ensure this inventory highlights historic structures. Responsibility: Public Works and Building Department Timeframe: 1 Year Resource: General Fund
Action S-2.3b	Use the seismically vulnerable structures inventory to require owners to inform all existing and prospective tenants that they live or work in this type of building and may need to be prepared to live or work elsewhere following an earthquake if the building has not been retrofitted. Responsibility: Public Works and Building Department Timeframe: 2 Years Resource: General Fund
Action S-2.3c	Establish incentives for owners of historic or architecturally significant buildings to undertake mitigation to levels that will minimize the likelihood that these buildings will need to be demolished after a disaster and/or establish preservation-sensitive measures for the repair and re-occupancy of historically significant structures. Responsibility: Public Works and Building Department Timeframe: 3 Years Resource: General Fund
Action S-2.3d	Encourage owners to inform all existing tenants (and prospective tenants prior to signing a lease agreement) that they live in an unreinforced masonry building and the standard to which it may have been retrofitted. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-2.3e	Encourage owners to inform all existing tenants that they may need to be prepared to work elsewhere following an earthquake even if the building has been retrofitted because it has probably been retrofitted to a life-safety standard, not to a standard that will allow occupancy following a major earthquake. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-2.5	Advocate for and work with regional utilities to enhance the preparedness, protection, and resilience of water, energy, and telecommunications infrastructure
Landslide/Geologic Hazards	
Goal S-3: Ensure landslide and slope stability hazards are effectively mitigated throughout the Town.	
Policy S-3.1	Require development in areas of slope instability or steep topography to minimize the potential for landslide and geologic hazards to jeopardize public health, safety, and welfare. Require mitigation of landslides and steep slopes as part of the development process, and discourage and avoid locating development in areas of slope instability.
Policy S-3.2	Continue to protect the community from hazards associated with soil erosion, weak and expansive soils, and liquefaction.
Action 3.2a	Continue to enforce building codes and relevant legislation on all new development and redevelopment. Responsibility: Public Works Timeframe: Ongoing Resource: General Fund
Policy S-3.3	Require that new development and redevelopments include proper foundation and support in areas of potential slope instability.
Policy S-3.4	Require existing slope improvements to be inspected and maintained periodically.
FLOOD HAZARDS	
Goal S-4: Minimize the effects of natural flooding and potential inundation from dam failure.	
Policy S-4.1	Limit development within floodplains to minimize risks to life and property and satisfy Federal Emergency Management Agency requirements.
Action S-4.1a	Continue to participate in the National Flood Insurance Program. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-4.1b	Continue to enforce ordinances for floodplain regulations, drainage requirements, and development standards. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.1c	Update ordinances for floodplain regulations, drainage requirements, and development standards as needed to maintain consistency with State and Federal regulations and best practices. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.1d	Develop an approach and identify locations for bank protection strategies that should not be limited to: • An assessment of banks to inventory areas that appear prone to failure; • Bank stabilization, including installation of rip rap or whatever regulatory agencies allow; • Stream bed depth management using dredging; and • Removal of out-of-date coffer dams in rivers and tributary streams. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-4.2	Support modifications and update to public infrastructure to reduce flooding.
Action S-4.2a	Map waterways and flood protection measures to further evaluate, design, and implement additional flood control projects. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.2b	Pursue funding to design and construct storm drainage projects to protect vulnerable properties. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.2c	Identify flood management solutions (i.e., property acquisitions, detention and retention basins, channel widening, acquisitions, relocations, and environmental mitigations) to reduce flood impacts within the Town. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-4.2d	Promote nature-based methods and BMPs (e.g., bioswales, natural ground cover) through the Town's urban pollution runoff stormwater program. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-4.3	Consider best practices regarding natural waterways and constructed stormwater conveyance structures when reviewing development applications, plans, and programs.
Action S-4.3a	Continue to improve existing hydrologic analysis of runoff and drainage systems to predict areas of insufficient capacity in the storm drain and natural creek system. Responsibility: Public Works Timeframe: Ongoing Resource: General Fund
Action S-4.3b	Update existing guidelines and regulations that limit the use of impervious surfaces and/or require the use of permeable surfaces, implement other regulations to effectively channel and minimize site runoff, and allow water to percolate, increasing groundwater recharge. Responsibility: Public Works and Building Department and Planning Department Timeframe: 2 Years Resource: General Fund
Action S-4.3c	Periodically update hydraulic models in response to major developments in the watershed or major changes to land uses within cities or counties within the watershed. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.3d	As new flood-control projects are completed, request revisions to flood-insurance rate maps to reflect flood risks as accurately as possible. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-4.4	Coordinate with neighboring jurisdictions, stakeholders, and resource agencies on flood mitigation and management projects
Action S-4.4a	Collaborate with stakeholders and interested parties on the feasibility of infrastructure improvements within waterways in the Town. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-4.4b	Annually collaborate with flood control districts, cities, counties, and utilities to discuss capital improvement programs and potential mitigation projects to reduce the threat of flooding. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4c	Create a formal process to ensure flooding is considered during future collaboration with flood control districts, cities, counties, and utilities. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4d	Work with other Ross Valley jurisdictions to explore and adopt land use regulations that improve flood control and water quality conditions within the Ross Valley watershed. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4e	Periodically review and re-adopt any changes to the Marin Municipal Water District Water Efficient Landscape Ordinance that reduce water demand and address drought impacts. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4f	Incorporate drought tolerant or xeriscape practices into Town landscape designs to reduce dependence on irrigation. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4g	Use permeable surfaces where feasible to reduce runoff and promote groundwater recharge. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-4.5	Ensure Town staff and residents are informed and prepared for potential dam inundation events.
Action S-4.5a	Encourage Marin Municipal Water District to update inundation mapping with depth information. Responsibility: Public Works and Building Department Timeframe: Annually Resource: General Fund

Action S-4.5b	Review the updated mapped inundation areas and coordinate with Marin Municipal Water District on procedures for emergency evacuations. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.5c	Provide dam inundation information to potentially affected property owners periodically. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
WILDLAND AND URBAN FIRES	
Goal S-5: Prepare and ready the community to respond to fire hazards	
Policy S-5.1	Ensure fuel modification activities and vegetation management techniques along creeks and steep slopes do not contribute to landslide and erosion hazards.
Action S-5.1a	Require that vegetation management in fire-sensitive areas include thinning or replanting of vegetation with less flammable materials. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.1b	Prioritize the removal of non-native species. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.1c	Identify structural mitigations rather than vegetation management in the most sensitive areas. Responsibility: Public Works and Building Department and Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.1d	Prepare a Biodiversity, Fire, and Fuels Integrated Plan (BFFIP) that describes actions necessary to minimize fire hazards and maximize ecological health in Town open space areas in compliance with the Marin County Community Wildfire Protection Plan. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-5.2	Encourage the formation of a community- and neighborhood-based approach to wildfire education and action through local Fire Safe Councils and the Fire Wise Program.

Action S-5.2a	Engage with homeowners in the Wildland Urban Interface to prepare a wildfire action plan. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-5.3	Encourage the Fire Department to increase local patrolling during periods of high fire weather.
Policy S-5.4	Regularly re-evaluate specific fire hazard areas and adopt reasonable safety standards covering such elements as fuel modification around homes, adequacy of existing and future water supplies, fire flow tests, fire hydrants, routes or throughways for fire equipment access, clarity of addresses and street signs, and long-term maintenance.
Policy S-5.5	Enforce and update Town regulations, as needed, to maintain consistency with the California Building and Fire Codes and Ross Valley Fire Department Standards and best practices.
Action S-5.5a	Enforce and update Town regulations, as needed, to maintain consistency with the California Building Code and Ross Valley Fire Department requirements and best practices. Responsibility: Public Works and Building Department and Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.5b	Prior to the approval of any subdivision of lands in an area of high fire risk, the Town should review and approve the results of a study that includes at least the following topics: • A description of the risk and the factors contributing to the risk. • Actions should be taken to reduce the risk to an acceptable level. • The costs and means of providing fire protection to the subdivision. • An indication of who pays for the costs involved and who receives the benefits. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.5c	Establish mitigations for properties in fire hazard areas with restricted and single points of access, including parking restrictions, and investigate the feasibility of establishing special assessment districts to improve road capacity and adequate water supply. Responsibility: Public Works and Building Department and Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-5.6	Prohibit new public/critical facilities (schools, hospitals, fire stations, etc.) from being located in High and Very High Fire Hazard Severity Zones to the greatest extent feasible. If located in these areas, require adequate fire response and evacuation capabilities.
Policy S-5.7	Support fire prevention, public education, early detection programs, and property inspections to identify and avoid fire hazards.

Action S-5.7a	Implement fire control maintenance measures as needed on undeveloped private property, provide the necessary fire prevention improvements on properties that pose a significant public safety threat, and pass along incurred costs to property owners. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.7b	Educate residents and businesses on the Town's vegetation management practices, including fire safety, landscaping installation and maintenance, and fire hazard reduction strategies. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-5.8	Require vegetation clearance and maintenance for all public and private roads and properties in the fire hazard areas.
Policy S-5.9	Allocate adequate funding for fuel breaks and other fire defense improvements on public property and require similar measures for private property in compliance with fire safe regulations.
Action S-5.9a	Continue to consider grazing in open space for grass/light fuel maintenance. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-5.10	Coordinate with owners of private water sources, such as swimming pools, in or adjacent to high fire risk areas for on-site fire protection use.
Policy S-5.11	Prioritize development in areas with sufficient water supply infrastructure and roadway capacity to provide adequate evacuation and emergency equipment access.
Policy S-5.12	Coordinate with Marin Municipal Water District to ensure adequate water supply and infrastructure for existing and future daily demands and firefighting suppression requirements.
WEATHER RELATED HAZARDS	
Goal S-6: Ensure the community can anticipate and adapt to weather-related events.	
Policy S-6.1	Encourage construction and design techniques that support increased efficiency and greater insulation to accommodate future weather extremes.
Policy S-6.2	Encourage tree trimming and other hazard reduction activities that minimize or prevent impacts from high wind events.
Policy S-6.3	Require that updated code adoptions include provisions for greater energy and water conservation measures to reduce impacts from drought and extreme temperatures.

CLIMATE ADAPTATION AND RESILIENCE	
Goal S-7: Understand the potential impacts associated with climate change in planning and decision-making.	
Policy S-7.1	Support policies and programs to help residents and businesses prepare for future extreme weather conditions.
Action S-7.1a	Periodically update the Safety Element to meet current climate change regulations and assess the impacts of climate change and other hazards on historically marginalized communities. Responsibility: Planning Department Timeframe: Ongoing Resource: General Fund
Action S-7.1b	Maintain guidelines for monitoring and disseminating public information related to hazards exacerbated by climate change (extreme heat, flooding, severe weather). Responsibility: Planning Department and Public Works Department and Building Department Timeframe: Ongoing Resource: General Fund
Action S-7.1c	Monitor changing climatic conditions and assess how they may affect Town operations and processes. Responsibility: Planning Department and Public Works Department and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-7.2	Support and promote climate mitigation and adaptation strategies with public health co-benefits.
Action S-7.2a	Continue to assess and consider strategies to increase the Town's capacity for climate adaptation and resiliency planning, hazard mitigation, hazard response, and hazard recovery efforts. Responsibility: Planning Department and Public Works Department and Building Department Timeframe: Ongoing Resource: General Fund

EXHIBIT D
ZONING CODE AMENDMENTS

The following Zoning Code Amendments are proposed to Title 10 (Planning and Zoning) of the San Anselmo Municipal Code. The following pages in Exhibit D represent the proposed Red-line version of the proposed amendments as referenced as Attachment 10 of the Staff Report dated July 17, 2023.

See Next Page

Article 2. Designation and Establishment of Districts

10-3.201 Purpose and intent.

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

(a) ~~R-1-H~~ 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) ~~R-1-C~~ 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) ~~R-1~~ 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) ~~R-2~~ 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) ~~R-3~~ 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 ~~twenty~~ thirty (~~20~~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) ~~R-HO Residential~~Affordable Housing ~~Opportunities~~ Overlay (AHO) District. This District is not specifically reflected on the General Plan Land Use Map ~~but~~ and is intended to serve as an "overlay" District to the ~~R-2 and R-3~~R-3, C-3, and SPD ~~-~~Districts ~~within the Downtown Mixed designation~~ on the ~~General Plan Land Use~~Zoning Map. The ~~District's purpose is to provide opportunities for residential densities greater than that provided for in the R-2 and R-3 Districts, which will allow a density range of thirteen (13)—twenty (20) units per acre on R-2 properties and a density range of twenty-one (21)—twenty-eight (28) units per acre on R-3 properties, subject to the following provision: A minimum of~~

~~forty (40%) percent of the total units permitted must be available for a rental or sale price affordable to lower income households.~~ 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 40% of the total dwelling units are for low-income families. Applicants seeking project approval through the use of the Affordable Housing Overlay Zone will have the option of utilizing the Objective Development Design Standards or the standards entitlement process associated with Section 10-3.302, Land Use Regulations Table 3A of the San Anselmo Municipal Code.

(g) ~~P~~ 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) ~~C-1~~ 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 ~~0.65~~1.0, except that the maximum Floor Area Ratio for housing development projects with eight to ten 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) ~~C-2~~ 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) ~~C-L~~ Limited Commercial (C-L) District. This District is reflected on the General Plan Land Use Map as "Limited Commercial.," ~~which allows a maximum Floor Area Ratio of 1.0.~~ 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) ~~C-3~~ Commercial (C-3) District. This District is reflected on the General Plan Land Use Map as "General Commercial.," ~~which allows a maximum Floor Area Ratio of 1.0~~. 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) ~~PF~~ 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) ~~PPD~~ Preliminary Planned Development (PPD) District. The Preliminary Planned Development District is not specifically reflected on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. A PPD District is a designation established upon property which may only be developed pursuant to a Town approved specific plan.

(n) ~~SPD~~ Specific Planned Development (SPD) District. The Specific Planned Development District is not specifically reflected on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. An SPD District refers to a specific plan development approved by the Town. 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.

(o) ~~CF~~ 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.

(p) ~~OS~~ 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.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 974, eff. March 15, 1996 and § 2, Ord. 986, eff. August 21, 1997)

(Ord. No. 1069, 3-24-2009; Ord. No. 1070, 4-14-2009; Ord. No. 1115, § 2, 2-28-2017; Ord. No. 1138 , § 3, 9-24-2019; Ord. No. 1159 , § 5, 12-14-2021; Ord. No. 1160 , § 5, 12-14-2021)

Article 3. Land Use Regulations

10-3.301 Scope of article provisions.

This article establishes permitted and conditionally permitted uses, and uses not permitted on lands for all Districts, based upon the General Plan and applicable provisions of Federal and State codes and regulations related to land use.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.302 Land Use Regulations Table.

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 Planning Director 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~~Affordable Housing Overlay (~~R-HO~~AHO), Public Facilities (PF), Open Space (OS), Preliminary Planned Development (PPD), and Specific Planned Development (SPD) Districts are not included on the Land Use Regulations Matrix. The ~~R-HO~~AHO, PPD, and SPD Districts are overlay Districts and generally allow for either higher residential densities or unique or special mixing of uses on one (1) site. The ~~R-HO~~AHO District is not yet designated on the zoning map and, therefore, is not currently regulated. The PPD and SPD Districts are regulated by Article 9 of this chapter of the San Anselmo Municipal Code, respectively. 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."

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 974, eff. March 15, 1996, § 2 (Exh. A), Ord. 982, eff. May 22, 1997, § 2, Ord. 986, eff. August 21, 1997, Exh. A, Ord. 1012, eff. April 13, 2000, § 3, Ord. 1033, eff. July 24, 2003, and § 3, Ord. 1044 (part), eff. July 28, 2005)

(Ord. No. 1138 , § , 9-24-2019)

~~LAND USE REGULATIONS TABLE~~
~~TABLE 3A~~

~~"P" = Permitted Use~~
~~"C" = Conditionally Permitted Use~~
~~"-" = Not Permitted~~

~~LAND USES~~	~~DISTRICT~~	~~R-1-H~~	~~R-1-C~~	~~R-1~~	~~R-2~~	~~R-3~~	~~P~~	~~C-1~~	~~C-2~~	~~C-L~~	~~C-3~~
~~Accessory Uses~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~[5]P~~	~~C~~	~~C~~	~~[1]C~~	~~C~~
~~Alcoholism and/or Drug Treatment Facility, Small~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Alcoholism and/or Drug Treatment Facility, Large~~		~~C[8]~~	~~C[8]~~	~~C[8]~~	~~C~~	~~C~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
~~Alcohol, Off-Sale~~		~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~C~~	~~C~~	~~[1]C~~	~~[2]C~~
~~Alcohol, On-Sale~~		~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~C~~	~~-~~	~~C~~
~~Amusement, Places of~~		~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~C~~	~~-~~	~~C~~
~~Animal Boarding~~		~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~C[1]~~	~~C[1]~~	~~C[1]~~
~~Animal Grooming and Supplies~~		~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~
~~Appliances Repair, Domestic~~		~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Appliances Sales, Domestic~~		~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~P~~	~~P~~
~~Audio/Video Sales and Service~~		~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~P~~	~~[1]C~~	~~C~~

~~Automotive, Bio-Diesel Fuel~~		-	-	-	-	-	-	-	-	-	~~C~~[(1)]
~~Automotive, Gasoline, Full and Self-Serve~~		-	-	-	-	-	-	-	-	[(1)][(3)][(4)] ~~C~~	[(3)][(4)] ~~C~~
~~Automotive, Gasoline, Service Station, Full & Self Service~~		-	-	-	-	-	-	-	-	-	[(3)][(4)] ~~C~~
~~Automotive, Gasoline with Convenience Market~~		-	-	-	-	-	-	-	-	[(1)][(3)][(4)] ~~C~~	[(3)][(4)] ~~C~~
~~Automotive, Rental~~		-	-	-	-	-	-	-	-	-	~~C~~
~~Automotive, Sales~~		-	-	-	-	-	-	-	-	-	~~C~~
~~Automotive, Service and Repair~~		-	-	-	-	-	-	-	-	[(1)] ~~C~~	~~C~~
~~Automotive, Wash~~		-	-	-	-	-	-	-	-	-	~~C~~
~~Bakeries~~		-	-	-	-	-	-	~~P~~	~~P~~	[(1)] ~~C~~	~~P~~
~~Bakery Goods Stores~~		-	-	-	-	-	-	~~P~~	~~P~~	~~C~~[(1)]	~~P~~
~~Bakery Goods Stores (no on-site baking)~~		-	-	-	-	-	-	~~P~~	~~P~~	[(1)] ~~C~~	~~P~~
~~Banks~~		-	-	-	-	-	-	-	~~P~~	-	~~C~~

Bars		-	-	-	-	-	-	-	C	-	C
Barber Shops		-	-	-	-	-	-	P	P	P	P
Beauty Parlors		-	-	-	-	-	-	P	P	P	P
Beauty Support Services		-	-	-	-	-	-	P	P	P	P
Bed and Breakfast		-	-	-	-	C	-	C	C	-	C
Bicycle, Sales and Repair		-	-	-	-	-	-	P	-	-	P
Blueprinting Shops		-	-	-	-	-	-	-	P	P	P
Book Stores		-	-	-	-	-	-	P	P	P	P
Building Supplies and Lumber when within a building		-	-	-	-	-	-	-	-	-	C
Business Machine Sales and Repairs		-	-	-	-	-	-	-	P	P	P
Business Support Services		-	-	-	-	-	-	-	P	C(1)	P
Butcher Shops		-	-	-	-	-	-	-	P	(1)C	P
Candy Shops		-	-	-	-	-	-	-	P	P	P
Caterers		-	-	-	-	-	-	-	P	P	P
Churches		-	-	C(8)	C	C	-	C	C	(1)C	C
Cigar Stores		-	-	-	-	-	-	-	P	P	P
Clothing Stores		-	-	-	-	-	-	P	P	P	P
Communications Equipment Buildings		C(8)	C(8)	C(8)	C	C	C	C	C	(1)C	C

Computers, Sales & Repair		-	-	-	-	-	-	C	P	P	P
Convalescent Homes		-	-	-	-	C	C	C	C	-	C
Conversion of Residential Use to Professional or Commercial Use		-	-	-	-	-	C	C	C	C	C
Dairy Product Stores		-	-	-	-	-	-	P	P	(1)C	P
Day Care Centers		C	C	C	C	C	C	C	C	-	C
Day Care, Large Family		C	C	C	C	C	C	C	C	-	C
Day Care, Small Family		P	P	P	P	P	(5)P	C	C	-	C
Delicatessens		-	-	-	-	-	-	-	P	(1)C	P
Department Stores		-	-	-	-	-	-	-	P	-	P
Drive-Through Services		-	-	-	-	-	-	-	-	-	C
Drug Stores, including											
Drug and/or Alcoholism Treatment Facility, Small		P	P	P	P	P	-	-	-	-	-
Drug and/or Alcoholism		C(8)	C(8)	C(8)	C	C	-	-	-	-	-

Treatment Facility, Large											
Dry Cleaners		-	-	-	-	-	-	P	P	P	P
Dry Cleaners, Self-Serve		-	-	-	-	-	-	C	C	(1) C	C
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition		-	C (8)	C (8)	C	C	C	C	C	(1) C	C
Emergency Shelter		-	-	-	-	-	P	-	-	P	P
Entertainment, Places of		-	-	-	-	-	-	-	C	-	C
Financial/Real Estate Services		-	-	-	-	-	-	-	P	P	P
Fitness Center		-	-	-	-	-	-	P	P	C (1)	P
Fitness Center, Classes as Primary Use		-	-	-	-	-	-	C	C	-	C
Florists		-	-	-	-	-	-	C	P	P	P
Food Stores (6:00 a.m. — 11:00 p.m. only)		-	-	-	-	-	-	P	P	-	P
Food Stores, Before 6:00 a.m. and After 11:00 p.m.		-	-	-	-	-	-	C	C	-	C
Foster Family Homes		P	P	P	P	P	P	P	P	-	P

Furniture Stores		-	-	-	-	-	-	-	P	P	P
Gift Stores		-	-	-	-	-	-	-	P	P	P
Hardware Stores		-	-	-	-	-	-	P	P	P	P
Home Occupations		P(8)	P(8)	P(8)	P	P	P	P	(5)P	-	P
Hospitals		-	-	-	-	-	P	P	P	-	P
Hotel		-	-	-	-	C	-	-	C	-	C
Institutional, Public		-	-	P(8)	P	P	P	P	P	P	P
Institutional, Non-Profit		-	-	C(8)	C	C	C	C	C	(1)C	C
Jewelry Stores		-	-	-	-	-	-	-	P	P	P
Laundries		-	-	-	-	-	-	P	P	(1)C	P
Laundry, Self-Serve		-	-	-	-	-	-	C	C	(1)C	C
Leather Goods Stores		-	-	-	-	-	-	-	P	P	P
Mail Service		-	-	-	-	-	-	-	P	(1)C	P
Manufacturing, Light		-	-	-	-	-	-	-	C(1)	C(1)	C(1)
Medicinal Cannabis Facilities		-	-	-	-	-	-	-	-	-	-
Motorcycles, Sales		-	-	-	-	-	-	-	-	-	C
Motorcycles, Service and Repairs		-	-	-	-	-	-	-	-	(1)C	C
Musical Instrument Sales and Service		-	-	-	-	-	-	-	P	P	P

Created: 2022-10-18 09:21:59 [EST]

Non-Medicinal Cannabis Facilities		-	-	-	-	-	-	-	-	-	-
Nursery, Garden		-	-	-	-	-	-	-	C	(1)C	P
Nursery School		C(8)	C(8)	C(8)	C	C	C	C	C	-	C
Outdoor Sales and Rental		-	-	-	-	-	-	C	C	(1)C	C
Paint Stores		-	-	-	-	-	-	-	P	(1)C	P
Parking Area, Serving Off-Site commercial use		-	-	C(8)	C	C	-	-	-	-	-
Parking Garage, Commercial		-	-	-	-	-	-	C	C	-	P
Parking Lots, Commercial		-	-	-	-	-	-	C	C	-	P
Parks, Public		P(8)	P(8)	P(8)	P	P	P	P	P	-	C
Pediatric Day Health and Respite Care Facility		P(8)	P(8)	P(8)	P	P	-	-	-	-	C
Personal Cannabis Cultivation(6)		P	P	P	P	P	P	P	P	P	P
Pet Stores		-	-	-	-	-	-	-	P	P	P
Pharmacy		-	-	-	-	-	-	-	P	(1)C	P
Photographic Equipment Sales and Service		-	-	-	-	-	-	-	P	P	P
Preschool		C(8)	C(8)	C(8)	C	C	C	C	C	-	C
Printing Shops		-	-	-	-	-	-	P	P	P	P

Professional, Dental		-	-	-	-	-	(5) P	P	P	(1) C	P
Professional, Medical		-	-	-	-	-	(5) P	P	P	(1) C	P
Professional, Medical Clinics		-	-	-	-	-	-	-	-	-	C
Professional, Offices		-	-	-	-	-	(5) P	P	P	(1) C	P
Professional, Optician		-	-	-	-	-	(5) P	P	P	(1) C	P
Professional, Optometrist		-	-	-	-	-	(5) P	P	P	(1) C	P
Professional, Real Estate		-	-	-	-	-	-	-	P	(1) C	P
Professional, Veterinary Clinics		-	-	-	-	-	(5) P	P	P	(1) C	P
Recreation, Places of		-	-	-	-	-	-	-	C	-	C
Rental Libraries		-	-	-	-	-	-	P	P	-	P
Residential Care Facility, Large		C (8)	C (8)	C (8)	C	C	-	-	-	-	-
Residential Care Facility, Small		P	P	P	P	P	-	-	-	-	-
Residential Care Facility for Persons with a Chronic Life-Threatening Illness, Large		C	C	C	C	C	-	-	-	-	-

Residential Care Facility for Persons with a Chronic Life-Threatening Illness, Small		P	P	P	P	P	-	-	-	-	-
Residential Care Facility for the Elderly, Large		C[8]	C[8]	C[8]	C	C	-	-	-	-	-
Residential Care Facility for the Elderly, Small		P	P	P	P	P	-	-	-	-	-
Residential, Accessory Dwelling Units		P[10]	P[10]	P[10]	P	P	-	-	-	-	-
Residential, Multi-Family		P[9]	P[9]	P[9]	-	P	C	C	C	C	C
Residential, Single-Family Attached		-	-	-	P	P	C	C	C	C	C
Residential, Single-Family Detached		P	P	P	P	P	C	C	C	C	C
Residential, Single-Room Occupancy Units[7]		-	-	-	-	-	-	-	C	C	C
Restaurant		-	-	-	-	-	-	-	P	[1]C	P
Restaurant, Cafes		-	-	-	-	-	-	C	P	[1]C	P
Restaurants, Fast-Food		-	-	-	-	-	-	-	-	-	C

Restaurants, Take-Out		-	-	-	-	-	-	-	-	-	C
Savings & Loan Institution		-	-	-	-	-	-	-	P	-	P
Schools, Public		-	-	P[8]	P	P	P	C	C	-	C
Schools, Private		-	-	C[8]	C	C	C	C	C	-	C
Schools, Religious		-	-	C[8]	C	C	C	C	C	-	C
Shoe Repair		-	-	-	-	-	-	P	P	P	P
Sporting Goods Stores		-	-	-	-	-	-	-	P	[1]C	P
Stationery Stores		-	-	-	-	-	-	-	P	P	P
Studios		-	-	-	-	-	[5]P	P	P	[1]C	P
Supportive Housing		P	P	P	P	P	-	C	C	C	C
Tool Repair, Commercial		-	-	-	-	-	-	-	C	[1]C	C
Toy Stores		-	-	-	-	-	-	-	P	[1]C	P
Transitional Housing		P	P	P	P	P	-	C	C	C	C
Transportation Services, Bus Depots		-	-	-	-	-	-	-	P	-	P
Travel Bureaus		-	-	-	-	-	-	-	P	P	P
Utility Substations		C[8]	C[8]	C[8]	C	C	C	C	C	[1]C	C
Variety Stores		-	-	-	-	-	-	P	P	C	P
Wall Paper Stores		-	-	-	-	-	-	-	P	P	P
Water Tanks		C[8]	C[8]	C[8]	C	C	C	C	C	[1]C	C

~~Wholesale Distribution~~		-	-	-	-	-	-	-	-	-	~~C~~
~~Wholesale Warehouses~~		-	-	-	-	-	-	-	-	~~(1)C~~	~~C~~
~~Windmills~~		-	~~C(8)~~	~~C(8)~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	-	~~C~~
~~Wireless Sales~~		-	-	-	-	-	-	-	~~P~~	~~C(1)~~	~~P~~

LAND USE REGULATIONS TABLE

TABLE 3A

"P" = Permitted Use "C" = Conditionally Permitted Use "-" = 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 (2,3)	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Day Care Homes, Large Family	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Day Care Homes, Small Family	P	P	P	P	P	P (4)	C (3)	C (3)	-	C (3)
Elementary and Secondary Schools	-	-	P (2)	P	P	P	C (3)	C (3)	-	C (3)
Fitness Centers	-	-	-	-	-	-	C (3)	C (3)	C (3)	P
Fitness Centers, Classes as Primary Use	-	-	-	-	-	-	C (3)	C (13)	-	P
Indoor Entertainment Facilities	-	-	-	-	-	-	-	C (3)	-	C (3)
Libraries and Museums	-	-	-	-	-	-	P	P	-	P
Religious Institutions	-	-	C (2,3)	C (3)	C (3)	-	C (3)	C (3)	C (3)	C (3)
Schools, Specialized Education and Training	-	-	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Service Organizations and Clubs	-	-	-	-	-	P/C (15)	P/C (15)	P/C (15)	P/C (15)	P/C (15)
Theaters and Meeting Halls	-	-	-	-	-	-	-	C (3)	-	C (3)
Parks and Playgrounds, Public	P (2)	P (2)	P (2)	P	P	P	P	P	-	C (3)

Residential	-	-	-	-	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	-	-P	-	-	P	P
Live-Work/Mixed-Use - Ground Floor Commercial	-	-	-	-	-	-	P (17)	P	P (17)	P (14) (17)
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 (3)	C (3)	C (3)	C (3)	C (3)
Residential Care Facilities, Small	P	P	P	P	P	C (3)	C (3)	C (3)	C (3)	C (3)
Residential, Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P
Residential, Multi-Family (2 to 4 units)	C (3)	C (3)	P	P	P	C (3)	P	P (10)	P	P (14)
Residential, Multi-Family (5+ units)	P (6)	P (6)	P (6)	-P	P	C (3)	P/C (3,16)	P/C (3,10,16)	P/C (3,16)	P/C (3,14,16)
Residential, Single Family Attached	P	P	P	P	P	P/C (3,16)	P/C (3,16)	P/C (3,16)	P/C (3,16)	P/C (3,16)
Residential, Single Family Detached	P	P	P	P	P	C (3)	C (3)	-	C (3)	C (3)
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 (3)	P	P	P	P
Transitional Housing	P	P	P	P	P	C (3)	C (3)	C (3)	C (3)	C (3)
Retail	-	-	-	-	-	-	-	-	-	-
Food and Beverage Stores	-	-	-	-	-	-	-	-	-	-
Farmers Markets	-	-	-	-	-	-	C (3)	C (3)	-	C (3)
Grocery Stores	-	-	-	-	-	-	P/C	P/C	-	P/C
Food Services	-	-	-	-	-	-	-	-	-	-
Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	-	C (3)	C (3)	C (3)	P/C (1)
Caterers	-	-	-	-	-	-	-	P	P	P

Drinking Establishments	-	-	-	-	-	-	-	C (3)	-	C (3)
Restaurants	-	-	-	-	-	-	P	P	C (3)	P
Restaurants, Fast Food	-	-	-	-	-	-	-	-	-	C (3)
Restaurants, With Alcohol and/or Entertainment	-	-	-	-	-	-	C (3)	P	C (3)	P
Retail Sales	-	-	-	-	-	-	-	-	-	-
Auto, Vehicle, and Parts Sales and Rentals	-	-	-	-	-	-	-	-	-	C (3)
Banks and Financial Services, Retail	-	-	-	-	-	-	-	P	-	C (3)
Building Material Stores	-	-	-	-	-	-	-	-	-	C (3)
Cell Phone & Wireless Stores	-	-	-	-	-	-	-	P	C (3)	P
Department Stores	-	-	-	-	-	-	-	P	-	P
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Non-Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Nurseries	-	-	-	-	-	-	-	C (3)	C (3)	P
Retail Stores, General Merchandise	-	-	-	-	-	-	P	P	P	P
Services	-	-	-	-	-	-	-	-	-	-
Consumer Services	-	-	-	-	-	-	-	-	-	-
Mini-Storage	-	-	-	-	-	-	-	-	C (3)	C (3)
Personal Services	-	-	-	-	-	-	P	P	P	P
Repair and Maintenance, Consumer Products	-	-	-	-	-	-	P	P	P	P
Animal Boarding	-	-	-	-	-	-	-	C (3)	C (3)	C (3)
Laundry, Dry-Cleaning, and Laundromats	-	-	-	-	-	-	P	-	C (3)	C (3)
Auto-Oriented Services	-	-	-	-	-	-	-	-	-	-
Service Stations	-	-	-	-	-	-	-	-	C (3)(8)(9)	C (3)(8)(9)
Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	C (3)	C (3)

Professional, Business, and Administrative Services	-	-	-	-	-	-	-	-	-	-
Business Support Services	-	-	-	-	-	-	P	P	C (3)	P
Light Manufacturing	-	-	-	-	-	-	-	-	-	C (3)
Offices	-	-	-	-	-	-	P	P/C (15)	P/C (15)	P
Wholesale and Distribution	-	-	-	-	-	-	-	-	-	C (3)
Research and Development	-	-	-	-	-	-	-	-	C (3)	C (3)
Health Services	-	-	-	-	-	-	-	-	-	-
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Medical Services, Clinics, Urgent Care	-	-	-	-	-	-	-	-	-	C (3)
Medical Services, Doctor Offices	-	-	-	-	-	P (4)	P	P	C (3)	P
Medical Services, Extended Care	P/C (1,2,3)	P/C (1,2,3)	P/C (1,2,3)	P/C (1,2,3)	P/C (1,2,3)	C (3)	C (3)	C (3)	-	C (3)
Medical Services, Hospitals	-	-	-	-	-	P	P	P	-	P
Medical Services, Veterinary Clinics and Hospitals	-	-	-	-	-	P (4)	P	P	C (3)	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 (2,3)	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition	-	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Institutional, Public	-	-	P (2)	P	P	P	P	P	P	P
Institutional, Non-Profit	-	-	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Mail Services	-	-	-	-	-	-	-	P	C (3)	P
Parking Garages, Commercial	-	-	-	-	-	-	C (3)	C (3)	-	P

Parking Lots, Commercial	-	-	-	-	-	-	C (3)	C (3)	-	P
Transportation Services, Transit Stops	-	-	-	-	-	-	-	P	-	P
Utility Substations	C (2,3)	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Water Tanks	C (2,3)	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Windmills	-	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Wireless Telecommunications Facilities	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)
Visitor-Serving Accommodations	-	-	-	-	-	-	-	-	-	-
Bed and Breakfast Inns	-	-	-	-	-	-	C (3)	C (3)	-	C (3)
Hotels	-	-	-	-	C (3)	-	-	C (3)	-	C (3)
Ancillary Uses	-	-	-	-	-	-	-	-	-	-
Accessory Uses	P	P	P	P	P	P (4)	P	P	P	P
ATMs	-	-	-	-	-	-	C (3)	P	C (3)	P
Conversion of Residential Use to Professional or Commercial Use	-	-	-	-	-	C (3)	C (3)	C (3)	C (3)	C (3)
Drive-Through Services	-	-	-	-	-	-	-	-	-	C (3)
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 (3)	C (3)	C (3)	C (3)
Personal Cannabis Cultivation(5)	P	P	P	P	P	P	P	P	P	P

LAND USE REGULATIONS TABLE
TABLE 3A

Notes:

~~(1) Reference Section 10-1305 of Article 13 of this Chapter.~~
~~(2) Services provided before 8:00 a.m. and after 6:00 p.m. are subject to the granting of a conditional use permit. Reference Article 13 of this Chapter.~~
~~(3) Reference Chapter 6 of this Title.~~
~~(4) 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.~~
~~(5) Reference Article 5 of this Title.~~
~~(6) Reference Section 10-3.1801 of Article 18 of this Chapter.~~
~~(7) Reference Section 10-3.1901 of Article 19 of this Chapter.~~
~~(8) Use is prohibited on lots created by California Government Code Sections 65852.21 and 66411.7.~~
~~(9) Two units permitted pursuant to Chapter 10-4.101, implementing California Government Code Sections 65852.21 and 66411.7.~~
~~(10) No accessory dwelling unit or junior accessory dwelling shall be allowed for units on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7 (Urban Lot Split).~~
(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.
(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.

(15) Required to obtain a Conditional Use Permit for occupation at the ground floor level.
(16) 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.
(17) A Residential use(s) associated with a mixed-use development(s) shall occupy at least 50% of the total floor area.

(Ord. No. 1069, 3-24-2009; Ord. No. 1098, § 1, 1-13-15; Ord. No. 1099, § 1, 1-13-2015; Ord. No. 1115, § 2, 2-28-2017; Ord. No. 1118, § 3, 10-24-2017; Ord. No. 1119, § 2, 12-12-2017; Ord. No. 1126, § 4, 9-11-2018; Ord. No. 1150 § 2(Exh. 1), 9-22-2020; Ord. No. 1151 , §§ 3, 4, 2-23-2021; Ord. No. 1152 , § 2, 3-9-2021; Ord. No. 1159 , § 6, 12-14-2021; Ord. No. 1160 , § 6, 12-14-2021)

Article 4. Development Standards.

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), Open Space (OS), Preliminary Planned Development (PPD), and Specific Planned Development (SPD) Districts are not included on Table 4A. The R-HO District is an overlay district and utilizes development standards for the underlying District. The PPD and SPD Districts are overlay districts and allow for the establishment of development standards suitable to a specific use or project site. 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.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by Exh. A, Ord. 1012, eff. April 13, 2000, and § 3, Ord. 1044 (part), eff. July 28, 2005)

(Ord. No. 1069, 3-24-2009; Ord. No. 1115, § 4, 2-28-2017; Ord. No. 1128, § 1, 11-13-2018; Ord. No. 1138 , § , 9-24-2019; Ord. No. 1159 , § 7, 12-14-2021; Ord. No. 1160 , § 7, 12-14-2021)

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	13	13	13	13	13	13
Density, Maximum (Units/Acre)		1	1	~~1~~ 6	12	~~20~~ 30	~~20~~ 30	20	20	~~20~~ 30	~~20~~ 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		-	-	~~(1)~~ 35% (1)	~~35~~50% (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′

ATTACHMENT 10
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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[4]		(1)	(1)	(1)	-	-	-	~~0.65~~ 1.0 /1.25[3]	2.0	~~1.0~~ 2.0	~~1.0~~ 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	~~2~~ 3	~~2~~ 3

On lots with building footprint average slope at or greater than 25%		3	3	3	3	3	2	2	2	~~2~~ 3	~~2~~ 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′	~~30~~ 35′	~~30~~ 33 5′
On lots with building footprint average slope at or greater than 25%		35′	35′	35′	35′	35′	30′	30′	30′	~~30~~ 35′	~~30~~ 33 5′
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet		30′	30′	30′	-	-	-	-	-	-	-

Above Average Grade											
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet Above Ridgeline		18′	18′	18′	-	-	-	-	-	-	-
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											

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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	

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housing, but shall not include an accessory dwelling unit or a junior accessory dwelling unit.

(Ord. No. 1069, 3-24-2009; Ord. No. 1128, § 2, 11-13-2018)

Article 5. Parking and Loading Regulations

10-3.501 Purpose and intent.

It is the purpose and intent of this article to establish parking and loading regulations and criteria deemed the minimum necessary to provide adequate and safe vehicular parking and loading facilities for all uses and activities in all Districts.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.502 Parking standards.

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.

(§ 1, Ord. 917, eff. February 26, 1991)

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 ~~and one-half (1½)~~ spaces per unit
3 or more bedroom living unit	~~Two (2) spaces~~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	~~Three (3) spaces PLUS~~ Oone (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 Buildings [5]	~~Three (3) spaces PLUS~~ Oone (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.	

10-3.503 Enlargement, increased capacity and intensity of use to commercial buildings.

At the time an existing commercial building or structure is enlarged in size or increased in intensity of use, in the opinion of the Planning Director, the minimum parking spaces as listed in the Parking Standards Table, referred to as Table 5A, shall be required. Unless otherwise allowed by this Title, the minimum parking spaces shall be on-site and not within a public right-of-way.

(§ 1, Ord. 917, eff. February 26, 1991)

(Ord. No. 1119, § 3, 12-12-2017)

10-3.504 Enlargement and alteration to dwelling units and conversion of garages, carports, and uncovered parking spaces.

(a) Any dwelling unit having less than the required number of vehicular parking spaces as required by the Parking Standards Table, referred to as Table 5A, may be enlarged provided that one (1) of the following conditions is satisfied:

(1) The required number, setbacks, siting, configuration, and size of parking spaces as required by the Parking Standards Table, referred to as Table 5A, of the San Anselmo Municipal Code shall be provided prior to the first Building Department inspection for the enlargement, except that the parking spaces may be in tandem and within established setback areas; or

(2) The enlargement does not include a room suitable for use as a bedroom nor does the enlargement include the conversion of an existing room for use as a bedroom.

(b) No parking space either uncovered or within a garage or carport, having minimum dimensions of eight (8) feet in width by seventeen (17) feet in depth, shall be converted to a use other than for vehicular parking, unless the following conditions are satisfied:

(1) The site has the required number of on-site parking spaces as required by the Parking Standards Table, referred to as Table 5A, of the San Anselmo Municipal Code and the spaces comply with all provisions for setbacks, siting, configuration and size; or

(2) Each converted parking space shall be replaced with one (1) legal parking space that complies with all provisions for setbacks, siting, configuration, and size prior to the first inspection for the building permit; or

(3) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit the Town shall not require that those off street parking spaces be replaced. Each converted parking space may be replaced with one (1) legal parking space that complies with all provisions for setbacks, siting and size Replacement parking spaces may be located on site on an existing driveway within setbacks. New replacement parking spaces may be created within a required setback with design review approval pursuant to Article 15 of this chapter; and

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 997, eff. July 23, 1998)

(Ord. No. 1115, § 10, 2-28-2017; Ord. No. 1119, § 4, 12-12-2017; Ord. No. 1142 , § 3(Exh. 1), 11-26-2019; Ord. No. 1143 , § 2(Exh. 1), 12-10-2019; Ord. No. 1149 § 3, 9-8-2020)

10-3.505 Mixed use parking requirements.

Any lot which there is located mixed uses which, as required by the Parking Standards Table, referred to as Table 5A, have different parking requirements, shall provide parking spaces in sufficient number to fulfill the combined number of parking spaces required for each of the separate uses or activities.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.506 Parking space: Location.

(a) When replacing a dwelling in kind (no dimension or design changes), the existing location of parking spaces and parking structures can remain (provided that they were created either before applicable ordinances or with applicable Building permit and Planning approval).

(b) When accessing parking at the rear of property, the driveway can go in and out of the setbacks, the driveway can be less than the nine-foot Code parking space width, and the surface shall be more permeable with one (1) of the choices being two (2) parallel tracks with an average wheel base distance, subject to approval of the Public Works Director.

(c) Parking spaces may be located off-site from the use they are intended to serve only if the parking space or spaces are within one hundred fifty (150) feet of the lot on which the use they are intended to serve is located and that the off-site parking spaces are exclusively for the use they are intended to serve by the recordation of an appropriate agreement. Said agreement shall be in a form approved by the Town Attorney and reserved in perpetuity unless removed by approval of the Planning Commission. Parking spaces provided

on a parcel for an off-site use must be spaces in excess of the minimum Code required parking spaces for the use on that parcel providing the parking.

(d) Garages to accommodate subsection (c) of this section may be allowed upon vacant property subject to the following:

(1) The garage structure shall be exclusively used for the parking of vehicles. Water connections shall be permitted. No sewer connections shall be allowed to such structure.

(2) Deed restrictions in subsection (a) of this section shall further limit the use of the garages for the parking vehicles for the exclusive use of the property they are intended to serve.

(3) Planning Commission Design Review shall be obtained in accordance with Article 15 of this chapter.

(4) The maximum size of such garages shall not exceed five hundred (500) square feet in floor area.

(5) Such garages shall otherwise meet all requirements of this chapter.

(e) Parking areas for commercial uses may be permitted in the "R" Districts on properties adjoining "C" Districts upon the securing of a use permit in accordance with Article 13 of the San Anselmo Municipal Code.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 3, Ord. 1044 (part), eff. July 28, 2005)

(Ord. No. 1069, 3-24-2009; Ord. No. 1119, § 5, 12-12-2017)

10-3.507 Parking space: Dimensions.

Every parking space shall have minimum dimensions of nine (9') feet in width, nineteen (19') feet in length, and seven (7') feet of vertical clearance for the entire horizontal dimension of the parking space.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.508 Parking space: Siting.

All required parking spaces shall be sited in compliance with all development standard setbacks as set forth in the Development Standards Table, referred to as Table 4A, unless otherwise noted in this chapter.

(§ 1, Ord. 917, eff. February 26, 1991)

(Ord. No. 1069, 3-24-2009)

10-3.509 Parking space: Access.

Each required parking space shall have access to a public street, alley, access easement, drive aisle, or driveway.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.510 Parking space: Screening.

All parking spaces within the R-3 District shall be screened.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.511 Parking space: Surfacing.

All parking spaces, drive aisles, and driveways, and all other streets, alleys, and access easements which serve a parking space shall be constructed and paved with an all-weather surface and the surface shall be permeable as may be approved by the Director of Public Works.

(§ 1, Ord. 917, eff. February 26, 1991)

(Ord. No. 1069, 3-24-2009)

10-3.512 Loading space: Requirements.

For each 4,000 square feet of lot on which is located a hospital, institution, hotel, or commercial use with limited vehicular access to the site due to traffic volume, traffic movement patterns, or on-street parking there shall be a minimum of one (1) permanently maintained on-site loading space. The loading space shall have minimum dimensions of ten (10') feet in width, forty (40') feet in length, and fourteen (14) feet of vertical clearance for the entire horizontal dimension of the loading space. This section shall not require the provision of more than two (2) on-site loading spaces for ~~any one~~anyone (1) lot, unless it is found by the ~~Planning Director~~Director of Public Works, or designee that there are special circumstances which warrant additional on-site loading spaces.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.513 Loading space: Siting.

All loading spaces shall be sited in compliance with all development standards as set forth in the Development Standards Table, referred to as Table 4A.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.514 Loading space: Access.

Each loading space shall have immediate and direct access to a public street, alley, access easement, drive aisle, or driveway.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.515 Loading space: Surfacing.

All loading spaces, drive aisles, and driveways, and all other streets, alleys, and access easements which serve a loading space shall be constructed and paved with an all-weather surface as may be approved by the Director of Public Works.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.516 Electric vehicle parking.

(a) A parking space served by electric vehicle supply equipment or a parking space designated as a future electric vehicle charging space shall count as at least one (1) standard automobile parking space for the purpose of complying with any applicable minimum parking space requirements.

(b) An accessible parking space with an access aisle served by electric vehicle supply equipment or an accessible parking space with an aisle designated as a future electric vehicle charging space shall count as at least two (2) standard automobile parking spaces for the purpose of complying with any applicable minimum parking space requirements.

(c) If an electric vehicle charging station and any associated equipment interfere with, reduce, eliminate, or in any way impact the required parking spaces for existing uses, the town shall reduce the number of required parking spaces for the existing uses by the amount necessary to accommodate the electric vehicle charging station and any associated equipment.

(~~c~~d) The following definitions apply for purposes of this section:

(1) "Electric vehicle supply equipment" has the same definition as that term is used in the latest published version of the California Electrical Code, that is in effect, and applies to any level or capacity of supply equipment installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

(2) "Electric vehicle charging space" means a space designated by the Town for charging electric vehicles.

(Ord. No. 1152 , § 3, 3-9-2021)

10-3.517 Disabled vehicle parking.

Parking for disabled persons shall be provided pursuant to the requirements of the State of California and the American Disabilities Act. Disabled parking spaces shall count toward fulfilling the off-street parking requirements. No variance shall be required to convert standard parking spaces into required disabled parking spaces, even if the site becomes less conforming in parking, where a site is used for non-residential uses and no replacement parking can be provided on site.

(Ord. No. 1152 , § 4, 3-9-2021)

10-3.518 Bicycle racks.

Parking Lots with 10 or more spaces shall provide one bicycle rack for each 10 parking spaces. Bicycle racks shall be designed to provide a minimum of four bicycle spaces in each rack and to allow a bicycle to be locked on the rack.

10-3.519 Existing Structures and Uses.

No part of this section shall be construed as requiring additional off-street parking for authorized structures and uses legally existing at the time of the effective date of the ordinance codified in this title. Where any or all required off-street parking is not provided for such a use, that use may be replaced by a use requiring the same or less off-street parking . Parking required by the current ordinance which has been established for a structure or use shall not be removed, obstructed, or dedicated to other uses unless otherwise approved and authorized herein.

10-3.520 Expansion or intensification in use.

Whenever the occupancy or use of any site is changed to a more intensive use and/or expanded in scope, additional off-street Parking shall be provided as required by this title for the new use or expanded occupancy, with the exception of uses within existing buildings in the C-2 District. Where the existing use does not provide all required off-street parking, additional off-street parking shall be required as follows:

a. Nonresidential. Whenever the occupancy or use of any commercial site that is not in compliance with the off-street parking requirements of this chapter is intensified and/or enlarged, additional off-street parking shall be provided as required by this title for the new use or occupancy, with the exception of those uses in the C-2 district. For the P, C-1, C-3 and C-L districts, increased parking shall be provided in the amount relative to the incremental change or expansion of use.

b. Residential. Whenever the density (number of units) of any residential site that is not in compliance with the off-street parking requirements of this chapter is intensified, additional off-street parking shall be provided as required by this title for the new use or occupancy and for the existing use, with the exception of those uses listed is Chapter 4, Housing Development Under Government Code Section 65852.21 and Chapter 6, Accessory Dwelling Units, of the San Anselmo Municipal Code.

c. Nonconforming Uses. When a nonconforming structure is maintained, repaired, enlarged, extended, or structurally altered, parking shall comply with the parking requirements of the zone in which the structure is located.

10-3.521 Parking calculation.

The following guidelines shall be used to calculate parking requirements:

a. When the required number of parking spaces is calculated to a fractional number, any fraction of less than one-half shall be disregarded and any fraction of one-half or greater shall be rounded up to the next whole number.

10-3.521 Joint use parking.

The Planning Commission may, upon application by the owner or lessee of any property, authorize a Conditional Use Permit for the joint use of parking facilities by the following uses or activities under the specified conditions:

1. Up to 70 percent of the parking facilities required by this section for a use considered to be primarily a weekday use may be provided by a use considered to be primarily a weekend use. Up to 70 percent of the parking facilities required by this section for a use considered to be primarily a weekend use may be provided by the parking facilities of a use considered to be primarily a

weekday use. Such a reciprocal parking area shall be subject to conditions set forth in subsection (3) of this section.

2. Up to 70 percent of the parking facilities required by this section for a use considered to be primarily a daytime use may be provided by a use considered to be primarily a nighttime use. Up to 70 percent of the parking facilities required by this section for a use considered to be primarily a nighttime use may be provided by a use considered to be primarily a daytime use. Such a reciprocal parking area shall be subject to conditions set forth in subsection (3) of this section. The following uses are typical daytime uses: Banks, business offices, retail stores, personal service shops, clothing or shoe repair or service shops, manufacturing or wholesale buildings and similar uses. The following uses are typical nighttime uses: Theaters, bars and upper-level residential uses.

3. In order to approve a conditional use permit for joint use, the applicant shall demonstrate the following:

a. There is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed; and

b. The proposed joint use parking area is conveniently located to the uses to be served.

4. If the area to be used for parking and the parcel on which the subject land use is located are not the same, then the Planning Commission shall consider whether a deed restriction is warranted as a condition of approval. The deed restriction would stipulate that the shared parking agreement shall remain in effect for the life of the subject land use.

~~**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.~~	~~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 and one-half (1½) spaces per unit
3 or more bedroom living unit	Two (2) 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	Three (3) spaces PLUS 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 Buildings	Three (3) spaces PLUS 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.	

(Ord. No. 1069, 3-24-2009; Ord. No. 1087, 4-9-2013; Ord. No. 1115, § 11, 2-28-2017; Ord. No. 1119, § 6, 12-12-2017; Ord. No. 1150 § 2(Exh. 1), 9-22-2020; Ord. No. 1159 , § 14, 12-14-2021; Ord. No. 1160 , § 14, 12-14-2021)

Article 13. Conditional Use Permit

10-3.1301 Purpose and intent.

The purpose of a Cconditional Uuse Ppermit 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 to ensure the use or uses comply with intent of the ordinance codified in this chapter.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1302 Initiation of a Conditional Uuse Ppermit.

A Conditional Uuse Ppermit may be initiated by any of the following:

(a) The owner or owners of record of a lot or lots for which a Conditional Uuse Ppermit is sought; or

(b) The Town Council, when such Conditional Uuse Ppermit is required for activities taken on behalf of the Town. The initiation of a Conditional use permit by the Town Council may be either upon the Council's initiation, or by recommendation of the Planning Director or the Planning Commission.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1303 Application requirements.

An application for a Conditional Uuse Ppermit shall include, at a minimum, the following:

(a) A completed application form of a content specified by the Planning Director;

(b) A completed environmental information work sheet of a content and form specified by the Planning Director; and

(c) Payment of fees for the review and processing of a Conditional Uuse Ppermit, in a fashion and manner as may be prescribed by the Town Council.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1304 Review of Conditional Uuse Ppermit.

A Conditional Uuse Ppermit may be acted upon either by (1) the Planning Director; or (2) after the Planning Commission conducts one or more public hearings on the Conditional Uuse Ppermit.

The following identifies which Conditional Uuse Ppermit applications may be acted upon by the Planning Director and which use permit applications shall be acted upon by the Planning Commission:

(a) Planning Director.

(1) Accessory use, when such a use is very low in scale, will not cause a significant increase in intensity of use of the property, and will not alter the primary use of the facility.

(2) Outdoor storage and display of merchandise, plants, and street furniture based upon one of the following:

(a) Within the "C" Districts, the outdoor display and sale of merchandise for a limited time period~~, not exceeding thirty (30) consecutive days and not exceeding more than thirty (30) days in any one calendar year~~; and

(b) Within all Districts, the outdoor placement of plants and street furniture on public or private property in limited quantity which, in the opinion of the Planning District will not hinder the free use of the public sidewalk. Such plants and street furniture shall not bear signs, price tags, or other indications that the plants or street furniture is for sale or rent.

(3) Temporary uses

(a) Temporary uses. Any use may be authorized on a temporary basis in any commercial zoning district for up to and no more than one year provided the use conforms with the Town's Building and Fire Codes. The Planning Director may allow a single extension of the original time limits and not to exceed the length of the time originally allowed.

The Planning Director may refer any of the above to the Planning Commission if, in the opinion of the Planning Director, review by the commission is desirable.

(b) Planning Commission.

All other Conditional U~~u~~se P~~p~~ermit applications not identified in subsection (a) of this section.

Should a property require more than one planning ~~application, and~~application and should any of those applications require Planning Commission review, then all planning applications associated with the property shall require Planning Commission review.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1305 Required findings for Conditional U~~u~~se P~~p~~ermit.

Approval of a Conditional U~~u~~se P~~p~~ermit, 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~~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 U~~u~~se P~~p~~ermit 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 u~~U~~se Permit: The granting of the Conditional U~~u~~se P~~p~~ermit will not allow a use which generates traffic at a rate greater than:

(1) Fifty (50) vehicle trip ends for each 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 Cconditional Uuse Ppermit 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 Uuse Ppermit.

(e) Conversion of a residential use to another use for buildings constructed on or before May 22, 1997: The granting of a Conditional Uuse Ppermit will not allow a use that diminishes the existing affordable housing stock, including ~~multi-family~~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.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 974, eff. March 15, 1996, § 2, Ord. 982, eff. May 22, 1997, § 2, Ord. 986, eff. August 21, 1997, § 2, Ord. 998, eff. August 13, 1998, Ord. 1021, eff. August 23, 2001, Ord. 1027, eff. July 24, 2002, and § 4, Ord. 1033, eff. June 24, 2003)

(Ord. No. 1069, 3-24-2009; Ord. No. 1150 § 2(Exh. 1), 9-22-2020)

Article 17. Definitions

10-3.1701 Purpose and intent.

It is the purpose and intent of this article to define certain words and phrases utilized in this chapter.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 949, eff. August 27, 1993, § 2, Ord. 976, eff. July 10, 1996, § 2, Ord. 977, eff. September 12, 1996, Ord. 1021, eff. August 23, 2001, and § 3, Ord. 1044 (part), eff. July 28, 2005)

(Ord. No. 1069, 3-24-2009; Ord. No. 1087, 4-9-2013; Ord. No. 1098, § 1, 1-13-2015; Ord. No. 1099, § 1, 1-13-2015; Ord. No. 1115, § 12, 2-28-2017; Ord. No. 1117, § 2, 9-12-2017; Ord. No. 1119, § 8, 12-12-2017; Ord. No. 1126, § 4, 9-11-2018; Ord. No. 1150 § 2(Exh. 1), 9-22-2020; Ord. No. 1151 , § 5, 2-23-2021)

10-3.1702 Definitions.

The following words and phrases, when used in the context of this chapter, shall have the following meanings:

"Accessory building" means a building detached from the primary building on the same lot and which is necessary for the operation or use of the lot or primary building and which is incidental and subordinate to the primary use of the lot or to the primary building. That portion of a residential garage or carport, whether attached or detached, and which provides covered area greater than that necessary to park vehicles of a number in excess of that required to serve the use, as required by Article 5 of Chapter 3 of the San Anselmo Municipal Code, shall be considered an accessory building, unless it meets the requirements of Section 10-3.506. A storage shed, whether prefabricated or constructed on-site, shall be considered an accessory building. Also includes "accessory structure."

"Accessory dwelling unit." Refer to Title 10, Chapter 6, Section 10-6.103.

Accessory structure. Refer to "accessory building."

"Accessory use, Residential-" means use of a lot or building which is incidental and subordinate to the primary use of the lot or of a building and which is located on the same lot with the primary use of the lot or building.

"Accessory Use, Commercial" means uses clearly subordinate or incidental and directly related to a permitted use or conditionally permitted use. The general thresholds for considering whether a use is an accessory use include whether the: a) floor area dedicated to the use is less than thirty percent (30%) of the total area; and b) hours of operation and intensity of operation are similar to the primary use.

"Addition" means a building added to and attached to the original building after completion of the original building.

Alcoholism and/or drug treatment facility, large. "Large alcoholism and/or drug treatment facility" means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing twenty-four (24) hour

residential non-medical support services in a group setting for seven (7) or more adults, mothers over eighteen (18) years and their children, and emancipated minors recovering from alcoholism and/or drug abuse.

Alcoholism and/or drug treatment facility, small. "Small alcoholism and/or drug treatment facility" means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing twenty-four (24) hour residential non-medical support services in a group setting for six (6) or fewer adults, mothers over eighteen (18) years and their children, and emancipated minors recovering from alcoholism and/or drug abuse. A small alcoholism and/or drug treatment facility, consisting of six (6) or fewer persons, is a state mandated residential use.

"Alcoholic Beverage Sales, Off-Premises" means establishments engaged in the retail sale of packaged alcoholic beverages, such as beer, wine, and/or spirits, for off-site consumption, either as part of another retail use, or as a primary business activity. Services provided before 8:00 a.m. and after 6:00 p.m. are allowed under a Conditional Use Permit. (NAICS code: 445320)

Alcohol, off-sale. "Off-sale alcohol" means the selling of alcoholic beverages, including beer, wine, and liquor, for off-site consumption.

Alcohol, on-sale. "On-sale alcohol" means the selling of alcoholic beverages, including beer, wine, and liquor, for on-site consumption.

"Alley" means a public or permanent private way to be used primarily for vehicular access to the back or side of a development site of parcel that otherwise abuts a streeta ~~public way or permanent private way which affords only a secondary means of access to a lot or parcel abutting said way~~.

~~Amusement, places of. "Places of amusement" means a commercial business, conducted either within a building or outdoors, devoted to amusement activities, including bowling alleys, video arcades, and pool halls.~~ "Ancillary" means having a subordinate, subsidiary, or secondary nature.

"Animal Boarding" means an establishment, whereupon four or more dogs, cats, or other pets in any combination are boarded at the request of, and in exchange for compensation provided by, their owner. Operators must ensure that the facility is in good repair, there is adequate pest control, an owner is contacted if a pet escapes and reasonable efforts are made to capture the escaped pet, as well as other upkeep requirements. This use does not include an animal control agency, society for the prevention of cruelty to animals (see "Service Organizations and Clubs"), humane society that contracts for the care of stray or abandoned animals, or a veterinary facility (see "Medical Services, Veterinary Clinics and Hospitals"). (NAICS code: 812910)

"Antenna" means any device used to transmit or receive electromagnetic waves, including television, short-wave radio, ham radio, and satellite television dishes.

"Apartment" means any building, or portion of a building, which is designed for residential use, the occupants of which pay rent and do not own the individual dwelling units. Does not include condominiums or stock cooperatives.

"Arbor" means a horizontal open-air structure over a garden, walkway or driveway.

"Architectural features" means projections or appurtenances, having a maximum exterior projection of two (2') feet on buildings which provide visual variation and/or relief, but do not serve as living or working space and do not add floor area. Architectural features may include, but not limited to chimneys, cornices, canopies, bay windows, greenhouse windows, and eaves.

"Attic" means an open space at the top of a dwelling situated wholly or partly within the roof.

"Automobile" means a four-wheeled passenger vehicle propelled by an internal combustion engine.

"Automobile sales" means a business whose primary activity is the sale of motor vehicles.

"Automobile service and repair" means a business whose primary activity is the servicing and repair of motor vehicles, but does not include the dispensing of automotive fuel.

Automotive, gasoline service station, full service. "Full-service automotive gasoline service station" means a business whose primary activity is the supply of gasoline, diesel fuel, and minor services such as oil, air, and water to motor vehicles wherein the driver of the motor vehicle does not leave the vehicle. The business may also include the repair of motor vehicles.

Automotive, gasoline service station, self-service. "Self-service automobile gasoline service station" means a business whose primary activity is the supply of gasoline, diesel fuel, and minor services such as oil, air, and water to motor vehicles wherein the driver of the motor vehicle has the discretion of dispensing gasoline, diesel fuel, and minor services without assistance from the business operator. The business may also include the repair of motor vehicles.

"Auto, Vehicle, and Parts Sales and Rentals" means establishments engaged in the sale and/or rental of new and/or used automobiles, light trucks, passenger and cargo vans, recreational vehicles (RVs), travel trailers, boats, motorcycles, off-road all-terrain vehicles (ATVs) and golf carts, utility trailers, and jet-skis (except bicycles and mopeds). Pursuant to State law, this use applies to individuals selling more than five vehicles per calendar year. The rental of passenger cars without drivers is intended for short periods of time. This also includes the retail sale of new, used, or rebuilt automotive parts and accessories, with or without repairing automobiles; and/or establishments primarily engaged in retailing and installing automotive accessories. This use does not include "Service Stations," which are separately defined. (NAICS codes: 441110, 441120, 441210, 441222, 441227, 441330, 532111, and 532284)

"Automated Teller Machines (ATMs)" means computerized electronic machines, either outside or inside, that perform basic banking functions (such as handling check deposits or issuing cash withdrawals) independent from banks and financial institutions. (NAICS code: 522320)

Average slope. The "average slope" of a lot shall be the ratio between the net difference in elevation between the upper and lower property lines.

"Awning" means a roof-like structure, as over a window or door, that serves as a shelter or shading device.

Bakery, commercial. "Commercial bakery" means a business whose primary activity is the baking of breads, cakes, and cookies, but which may also include the on-site sale of baked goods.

~~Bank means a business whose primary activity is the handling of financial transactions.~~ "Banks and Financial Services, Retail" means establishments serving walk-in customers to accept and provide on-site financial transactions. This includes commercial banks, depository trust companies, credit unions, savings and loan associations, and lending (including mortgage) institutions. The institutions that do not include a retail use open to the public are included under "Office." (NAICS codes: 522110, 522130, 522180, and 522120)

"Bar" means a building, or portion of a building, used primarily for the sale and dispensing of liquor by drink. Also includes "cocktail lounge" and "tavern."

"Basement" means an enclosed space, finished or unfinished, partly or wholly below natural grade, having more than one-half (½) its height, as measured from its floor, whether finished or unfinished, to its ceiling, whether finished or unfinished, below the adjoining natural grade. If the finished floor located immediately above the basement is more than six (6) feet or more feet above the adjoining grade the basement shall be considered a story.

"Bay window" means a window which projects from the face of a building, which does not add floor area (permanent window seat or counter permitted), and which has a bottom sill no less than two (2') feet above the adjoining finished floor.

"Beauty support" includes product sales, spa.

"Bed and breakfast inn" means a facility offering transient lodging to the general public and conducted in a private single-family detached residential unit, or in a building designed specifically for the operation of such an inn, and providing sleeping rooms, private or semi-private bathroom facilities, and one (1) or more meals each day. (NAICS code: 721191)

"Bedroom" means a room capable of serving as a room for sleeping as may be more precisely defined by the Uniform Building Code.

"Bicycle" means a vehicle consisting of a metal frame mounted upon two (2) wire spoked wheels with rubber tires, a seat, handlebars or steering, and two (2) pedals, and does not include a motor. Also includes unicycles or tricycles.

"Bicycle sales and repair" means a business whose primary activity is the sale and repair of bicycles.

"Building" means any structure having a roof supported by columns or walls.

"Building envelope" means the horizontal and vertical area of a lot in which a building or other improvements may be constructed as defined by either the established development standards set forth in each district, or by the Planning Director, the Planning Commission, or the Town Council as associated with specific action upon a master plan, use permit, variance, preliminary development plan, precise development plan, or design review.

"Building Height" means the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point on the roof, ridge, or parapet wall including all antennas (television, radio, cellular, and satellite). Public utility transmission and distribution lines are not included in this definition. Also includes "structure height."

"Building Material Stores" means businesses open to the public that engage in the sale of building materials including lumber, fencing, glass, doors, plumbing fixtures and supplies, electrical supplies, prefabricated buildings and kits, kitchen and bath cabinets and countertops, and other large building materials. This use also permits the sale of paint, wallpaper, plants, and other garden supplies (which may also be sold in hardware stores, included under the definition of "Retail Stores, General Merchandise"). Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Wholesaling and Distribution." (NAICS codes: 444120, 444180, and 532420)

"Building site" means the area of a lot where buildings are to be constructed.

"Business Support Services" means establishments with a physical storefront that provide services to other businesses. This category includes:

1. Computer- and office machine-related services (rental, sale, maintenance, or repair). (NAICS codes: 423420, 532420, and 811212)
2. Copying, quick printing, blueprinting services, and other office support services. (NAICS codes: 323111 and 561439)
3. Film processing and photofinishing. (NAICS codes: 812921 and 812922)
4. Mailing services including mail presort, consolidation, and address bar coding services. (NAICS codes: 561431 and 561499)

5. Mail advertising services. (NAICS code: 541860)

~~"Business support" includes copy making, mail service, packaging, facsimile and computer use.~~

"Caterers" means facilities that prepare and provide food services for off-site events. (NAICS code: 722320)

"Carport" means an attached or detached building covered by a solid or lattice roof and supported by posts, poles, or walls and having one (1) or more permanently open sides, and intended for the off-street parking of motor vehicles.

"CC & R" means codes, covenants and restrictions.

"Car share vehicle" means a motor vehicle that is operated as part of a regional fleet by a public or private car sharing company or organization and provides hourly or daily service.

"Car wash" means a business whose primary activity is the washing of motor vehicles.

"Cell Phone and Wireless Stores" means establishments primarily engaged in acting as agents for wireless telecommunications carriers and resellers, selling wireless plans on a commission basis. (NAICS code: 517122)

Child care center. Refer to "day care center."

~~"Child day care facility" means a facility that provides nonmedical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four (24) hour basis, as defined in California Health and Safety Code Section 1596.750 as amended. Child day care facility includes day care centers, employer-sponsored child care centers, and family day care homes.~~

"Church" means a building, or group of buildings which are primarily intended for the conducting of organized religious services and associated activities and uses.

Club, fraternal or service. "Fraternal or service club" means a group of people organized for a common purpose to pursue common goals, interests, or activities and usually characterized by certain membership qualifications, payment of fees or dues, regular meetings, and a constitution or bylaws. Also includes "private club."

Cocktail lounge. Refer to "bar."

Commercial business, drive through. "Drive through commercial business" means a business whose patrons may conduct business from within a motor vehicle.

Commercial business, outdoor sales. "Outdoor sales commercial business" means a business which includes the display and sale of products, goods, and services outside of a building.

"Communications equipment building" means a building, or a portion of a building, housing electrical, mechanical, or computer equipment necessary for conducting the business of a public utility communications business, and which may or may not require personnel.

"Community care facility" means a state licensed facility maintained and operated to provide residential care, day treatment, adult day care, foster family home or foster family agency services for children, adults, or children and adults, including the physically handicapped, mentally impaired or disordered, incompetent persons, and abused or neglected children. Refer also to "residential care facility."

"Computer sales and repair" means a business whose primary activities are the sale and repair of computers.

"Condominium" means an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in a dwelling or commercial building situated on such real property. A condominium may include, in addition, an interest in other portions of such real property.

"Contingent" means conditional.

"Convalescent homes" means ~~a facility~~facilities licensed by the State Department of Public Health, the State Department of Social Welfare, or the County of Marin, which provides bed and ambulatory care for patients with post-operative convalescence, chronic illness, dietary problems, and persons unable to care for themselves, but not including alcoholics, drug addicts, or persons with mental or contagious diseases or afflictions. Also includes "nursing home". (NAICS code: 623110) ~~and "skilled nursing home~~."

Covered deck. Refer to "deck, covered."

"Day care center" means ~~a~~ commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with other approved land uses, or as an independent land use. (NAICS code: 624410)~~child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school age child care centers, and includes child care centers licensed pursuant to California Health and Safety Code Section 1596.951, as defined in Health and Safety Code Section 1596.76 as amended. (NAICS code: 624410)~~

"Day Care Homes, Large Family" ~~Day care, large family day care home. "Large family day care home"~~ means a day care facility located in a single-unit residence where an occupant of the residence provides care, protection, or supervision of 7 to 14 children. Children under the age of 10 years who reside in the home count as children served by the day care facility. (NAICS code: 624410)

~~home which regularly provides care, protection, or supervision of nine (9) to fourteen (14) children, under the age of eighteen (18) years, and including children under the age of ten (10) who reside at home, in the provider's own home for periods of less than twenty-four (24) hours per day, while the parents or guardians of the children are away. (NAICS code: 624410)~~

"Day Care Homes, Small Family" means a day care facility located in a single-unit residence where an occupant of the residence provides care, protection, or supervision of either six or fewer children, or eight or fewer children provided that no more than two of the children are under the age of two and at least two of the children are over the age of six. Children under the age of 10 years who reside in the home count as children served by the day care facility. (NAICS code: 624410)

~~Day care, small family day care home. "Small family day care home" means a home which regularly provides care, protection, or supervision of eight (8) or fewer children, under the age of eighteen (18) years, and including children under the age of eighteen (18) who reside at the home, in the provider's own home for periods of less than twenty-four (24) hours per day, while the parents or guardians of the children are away. A small family day care home is a state mandated residential use of the property.~~

"Deck" means an exterior living space which has a finished floor surface thirty-six (36) inches or more above natural grade. Other typical attributes of a deck include finished floor surfaces of wood, tile, or concrete, one (1) or more permanently open sides, and railings.

Deck, covered. "Covered deck" means a deck over which is constructed a solid or lattice roof supported by posts, poles, or walls.

"Delineate" means to draw or outline accurately.

"Demolition" means the removal of fifty (50%) percent or more of the existing exterior walls of a structure above the foundation. The Planning Director 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.

"Department Store" means a large retail store arranged in departments for the sale of a variety of consumer goods. (NAICS code: 455110)

"Density" means the ratio between the number of dwelling units and the size of a lot.

Density, maximum. "Maximum density" means the maximum number of residential units which may be constructed on any one (1) lot based on the maximum gross density permitted in the Zoning District, as guided by the Land Use Element of the General Plan, regardless of the size of the lot.

"Department store" means a large retail store arranged in departments for the sale of a variety of consumer goods.

"Discretionary project" means a project subject to evaluation by one (1) or more individuals.

"Drinking Establishments" means establishments primarily engaged in the preparation and sale of alcoholic beverages for consumption on the premises. This use includes bars, taverns, saloons, beer gardens, and beer and/or wine tasting rooms. These businesses may also provide limited food services. (NAICS code: 722410)

"Drug and/or Alcoholism Treatment Facility, Large" means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing 24 hour residential non-medical support services in a group setting for seven or more adults, mothers over 18 years and their children, and emancipated minors recovering from alcoholism and/or drug abuse. (NAICS code: 623220)

"Drug and/or Alcoholism Treatment Facility, Small" means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing 24 hour residential non-medical support services in a group setting for six or fewer adults, mothers over 18 years and their children, and emancipated minors recovering from alcoholism and/or drug abuse. A small alcoholism and/or drug treatment facility, consisting of six or fewer persons, is a state mandated residential use. (NAICS code: 623220)

~~Drug treatment and/or alcoholism facility. Refer to "alcoholism and/or drug treatment facility, large and/or small."~~

Duplex. Refer to "Residential, Multi-Family (2 to 4 units)~~residential, single-family attached~~."

Dwelling unit. Refer to "residential unit."

"Eaves" means roof projections which extend beyond the exterior wall plane of a building, or in the case of a covered porch, the roof projection beyond the porch columns.

"Elementary and Secondary Schools" means establishments primarily engaged in furnishing academic courses and associated course work that comprise a basic preparatory education. A basic preparatory education includes elementary schools, parochial schools (elementary or secondary), middle schools or junior high schools, high schools, primary schools, charter schools, kindergartens, and schools for the physically disabled (elementary or secondary). This also includes school boards and school districts. (NAICS code: 611110)

"Emergency shelter" means housing as defined in California Health and Safety Code §50801(e). This section shall be understood to be amended by operation of law in the event and to the extent this statute is amended. In accordance with California Government Code §65583, this term includes other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

~~"Entertainment, places of, including, but not limited to live performances." Refer to "amusement, places of."~~

Entrance, primary. The primary entrance to a building.

"Equipment rental" means a business whose primary activity is the renting of tools, equipment, and other devices.

~~"Family daycare home" means a child day care facility that regularly provides care, protection, and supervision for fourteen (14) or fewer children, in the provider's own home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away, and is either a large family daycare home or a small family daycare home, as defined in Health and Safety Code Section 1596.78 as amended. A small family daycare home or large family daycare home includes a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling in which the underlying zoning allows for residential uses. A small family daycare home or large family daycare home is where the daycare provider resides, and includes a dwelling or a dwelling unit that is rented, leased, or owned.~~

"Farmers Markets" means outdoor or indoor retail sale of agricultural products, including fresh fruit, vegetables, dairy products, shell eggs, nuts, honey, flowers, and nursery stock, as sold by producers or certified produces directly to consumers in accordance with the California Food and Agriculture Code regulations governing Certified Farmer's Markets. This use operates temporarily on a periodic basis. (NAICS codes: 445230, 445240, 445250, 445291, 445292, and 445298).

"Fence" means a vertical barrier of any material, or combination of materials, constructed to enclose or screen a lot or a portion of a lot. Also includes "wall."

"Financial/real estate services" means a category of businesses and services including banks, savings and loan associations, thrifts, real estate brokerages, land title companies, escrow companies, and stock and bond offices.

"Fitness Centers" means a facility that operates fitness facilities and recreational sports facilities featuring exercise and other active physical conditioning or recreational sports activities, such as swimming, skating, or racquet sports. (NAICS code: 713940)

"Fitness Centers, Classes as Primary Use" means a facility that operates fitness facilities and recreational sports facilities featuring exercise and other active physical conditioning or recreational sports activities, such as swimming, skating, or racquet sports, with classes as the primary activity offered. (NAICS code: 713940)

~~"Fitness Center" includes exercise activity as the primary use. Classes as a primary use would fall under "private school."~~

"Floor area ratio (FAR)" means the ratio between the total floor area of a building or buildings located on a lot and the area of that lot in gross square feet.

Floor area, total. "Total floor area" means the sum of the gross horizontal areas of all floors of a building measured from the exterior framing of the outside walls.

"Foster family home" means a state licensed residential facility providing twenty-four (24) hour care for six (6) or fewer foster children, which is zoned, leased, or rented and is the residence of the foster parent or parents, including their family, in whose care the children have been placed.

Garage, commercial. Refer to "automobile service."

Garage, parking. Refer to "parking garage, commercial."

Garage, residential. "Residential garage" means a detached or attached accessory building or structure designed for the parking of motor vehicles belonging to or used by the occupants of the residential unit.

Gasoline station. Refer to "automotive, gasoline service station, full-service" and "automotive, gasoline service station, self-service."

"General Plan" means the General Plan of the Town of San Anselmo adopted by the Town Council.

Government facilities. Refer to "institutional use."

"Grocery Stores" means stores primarily engaged in retailing a general line of food, such as neighborhood markets, food stores, and specialty food stores (i.e., olive oil shops; meat or produce markets; vitamin and health food stores; cheese and dairy product stores; butcher shops; other artisanal gourmet food stores). Also includes retail bakeries, delis, and catering services that are subordinate to the primary sale of food. Stores may be open from 6:00 a.m. to 11:00 p.m. Stores that seek to operate anytime outside those hours must obtain a Conditional Use Permit. (NAICS codes: 445110, 445240, 445298)

Gross acreage. Refer to "acreage, gross."

"Ground surface" means the predevelopment ground elevation.

Group dwelling. Refer to "group home."

Group home. Refer to "residential care facility."

Height. Refer to "building height."

Home for the aged. Refer to "convalescent home."

"Home occupation" means a business, profession, or non-profit organization conducted by the principal resident or residents of a residential unit, subject to the following conditions: (1) not more than one (1) person who is not a principal resident of the residential unit shall be employed; (2) to be conducted wholly within the main residence, and not conducted within a garage, carport, or accessory structure; (3) shall not increase vehicular traffic on the street on which the residential unit is located by more than four (4) individual visits per day, and which does not increase parking demands on the street on which the residential unit is located; (4) shall not include outdoor display, storage, or signage; and (5) shall not create noise levels exceeding levels permitted by Chapter 7 of Title 4 of the San Anselmo Municipal Code, and which does not create dust, vibration, odor, smoke, fumes, glare, electrical interference, fire hazards, or other hazards, nuisances, or disturbances. Home occupation shall not include the establishment, maintenance, or operation of any medical or non-medical cannabis business, including, but not limited to, cultivation, processing, manufacture, distribution, testing, and sale, which would require a state license to be issued pursuant to California Business and Professions Code § 26000 et. seq.

"Hospital" means an institution providing primary health services and medical or surgical care to people, primarily inpatients, suffering from illness, disease, injury, deformity, and other physical and mental conditions, and including, as an integral component of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

"Hotel" means a business whose primary activity is the offering of transient lodging accommodations to the general public and providing additional related services such as restaurant, meeting room, and recreation facilities. Also includes "motel." (NAICS code: 721110)

"Housing development project" means a housing development project as defined in California Government Code Section 65589.5(h)(2).

"Impermeable Surface" means a surface with structural stability that does not allow for drainage. Includes asphalt and concrete with sand and finer material.

Incidental use. Refer to "accessory use."

"Indoor Entertainment Facilities" means establishments offering indoor entertainment including billiard or pool parlors, bowling alleys, escape rooms, indoor miniature golf courses, indoor archery and shooting ranges, recreational chess or bridge clubs, and amusement arcades. This use does not allow gambling. This classification

may include ancillary restaurants, bars, snack bars, and other retail services for customers. (NAICS code: 713120, 713950, and 713990)

"Institutional use" means a public or quasi-public use of a lot or building including government offices, schools, utility facilities, parks, libraries, fire stations, social service organizations, and social services, whether funded by public taxes or private donations.

"Junk yard" means any area of 200 square feet or more used for the commercial storage of junk or scrap materials or for the wrecking or dismantling of automobiles or other vehicles, appliances, or machinery.

"Kitchen." A room or space within a building used or intended to be used for cooking or preparation of food, which includes any of the following: stove, oven, range top, convection oven, cooking burners, microwave oven or refrigeration equipment. A separate or second kitchen does not exist if configuration of appliances and the floorplan clearly indicate that the space will not and cannot be used as a separate living unit, such as an unenclosed pool cabana. Interpretation of whether or not an area is or is not a separate kitchen shall be by the Planning Director pursuant to this section. Accessory Dwelling Unit kitchens shall meet the requirements of the California Building Code, such as a sink, electric outlets/circuit and a countertop, and shall not be required to have appliances pursuant to the guidance provided by the State Department of Housing Community Development.

"Large family daycare home" means a child day care facility that provides care, protection, and supervision for seven (7) to fourteen (14) children, inclusive, including children under ten (10) years of age who reside at the home, as set forth in California Health and Safety Code Section 1597.465 and as defined in regulations.

"Laundry, Dry-Cleaning, and Laundromats" means establishments primarily engaged in operating coin- or card-operated or similar self-service laundries and drycleaners and providing drycleaning and laundry services (except coin- or card-operated). (NAICS codes: 812310 and 812320).

"Libraries and Museums" means public or quasi-public facilities that provide literary, musical, artistic, historical, cultural, and/or educational displays and information. These establishments maintain collections (physical or electronic) to support education and recreational interests. This use includes libraries, museums, aquariums, arboretums, botanical gardens, and historic exhibitions. (NAICS codes: 519210, 712100, and 712130)

"Light Manufacturing" means establishments primarily involved in baking, brewing, fabricating, milling, processing and other similar forms of mechanical and chemical treatment. Light manufacturing uses are generally in the following groups in the North American Industrial Classification System (NAICS):

Use	NAICS Code
Apparel and Other Textile Mill Products	314-33636
Electronic and Electric Equipment, except	334412-335311, 334413, 333319, 333618,
Fabricated Metal Products	332-332999
Food Processing	311-311999
Furniture and Fixtures	337-33792
Industrial Machinery and Equipment	333-333999
Instruments and Related Products	334511-334518
Leather and Leather Products, except leather	3162-316999
Lumber and Wood Products, except logging	321-321999
Miscellaneous Manufacturing	339-339999
Paper and Allied Products, except paper, pulp and paperboard mills	3222-322299
Perfumes, Cosmetics and Toilet Preparations	325611-32562

Printing and Publishing, except publishing without printing	323-323122
Rubber and Miscellaneous Plastic Products	326-326299
Stone, Clay and Glass Products, except cement	327-327215, 32733--327999
Textile Mill Products	313-31332
Transportation Equipment	336-336999

"Live-Work" means a built space used or designed to be used both as a workplace and as a residence by one or more person.

"Live-Work – Ground Floor Commercial" means a mixed-use space with a ground-floor that is used entirely for commercial activities and live-work uses occupy the floors above.

"Low-Barrier Navigation Center" means a housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
(2) Pets.
(3) The storage of possessions.
(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Lot, corner. "Corner lot" means a lot bounded by two (2) or more streets, ways, or access easements. The shortest boundary line which borders said street, way, or access easement shall constitute the front lot line.

"Lot coverage" means the land area covered by all buildings and improvements with a finished height above grade of three (3') feet or more, including all projections with the exception of roof eaves which project less than two (2') feet from the face of a building.

Lot, key. "Key lot" means any lot with all or part of one of its side boundary lines contiguous to an adjoining rear lot line.

Lot, nonconforming. Refer to "non-conforming lot."

"Lower income household" shall have the meaning set forth in California Health and Safety Code Section 50079.5.

"Mail service" means ~~a~~ businesses, either public or private, whose primary activity is providing postage and delivery of letters and packages through a universal service obligation. (NAICS code: 491110)~~.~~

Manufactured structure. Refer to "residential, manufactured structure."

"Manufacturing, Light" means manufacturing, assembly, packaging, and associated storage and transportation of finished goods not requiring major refinement or raw material preparation. May include food-related manufacturing, apparel manufacturing, furniture and fixture manufacturing, printing, publishing and allied industries, professional and scientific instruments, textile mill products, craft industries, or other uses that create minimal noise, vibration, smoke, dust or any other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any building on the parcel on which it is located.

Maximum Density. Refer to "density, maximum."

"Medical Services, Clinics and/or Urgent Care" means facilities other than a hospital where health practitioners practice general or specialized medicine, dentistry, surgery, or other personal health services and provide outpatient care. This use must include five or more licensed practitioners and/or medical specialties. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Office." (NAICS codes: 6211, 6212, 6213, 6214, 621511, 621512)

"Medical Services, Doctor Offices" means facilities other than a hospital where health practitioners practice general or specialized medicine, dentistry, surgery, or other personal health services. Care provided under this use is outpatient care. Facilities classified under this use can accommodate up to four licensed primary practitioners (not including nursing staff) within an individual office suite. A facility with five or more licensed practitioners is classified under "Medical Services, Clinic and/or Urgent Care." These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Office." (NAICS codes: 6211, 6212, 6213, 6214, and 621511)

"Medical Services, Extended Care" means residential medical facilities providing nursing and health-related care as a primary use with in-patient beds. This use includes:

1. Drug and/or alcohol treatment facility (small and large). (NAICS code: 623220)
2. Board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. (NAICS code: 621610 and 623110)
3. Pediatric day health and respite care facilities. (NAICS codes: 621498 and 621999)

Facilities serving six or fewer people are permitted by right. Facilities serving seven or more people are allowed with a Conditional Use Permit. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Facilities."

"Medical Services, Hospitals" means institutions providing primary health services and medical or surgical care to people, primarily inpatients, suffering from illness, disease, injury, deformity, and other physical and mental conditions, and including, as an integral component of the institution, related facilities such as laboratories, outpatient facilities or training facilities. (NAICS code: 622110)

"Medical Services, Veterinary Clinics and Hospitals" means facilities whose primary activity is the dispensing of veterinary medical and dental care and services to animals. (NAICS code: 541940)

Minimum average lot width. Refer to "lot width, minimum average."

Minimum lot street frontage. Refer to "lot width, minimum street frontage."

"Mini-Storage" means establishments that rent or lease an individual warehouse space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where customers can store and retrieve their goods. (NAICS code: 531130)

~~"Mini-warehouse" means a building containing separate spaces of like or varying sizes which are leased or rented on an individual basis and used for the temporary storage of goods and materials.~~

Mobile home. Refer to "residential, manufactured structure."

"Moderate income household" shall have the meaning set forth in California Health and Safety Code Section 50093.

Motel. Refer to "hotel."

"Motorcycle" means a vehicle with two (2) tires in tandem propelled by an internal combustion engine.

"Motorcycle sales" means a business whose primary activity is the sale of motorcycles.

"Motorcycle service and repair" means a business whose primary activity is the servicing and repair of motorcycles, but does not include the dispensing of automotive fuel.

"Natural grade" means the top or upper most surface of the ground prior to human intervention or modification.

Net acreage. Refer to "acreage, net."

"Non-conforming building" means a building, or portion of a building, which was constructed, or structurally altered, in a manner consistent with land use regulations and development standards in effect at the time of the construction or structural alteration but which does not conform to the current development standards of the District in which it is located. Also includes "non-conforming structure."

"Non-conforming lot" means a lot existing lawfully at the time of the adoption of the zoning ordinance or amendment, but which does not conform to the lot area, width, access or other development standards of the applicable zoning district.

Non-conforming structure. Refer to "non-conforming building."

"Non-conforming use" means a use of the land which was begun in a manner consistent with land use regulations and development standards in effect at the time of the initial use but which does not conform to the current land use regulations of the District in which it is located.

"Nurseries" means establishments engaged in the production and sale of plants and other nursery products. Facilities can either be outdoors or quasi-outdoors (i.e., greenhouses). The sale of plants or other nursery products entirely indoors is also included as "Florists and Houseplant Stores" under "Retail Stores, General Merchandise." (NAICS code: 444240)

~~"Nursery" means a business whose primary activity is the selling of plant and landscape materials and supplies.~~

Nursery school. Refer to "day care center."

Nursing home. Refer to "convalescent home."

"Offices" means professional or government offices including:

1. Accounting, auditing, and bookkeeping services. (NAICS code: 5412)
2. Administrative services and document preparation (NAICS codes: 561410 and 561110)
3. Advertising and public relations agencies. (NAICS codes: 541810 and 541820)
4. Architectural, engineering, surveying, and related services. (NAICS code: 5413)
5. Artists and fine arts studios compatible with office uses. (NAICS code: 711500)
6. Banks and financial institutions that are not retail (see "Banks and Financial Services, Retail"). (NAICS codes: 522292 and 525990)
7. Business support services without a physical storefront (see "Business Support Services") that includes: computer- and office machine-related services (rental, sale, maintenance, or repair); copying, quick printing, blueprinting services, and other office support services; film processing and photofinishing; mailing services; and mail advertising services. (NAICS codes: 323111, 423420, 532420, 541860, 561431, 561439, 561499, 811212, 812921, and 812922)
8. Computer software designers. (NAICS code: 5415)
9. Mental health practitioners (except physicians). (NAICS code: 621330)

10. Data processing and computer services. (NAICS code: 518210)
11. Employment services (NAICS codes: 561311, 561312, 561320, and 561330)
12. Investigation services. (NAICS code: 561611)
13. Interior design services. (NAICS code: 541410)
14. Government offices. (NAICS code: 921190)
15. Graphic designers. (NAICS code: 541430)
16. Lawyers. (NAICS code: 541100)
17. Management and consulting services. (NAICS code: 54161)
18. Photography studios, commercial. (NAICS code: 541921)
19. Real estate agencies. (NAICS codes: 531210 and 531390)

~~Office, medical. "Medical office" means an office or building containing offices in which licensed medical professionals provide health and dental services and medical or surgical care to people, and which may include, as an integral component of the office, related facilities such as laboratories and pharmacies.~~

~~Office, professional. "Professional office" means an office or building containing offices in which business is conducted.~~

Open space, private. "Private open space" means a lot, or a portion of a lot, privately owned and designated for private use, to be preserved in a natural or naturalized state through an appropriate instrument.

Open space usable. "Usable open space" means open space which has sufficient horizontal and vertical dimensions to allow for active or passive use in a fashion and manner comparable to traditional residential backyard space or public park space.

"Other Residential Care Facilities" means establishments primarily engaged in providing residential care (except residential intellectual and developmental disability facilities, residential mental health and substance abuse facilities, continuing care retirement communities, and assisted living facilities for the elderly). These establishments also provide supervision and personal care services. (NAICS code: 623990)

"Outdoor display" means the display of products or merchandise outside of a building and located so as to be visible from streets, roads, or sidewalks.

Outdoor Sales and Rental, Ancillary" means establishments that display products for sale and/or rental outdoors.

~~"Outdoor Sales, Rental" includes products for sale and/or rental displayed outdoors.~~

Parcel. Refer to "lot."

"Parking Garages, Commercial" means public or private parking garages used for the commercial business of parking motor vehicles for periods not exceeding twenty-two 22 hours during any one day. Also includes "parking garage." (NAICS code: 812930)

~~Parking garage, commercial. "Commercial parking garage" means a public or private parking garage used for the commercial business of parking motor vehicles for periods not exceeding twenty-two (22) hours during any one (1) day. Also includes "parking garage."~~

"Parking lot" means a lot or portion of a lot designed exclusively for the parking of motor vehicles and paved with a permanent all weather surface as may be approved by the Public Works Director.

Parking lot, commercial. "Commercial parking lot" means a public or private parking lot used for the commercial business of parking motor vehicles for periods not exceeding twenty-two (22) hours during any one (1) day. (NAICS code: 812930)

"Parking space" means an area designed for the parking of motor vehicles having unobstructed access to a public street, way, or access easement at all times, and having a minimum width of nine (9) feet, a minimum length of nineteen (19) feet, and a minimum vertical clearance of seven (7) feet, and either within a garage or carport, or uncovered, and paved with a permanent all weather surface as may be approved by the Public Works Director. Such all weather surface includes permeable and impermeable surfaces.

"Parks and Playgrounds, Public" means public outdoor natural or semi-natural areas that provide space for recreation. This use includes parks, play lots, playgrounds, seating areas, play courts, and recreational athletic fields (not for professional athletic team use). Public restrooms are permitted as an ancillary use to serve park users. (NAICS code: 712190)

"Pediatric day health and respite care facility" means a state licensed facility which provides an organized program of therapeutic social and day health activities and services and limited twenty-four (24) hour in-patient respite care for medically fragile children twenty-one (21) years of age or younger, including terminally ill and technology dependent children.

"Permeable Surface" means a surface with structural stability that allows for drainage. Includes pavers (pre-cast sections or individual units that fit together), grid systems (rigid plastic forms filled with gravel or soil and vegetation), and porous asphalt/concrete (similar to conventional asphalt and concrete in structure and form except that the sand and finer material have been removed.

"Personal Services" means establishments providing services to serve the personal needs of customers, including:

1. Beauty and barber shops, day spas, tanning salons, or other personal care services. (NAICS codes: 812111, 812112, and 812199)
2. Clothing and costume rental. (NAICS code: 532281)
3. Funeral homes and funeral services (NAICS code: 812210)
4. Home and garden equipment repair and maintenance. (NAICS code: 811411)
5. Leather goods and shoe shining and repair shops. (NAICS code: 811430)
6. Locksmiths. (NAICS code: 561622)
7. Massage therapy. (NAICS code: 621399)
8. Pet care (animal grooming and training). (NAICS code: 812910)
9. Rug cleaning. (NAICS codes: 561740 and 811490)
10. Tailoring and dressmaking shops. (NAICS codes: 315210 and 315280)
11. Travel agencies. (NAICS code: 561510)

These uses may also include accessory retail sales of products related to the services provided.

"Pharmacy" means a business whose primary activity is the preparing and dispensing of prescription drugs.

"Planning commission" means the Planning Commission of the Town of San Anselmo.

"Planning and Building Director" means the Director of the Planning and Building Department of the Town of San Anselmo.

Pre-school. Refer to "day care center."

"Primary building" means a building which houses the primary use of the lot.

"Primary Entrance" means the main entrance to a building.

Private club. Refer to "club, fraternal or social."

~~"Professional, dental" means a business whose primary activity is the dispensing of dental care and services to people.~~

~~"Professional, medical" means a business whose primary activity is the dispensing of medical services to people.~~

~~"Professional, medical, day treatment center" means a business whose primary activity is the dispensing of medical care and services and including emergency care and out-patient surgical services.~~

~~"Professional, optician" means a business whose primary activity is the manufacturing and selling of eye glasses.~~

~~"Professional, optometrist" means a business whose primary activity is the dispensing of medical services for eye care to people.~~

~~"Professional, real estate" means a business whose primary activity is the sale of property and improvements.~~

~~"Professional, veterinary" means a business whose primary activity is the dispensing of veterinary medical and dental care and services to animals.~~

"Projections" means portions of buildings and architectural features which extend beyond the primary exterior building wall plane.

Property line, front. "Front property line" means the property line extending across the full street frontage of a lot between the side property lines and typically defined as the narrower of the lot's dimensions.

Property line, rear. "Rear property line" means the property line extending across a lot's rear between the side property lines and parallel to the lot's front property line.

Property line, side. "Side property line" means the property lines extending along the entire length of a lot between the front and rear property lines and typically defined as the longer of the lot's dimensions.

"Public Works Director" means the Public Works Director of the Town of San Anselmo.

"Religious Institution" means establishments that operate religious organizations and administer services for worship or promotion of religious activities, including churches, temples, mosques, religious shrines, synagogues, and monasteries (without a school component). This use includes accessory uses including religious programs, living quarters for local religious leaders and staff, and parish houses. Other establishments maintained by religious organizations, such as schools or educational classes, mental health support, day care centers, and other potentially related operations are classified according to their respective activities. (NAICS code: 813110)

"Repair and Maintenance, Consumer Products" means establishments that repair and service products for personal consumption including: consumer electronic equipment; furniture (including reupholstery); garments; musical instruments; televisions, radios, and other household appliances; and watches, clocks and jewelry. This classification does not include repair or services accessory to retail uses. This use does not include shoe repair, which is included under "Personal Services." This use does not include businesses serving the repair needs of heavy equipment, which are included under "Business Support Services." (NAICS codes: 811210, 811310, 811412, and 811490)

"Research and Development" means facilities for scientific research and the design, development, and testing in the physical, engineering, and life sciences, such as electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, forests, geology, health, mathematics, medicine, nanotechnology, pharmacy, physics, veterinary, and other allied subjects. (NAICS Code: 54171)

"Residential Care Facilities, Large" means any use of a residential unit serving seven (7) or more persons on a twenty-four (24) hour per day basis. Also includes "group dwelling" and "group home."

~~Residential care facility for the elderly, large. "Large residential care facility for the elderly" means a state licensed care facility located in a residential unit for the voluntary care, supervision, and provision of support services for seven (7) or more persons sixty (60) years of age and for younger persons with compatible needs.~~

"Residential Care Facilities, Small" means any use of a residential unit serving six (6) or fewer persons on a twenty-four (24) hour per day basis. A small residential care facility is a state mandated residential use of the property. Also includes "group dwelling" and "group home."

~~Residential care facility for the elderly, small. "Small residential care facility for the elderly" means a state licensed care facility located in a residential unit for the voluntary care, supervision, and provision of support services to six (6) or fewer persons sixty (60) years of age and for younger persons with compatible needs. A small residential care facility for the elderly is a state mandated residential use of the property.~~

~~Residential care facility for persons with a chronic life-threatening illness, large. A state licensed residential care facility for seven (7) or more persons with a chronic life-threatening illness eighteen (18) years or older as defined in Health and Safety Code Section 1568.01.~~

~~Residential care facility for persons with a chronic life-threatening illness, small. "Small residential care facility for persons with a chronic life-threatening illness" means a state licensed residential care facility for six (6) or fewer persons with a chronic life-threatening illness eighteen (18) years or older as defined in Health and Safety Code Section 1568.01. A small residential care facility for persons with a chronic life-threatening illness is a state mandated residential use of the property.~~

~~Residential care facility, large. "Large residential care facility" means any use of a residential unit serving seven (7) or more persons on a twenty-four (24) hour per day basis. Also includes "group dwelling."~~

~~Residential care facility, small. "Small residential care facility" means any use of a residential unit serving six (6) or fewer persons on a twenty-four (24) hour per day basis. A small residential care facility is a state mandated residential use of the property. Also includes "group dwelling."~~

Residential, manufactured structure. "Manufactured residential structure" means a residential unit constructed off-site and delivered and installed on a lot. Also includes "residential, mobile home."

Residential, mobile home. Refer to "residential, manufactured structure."

"Residential, Multi-Family (2 to 4 units)" means a building having up to four (4) independent and attached residential uses. Such uses include a duplex, triplex, and quadplex.

"Residential, Multi-Family (5+ units) " means a building having five (5) or more independent and attached residential units.

~~Residential, multi-family. "Multi-family residence" means a building having four (4) or more independent and attached residential units.~~

Residential second unit. Refer to "accessory dwelling unit."

"Residential second unit - nonconforming." Refer to "Nonconforming accessory dwelling unit" in Title 10, Chapter 6, Section 10-6.103.

Residential, single-family attached. "Single-family attached residence" means a building containing two (2) or three (3) independent and attached residential units. Also includes "duplex" and "triplex."

Residential, single-family detached. "Single-family detached residence" means a detached residential unit.

"Residential unit" means a building, or portion of a building, designed for occupancy as living quarters by one (1) household and having no more than one (1) kitchen and at least one (1) bathroom. A residential unit may be either detached, attached, multi-family, or may be a manufactured structure. A residential unit may be owned, either wholly or as part of a condominium or stock cooperative, or may be rented as an apartment. Also includes "dwelling unit."

Rest home. Refer to "convalescent home."

"Restaurants" means establishments preparing and selling food for consumption (either on- or off-premises). These include establishments providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating; establishments with a walk-up ordering counter; and a combination of either type of service that provides take-out services. This use includes catering services for on-site consumption ancillary to the primary restaurant use. This classification does not include fast food restaurants (see Restaurant, Fast Food), drive-through services (see "Drive-Through Services"), or alcohol consumption (see "Restaurants, with Alcohol and/or Entertainment"). (NAICS codes: 722511, 722513, 722514, and 722515)

~~"Restaurant" means any business establishment engaged in the retail sale of food and drinks which are consumed primarily on the premises. "Restaurant" shall not include establishments which are primarily fast food restaurants.~~

"Restaurants, fast food~~. "Fast food restaurant"~~" means a restaurant whose operation involves the on-site preparation and sale of foods, or the on-site heating and sale of pre-prepared foods, intended for consumption either on-site or off-site. Attributes typically, but not necessarily associated with fast food restaurants include customer food orders and customer food pick-ups at a counter, no water/waitresses, a lack of ambiance, limited on-site seating, and drive-through order placing and pick-up facilities. (NAICS codes: 722511, 722513, 722514, and 722515)

~~Restaurant, take-out. "Take-out restaurant" means a restaurant whose operation includes the primary sale of prepared food items and drinks for consumption off-site. Food and drink items which are not prepared for consumption are not included in this definition. Examples include: Pizza which is not yet baked.~~

"Restaurants, with Alcohol and/or Entertainment" means establishments preparing and selling food for consumption (either on- or off-premises), as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as a restaurant. These include establishments providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating; establishments with a walk-up ordering counter; and a combination of either type of service that provides take-out services. This use includes alcohol sales and catering services for on-site consumption ancillary to the primary restaurant use. This classification does not include fast food restaurants (see Restaurant, Fast Food), drive-through services (see "Drive-Through Services"), or establishments that primarily serve alcohol (see "Drinking Establishments"). (NAICS codes: 722511 and 722513)

"Retail Stores, General Merchandise" means establishments selling new and used merchandise to consumers. The types of stores and merchandise may include:

1. Antique stores. (NAICS code: 459510)
2. Art supplies. (NAICS code: 453998)
3. Art sales. (NAICS code: 459920)
4. Bakery goods (when not prepared on-site). (NAICS code: 445291)
5. Beauty supplies. (NAICS code: 456120)
6. Bicycle sales and maintenance or service. (NAICS codes: 451110 and 811490)
7. Bookstores. (NAICS code: 459210)
8. Candy stores. (NAICS code: 445292)

9. Cameras and photographic supplies. (NAICS code: 423410)
10. Cigar stores (NAICS code: 459991)
11. Clothing and accessories, fabrics, and sewing supplies. (NAICS codes: 458110, 459130, and 459510)
12. Electronic equipment. (NAICS code: 449210)
13. Florists and houseplant stores. (NAICS code: 459310)
14. Furniture and home furnishings. (NAICS codes: 449110 and 449129)
15. General merchandise retailer. (NAICS code: 455219)
16. Gift and novelty stores. (NAICS code: 459420)
17. Glasses and other optical goods. (NAICS code: 456130)
18. Handcrafted items. (NAICS code: 423940)
19. Small hardware stores less than 10,000 square feet in size. (NAICS code: 444140)
20. Hobby materials, toys, and games. (NAICS code: 459120)
21. Jewelry. (NAICS code: 458310)
22. Luggage and leather goods. (NAICS code: 458320)
23. Music stores (CDs, tapes, records). (NAICS code: 459140)
24. Musical instruments, parts, and accessories. (NAICS code: 459140)
25. Pet supplies. (NAICS code:459910)
26. Pharmacies. (NAICS code: 456110)
27. Shoes. (NAICS code: 458210)
28. Sporting goods and equipment sales and rental. (NAICS code: 459110 and 532284)
29. Stationery. (NAICS code: 459410)
30. Video sales and rentals. (NAICS codes: 532282, 532210, and 443142)

Up to 30 percent of a retail store may contain ancillary storage, office, classes, and/or specialty use.

"Ridge" means those specific primary and secondary ridges delineated by the General Plan.

Ridge line, primary. "Primary ridge line" means the line described by connecting the uppermost elevation along a primary ridge, as such ridge is delineated by the General Plan.

Ridge line, secondary. "Secondary ridge line" means the line described by connecting the uppermost elevation along a secondary ridge, as such ridge is delineated by the General Plan.

"Ridge zone" means that area of a primary or secondary ridge on both sides of the ridge line which has an elevation fifty (50') or less of the elevation of the ridgeline when measured perpendicularly from the nearest point of the ridgeline or which lies within 150 feet when measured perpendicularly from the ridge line, whichever results in a lower elevation.

"Savings and loan" means a business whose primary activity is the handling of financial transactions.

"Schools, Specialized Education and Training" means non-public schools offering education via classes or training (either for a degree or without a degree). This use includes business schools, technical and trade schools, secretarial schools, vocational schools offering specialized trade and commercial courses, fine arts schools, language schools, driver education schools, cosmetology and barber schools, and seminaries or other establishments exclusively engaged in training for religious ministries. This use also includes organizations and conference centers that offer specialized programs or classes (such as professional development, arts, communications, environmental awareness, or other personal development). (NAICS codes: 611110, 611410, 611511, 611519, 611610, 611630, 611692, and 611699)

"Service Organizations and Clubs" means establishments engaged in promoting the civic and social interests of its members. (NAICS code: 813410)

~~School, preschool. Refer to "day care center."~~

~~School, private. "Private school" means a school operated by a private agency or organization which serves as an alternative to public education for kindergarten through twelfth (12th) grade, as a technical training school, or a fitness center with classes as a primary use.~~

~~School, public. "Public school" means a school operated by a public agency under provisions of the California Education Code.~~

~~School, religious. "Religious school" means a school whose curriculum focuses on religious or spiritual teachings associated with texts recognized as sacred by the congregation of the religious organization operating the school.~~

"Screen Vegetation, Filtered" means vegetation that grows together to form a non-opaque screen and permits visibility of structures through to the other side.

"Screen Vegetation, Solid" means vegetation that grows together to form an opaque screen that does not permit visibility of structures through to the other side.

Second unit. Refer to "accessory dwelling unit."

"Service Stations" means establishments that sell automotive fuels (e.g., gasoline, diesel fuel, gasohol, alternative fuels) in combination with automotive activities incidental to fuel sales, such as providing repair services; towing services; cleaning services; selling automotive oils, replacement parts, and accessories; and/or providing food or convenience services. This use does not permit the storage of wrecked or abandoned vehicles or spraying painting, body, and fender work. This use cannot be co-located with the "Alcoholic Beverage Sales, Off-Premises" use, the "Drinking Establishments" use, the "Restaurants, with Alcohol and/or Entertainment" use, or any other use that involves the sale or consumption of alcohol. (NAICS code: 457110, 457120, 811191, and 811192)

~~Service station. Refer to "automotive, gasoline service station, full-service" and "automotive, gasoline service station, self-service."~~

"Setbacks" means a distance established by the provisions of this chapter to govern the placement of buildings and other improvements on lots with respect to property lines, development site lines, streets, ways, or access easements. Setbacks shall not apply to public utility transmission and distribution lines.

Sign, exterior. "Exterior sign" means any outdoor display of advertising material in any form placed or mounted upon any building, freestanding structure, or natural object.

Sign, pole. "Pole sign" means any sign, mounted upon a pole, post, or other similar freestanding vertical structure, which includes letters, words, logos, or pictures intended to identify or advertise a business or advertise merchandise or products of a business.

Sign, wall. "Wall sign" means any sign, mounted upon a wall of a building which includes letters, words, logos, or pictures intended to identify or advertise a business or advertise merchandise or products of a business.

Sign, window. "Window sign" means any sign, mounted upon the exterior or interior of a window, or mounted behind a window so as to be visible from a sidewalk, street or road, which includes letters, words, logos, or pictures intended to identify or advertise a business or advertise merchandise or products of a business.

"Single-room occupancy units" are one-room units intended for occupancy by one (1) or two (2) individuals as their primary residence, which are occupied for periods not less than thirty (30) days.

Skilled nursing home. Refer to "convalescent home."

Slope, average. Refer to "average slope."

~~"Small family daycare home" means a child day care facility that provides care, protection, and supervision for eight or fewer children, including children under ten (10) years of age who reside at the home, as set forth in Section 1597.44 and as defined in regulations.~~

"Storage, Ancillary" means the indoor or outdoor storage of various materials on the same site as a principal building or land use that is other than storage, which supports the activities or conduct of the principal use.

"Story" means that portion of a building ~~with a measured distance of six (6') feet or more between any finished or unfinished floor or ground surface and the floor next above, except that the topmost story of a building shall be that portion included between the topmost floor and the top surface of the roof above the topmost floor~~ included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

"Street" means a public way or permanent private access easement which functions as and affords a primary means of access to two (2) or more lots.

"Street frontage" means ~~that portion of a lot or parcel, typically a property line, which is parallel to and adjoining a public street or way or access easement.~~ the lineal length of that portion of a parcel or development site abutting a street.

"Structural alteration" means any change in the supporting members of a building, including but not limited to, bearing walls, shear walls, retaining walls, columns, beams, girders, floor joists, ceiling joists, or roof rafters.

"Structure" means any improvement constructed or erected so as to project thirty-six (36") inches or more above the level of the adjoining grade, including, but not limited to, buildings, retaining walls, and decks. Fences shall also be considered structures if the height of the fence is greater than six (6') feet above the level of the adjoining existing grade. Both covered and uncovered parking spaces shall also be considered structures for purposes of setback requirements. Patios, walls, and similar improvements which have a finished height less than thirty-six (36") inches above the existing grade and creek bank restoration shall not be considered structures. For the purposes of computing the heights of structures and fences, the existing grade shall be the lower of:

(a) The existing ground surface or;

(b) The elevation of the existing grade at the time the application for construction of the structure is made.

Structure height. Refer to "Building Height."

"Studio" means a business whose activity includes the creation, display, or sale of items of art.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

"Tandem parking" means that two (2) or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

"Target population" means persons with low incomes who have one (1) or more disabilities, including mental illness, HIV or AIDS, substance abuse or other chronic health condition, or individuals eligible for service provided pursuant to the Lanterman Developmental Disabilities Service Act (Division 4.5 (commencing with Section 4500) of

the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Tavern. Refer to "bar."

"Temporary use" means a use of a lot, or a portion of a lot, for which the temporary use is deemed to be of short duration where the site is not to be permanently altered by grading or construction of accessory facilities. The duration of the temporary use shall be commensurate with the scope of the temporary use. Examples of temporary uses include the selling of Christmas trees, ~~garage sales~~ and pop-up commercial uses~~, and construction trailers during the construction of a building or structure~~ in commercial districts..

"Theaters and Meeting Halls" means an indoor facility in which performances or events are held. The use supports public assembly and group entertainment (e.g., live theater and concerts), and it includes: auditoriums; exhibition and convention halls; motion picture theaters; meeting halls; theaters; and similar public assembly uses. This use does not allow sporting events. (NAICS codes: 512131, 711110, 711120, 711130, and 711310)

Tool repair, commercial. "Commercial tool repair" means a business whose primary activity is the repair of commercial instruments used or worked by hand or machinery.

"Town" means the town of San Anselmo.

"Town Council" means the Town Council of the Town of San Anselmo.

"Transitional housing" means a building or buildings configured as a rental housing development~~s~~, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.

"Transportation Services, Transit Stop" means a site served by at least one fixed bus route. (NAICS code: 485210)

~~Transportation services, bus depots. Reserved.~~

"Trellis" means an open-air, horizontal structure used to shade the side of a building or support plants.

"Trip ends" means a total count of the round trips generated by vehicles entering and leaving a property.

Triplex. Refer to " Residential, Multi-Family (2 to 4 units)~~residential, single-family attached~~."

"Unenclosed" means a space with or without a permanent roof that is not enclosed by walls, windows or doors on at least two (2) sides. Insect screening would not constitute enclosure.

"Urban Lot Split" means a subdivision of an existing parcel into no more than two (2) separate parcels of approximately equal size and meeting all the criteria and standards of Title 10, Chapter 2, Article 7, Section 10-2.705.

"Use" means the purpose for which a lot, or a building located on a lot, is designed, designated or maintained.

Use, accessory. Refer to "accessory use."

Use, nonconforming. Refer to "nonconforming use."

"Utility substation" means a facility, operated by a public or private company whose business it is to deliver water, gas, electricity, telephone, cable television, or other public utility services which is necessary for the distribution of the service but in which the service is not produced.

"Vehicle Repair and Maintenance" means provision of a wide range of mechanical and electrical repair, engine repair and replacement, and cleaning and maintenance services of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use. Wholesale and retail ancillary sales of vehicle parts as an accessory use is allowed. This use does not include automotive fuel sales (see "Service Stations"). (NAICS codes: 811111, 811114, 811191, 811192, and 811490)

"Very low income household" shall have the meaning set forth in Health and Safety Code Section 50105.

Visual impact.

"Absent significant visual impact": means a~~A~~lthough new dwellings and additions may be visible offsite, the effect will not have a negative visual impact on surrounding properties or other significant viewpoints located offsite due to size, location, materials, colors, landscape screening, or combination thereof.

"Not materially visible offsite" means: ~~Refers to~~ new dwellings and additions which will be totally or nearly obscured from surrounding properties or other significant viewpoints located offsite due to size, location, materials, colors, existing landscape screening, or combination thereof.

Wall, retaining. "Retaining wall" means a structural wall designed to retain earth.

"Water tank" means a tank, which may be constructed below grade or wholly or partially above grade in which is stored water for domestic consumption or irrigation.

"Wholesale and Distribution" means establishments that sell merchandise to other firms for resale, or serve as the agent or broker in purchases or sales of merchandise to individuals or companies. This business may store goods on-site in anticipation of goods transfer to the buyers upon sale. These businesses are not permitted to display merchandise, as they are not intended to attract retail sales (see "Retail Stores, General Merchandise"). This classification does not include the retail sale of building materials (see "Building Material Stores"). (NAICS codes: 423440, 425120, and 424990)

~~"Wholesale distribution" means a business whose primary activity is the housing of goods for sale in quantity to retailers.~~

"Wireless Telecommunications Facilities" means establishments primarily engaged in operating and maintaining switching and transmission facilities to provide communications via the airwaves. Establishments in this industry have spectrum licenses and provide services using that spectrum, such as cellular phone services, paging services, wireless Internet access, and wireless video services. (NAICS code: 517112)

"Windmill" means a mechanical device powered by the wind which is designed to generate electricity either for the lot on which the windmill is located or for sale.

"Xeriscape" means landscaping showing a dry view.

"Zoning ordinance" means the zoning ordinance of the Town of San Anselmo as contained in Chapter 3 of the San Anselmo Municipal Code.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 949, eff. August 27, 1993, § 2, Ord. 976, eff. July 10, 1996, § 2, Ord. 977, eff. September 12, 1996, Ord. 1021, eff. August 23, 2001, and § 3, Ord. 1044 (part), eff. July 28, 2005)

(Ord. No. 1069, 3-24-2009; Ord. No. 1087, 4-9-2013; Ord. No. 1098, § 1, 1-13-2015; Ord. No. 1099, § 1, 1-13-2015; Ord. No. 1115, § 12, 2-28-2017; Ord. No. 1117, § 2, 9-12-2017; Ord. No. 1119, § 8, 12-12-2017; Ord. No. 1126, § 4, 9-11-2018; Ord. No. 1150 § 2(Exh. 1), 9-22-2020; Ord. No. 1151 , §§ 5—7, 2-23-2021; Ord. No. 1159 , §§ 16, 17, 12-14-2021; Ord. No. 1160 , §§ 16, 17, 12-14-2021)

Chapter 12 EMERGENCY SHELTER

Sections:

10-12.01 Title and purpose.

(a) Title. This chapter shall be known as the "San Anselmo Emergency Shelter Ordinance".

(b) Purpose. This chapter is adopted to ensure the Town of San Anselmo facilitates homeless shelters by providing zoning categories in which emergency shelters can be located without discretionary approval by the Town.

(Ord. No. 1098, § 1, 1-13-2015)

10-12.02 Definitions.

"Emergency shelter" means housing as defined in California Health and Safety Code §50801(e)". In accordance with California Government Code §65583, this term includes other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. This section shall be understood to be amended by operation of law in the event and to the extent this statute is amended.

(Ord. No. 1098, § 1, 1-13-2015)

10-12.03 Emergency shelters.

(a) Applicability. Emergency shelters are a permitted use in the Limited Commercial, General Commercial, and Public Facility zones when the site is located within one-quarter (¼) mile of a transit stop. An emergency shelter shall comply with the standards of this section.

(b) Performance standards. An emergency shelter shall meet the following development and performance standards:

(1) On-site management and on-site security shall be provided during hours when the emergency shelter is in operation.

(2) Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of intensity compatible with the surrounding area.

~~(3) The development may provide one (1) or more of the following specific common facilities for the exclusive use of the residents and staff:~~

~~(i) Central cooking and dining room(s).~~

~~(ii) Recreation room.~~

~~(iii) Counseling center.~~

~~(iv) Child care facilities.~~

~~(v) Other support services.~~

(c) Off-street pParking requirements ~~and outdoor facilities~~ shall be based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone~~designed to provide security for residents, visitors, employees and the surrounding area~~.

~~(d) A refuse storage area shall be provided that is completely enclosed with masonry walls not less than five (5) feet high with a solid gated opening and that is large enough to accommodate a standard sized trash bin adequate for use on the parcel, or other enclosures as approved by the Planning Director. The refuse enclosure shall be accessible to refuse collection vehicles.~~

(e) The agency or organization operating the emergency shelter shall comply with the following requirements:

(1) Temporary shelter shall be available to residents for no more than six (6) months. No individual or household may be denied emergency shelter because of an inability to pay.

~~(2) Staff and services shall be provided to assist residents to obtain permanent shelter and income.~~

~~(3) The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.~~

(f) No emergency shelter shall be located within 300 feet of another emergency shelter site.

~~(g) The facility shall be in, and shall maintain at all times, good standing with Town and/or state licenses, if required by these agencies for the owner(s), operator(s), and/or staff on the proposed facility.~~

(h) The maximum number of beds or clients permitted to be served (eating, showering and/or spending the night) nightly shall not exceed seventeen (17) persons.

~~(Ord. No. 1098, § 1, 1-13-2015)~~

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EXHIBIT E
ZONING CODE MAP AMENDMENTS
PROPOSED ZONING CODE MAP

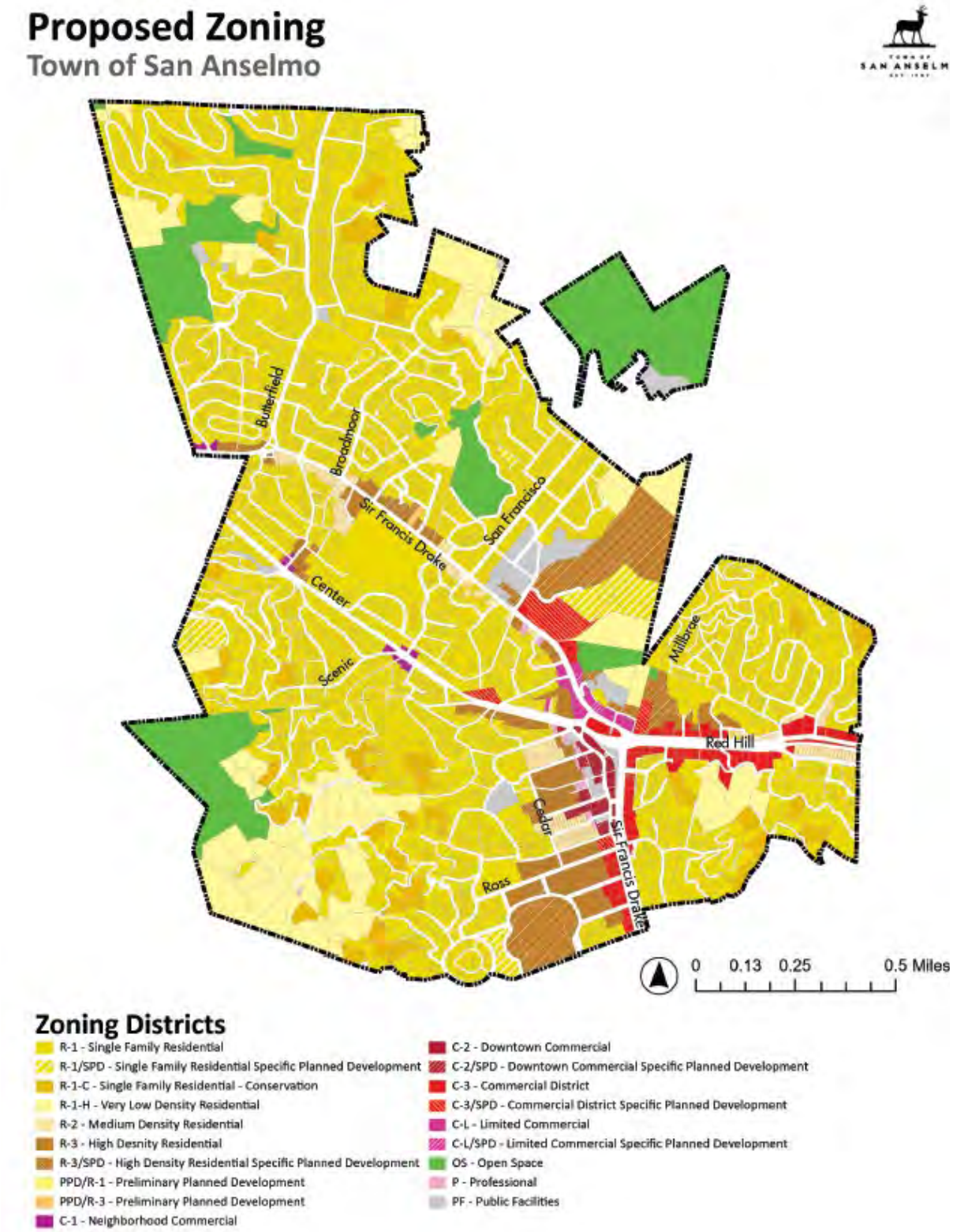


EXHIBIT F
LIST OF PARCELS TO BE REZONED

See Next Page

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
007-281-11	1 Cedar St	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-101-04	100 Center Blvd	General Commercial	C-3	C-3	20	30	GC	GC
006-167-06	100 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-061-37	100 Shaw Dr	Specific Planned Development	SPD	R-1/SPD	1-6	30	SF	SF
006-061-36	100 Shaw Dr	Specific Planned Development	SPD	R-1/SPD	1	30	SF	SF
006-241-63	100 Sir Francis Drake	General Commercial	C-3	C-3	20	30	CC	CC
007-031-39	100 Summit	Specific Planned Development	SPD	R-1/SPD	1	30	SF	SF
006-042-08	1001 Sir Francis Drake	Single Family	R-1	R-2	1-6	12	SF	MDR
006-061-26	101 Sunny Hills	Specific Planned Development	SPD	R-3/SPD	20	30	HDR	HDR
007-301-20	101 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-283-13	101 Ross	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
007-283-10	100 Mariposa	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
006-042-05	1019 Sir Francis Drake	Single Family	R-1	R-2	1	12	SF	MDR
007-281-19	102 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-042-23	1025 Sir Francis Drake	Single Family	R-1	R-2	1-6	12	SF	MDR
007-281-21	110 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-092-03	112 Spaulding St	Limited Commercial	C-L	CL	20	25	LC	LC
006-091-15	113 Spaulding St	Medium Density	R-2	R-3	6-12	30	MDR	HDR
006-171-02	114 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-171-12	114 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-301-18	115 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-283-04	115 Ross	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-171-03	118 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-241-61	120 Sir Francis Drake	General Commercial	C-3	C-3	20	30	CC	CC
007-301-19	121 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-083-41	126 Sycamore Ave	Single Family	R-1	CL	1-6	25	DMR	DMR
006-171-05	128 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-252-13	129 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-091-65	129 Spaulding St	Specific Planned Development	SPD	CL	1	25	LC	LC
006-171-06	130 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-241-56	130 Sir Francis Drake	General Commercial	C-3	C-3	20	30	CC	CC
007-252-12	131 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-11	137 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-251-28	14 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-251-08	14 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-251-27	140 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-10	141 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-171-07	144 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
007-252-09	143 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-28	144 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-08	147 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
005-153-42	148 Oak Knoll	Specific Planned Development	SPD	C-1/SPD	20	20	NC	NC
007-284-12	15 Ross Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-251-29	150 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-301-07	151 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-252-07	151 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-30	154 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-06	155 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-31	158 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-241-05	160 Sir Francis Drake	General Commercial	C-3	C-3	20	30	CC	CC
007-251-32	160 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-05	161 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-33	164 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-04	165 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-32	169 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-121-17	17 Buena Vista	Single Family	R-1	R-3	1 to 6	30	MDR	HDR
007-251-34	170 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-02	171 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-213-44	172 Tunstead Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-251-35	174 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-01	177 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-36	178 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-37	182 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-38	184 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-121-18	19 Buena Vista	Single Family	R-1	R-3	1 to 6	30	MDR	HDR

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
007-212-20	19 Tamalpais	Central Commercial	C-2	SPD	20	30	DMR	DMR
006-241-06	190 Sir Francis Drake	General Commercial	C-3	C-3	20	30	CC	CC
007-213-50	196 Tunstead Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-091-69	2 Loma Robles	Specific Planned Development	SPD	C-3	13-20	30	HDR	HDR
006-201-01	2 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-252-02	206 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
006-173-11	208 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-301-06	21 Mariposa Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-302-17	21 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-173-04	210 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-252-03	214 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
007-284-17	217 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-284-22	22 Mariposa Ave	General Commercial	C-3	R-3	20	30	GC	GC
006-173-16	222 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-284-49	223 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-173-17	224 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
007-284-10	23 Ross Ave	General Commercial	C-3	R-3	20	30	GC	GC
005-1194-23	24 Ash	Specific Planned Development	SPD	R-2/SPD	12-Jun	12-Jun	MDR	MDR
006-173-07	230 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-284-14	233 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-282-06	24 Ross	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-284-13	243 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-121-19	25 Buena Vista	Single Family	R-1	R-3	1 to 6	30	MDR	HDR
007-302-16	25 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-291-01	27 Kensington Rd	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
007-301-25	27 Mariposa	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
006-173-22	270 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-211-21	275 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-302-15	29 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-162-01	292 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-212-36	30 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-251-01	300 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
006-061-33	300 Sunny Hills Dr	Preliminary Planned Development	PPD/R-1	SPD	1	30	SF	HDR

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
007-282-20	305 San Anselmo Ave	Downtown Commercial	C-2/SPC	C-3	20	30	CC	CC
006-161-05	306 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-213-69	31 Magnolia	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-251-02	312 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
006-251-03	316 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
006-251-27	324 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
007-213-75	35 City Hall Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-217-27	33 City Hall Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-121-31	330 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-251-09	34 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-251-05	340 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
007-252-16	343-341 San Anselmo	Central Commercial	C-2	SPD	20	30	DMR	DMR
006-032-20	35 Sunny Hill Dr	Specific Planned Development	SPD	R-3/SPD	20	30	HDR	HDR
007-302-14	35 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-212-37	36 Magnolia Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-213-18	37 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-091-70	4 Loma Robles	Specific Planned Development	SPD	SPD	1	30	HDR	HDR
006-251-10	40 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-121-15	400 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-213-17	41 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-14	41 Tamalpais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-121-14	412 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-121-13	412 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-284-28	42 Mariposa	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-213-16	43 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-211-05	43 San Rafael Ave	Single Family	R-1	R-2	1-6	12	DMR	DMR
007-212-13	43 Tamalpais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-39	44 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-222-57	49 Cedar	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
007-222-43	47 Cedar	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
007-222-60	45 Cedar	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
007-222-59	45 Cedar	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
007-213-15	47 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-12	47 Tamalpais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-40	46 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-41	48 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-282-12	48 Ross Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-292-03	5 Richmond	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
006-121-12	50 Essex St	Single Family	R-1	R-3	1-6	30	SF	HDR
007-284-50	50 Mariposa Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-201-55	50 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-282-13	50 Ross Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-121-02	504 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-284-07	51 Ross Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-121-01	510 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-015-19	510 Center Rd- Condo project. Include all parcels	Specific Planned Development	SPD	R-3/SPD	1	30	HDR	HDR
006-091-09	520 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-091-60	526 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-282-14	54 Ross	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-212-50	54 Magnolia Ave	High Density	R-3	R-3	13-20	30	DMR	DMR
006-121-06	55 Essex St	Single Family	R-1	R-3	1-6	30	MDR	HDR
007-302-13	55 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-211-04	55 San Rafael Ave	Single Family	R-1	R-2	1-6	12	DMR	DMR
007-031-41	57 Summit	Specific Planned Development	SPD	R-1/SPD	1	30	SF	SF
007-212-43	58 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-091-61	580 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-282-24	59 Woodland Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-083-37	6 Bridge Ave	Limited Commercial	C-L	CL	20	25	LC	LC
006-201-56	6 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-171-08	6 W. Hillside Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-254-13	60 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-201-04	60 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-091-57	604 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-092-09	606 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
007-282-23	61 Woodland Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-101-05	613 Sir Francis Drake	General Commercial	C-3	C-3	20	30	GC	GC
007-213-55	63 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-09	63 Tamalpais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-284-33	64 Mariposa Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-092-08	640 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
007-212-08	67 Tamalpais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-281-12	68 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-213-08	69 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-07	69 Tamlapais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
005-311-07	7 Aspen Court- Include all in cond area	Specific Planned Development	SPD	R-3/SPD	20	30	HDR	HDR
006-254-14	70 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-284-34	70 Mariposa Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-083-09	707 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
007-284-03	71 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-211-01	71 San Rafael Ave	Single Family	R-1	R-2	1-6	12	SF	DMR
007-212-45	72 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-284-46	72 Mariposa	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-283-07	No site address	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-083-07	727 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
006-083-06	729 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
007-213-57	73 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-284-02	73 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-091-40	750 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
006-091-39	754 Sir Francis Drake	Limited Commercial	SPD	CL	20	25	LC	LC
007-211-36	76 Tamalpais Ave	Single Family	R-1	R-2	1-6	12	SF	DMR
006-083-02	761 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
007-212-06	77 Tamalpais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-083-01	781 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
006-091-68	790 Sir Francis Drake	Specific Planned Development	SPD	C-L/SPD	20	30	LC	LC
007-283-12	75 Jones	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
006-072-13	8 Sais Ave	Single Family	R-1	R-2	1-6	12	SF	MDR
007-281-13	80 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-031-40	80 Summit Rd	Specific Planned Development	SPD	R-1/SPD	1	30	SF	SF

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-061-06	800 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
006-082-40	805 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
006-061-22	810 Sir Francis Drake	General Commercial	C-3	C-3	20	30	LC	LC
006-061-13	820 Sir Francis Drake	General Commercial	C-3	C-3	20	30	GC	GC
006-061-38	830 Sir Francis Drake	General Commercial	C-3	C-3	20	30	GC	GC
006-061-39	850 Sir Francis Drake	Specific Planned Development	SPD	C-3/SPD	20	30	GC	GC
	84 Madrone	Specific Planned Development	SPD	C-3/SPD	20	30	DMR	DMR
007-281-09	87 Woodland Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-281-14	88 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-121-16	9 Buena Vista	Single Family	R-1	R-3	1 to 6	30	MDR	HDR
006-121-16	9 Buena Vista	Single Family	R-1	R-3	1-6	30	SF	HDR
005-193-07	9 Fern	Specific Planned Development	SPD	R-1/SPD	1-6	1-6	SF	SF
006-042-28	9 Tamal Ave	Single Family	R-1	R-2	1-6	12	SF	MDR
007-213-58	90 Cedar	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-171-13	90 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-201-46	90 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-061-40	914 Sir Francis Drake	Specific Planned Development	SPD	C-3/SPD	20	30	GC	GC
007-281-18	93 Woodland	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-061-31	930 Sir Francis Drake	General Commercial	C-3	C-3	20	30	GC	GC

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-191-36	98 Sir Francis Drake	General Commercial	C-3	C-3	20	30	CC	CC
006-091-05	Vacant- Spaulding St	Very Low Density	R-1-H	R-3	1	30	VLD	VLD-HDR
007-283-04	115 Ross	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-11	137 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-09	143 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-07	151 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-32	160 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-282-06	24 Ross	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-213-69	31 Magnolia	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-213-18	37 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-284-28	42 Mariposa	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-212-39	44 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-40	46 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-41	48 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-282-14	54 Ross	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-284-46	72 Mariposa	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-283-07	No site address	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-213-58	90 Cedar	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-281-18	93 Woodland	Medium Density	R-2	R-3	6-12	30	DMR	DMR

6

HOUSING OPPORTUNITIES

Housing Opportunities

Regional Housing Needs Allocation

The Town of San Anselmo's 6th cycle Regional Housing Needs Allocation (RHNA) is 833 net new units distributed over four income categories, as assigned by the Association of Bay Area Governments (ABAG). The unit count and income assignments are based on the regional assignment methodology developed by ABAG for the 6th RHNA Cycle. The Town's total allocation and unit count breakout by income level is detailed in *Table 6.1.*

Table 6.1: RHNA 6th Cycle Allocation Table

Income Level	RHNA Allocation
Very Low-Income (0-50% AMI)	253
Low-Income (51-79% AMI)	145
Moderate-Income (80-119% AMI)	121
Above Moderate-Income (120% AMI+)	314
Total	833

Pipeline Projects

Housing Element law allows jurisdictions to count pipeline projects, or units constructed or under construction between the base year of the RHNA period (January 2022) and the beginning of the new planning period (January 2023), towards the RHNA. The projects shown in Table 6.2 are under construction or have been approved. As described in the table, the projects approved or under construction in the town are not subject to development agreements or conditions that would require project phasing or delayed timing requirements that would impact development in the planning period. All projects are pending because the Town is waiting for the applicant to complete the project next steps such as applying for a Building Permit, submitting project information needed to approve a Building Permit, or completing construction. The affordability level for the projects listed in the table are determined by the State density bonus law or the California Department of Housing and Community Development (HCD) and ABAG direction regarding safe harbor methodology to estimate the anticipated affordability distribution of ADUs. If a project does not utilize a density bonus or proposes an ADU, the Town assumes the unit will be developed for above-moderate income households.

Table 6.2: Pipeline Projects

Property Address	Unit Type	Total Number of Units	Income Level of Units	Status	Remaining Steps to Occupancy
729 SFD Blvd	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
1214 San Anselmo Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
Vacant Lot - Sturdivant Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
61 Hillside Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
63 Hillside Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
1 Saunders Ave	Single-family detached	1	1 Above Moderate	Approved by Planning Commission	Applicant to apply for and receive Building Permit.[1]
21 Santa Barbara Ave, Unit A	Accessory dwelling unit	1	1 Very Low[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
40 SFD Blvd, Unit A	Accessory dwelling unit	1	1 Very Low[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
1 The Alameda Knolls, Unit A	Accessory dwelling unit	1	1 Very Low[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
344 Oak Ave, Unit A	Accessory dwelling unit	1	1 Very Low[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
55 Avenue Del Norte, Unit A	Accessory dwelling unit	1	1 Very Low[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]

Table 6.2: Pipeline Projects					
Property Address	Unit Type	Total Number of Units	Income Level of Units	Status	Remaining Steps to Occupancy
101 Cedar St, Unit A	Accessory dwelling unit	1	1 Very Low[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
112 Crescent Rd, Unit A	Accessory dwelling unit	1	1 Very Low[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
22 Belle Ave	Multi-family unit	1	1 Very Low[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
3 Ray Ct, Unit A	Accessory dwelling unit	1	1 Very Low[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
9 Tomahawk Dr, Unit A	Accessory dwelling unit	1	1 Low[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
15 Oak Springs Dr, Unit A	Accessory dwelling unit	1	1 Low[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
20 Karl Ave, Unit A	Accessory dwelling unit	1	1 Low[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
11 Hooper Ln, Unit A	Accessory dwelling unit	1	1 Low[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
100 Berkeley Ave	Accessory dwelling unit	1	1 Low[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
49 Cedar St	Accessory dwelling unit	1	1 Low[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted

Table 6.2: Pipeline Projects					
Property Address	Unit Type	Total Number of Units	Income Level of Units	Status	Remaining Steps to Occupancy
					Building Code prior to Building Permit issuance.[1]
600 Red Hill Ave	Multi-family units	18	2 Very Low; 16 Above Moderate[3]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
65 Lincoln Park	Accessory dwelling unit	1	1 Low[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
43 Indian Rock Ct	Accessory dwelling unit	1	1 Low[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
72 Oak Knoll Ave	Accessory dwelling unit	1	1 Low[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
55 Avenue Del Norte	Accessory dwelling unit	1	1 Moderate[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
78 Longwood Dr	Accessory dwelling unit	1	1 Moderate[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code[1]
16 Broadmoor Ave	Accessory dwelling unit	1	1 Moderate[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
268 Brookside Dr	Accessory dwelling unit	1	1 Moderate[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
24 Ross Valley Dr	Accessory dwelling unit	1	1 Moderate[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
151 Los Angeles Blvd	Accessory dwelling unit	1	1 Moderate[2]	Building Permit Pending	Applicant to submit project information requested from the

Table 6.2: Pipeline Projects					
Property Address	Unit Type	Total Number of Units	Income Level of Units	Status	Remaining Steps to Occupancy
					Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
10 Humboldt Ave	Accessory dwelling unit	1	1 Moderate[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
53 Canyon Rd	Accessory dwelling unit	1	1 Moderate[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
88 Crooked Ave	Accessory dwelling unit	1	1 Moderate[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
16 Berkeley Ave	Accessory dwelling unit	1	1 Above Moderate[2]	Building Permit Issued	Applicant to construct unit and receive Certificate of Occupancy once inspected and deemed complete in conformance with approved plans and the adopted Building Code.[1]
316 Greenfield Ave	Accessory dwelling unit	1	1 Above Moderate[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]
6 Spruce Ave	Accessory dwelling unit	1	1 Above Moderate[2]	Building Permit Pending	Applicant to submit project information requested from the Building Department to ensure project conforms with adopted Building Code prior to Building Permit issuance.[1]

1. No development agreements or requirements such as phasing or timing are required prior to occupancy.
2. Affordability determined by HCD and ABAG direction regarding safe harbor methodology to estimate the anticipated affordability distribution of ADUs.
3. The project is required to deed restrict the affordable units in accordance with the State density bonus law.

After accounting for the pipeline projects, the remaining RHNA units are as detailed in *Table 6.3* below

Table 6.3: RHNA 6th Cycle Less Pipeline Projects Delta Table			
Income Level	RHNA Allocation	Pipeline Projects	RHNA Less Pipeline Projects
Very Low-Income (0-50% AMI)	253	11	242
Low-Income (51-79% AMI)	145	9	136
Moderate-Income (80-119% AMI)	121	9	112
Above Moderate-Income (120% AMI+)	314	25	289
Total	833	54	779

Accessory Dwelling Units

The Town of San Anselmo has a consistent track record of supporting and encouraging accessory dwelling unit (ADU) development. In response to changes in State housing law, the Town has seen an increase in ADU applications over the last eight years. The Town's ADU permits issued by year during the 5th cycle planning period are displayed in *Table 6.4.*

Table 6.4: ADU Building Permits Issued by Year	
2014	1
2015	5
2016	6
2017	12
2018	37
2019	10
2020	12
2021	43

In the summer of 2022, the Town distributed an ADU questionnaire to residents to better understand what process improvements and development standard amendments could be made to further encourage ADU development. A summary of the results of this questionnaire can be found in Appendix A of the Housing Element. The Town already implements a successful ADU program and receives significant homeowner interest and construction resulting from current community education and outreach. The Town plans to further expand community outreach efforts and education to promote increased ADU development. The Housing Element includes Policy 6 to promote several ADU related programs and actions related to the construction and affordability of ADUs.

RHNA 6th Cycle ADU "Safe Harbor" Methodology

HCD and ABAG provide general direction regarding a "safe harbor" methodology that jurisdictions can use to estimate the number of ADUs likely to develop during the 6th cycle planning period and guidance on distribution of those units across the four income categories. This "safe harbor" methodology recommends that jurisdictions:

1. Determine the average number of ADUs permitted in the last three years.
2. Multiply that average by the eight years in the RHNA cycle to determine the estimated 8-year total.
3. Distribute the ADUs amongst the four income categories based on the methodology established by ABAG in their "Using ADUs to Satisfy RHNA" technical memo, which distributes projected units by percent as detailed below:
    - Very Low-Income: 30%
    - Low-Income: 30%
    - Moderate-Income: 30%
    - Above Moderate-Income: 10%

Using this methodology, the Town of San Anselmo projects a total of 160 ADUs will be built during RHNA 6th cycle. The 160 ADUs are distributed by income categories as detailed in *Table 6.5.*

Table 6.5: ADU Income Category Distribution Table

Income Level	Projected ADUs
Very Low-Income (0-50% AMI)	48
Low-Income (51-79% AMI)	48
Moderate-Income (80-119% AMI)	48
Above Moderate-Income (120% AMI+)	16
Total	160

After accounting for the pipeline projects and projected ADUs, the remaining RHNA units are displayed in *Table 6.6* below.

Table 6.6: RHNA 6th Cycle Less Pipeline Projects and ADUs Delta Table

Income Level	RHNA Less Pipeline Projects	Projected ADUs	RHNA Less Pipeline Projects and ADUs
Very Low-Income (0-50% AMI)	242	48	194
Low-Income (51-79% AMI)	136	48	88
Moderate-Income (80-119% AMI)	112	48	64
Above Moderate-Income (120% AMI+)	289	16	273
Total	779	160	619

20 Percent No Net Loss Buffer

The Town has accounted for a "no net loss" buffer (Government Code Section 65863), which provides housing sites to accommodate more units than required by the RHNA, to ensure development opportunities remain available throughout the planning period to accommodate San Anselmo's 6th cycle RHNA, especially for lower- and moderate- income households. A summary of "no net loss" requirements is listed below:

- A jurisdiction must maintain adequate sites to accommodate the remaining unmet RHNA by each income category at all times throughout the entire planning period.
- A jurisdiction may not take any action to reduce a parcel's residential density unless it makes findings that the remaining sites identified in the Housing Opportunity Sites Inventory can accommodate the jurisdiction's remaining unmet RHNA by each income category, or if it identifies additional sites so that there is no net loss of residential unit capacity.
- If a jurisdiction approves development of a parcel identified in the Housing Opportunity Sites Inventory with fewer units than shown in the Housing Element, it must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category.
- A jurisdiction may not disapprove a housing project on the basis that approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

After accounting for pipeline projects and projected ADUs, the Town must plan for the remaining 619 units allocated to the local RHNA. The Town of San Anselmo has calculated and added a 20 percent "no net loss" buffer onto the remaining RHNA units. With the 20 percent "no net loss" buffer of 126 units, the Town must plan for 745 total units in the 6th cycle planning period, as shown in the table below.

Table 6.7: RHNA 6th Cycle Less Pipeline Projects and ADUs Plus 20% "No Net Loss" Delta Table

Income Level	RHNA 6th Cycle Less Pipeline Projects and ADUs	20 Percent "No Net Loss" Buffer	RHNA 6th Cycle Less Pipeline Projects and ADUs Plus 20 Percent "No Net Loss" Buffer
Very Low-Income (0-50% AMI)	194	38.8	232.8
Low-Income (51-79% AMI)	88	17.6	105.6
Moderate-Income (80-119% AMI)	64	13.8	77.8
Above Moderate-Income (120% AMI+)	273	55.8	328.8
Total	619	126	745

Housing Opportunity Sites Inventory

To plan for the remaining 745 housing units needed to meet San Anselmo's 6th cycle RHNA and 20 percent "no net loss" buffer obligation, housing opportunity sites have been identified throughout the community. The Map Book included in Appendix B of this Housing Element identifies each parcel included in the inventory and associated information regarding current zoning, existing land use, vacancy, general plan land use, inclusion in past cycles, acreage, proposed density, realistic capacity, existing units, and net new units. The following process was utilized to identify and vet housing opportunity sites.

1. Preliminary housing opportunity sites were identified by Town Staff.
2. Staff-identified sites were brought to the HEAC for review during HEAC Meeting 2 for initial consideration.
3. Staff-identified sites were brought to the public at a virtual workshop for consideration.
4. Staff-identified sites were refined based on feedback from the HEAC and the public. For example, staff-identified sites in the R-1-H and R-1-C zoning districts were eliminated based on community concerns regarding environmental degradation, slope topography and instability, and wildfire hazard.
5. The refined sites were brought back to the HEAC for further consideration and revision.
6. An objective sites inventory analysis was conducted to determine whether the revised sites were appropriate for new housing, balancing a myriad of factors as detailed in the Sites Inventory Analysis subsection later in this section of the Housing Element.
7. The results of the sites inventory analysis were presented to the HEAC at HEAC Meeting 4 for further review and refinement. Zoning Code amendments needed to accommodate the proposed density on the identified housing opportunity sites were also presented to and discussed by the HEAC. The HEAC recommended the sites to the Town Council.
8. The Town Council considered the sites and made a motion to move forward with all sites with the exception of the dog park site and the Wade Thomas school site.
9. Town Staff conducted meetings with the local schools to discuss the potential of housing on the underutilized areas of the Town Council-approved housing opportunity sites. Based on the feedback received from these meetings, the remaining school sites were removed from the list of housing opportunity sites.
10. To make up for the deficit from eliminating the school sites, Town Staff reached out to Side by Side, a local nonprofit organization and major property owner in the community to determine whether they were still interested in constructing affordable housing on a portion of their site. Side by Side had originally proposed affordable housing be constructed on a portion of their site in RHNA 5th cycle but were met with barriers to development approval at that time. Side by Side expressed interest in development if the Town worked to eliminate the barriers to development approval that Side by Side had previously faced. Policy 5 of the Housing Element and the corresponding programs and actions will help to eliminate barriers to development.
11. The updated housing opportunity sites were brought to the HEAC for final review and consideration at HEAC Meeting 5.

Housing Opportunity Sites Inventory Analysis

Methodology in Identifying Sites

To supplement the local knowledge of Town Staff, the HEAC, elected and appointed officials, and the public, an objective sites inventory analysis was conducted to further understand whether identified sites have the potential to accommodate additional housing. The process of developing the Housing Opportunity Sites Inventory involved identifying and eliminating sites with constraints to development. Properties that were impacted by various environmental constraints or hazards were excluded from the analysis. A weighted suitability model was used to evaluate multiple criteria influencing the likelihood of development on a parcel-by-parcel basis. Each property was assigned a total weighted score; higher scores indicate a greater likelihood of development during the 6th cycle planning period. The following factors were included in scoring criteria:

- Current Zoning. The Town allows a variety residential development types and densities by-right in residential districts and as a conditional use in commercial districts. Zoning districts were scored based on the allowed residential density and whether residential uses are allowed by-right or as a conditional use.
- General Plan Land Use. General Plan land uses were scored based on the residential densities supported by each category.
- Lot Acreage. Based on HCD's guidelines for sites suitable for affordable housing development, lots that are between half-an-acre and ten acres were scored higher compared to smaller or larger sites.
- Vacancy. Lots were scored based on presence of any physical building or structure on them. This does not take into consideration potentially underutilized or vacant buildings/structures on lots that could be abandoned.
- Residual Lot Coverage. Lots were scored based on how much land area is available to accommodate additional development.
- Fire Hazard or Severity Zones. Lots were scored based on location within a Fire Hazard Severity Zone and the severity of the Fire Hazard Severity Zone.
- Slope. The lots were scored based on the average slope of the property, which would determine financial and structural feasibility of future development.

Identified Housing Opportunity Sites

The map on the following page identifies the location of the 63 housing opportunity sites identified by the Town. The 63 sites are comprised of 151 parcels. Opportunity site characteristics are summarized in Table 6.8 and detailed in the Map Book appendix.

Location. San Anselmo's housing opportunity sites are concentrated along Sir Francis Drake Boulevard and Red Hill Avenue. The location of the sites is highly accessible to public transportation options, job opportunities, education opportunities, and recreation opportunities. Although housing opportunity sites are not identified throughout San Anselmo, the Town will create additional opportunity for housing development in other areas of the community by allowing missing middle housing types in all residential districts, adopting objective design standards for missing middle housing, and adopting pre-approved plans for missing middle housing (Program 3.1).

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).



Figure 6.1: Housing Opportunity Sites Inventory Analysis

Table 6.8: Opportunity Site Characteristics																
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
1	1	9 Tamal Ave	006-042-28	R-1	Single-Resid. - Improved	SF	No	N	N	0.305196798	03 Above Moderate Income	R-2	6	12	3	1	2
3	3	1019 Sir Francis Drake Blvd	006-042-05	R-1	Single-Resid. - Improved	SF	No	N	N	0.265963671	03 Above Moderate Income	R-2	6	12	2	1	1
4	4	1001 Sir Francis Drake Blvd	006-042-08	R-1	Single-Resid. - Improved	SF	No	N	N	0.283255343	03 Above Moderate Income	R-2	6	12	2	1	1
5	5	8 Sais Ave	006-072-13	R-1	Single-Resid. - Improved	SF	No	N	N	0.247400577	03 Above Moderate Income	R-2	6	12	2	1	1
6	6	930 Sir Francis Drake Blvd	006-061-31	C-3	Commercial - Improved	GC	No	N	N	0.403422876	02 Moderate Income	No Change	13	30	8	0	8
2	7	300 Sunny Hills Dr	006-061-33	PPD/R-1	Exemption - Improved	SF	No	N	N	5.33	01 Lower Income	R-3/SPD	13	30	112	0	112
7	12	805 Sir Francis Drake Blvd	006-082-40	C-L	Commercial - Improved	LC	No	N	N	0.432090195	03 Above Moderate Income	No Change	13	30	9	0	9
9	18	761 Sir Francis Drake Blvd	006-083-02	C-L	Commercial - Improved	LC	No	N	N	0.164205034	03 Above Moderate Income	No Change	13	30	3	0	3
9	17	781 Sir Francis Drake Blvd	006-083-01	C-L	Industrial - Improved	LC	No	N	N	0.304048967	03 Above Moderate Income	No Change	13	30	6	0	6
8	10	820 Sir Francis Drake Blvd	006-061-13	C-3	Commercial - Improved	GC	No	N	N	0.487149524	02 Moderate Income	No Change	13	30	10	0	10
8	16	790 Sir Francis Drake Blvd	006-091-68	SPD	Commercial - Improved	LC	No	N	N	0.304824603	02 Moderate Income	C-L/SPD	13	30	6	0	6
8	13	800 Sir Francis Drake Blvd	006-061-06	C-L	Commercial - Improved	LC	No	N	N	0.4207145	03 Above Moderate Income	No Change	13	30	8	0	8

Table 6.8: Opportunity Site Characteristics																
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
8	14	4 Loma Robles Dr	006-091-70	SPD	Single-Resid. - Improved	HDR	No	N	N	0.367566462	03 Above Moderate Income	R-3/SPD	13	30	7	1	6
8	15	2 Loma Robles Dr	006-091-69	SPD	Single-Resid. - Improved	HDR	No	N	N	0.215221267	02 Moderate Income	R-3/SPD	13	30	5	1	4
8	11	810 Sir Francis Drake Blvd	006-061-22	C-3	Commercial - Improved	LC	No	N	N	0.288284462	02 Moderate Income	No Change	13	30	6	0	6
8	9	830 Sir Francis Drake Blvd	006-061-38	C-3	Commercial - Improved	GC	No	N	N	0.48005751	02 Moderate Income	No Change	13	30	10	0	10
10	22	727 Sir Francis Drake Blvd	006-083-07	C-L	Single-Resid. - Improved	LC	No	N	N	0.11106951	03 Above Moderate Income	No Change	13	30	2	1	1
10	21	729 Sir Francis Drake Blvd	006-083-06	C-L	Commercial - Improved	LC	No	N	N	0.107951389	03 Above Moderate Income	No Change	13	30	2	0	2
11	20	6 Bridge Ave	006-083-37	C-L	Commercial - Improved	LC	No	N	N	0.263671178	03 Above Moderate Income	No Change	13	30	5	0	5
11	23	707 Sir Francis Drake Blvd	006-083-09	C-L	Commercial - Improved	LC	No	N	N	0.210636991	03 Above Moderate Income	No Change	13	30	4	0	4
14	33	613 Sir Francis Drake Blvd	006-101-05	C-3	Commercial - Improved	GC	No	N	N	0.256545733	02 Moderate Income	No Change	13	30	5	0	5
14	34	100 Center Blvd	006-101-04	C-3	Commercial - Improved	GC	No	N	N	1.020464219	01 Lower Income	No Change	13	30	21	0	21
12	24	754 Sir Francis Drake Blvd	006-091-39	SPD	Commercial - Improved	LC	No	N	N	0.46200828	03 Above Moderate Income	C-L/SPD	13	30	9	0	9

Table 6.8: Opportunity Site Characteristics																
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
12	25	750 Sir Francis Drake Blvd	006-091-40	C-L	Commercial - Improved	LC	No	N	N	0.478829916	03 Above Moderate Income	No Change	13	30	10	0	10
15	32	640 Sir Francis Drake Blvd	006-092-08	C-L	Commercial - Improved	LC	No	N	N	0.305963076	03 Above Moderate Income	No Change	13	30	6	0	6
15	29	112 Spaulding St	006-092-3	C-L	Commercial - Improved	LC	No	N	N	0.13646996	03 Above Moderate Income	No Change	13	30	2	1	1
15	31	606 Sir Francis Drake	006-092-09	C-L	Commercial - Improved	LC	No	N	N	0.432158119	03 Above Moderate Income	No Change	13	30	9	0	9
13	26	129 Spaulding St	006-091-65	SPD	Multiple-Resid. - Unimproved	LC	Yes	N	N	0.40570874	03 Above Moderate Income	C-L/SPD	13	30	8	0	8
13	27	No Address	006-091-05	R-1-H	Single-Resid. - Unimproved	VLD	Yes	N	N	0.28	03 Above Moderate Income	R-3	13	30	5	0	5
13	28	113 Spaulding St	006-091-15	R-2	Multiple-Resid. - Improved	MDR	No	N	N	0.328609232	03 Above Moderate Income	R-3	13	30	6	2	4
16	30	604 Red Hill Ave	006-091-57	C-3	Commercial - Improved	GC	No	N	N	0.123435812	02 Moderate Income	No Change	13	30	3	0	3
17	136	55 Essex St	006-121-06	R-1	Single-Resid. - Improved	MDR	No	N	N	0.203211976	03 Above Moderate Income	R-3	13	30	4	0	4
17	137	5 Palm Ln	006-121-05	C-3	Single-Resid. - Improved	GC	No	N	N	0.295232637	02 Moderate Income	No Change	13	30	6	1	5
17	139	504 Red Hill Ave	006-121-02	C-3	Single-Resid. - Improved	GC	No	N	N	0.095982641	02 Moderate Income	No Change	13	30	2	1	1

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
17	135	520 Red Hill Ave	006-091-09	C-3	Commercial - Improved	GC	No	N	N	0.172694817	02 Moderate Income	No Change	13	30	4	1	3
17	134	526 Red Hill Ave	006-091-60	C-3	Commercial - Improved	GC	No	N	N	0.129537894	02 Moderate Income	No Change	13	30	3	1	2
17	138	510 Red Hill Ave	006-121-01	C-3	Commercial - Improved	GC	No	N	N	0.166552749	02 Moderate Income	No Change	13	30	3	0	3
17	133	580 Red Hill Ave	006-091-61	C-3	Commercial - Improved	GC	No	N	N	0.375981164	02 Moderate Income	No Change	13	30	7	0	7
18	149	9 Buena Vista	006-121-16	R-1	Single-Resid. - Improved	SF	No	N	N	0.104348364	03 Above Moderate Income	R-3	13	30	2	1	1
18	146	412 Red Hill Ave	006-121-14	C-3	Commercial - Improved	GC	No	N	N	0.26601184	02 Moderate Income	No Change	13	30	6	0	6
18	150	400 Red Hill Ave	006-121-15	C-3	Commercial - Improved	GC	No	N	N	0.211732851	02 Moderate Income	No Change	13	30	4	0	4
18	147	No Address	006-121-13	C-3	Commercial - Improved	GC	No	N	N	0.176830583	02 Moderate Income	No Change	13	30	4	0	4
18	148	50 Essex St	006-121-12	R-1	Single-Resid. - Improved	SF	No	N	N	0.263878019	03 Above Moderate Income	R-3	13	30	6	0	6
19	151	330 Red Hill Ave	006-121-31	C-3	Commercial - Improved	GC	No	N	N	0.583407021	01 Lower Income	No Change	13	30	12	0	12
19	152	306 Red Hill Ave	006-161-05	C-3	Commercial - Improved	GC	No	N	N	0.328941008	02 Moderate Income	No Change	13	30	6	0	6
20	153	292 Red Hill Ave	006-162-01	C-3	Commercial - Improved	GC	No	N	N	0.190317675	02 Moderate Income	No Change	13	30	3	0	3
21	167	100 Red Hill Ave	006-167-04	C-3	Commercial - Improved	GC	No	N	N	0.771782692	01 Lower Income	No Change	13	30	16	0	16
21	166	No Address	006-167-06	C-3	Commercial - Improved	GC	No	N	N	1.234846746	01 Lower Income	No Change	13	30	26	26	25

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
22	171	6 Red Hill Ave	006-201-56	C-3	Commercial - Improved	GC	No	N	N	0.671628162	01 Lower Income	No Change	13	30	14	0	14
22	172	2 Red Hill Ave	006-201-01	C-3	Commercial - Improved	GC	No	N	N	0.081778421	02 Moderate Income	No Change	13	30	2	0	2
22	168	90 Red Hill Ave	006-201-46	C-3	Commercial - Improved	GC	No	N	N	0.264203244	02 Moderate Income	No Change	13	30	6	0	6
22	169	60 Red Hill Ave	006-201-04	C-3	Commercial - Improved	GC	No	N	N	0.287076518	02 Moderate Income	No Change	13	30	6	0	6
22	170	50 Red Hill Ave	006-201-55	C-3	Commercial - Improved	GC	No	N	N	0.164281886	02 Moderate Income	No Change	13	30	3	0	3
30	37	71 San Rafael Ave	007-211-01	R-1	Single-Resid. - Improved	SF	No	N	N	0.486362921	03 Above Moderate Income	R-2	6	12	4	1	3
30	38	76 Tamalpais Ave	007-211-36	R-1	Single-Resid. - Improved	SF	No	N	N	0.403005229	03 Above Moderate Income	R-2	6	12	3	1	2
29	36	55 San Rafael Ave	007-211-04	R-1	Single-Resid. - Improved	DMR	No	N	N	0.341728922	03 Above Moderate Income	R-2	6	12	2	1	1
29	35	43 San Rafael Ave	007-211-05	R-1	Single-Resid. - Improved	DMR	No	N	N	0.525869613	03 Above Moderate Income	R-2	6	12	4	2	2
28	126	316 Sir Francis Drake Blvd	006-251-03	C-2	Commercial - Improved	CC	No	N	N	0.179840238	02 Moderate Income	C-3	13	30	3	0	3
28	125	312 Sir Francis Drake Blvd	006-251-02	C-2	Commercial - Improved	CC	No	N	N	0.070210138	02 Moderate Income	C-3	13	30	1	0	1
28	124	300 Sir Francis Drake Blvd	006-251-01	C-2	Commercial - Improved	CC	No	N	N	0.179604788	02 Moderate Income	C-3	13	30	3	0	3
28	128	340 Sir Francis Drake Blvd	006-251-05	C-2	Commercial - Improved	CC	No	N	N	0.151127174	02 Moderate Income	C-3	13	30	3	0	3

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
28	132	40 Greenfield Ave	006-251-10	C-3	Commercial - Improved	GC	No	N	N	0.330668152	02 Moderate Income	No Change	13	30	6	0	6
28	131	34 Greenfield Ave	006-251-09	C-3	Commercial - Improved	GC	No	N	N	0.073599611	02 Moderate Income	No Change	13	30	2	0	2
28	129	14 Greenfield Ave	006-251-28	C-3	Commercial - Improved	GC	No	N	N	0.177423682	02 Moderate Income	No Change	13	30	4	0	4
28	127	324 Sir Francis Drake Blvd	006-251-27	C-2	Commercial - Improved	CC	No	N	N	0.346565728	02 Moderate Income	C-3	13	30	7	0	7
28	130	No Address	006-251-08	C-3	Commercial - Improved	GC	No	N	N	0.233803596	02 Moderate Income	No Change	13	30	4	0	4
27	140	60 Greenfield Ave	006-254-13	C-3	Commercial - Improved	GC	No	N	N	0.25835984	02 Moderate Income	No Change	13	30	5	0	5
27	145	118 Greenfield Ave	006-171-03	C-3	Commercial - Improved	GC	No	N	N	0.186737086	02 Moderate Income	No Change	13	30	3	0	3
27	144	114 Greenfield Ave	006-171-02	C-3	Commercial - Improved	GC	No	N	N	0.12896394	02 Moderate Income	No Change	13	30	3	0	3
27	141	70 Greenfield Ave	006-254-14	C-3	Commercial - Improved	GC	No	N	N	0.194214289	02 Moderate Income	No Change	13	30	4	0	4
27	143	No Address	006-171-12	C-3	Commercial - Improved	GC	No	N	N	0.245434085	02 Moderate Income	No Change	13	30	5	0	5
27	142	90 Greenfield Ave	006-171-13	C-3	Commercial - Improved	GC	No	N	N	0.049589445	02 Moderate Income	No Change	13	30	1	0	1
26	156	144 Greenfield Ave	006-171-07	C-3	Single-Resid. - Improved	GC	No	N	N	0.165904464	02 Moderate Income	No Change	13	30	3	1	2
26	157	6 W Hillside Ave	006-171-08	C-3	Single-Resid. - Improved	GC	No	N	N	0.59566415	01 Lower Income	No Change	13	30	12	1	11
26	154	128 Greenfield Ave	006-171-05	C-3	Commercial - Improved	GC	No	N	N	0.158832114	02 Moderate Income	No Change	13	30	3	0	3

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
26	155	130 Greenfield Ave	006-171-6	C-3	Commercial - Improved	GC	No	25	N	0.508351545	01 Lower Income	No Change	13	30	10	0	10
25	158	5 W Hillside Ave	006-172-02	R-1	Single-Resid. - Unimproved	VLD	Yes	26	N	0.718721109	01 Lower Income	C-3	13	30	15	0	15
24	163	230 Greenfield Ave	006-173-007	C-3	Commercial - Improved	GC	No	27	N	0.435112757	02 Moderate Income	No Change	13	30	9	0	9
24	159	208 Greenfield Ave	006-173-11	C-3	Commercial - Improved	GC	No	N	N	0.571341628	01 Lower Income	No Change	13	30	11	0	11
24	164	270 Greenfield Ave	006-173-22	C-3	Commercial - Improved	GC	No	N	N	0.285610065	02 Moderate Income	No Change	13	30	5	0	5
24	162	224 Greenfield Ave	006-173-17	C-3	Commercial - Improved	GC	No	N	N	0.594514398	01 Lower Income	No Change	13	30	12	0	12
24	160	210 Greenfield Ave	006-173-04	C-3	Commercial - Improved	GC	No	N	N	0.238069739	02 Moderate Income	No Change	13	30	4	0	4
24	161	222 Greenfield Ave	006-173-16	C-3	Commercial - Improved	GC	No	N	N	0.526384514	01 Lower Income	No Change	13	30	11	0	11
23	165	275 Greenfield Ave	006-211-21	C-3	Commercial - Improved	GC	No	28	N	0.21342037	02 Moderate Income	No Change	13	30	4	0	4
34	40	69 Tamalpais Ave	007-212-07	R-1	Single-Resid. - Improved	DMR	No	29	N	0.226513825	03 Above Moderate Income	R-3	13	30	4	1	3
34	39	77 Tamalpais Ave	007-212-06	R-1	Single-Resid. - Improved	DMR	No	N	N	0.197187107	03 Above Moderate Income	R-3	13	30	4	1	3
34	42	63 Tamalpais Ave	007-212-09	R-1	Single-Resid. - Improved	DMR	No	N	N	0.177683841	03 Above Moderate Income	R-3	13	30	4	1	3
32	44	43 Tamalpais Ave	007-212-13	R-1	Single-Resid. - Improved	DMR	No	31	N	0.161294013	03 Above Moderate Income	R-3	13	30	3	1	2

Table 6.8: Opportunity Site Characteristics																
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
32	45	41 Tamalpais Ave	007-212- 14	R-1	Single-Resid. - Improved	DMR	No	N	N	0.17463325	03 Above Moderate Income	R-3	13	30	3	1	2
35	48	54 Magnolia Ave	007-212-50	R-3	Multiple-Resid. - Improved	DMR	No	30	N	0.150643841	03 Above Moderate Income	R-3	13	30	3	0	3
35	49	58 Magnolia Ave	007-212-43	R-1	Single-Resid. - Improved	DMR	No	N	N	0.148553871	03 Above Moderate Income	R-3	13	30	4	1	3
36	47	36 Magnolia Ave	007-212-37	R-2	Multiple-Resid. - Improved	DMR	No	32	N	0.197521662	03 Above Moderate Income	R-3	13	30	4	2	2
36	46	30 Magnolia Ave	007-212-36	R-1	Single-Resid. - Improved	DMR	No	N	N	0.141576988	03 Above Moderate Income	R-3	13	30	2	1	1
37	52	69 Magnolia Ave	007-213-08	R-1	Single-Resid. - Improved	DMR	No	33	N	0.180263731	03 Above Moderate Income	R-3	13	30	3	1	2
37	51	73 Magnolia Ave	007-213-57	R-1	Single-Resid. - Improved	DMR	No	N	N	0.128440994	03 Above Moderate Income	R-3	13	30	3	1	2
38	58	41 Magnolia Ave	007-213-17	R-1	Single-Resid. - Improved	DMR	No	N	N	0.106388546	03 Above Moderate Income	R-3	13	30	2	1	1
38	57	43 Magnolia Ave	007-213-16	R-1	Single-Resid. - Improved	DMR	No	34	N	0.108554194	03 Above Moderate Income	R-3	13	30	2	1	1
38	56	47 Magnolia Ave	007-213-15	R-1	Single-Resid. - Improved	DMR	No	N	N	0.096597159	03 Above Moderate Income	R-3	13	30	2	1	1

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Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
39	54	196 Tunstead Ave	007-213-50	R-2	Single-Resid. - Improved	DMR	No	35	N	0.160963273	03 Above Moderate Income	R-3	13	30	3	1	2
31	122	206 Sir Francis Drake Blvd	006-252-02	C-2	Commercial - Improved	CC	No	36	N	0.146849586	02 Moderate Income	C-3	13	30	3	1	2
31	123	214 Sir Francis Drake Blvd	006-252-03	C-2	Commercial - Improved	CC	No	N	N	0.149688284	02 Moderate Income	C-3	13	30	3	0	3
40	120	160 Sir Francis Drake Blvd	006-241-05	C-3	Commercial - Improved	CC	No	37	N	0.429000301	02 Moderate Income	No change	13	30	9	0	9
40	119	130 Sir Francis Drake Blvd	006-241-56	C-3	Commercial - Improved	CC	No	N	N	0.757107835	01 Lower Income	No change	13	30	16	0	16
40	121	190 Sir Francis Drake Blvd	006-241-06	C-3	Commercial - Improved	CC	No	N	N	0.470074915	02 Moderate Income	No change	13	30	9	0	9
40	118	120 Sir Francis Drake Blvd	006-241-61	C-3	Commercial - Improved	CC	No	N	N	0.519078939	01 Lower Income	No change	13	30	10	0	10
40	117	100 Sir Francis Drake Blvd	006-241-63	C-3	Commercial - Improved	CC	No	N	N	0.145302615	02 Moderate Income	No change	13	30	3	0	3
41	69	182 Pine St	007-251-37	R-1	Single-Resid. - Improved	DMR	No	N	N	0.107202985	03 Above Moderate Income	R-3	13	30	2	1	1
41	66	170 Pine St	007-251-34	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105921335	03 Above Moderate Income	R-3	13	30	2	1	1
41	59	140 Pine St	007-251-27	R-1	Single-Resid. - Improved	DMR	No	N	N	0.120261466	03 Above Moderate Income	R-3	13	30	3	1	2
41	64	160 Pine St	007-251-32	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105383529	03 Above Moderate Income	R-3	13	30	2	1	1

Table 6.8: Opportunity Site Characteristics																
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
41	70	184 Pine St	007-251-38	R-1	Single-Resid. - Improved	DMR	No	N	N	0.114634014	03 Above Moderate Income	R-3	13	30	2	1	1
41	61	150 Pine St	007-251-29	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105489802	03 Above Moderate Income	R-3	13	30	2	1	1
42	72	171 Pine St	007-252-02	R-1	Single-Resid. - Improved	DMR	No	N	N	0.090982486	03 Above Moderate Income	R-3	13	30	1	1	0
42	71	177 Pine St	007-252-01	R-1	Single-Resid. - Improved	DMR	No	N	N	0.095996571	03 Above Moderate Income	R-3	13	30	2	1	1
43	75	155 Pine St	007-252-06	R-1	Single-Resid. - Improved	DMR	No	N	N	0.105224221	03 Above Moderate Income	R-3	13	30	2	1	1
44	79	129 Pine St	007-252-13	R-1	Single-Resid. - Improved	DMR	No	N	N	0.113060429	03 Above Moderate Income	R-3	13	30	2	1	1
45	91	110 Ross Ave	007-281-21	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.401478096	03 Above Moderate Income	R-3	13	30	8	2	6
46	87	80 Ross Ave	007-281-13	R-2	Single-Resid. - Improved	DMR	No	N	N	0.173087148	03 Above Moderate Income	R-3	13	30	4	2	2
46	89	88 Ross Ave	007-281-14	R-2	Single-Resid. - Improved	DMR	No	N	N	0.126552937	03 Above Moderate Income	R-3	13	30	3	1	2
46	90	102 Ross Ave	007-281-19	R-2	Exemption - Improved	DMR	No	N	N	0.202971062	03 Above Moderate Income	R-3	13	30	4	1	3

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
47	86	68 Ross Ave	007-281-12	R-2	Single-Resid. - Improved	DMR	No	N	N	0.121124473	03 Above Moderate Income	R-3	13	30	3	1	2
47	85	1 Cedar St	007-281-11	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.161667454	03 Above Moderate Income	R-3	13	30	3	2	1
48	84	61 Woodland Ave	007-282-23	R-1	Exemption - Improved	DMR	No	N	N	0.127062452	03 Above Moderate Income	R-3	13	30	3	0	3
49	82	50 Ross Ave	007-282-13	R-1	Single-Resid. - Improved	DMR	No	N	N	0.096158524	03 Above Moderate Income	R-3	13	30	2	1	1
61	80	305 San Anselmo Ave	007-282-20	C-2	Commercial - Improved	CC	No	N	N	0.75217669	01 Lower Income	C-3	13	30	16	0	16
62	96	71 Ross Ave	007-284-03	R-2	Multiple-Resid. - Improved	DMR	No	N	N	0.178095877	03 Above Moderate Income	R-3	13	30	3	2	1
62	93	73 Ross Ave	007-284-02	R-2	Single-Resid. - Improved	DMR	No	N	N	0.136358141	03 Above Moderate Income	R-3	13	30	2	1	1
62	94	70 Mariposa Ave	007-284-34	R-2	Single-Resid. - Improved	DMR	No	N	N	0.149608742	03 Above Moderate Income	R-3	13	30	3	1	2
63	98	51 Ross Ave	007-284-07	R-1	Multiple-Resid. - Improved	DMR	No	N	N	0.18513728	03 Above Moderate Income	R-3	13	30	3	2	1
50	107	21 Mariposa Ave	007-301-06	C-3	Commercial - Improved	GC	No	N	N	0.351434473	02 Moderate Income	No change	13	30	7	0	7
50	108	121 San Anselmo Ave	007-301-19	C-3	Commercial - Improved	GC	No	N	N	0.641201561	01 Lower Income	No change	13	30	13	0	13

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
50	109	115 San Anselmo Ave	007-301-18	C-3	Commercial - Improved	GC	No	N	N	0.130047642	02 Moderate Income	No change	13	30	3	0	3
50	110	101 San Anselmo Ave	007-301-20	C-3	Commercial - Improved	GC	No	N	N	0.331348944	02 Moderate Income	No change	13	30	6	0	6
33	97	50 Mariposa Ave	007-284-50	R-2	Single-Resid. - Improved	DMR	No	N	N	0.364969823	03 Above Moderate Income	R-3	13	30	7	1	6
59	100	23 Ross Ave	007-284-10	C-3	Single-Resid. - Improved	GC	No	N	N	0.182828329	03 Above Moderate Income	R-3	13	30	3	1	2
51	111	55 San Anselmo Ave	007-302-13	C-3	Commercial - Improved	GC	No	N	N	0.161742046	02 Moderate Income	No change	13	30	3	1	2
51	112	35 San Anselmo Ave	007-302-14	C-3	Commercial - Improved	GC	No	N	N	0.133194748	02 Moderate Income	No change	13	30	3	1	2
51	113	29 San Anselmo Ave	007-302-15	C-3	Commercial - Improved	GC	No	N	N	0.128609308	02 Moderate Income	No change	13	30	3	1	2
60	115	21 San Anselmo Ave	007-302-17	C-3	Commercial - Improved	GC	No	N	N	0.31029105	02 Moderate Income	No change	13	30	7	0	7
52	99	22 Mariposa Ave	007-284-22	C-3	Single-Resid. - Improved	GC	No	N	N	0.097344962	03 Above Moderate Income	R-3	13	30	2	1	1
53	105	217 San Anselmo Ave	007-284-17	C-3	Commercial - Improved	GC	No	N	N	0.114672912	02 Moderate Income	No change	13	30	2	0	2
53	104	223 San Anselmo Ave	007-284-49	C-3	Commercial - Improved	GC	No	N	N	0.202570007	02 Moderate Income	No change	13	30	4	0	4
53	102	243 San Anselmo Ave	007-284-13	C-3	Commercial - Improved	GC	No	N	N	0.351072956	02 Moderate Income	No change	13	30	7	0	7
53	101	15 Ross Ave	007-284-12	C-3	Commercial - Improved	GC	No	N	N	0.119282904	02 Moderate Income	No change	13	30	3	0	3

Table 6.8: Opportunity Site Characteristics																	
Site	Parcel ID	Address	APN	Current Zoning	Existing Land Use	GP Land Use	Vacant	4th Cycle Site	5th Cycle Site	Acreage Considered	Income Supported	Proposed Zoning	Proposed Min. Density (DUA)	Proposed Max. Density (DUA)	Realistic Capacity	Existing Units	Net New Units
53	103	233 San Anselmo Ave	007-284-14	C-3	Commercial - Improved	GC	No	N	N	0.114378224	02 Moderate Income	No change	13	30	2	0	2
54	116	98 Sir Francis Drake Blvd	006-191-36	C-3	Commercial - Improved	CC	No	N	N	0.143617746	02 Moderate Income	No change	13	30	3	0	3
55	106	151 San Anselmo Ave	007-301-07	C-3	Commercial - Improved	GC	No	N	N	0.378580656	02 Moderate Income	No change	13	30	7	7	0
56	114	25 San Anselmo Ave	007-302-16	C-3	Commercial - Improved	GC	No	N	N	0.142561791	02 Moderate Income	No change	13	30	2	0	2
57	173	19 Tamalpais	007-212-20	C-2	Commercial - Improved	CC	No	N	N	0.118881855	03 Above Moderate Income	C-2/SPD	13	30	2	0	2
58	174	341 San Anselmo Ave	007-252-16	C-2	Commercial - Improved	CC	No	N	N	0.191951504	03 Above Moderate Income	C-2/SPD	13	30	4	0	4
18	175	17 Buena Vista	006-121-17	R-1	Single-Resid. - Improved	SF	No	N	N	0.058539945	03 Above Moderate Income	R-3	13	30	1	1	0

Realistic Capacity Assumptions

To calculate the realistic capacity for each site, a typical density of 70 percent of the maximum dwelling units per acre was assumed. This considers recent development trends in San Anselmo and other communities in the region and the typical percentage of land area that is dedicated to parking, hallways, utilities, and other non-dwelling unit spaces. The following developments informed the Town's realistic capacity assumptions:

- The property at 600 Red Hill Avenue is zoned R-2/PPD/SPD and approximately 1.61 acres in size. The allowable maximum density for the project, given the lot size and zoning, was 21 units. The project was approved in 2021 to allow 28 units (including 7 density bonus units). which is 100 percent of the maximum allowed density on the site without consideration of the density bonus units. With density bonus units included, the property developed at 141 percent of the maximum allowed density on the site.
- The parcel at 1 Lincoln Park is zoned C-3 and approximately 0.63 acres in size. The allowable maximum density for the project, given the lot size and zoning, was 12 units. The project was approved in 2016 to allow 16 units (including 4 density bonus units), which is 100 percent of the maximum allowed density on the site without consideration of the density bonus units. With density bonus units included, the property developed at 127 percent of the maximum allowed density on the site.
- The parcel at 1755 Bridgeway in Sausalito will develop 19 multi-family units on about 0.58 acres zoned for multifamily residential uses. The allowable maximum density for the project, given the lot size and zoning, was 5 units. The project was approved in 2023 to allow 19 units, which is 380 percent of the maximum allowed density on the site. The increased density was primarily attributed to a density bonus, regulatory incentives, and State streamlining provisions.
- The Magnolia Village project in Larkspur will build 20 townhomes on a mixed-use site with 4 retail spaces on the ground floor. The project is located on a 1.63-acre site that is currently zoned C-2, Commercial, and developed but blighted and underutilized. The allowable maximum density for the project, given the lot size and zoning, was 35 units. The project was approved in 2023 to allow 20 units, which is 57 percent of the maximum allowed density on the site.

The average density resulting from these four recent developments is 176 percent. Excluding the Sausalito project, which developed at a density significantly higher than the maximum density allowed, the average density resulting from the other three recent developments is 108 percent of the allowable maximum density of the underlying zone. In order to provide a conservative estimate of realistic development capacity, the Town has reduced the realistic development capacity on sites in the Housing Opportunity Sites Inventory to 70 percent of the maximum density allowed in the underlying zone. As detailed in Actions 5.2a and 5.2b, San Anselmo will establish a minimum density of 20 dwelling units per acre and require that at least 50 percent of the total floor area of a project be for residential use in the C-L and C-3 districts. Further, as detailed in Action 5.3a, the Town will establish an Affordable Housing Overlay District that could be applied to development in the SPD, C-3, or R-3 Districts that would incentivize the development of affordable housing by allowing greater density amongst other incentives. These actions further ensure housing development in the Town meets or exceeds the realistic capacity assumptions made for this analysis.

Suitability of Non-Vacant and Underutilized Sites

San Anselmo has little remaining vacant land suitable for development, and existing vacant sites in the community are severely constrained by the wildland urban interface, high Fire Hazard Severity Zones, and other environmental factors as discussed in greater detail in the Environmental Constraints section of Chapter 4: Housing Constraints. As such, the Housing Opportunity Sites Inventory is comprised largely of non-vacant sites.

Most non-vacant opportunity sites in San Anselmo are underutilized and currently developed as commercial, downtown mixed residential or single-family residential land uses. The existing uses of these sites would not prevent redevelopment, as they provide marginal economic viability, as determined through an examination of specific factors for nonvacant parcels including the age of structures, improvement to land value ratio, unrealized potential, sites that are occupied by vacant or unutilized buildings, and developer interest. Opportunity sites received one point if they met one of the factors' thresholds. If a site met at least two of the following five factors, it was deemed suitable for residential development, as detailed in Table 6.9.

- Age of existing structure: If an existing non-residential building is 30 years or older, or if an existing residential building is 40 years or older it was deemed suitable for redevelopment.
- Improvement to land value ratio: If the existing building or structure on a site is worth less than the land of the site, it was deemed suitable for redevelopment.
- Unrealized potential: If a site zoned for residential uses has the potential to add two or more units based on the proposed maximum allowed density compared to the existing density, or if a site zoned for commercial uses has the potential to increase its FAR based on the

currently maximum allowed FAR compared to the existing FAR, it was deemed suitable for redevelopment.

- Vacant or unutilized buildings: If a nonvacant site is occupied by a vacant or unoccupied building, it was deemed suitable for redevelopment. Sites with partially vacant or underutilized buildings or parking lots not required for viable use received a score of 0.5.
- Developer interest: If Town staff have received a formal inquiry from a developer for the development of residential uses on a site, it was deemed suitable for redevelopment.

The nonvacant sites analysis summarized in the table below refined the Town's Housing Opportunity Sites Inventory last submitted to HCD on February 20, 2023. The Town's original submittal included 172 housing opportunity sites and the revised inventory presented in this document includes 151 sites. Those 21 sites were removed from the opportunity sites inventory because they met fewer than two of the factors described above.

The Town has also received feedback from several owners of the identified housing opportunity sites indicating that the proposed Zoning Code amendments (Policy 5) would encourage them to redevelop their properties with housing, further cementing the Town's confidence that development will occur at the planned densities during the 6th cycle planning period.

Table 6.9: Non Vacant Site Suitability										
Site ID	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Sum of Nonvacant Site Suitability Scores	Developer Interest	Vacant Site	Meets Feasibility for Development Threshold
1	9 TAMAL AVE	1	1	0	0	0	2			Yes
-	1025 SIR FRANCIS DRAKE BLVD	0	1	0	0	0	1			No -- Removed from Sites Inventory
3	1019 SIR FRANCIS DRAKE BLVD	0	1	0	0	0.5	1.5	Yes		Yes
4	1001 SIR FRANCIS DRAKE BLVD	1	1	0	0	0	2			Yes
5	8 SAIS AVE	1	1	0	0	0	2			Yes
6	930 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	4.5			Yes
2	300 SUNNY HILLS DR	0	1	1	0	1	3	Yes		Yes
8	830 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	4.5			Yes
8	820 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	3.5			Yes
8	810 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	4.5			Yes
7	805 SIR FRANCIS DRAKE BLVD	1	0	1	1	0.5	3.5			Yes
8	800 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	3.5			Yes
9	781 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	4.5			Yes
9	761 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	3.5			Yes
11	6 BRIDGE AVE	1	1	1	1	0	4			Yes
10	729 SIR FRANCIS DRAKE BLVD	1	1	1	1	0	4			Yes
10	727 SIR FRANCIS DRAKE BLVD	0	1	0	1	0	2			Yes

Table 6.9: Non Vacant Site Suitability										
Site ID	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Sum of Nonvacant Site Suitability Scores	Developer Interest	Vacant Site	Meets Feasibility for Development Threshold
11	707 SIR FRANCIS DRAKE BLVD	0	1	1	0	1	3			Yes
12	754 SIR FRANCIS DRAKE BLVD	0	0	1	0	1	2			Yes
12	750 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	4.5			Yes
13	113 SPAULDING ST	1	1	1	0	0	3	Yes		Yes
15	112 SPAULDING ST	0	1	0	0	0	1	Yes		Yes
16	604 RED HILL AVE	1	1	1	1	1	5			Yes
15	606 SIR FRANCIS DRAKE BLVD	0	1	1	1	0	3			Yes
15	640 SIR FRANCIS DRAKE BLVD	1	1	1	0	0	3			Yes
14	100 CENTER BLVD	1	1	1	1	0	4			Yes
29	43 SAN RAFAEL AVE	0	1	1	0	0	2			Yes
29	55 SAN RAFAEL AVE	1	1	1	0	0	3	Yes		Yes
30	71 SAN RAFAEL AVE	0	1	1	0	0	2	Yes		Yes
30	76 TAMALPAIS AVE	0	1	1	0	0	2			Yes
34	77 TAMALPAIS AVE	1	1	1	0	0	3			Yes
34	69 TAMALPAIS AVE	1	1	1	0	0	3			Yes
-	67 TAMALPAIS AVE	0	0	1	0	0	1			No -- Removed from Sites Inventory
34	63 TAMALPAIS AVE	1	1	1	0	0	3			Yes
-	47 TAMALPAIS AVE	0	0	0	0	0	0			No -- Removed from Sites Inventory
32	43 TAMALPAIS AVE	0	1	1	0	0	2			Yes
32	41 TAMALPAIS AVE	1	1	1	0	0	3			Yes

Table 6.9: Non Vacant Site Suitability										
Site ID	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Sum of Nonvacant Site Suitability Scores	Developer Interest	Vacant Site	Meets Feasibility for Development Threshold
36	30 MAGNOLIA AVE	1	1	1	0	0	3			Yes
36	36 MAGNOLIA AVE	1	1	1	0	0	3			Yes
35	54 MAGNOLIA AVE	1	1	1	0	0	3			Yes
35	58 MAGNOLIA AVE	1	1	1	0	0	3			Yes
-	72 MAGNOLIA AVE	0	1	0	0	0	1			No -- Removed from Sites Inventory
37	73 MAGNOLIA AVE	1	1	0	0	0	2			Yes
37	69 MAGNOLIA AVE	1	1	1	0	0	3			Yes
-	63 MAGNOLIA AVE	0	1	0	0	0	1			No -- Removed from Sites Inventory
39	196 TUNSTEAD AVE	0	1	1	0	0	2			Yes
-	172 TUNSTEAD AVE	0	1	0	0	0	1			No -- Removed from Sites Inventory
38	47 MAGNOLIA AVE	1	1	0	0	0	2			Yes
38	43 MAGNOLIA AVE	1	1	0	0	0	2			Yes
38	41 MAGNOLIA AVE	1	1	0	0	0	2			Yes
41	140 PINE ST	1	1	0	0	0	2			Yes
-	144 PINE ST	0	1	0	0	0	1			No -- Removed from Sites Inventory
41	150 PINE ST	1	1	0	0	0	2			Yes
-	154 PINE ST	0	1	0	0	0	1			No -- Removed from Sites Inventory
-	158 PINE ST	0	1	0	0	0	1			No -- Removed from Sites Inventory
41	160 PINE ST	1	1	0	0	0	2			Yes
-	164 PINE ST	0	1	0	0	0	1			No -- Removed from Sites Inventory
41	170 PINE ST	1	1	0	0	0	2			Yes
-	174 PINE ST	0	1	0	0	0	1			No -- Removed from Sites Inventory
-	178 PINE ST	0	1	0	0	0	1			No -- Removed from Sites Inventory
41	182 PINE ST	1	1	0	0	0	2			Yes
41	184 PINE ST	1	1	0	0	0	2			Yes

Table 6.9: Non Vacant Site Suitability										
Site ID	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Sum of Nonvacant Site Suitability Scores	Developer Interest	Vacant Site	Meets Feasibility for Development Threshold
42	177 PINE ST	1	1	0	0	0	2			Yes
42	171 PINE ST	1	1	0	0	0	2			Yes
-	165 PINE ST	0	1	0	0	0	1			No -- Removed from Sites Inventory
-	161 PINE ST	0	1	0	0	0	1			No -- Removed from Sites Inventory
43	155 PINE ST	1	1	0	0	0	2			Yes
-	147 PINE ST	0	1	0	0	0	1			No -- Removed from Sites Inventory
-	141 PINE ST	0	1	0	0	0	1			No -- Removed from Sites Inventory
-	131 PINE ST	0	1	0	0	0	1			No -- Removed from Sites Inventory
44	129 PINE ST	1	1	0	0	0	2			Yes
61	305 SAN ANSELMO AVE	0	1	1	1	1	4			Yes
-	48 ROSS AVE	0	1	0	0	0	1			No -- Removed from Sites Inventory
49	50 ROSS AVE	1	1	0	0	0	2			Yes
-	59 WOODLAND AVE	0	1	0	0	0	1			No -- Removed from Sites Inventory
48	61 WOODLAND AVE	0	1	1	0	0	2			Yes
47	1 CEDAR ST	1	1	0	0	0	2			Yes
47	68 ROSS AVE	1	1	0	0	0	2			Yes
46	80 ROSS AVE	1	1	0	0	0	2			Yes
-	87 WOODLAND AVE	0	1	0	0	0	1			No -- Removed from Sites Inventory
46	88 ROSS AVE	1	1	0	0	0	2			Yes
46	102 ROSS AVE	0	1	1	0	0	2			Yes
45	110 ROSS AVE	0	1	1	0	0	2			Yes
62	73 ROSS AVE	0	1	0	0	0	1			Yes
62	70 MARIPOSA AVE	1	1	1	0	0	3			Yes
-	64 MARIPOSA AVE	1	0	0	0	0	1			No -- Removed from Sites Inventory
62	71 ROSS AVE	1	1	0	0	0	2			Yes
33	50 MARIPOSA AVE	0	1	1	0	0	2			Yes
63	51 ROSS AVE	0	1	1	0	0	2	Yes		Yes
52	22 MARIPOSA AVE	1	1	0	1	0	3			Yes
59	23 ROSS AVE	1	1	1	1	0	4			Yes
53	15 ROSS AVE	0	1	1	1	0	3			Yes

Table 6.9: Non Vacant Site Suitability										
Site ID	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Sum of Nonvacant Site Suitability Scores	Developer Interest	Vacant Site	Meets Feasibility for Development Threshold
53	243 SAN ANSELMO AVE	0	1	1	1	0	3			Yes
53	233 SAN ANSELMO AVE	1	1	1	1	0	4	Yes		Yes
53	223 SAN ANSELMO AVE	0	1	1	1	0.5	3.5			Yes
53	217 SAN ANSELMO AVE	0	1	1	1	0.5	3.5			Yes
55	151 SAN ANSELMO AVE	0	1	0	1	0	2			Yes
50	21 MARIPOSA AVE	0	1	1	0	0	2			Yes
50	121 SAN ANSELMO AVE	0	1	1	1	0.5	3.5	Yes		Yes
50	115 SAN ANSELMO AVE	0	1	1	1	0.5	3.5	Yes		Yes
50	101 SAN ANSELMO AVE	1	1	1	1	0.5	4.5	Yes		Yes
51	55 SAN ANSELMO AVE	0	1	1	1	0.5	3.5			Yes
51	35 SAN ANSELMO AVE	0	1	0	1	0.5	2.5			Yes
51	29 SAN ANSELMO AVE	0	1	0	1	0	2			Yes
56	25 SAN ANSELMO AVE	1	1	1	1	0	4			Yes
60	21 SAN ANSELMO AVE	0	1	1	1	0.5	3.5			Yes
54	98 SIR FRANCIS DRAKE BLVD	1	1	1	1	0	4			Yes
40	100 SIR FRANCIS DRAKE BLVD	0	0	1	1	0	2			Yes
40	120 SIR FRANCIS DRAKE BLVD	0	1	1	1	0	3			Yes
40	130 SIR FRANCIS DRAKE BLVD	1	1	1	1	0	4			Yes
40	160 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	3.5			Yes
40	190 SIR FRANCIS DRAKE BLVD	1	1	1	1	0.5	4.5			Yes

Table 6.9: Non Vacant Site Suitability										
Site ID	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Sum of Nonvacant Site Suitability Scores	Developer Interest	Vacant Site	Meets Feasibility for Development Threshold
31	206 SIR FRANCIS DRAKE BLVD	0	1	1	1	1	4			Yes
31	214 SIR FRANCIS DRAKE BLVD	0	1	1	1	0	3			Yes
28	300 SIR FRANCIS DRAKE BLVD	0	1	1	1	0.5	3.5			Yes
28	312 SIR FRANCIS DRAKE BLVD	0	1	0	1	0	2			Yes
28	316 SIR FRANCIS DRAKE BLVD	0	1	1	1	1	4			Yes
28	324 SIR FRANCIS DRAKE BLVD	0	1	1	1	1	4			Yes
28	340 SIR FRANCIS DRAKE BLVD	1	1	1	1	0	4			Yes
28	14 GREENFIELD AVE	0	1	1	1	0	3			Yes
28	No Address	1	0	1	1	0	3		Yes	Yes
28	34 GREENFIELD AVE	1	1	0	0	0	2			Yes
28	40 GREENFIELD AVE	0	1	1	1	0	3			Yes
17	580 RED HILL AVE	1	1	1	1	0	4			Yes
17	526 RED HILL AVE	1	1	0	1	1	4			Yes
17	520 RED HILL AVE	0	1	1	1	1	4			Yes
17	55 ESSEX ST	0	0	1	0	0	1		Yes	Yes
17	5 PALM LN	0	1	1	1	0	3			Yes
17	510 RED HILL AVE	1	1	1	1	0	4			Yes
17	504 RED HILL AVE	1	1	0	1	0	3			Yes
27	60 GREENFIELD AVE	1	1	1	1	0.5	4.5			Yes
27	70 GREENFIELD AVE	0	1	1	0	0	2			Yes

Table 6.9: Non Vacant Site Suitability										
Site ID	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Sum of Nonvacant Site Suitability Scores	Developer Interest	Vacant Site	Meets Feasibility for Development Threshold
27	90 GREENFIELD AVE	0	1	0	1	0	2			Yes
27	NO ADDRESS	1	0	1	1	0	3		Yes	Yes
27	114 GREENFIELD AVE	0	1	1	1	0	3			Yes
27	118 GREENFIELD AVE	0	1	1	1	0.5	3.5			Yes
18	412 RED HILL AVE	0	1	1	1	0	3			Yes
18	NO ADDRESS	0	1	1	1	0.5	3.5			Yes
18	9 BUENA VISTA	1	1	0	0	0	2			Yes
18	400 RED HILL AVE	1	1	1	1	0.5	4.5			Yes
19	330 RED HILL AVE	1	1	1	1	0.5	4.5			Yes
19	306 RED HILL AVE	1	0	1	0	0	2			Yes
20	292 RED HILL AVE	0	1	1	1	0	3			Yes
26	128 GREENFIELD AVE	0	1	1	1	0	3			Yes
26	130 GREENFIELD AVE	0	1	1	1	0	3			Yes
26	144 GREENFIELD AVE	0	1	1	1	0	3			Yes
26	6 W HILLSIDE AVE	0	1	1	1	0	3			Yes
24	208 GREENFIELD AVE	0	1	1	0	0	2			Yes
24	210 GREENFIELD AVE	1	1	1	1	0	4			Yes
24	222 GREENFIELD AVE	0	1	1	1	0.5	3.5	Yes		Yes
24	224 GREENFIELD AVE	0	1	1	1	0.5	3.5	Yes		Yes

Table 6.9: Non Vacant Site Suitability										
Site ID	Address	Improvement Ratio Threshold Met	Age Of Structure Threshold Met	Unrealized Residential Potential Threshold Met	Unrealized Commercial Potential Threshold Met	Sites With Vacant Buildings Threshold Met	Sum of Nonvacant Site Suitability Scores	Developer Interest	Vacant Site	Meets Feasibility for Development Threshold
24	230 GREENFIELD AVE	0	1	1	1	0	3			Yes
23	275 GREENFIELD AVE	0	1	1	1	0	3			Yes
21	NO ADDRESS	1	0	1	1	0	3			Yes
21	100 RED HILL AVE	0	1	1	1	0	3			Yes
22	90 RED HILL AVE	1	1	1	1	0.5	4.5			Yes
22	60 RED HILL AVE	1	1	1	1	0	4			Yes
22	50 RED HILL AVE	0	0	1	1	0.5	2.5			Yes
22	6 RED HILL AVE	1	1	1	1	0.5	4.5			Yes
22	2 RED HILL AVE	0	1	0	1	1	3			Yes
57	19 TAMALPAIS	0	1	1	1	0	3	Yes		Yes
58	341 SAN ANSELMO AVE	0	1	1	1	0	3	Yes		Yes
18	17 BUENA VISTA AVE	1	1	0	0	0	2			Yes

Replacement Housing Requirements

The Housing Opportunity Sites Inventory includes non-vacant sites, one of which currently provides housing to lower income households: Tam House II at 61 Woodland Avenue (part of Site 47). Action 4.1c requires replacement housing units when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

Rezone Program for Adequate Sites

The Housing Opportunity Sites Inventory includes sites that will require rezoning or that text amendments be made to existing zoning district designations to accommodate the regional housing need, including for lower-income households. Program 5.2 and Program 5.7 and the associated actions require amendments to the Zoning Code to accommodate higher density and affordable housing San Anselmo's rezoning program will meet all requirements of Government Code section 65583.2, subdivisions (h) and (i) as detailed below:

- Residential Density. As detailed in Actions 5.2a, 5.2b, 5.7b, 5.7c, 5.7d, 5.7e, the Town will establish a required minimum density of residential development and will allow a maximum density of 30 dwelling units per acre. In addition, the Affordable Housing Overlay District (Program 5.3) will be applied to properties zoned SPD, C-3, and R-3, and it will provide additional flexibility in development standards to encourage affordable housing in San Anselmo. Property owners will also be able to request a zoning amendment to fall within the Affordable Housing Overlay Zone, and the Town will waive rezoning fees. However, the Affordable Housing Overlay District is not required to meet the RHNA or make development feasible at the densities prescribed by the base zone.
- Mixed Use Development. As detailed in Action 5.2b, the Town of San Anselmo will require that residential use occupy at least 50 percent of the total floor area of a mixed use project.
- Residential Use by Right. The Town will not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. As detailed in Actions 3.1b and 3.2a, the Town of San Anselmo will adopt objective design standards for all housing types, including missing middle housing types, which will be used as administrative design review for project approval. Due to the objective, nondiscretionary nature of the objective design standards, design review will not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

Infrastructure Availability

As detailed in Chapter 4, Housing Constraints, infrastructure providers in San Anselmo have sufficient capacity to meet the needs of development on the identified housing opportunity sites.

Housing Opportunities Conclusion

The Town of San Anselmo is committed to creating housing opportunities and choice throughout the community and has gone above and beyond the state mandate to do so. San Anselmo's RHNA 6th Cycle obligation is a total of 833 total units. With 54 units in pipeline projects and 160 projected ADUs, the Town's obligation is reduced to 619 total units. To plan for the remaining 619 units, the Town has identified 63 sites across 151 parcels that can reasonably accommodate 798 total units – providing the Town with nearly a 30 percent buffer. This significant buffer will ensure that the Town has the resources needed to fulfill its RHNA 6th Cycle obligation and more in the next eight years.

Table 6.10: RHNA 6th Cycle Allocation Compared to Opportunity Site Yield			
Income Level	RHNA Allocation	RHNA Less Pipeline Projects and ADUs Plus 20 Percent "No Net Loss" Buffer	Opportunity Sites Yield
Low Income	398	338.4	325
Moderate Income (80-119% AMI)	121	77.8	272
Above Moderate Income (120% AMI+)	314	328.8	201
Total	833	745	798

Table 6.11 and *Table 6.12* below summarize the projected number of units that could be developed on parcels currently suitably designated and zoned to allow residential uses in relation to the RHNA and projected pipeline projects and ADUs. The sites currently suitably zoned to allow residential development are broken down into vacant and non-vacant sites. Redevelopment potential of the non-vacant sites is analyzed in this chapter. As shown in the table, San Anselmo's RHNA of 833 units cannot be met by already suitably zoned land that allows residential uses. Therefore, the Town proposes to redesignate and rezone sites to accommodate additional residential development at income levels that meet the identified housing need in Action 5.7a.

Table 6.11: Suitable Sites Zoned for Residential Uses Yield Analysis					
	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
RHNA	253	145	121	314	833
Estimated Units Accommodated by Vacant Land Zoned to Allow Residential Uses	0		16	10	26
Estimated Units Accommodated by Non-Vacant Land Zoned to Allow Residential Uses	182		224	64	470
Projected Units to be Accommodated by Pipeline Projects and ADUs	59	57	57	41	214
Remaining RHNA to be Accommodated by Opportunity Sites	100		-176	199	123

Table 6.12: Housing Opportunity Sites Summary Table						
Income Category	Total Sites	Total Net New Units	Total Acres	Rezoned Sites	Rezoned Sites: Net New Units	Rezoned Acres
Lower Income	16	325	15.80	3	143	6.80
Moderate Income	64	272	14.52	8	28	1.53
Above Moderate Income	71	201	15.14	58	131	11.40
Total	151	798	45.46	69	302	19.73

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
007-281-11	1 Cedar St	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-101-04	100 Center Blvd	General Commercial	C-3	C-3	20	30	GC	GC
006-167-06	100 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-061-37	100 Shaw Dr	Specific Planned Development	SPD	R-1/SPD	1-6	30	SF	SF
006-061-36	100 Shaw Dr	Specific Planned Development	SPD	R-1/SPD	1	30	SF	SF
006-241-63	100 Sir Francis Drake	General Commercial	C-3	C-3	20	30	CC	CC
007-031-39	100 Summit	Specific Planned Development	SPD	R-1/SPD	1	30	SF	SF
006-042-08	1001 Sir Francis Drake	Single Family	R-1	R-2	1-6	12	SF	MDR
006-061-26	101 Sunny Hills	Specific Planned Development	SPD	R-3/SPD	20	30	HDR	HDR
007-301-20	101 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-283-13	101 Ross	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
007-283-10	100 Mariposa	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
006-042-05	1019 Sir Francis Drake	Single Family	R-1	R-2	1	12	SF	MDR
007-281-19	102 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-042-23	1025 Sir Francis Drake	Single Family	R-1	R-2	1-6	12	SF	MDR
007-281-21	110 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-092-03	112 Spaulding St	Limited Commercial	C-L	CL	20	25	LC	LC
006-091-15	113 Spaulding St	Medium Density	R-2	R-3	6-12	30	MDR	HDR
006-171-02	114 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-171-12	114 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-301-18	115 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-283-04	115 Ross	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-171-03	118 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-241-61	120 Sir Francis Drake	General Commercial	C-3	C-3	20	30	CC	CC
007-301-19	121 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-083-41	126 Sycamore Ave	Single Family	R-1	CL	1-6	25	DMR	DMR
006-171-05	128 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-252-13	129 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-091-65	129 Spaulding St	Specific Planned Development	SPD	CL	1	25	LC	LC
006-171-06	130 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-241-56	130 Sir Francis Drake	General Commercial	C-3	C-3	20	30	CC	CC
007-252-12	131 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-11	137 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-251-28	14 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-251-08	14 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-251-27	140 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-10	141 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-171-07	144 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
007-252-09	143 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-28	144 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-08	147 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
005-153-42	148 Oak Knoll	Specific Planned Development	SPD	C-1/SPD	20	20	NC	NC
007-284-12	15 Ross Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-251-29	150 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-301-07	151 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-252-07	151 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-30	154 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-06	155 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-31	158 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-241-05	160 Sir Francis Drake	General Commercial	C-3	C-3	20	30	CC	CC
007-251-32	160 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-05	161 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-33	164 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-04	165 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-32	169 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-121-17	17 Buena Vista	Single Family	R-1	R-3	1 to 6	30	MDR	HDR
007-251-34	170 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-02	171 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-213-44	172 Tunstead Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-251-35	174 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-01	177 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-36	178 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-37	182 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-38	184 Pine St	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-121-18	19 Buena Vista	Single Family	R-1	R-3	1 to 6	30	MDR	HDR

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
007-212-20	19 Tamalpais	Central Commercial	C-2	SPD	20	30	DMR	DMR
006-241-06	190 Sir Francis Drake	General Commercial	C-3	C-3	20	30	CC	CC
007-213-50	196 Tunstead Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-091-69	2 Loma Robles	Specific Planned Development	SPD	C-3	13-20	30	HDR	HDR
006-201-01	2 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-252-02	206 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
006-173-11	208 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-301-06	21 Mariposa Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-302-17	21 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-173-04	210 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-252-03	214 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
007-284-17	217 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-284-22	22 Mariposa Ave	General Commercial	C-3	R-3	20	30	GC	GC
006-173-16	222 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-284-49	223 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-173-17	224 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
007-284-10	23 Ross Ave	General Commercial	C-3	R-3	20	30	GC	GC
005-1194-23	24 Ash	Specific Planned Development	SPD	R-2/SPD	12-Jun	12-Jun	MDR	MDR
006-173-07	230 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-284-14	233 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-282-06	24 Ross	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-284-13	243 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-121-19	25 Buena Vista	Single Family	R-1	R-3	1 to 6	30	MDR	HDR
007-302-16	25 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-291-01	27 Kensington Rd	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
007-301-25	27 Mariposa	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
006-173-22	270 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-211-21	275 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-302-15	29 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-162-01	292 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-212-36	30 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-251-01	300 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
006-061-33	300 Sunny Hills Dr	Preliminary Planned Development	PPD/R-1	SPD	1	30	SF	HDR

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
007-282-20	305 San Anselmo Ave	Downtown Commercial	C-2/SPC	C-3	20	30	CC	CC
006-161-05	306 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-213-69	31 Magnolia	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-251-02	312 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
006-251-03	316 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
006-251-27	324 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
007-213-75	35 City Hall Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-217-27	33 City Hall Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-121-31	330 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-251-09	34 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-251-05	340 Sir Francis Drake	Downtown Commercial	C-2	C-3	20	30	CC	CC
007-252-16	343-341 San Anselmo	Central Commercial	C-2	SPD	20	30	DMR	DMR
006-032-20	35 Sunny Hill Dr	Specific Planned Development	SPD	R-3/SPD	20	30	HDR	HDR
007-302-14	35 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-212-37	36 Magnolia Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-213-18	37 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-091-70	4 Loma Robles	Specific Planned Development	SPD	SPD	1	30	HDR	HDR
006-251-10	40 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-121-15	400 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-213-17	41 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-14	41 Tamalpais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-121-14	412 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-121-13	412 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-284-28	42 Mariposa	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-213-16	43 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-211-05	43 San Rafael Ave	Single Family	R-1	R-2	1-6	12	DMR	DMR
007-212-13	43 Tamalpais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-39	44 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-222-57	49 Cedar	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
007-222-43	47 Cedar	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
007-222-60	45 Cedar	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
007-222-59	45 Cedar	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
007-213-15	47 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-12	47 Tamalpais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-40	46 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-41	48 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-282-12	48 Ross Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-292-03	5 Richmond	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
006-121-12	50 Essex St	Single Family	R-1	R-3	1-6	30	SF	HDR
007-284-50	50 Mariposa Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-201-55	50 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-282-13	50 Ross Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-121-02	504 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-284-07	51 Ross Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-121-01	510 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-015-19	510 Center Rd- Condo project. Include all parcels	Specific Planned Development	SPD	R-3/SPD	1	30	HDR	HDR
006-091-09	520 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-091-60	526 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-282-14	54 Ross	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-212-50	54 Magnolia Ave	High Density	R-3	R-3	13-20	30	DMR	DMR
006-121-06	55 Essex St	Single Family	R-1	R-3	1-6	30	MDR	HDR
007-302-13	55 San Anselmo Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-211-04	55 San Rafael Ave	Single Family	R-1	R-2	1-6	12	DMR	DMR
007-031-41	57 Summit	Specific Planned Development	SPD	R-1/SPD	1	30	SF	SF
007-212-43	58 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-091-61	580 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-282-24	59 Woodland Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-083-37	6 Bridge Ave	Limited Commercial	C-L	CL	20	25	LC	LC
006-201-56	6 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-171-08	6 W. Hillside Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-254-13	60 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-201-04	60 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-091-57	604 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-092-09	606 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
007-282-23	61 Woodland Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-101-05	613 Sir Francis Drake	General Commercial	C-3	C-3	20	30	GC	GC
007-213-55	63 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-09	63 Tamalpais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-284-33	64 Mariposa Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-092-08	640 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
007-212-08	67 Tamalpais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-281-12	68 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-213-08	69 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-07	69 Tamlapais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
005-311-07	7 Aspen Court- Include all in cond area	Specific Planned Development	SPD	R-3/SPD	20	30	HDR	HDR
006-254-14	70 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
007-284-34	70 Mariposa Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-083-09	707 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
007-284-03	71 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-211-01	71 San Rafael Ave	Single Family	R-1	R-2	1-6	12	SF	DMR
007-212-45	72 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-284-46	72 Mariposa	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-283-07	No site address	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-083-07	727 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
006-083-06	729 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
007-213-57	73 Magnolia Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-284-02	73 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-091-40	750 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
006-091-39	754 Sir Francis Drake	Limited Commercial	SPD	CL	20	25	LC	LC
007-211-36	76 Tamalpais Ave	Single Family	R-1	R-2	1-6	12	SF	DMR
006-083-02	761 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
007-212-06	77 Tamalpais Ave	Single Family	R-1	R-3	1-6	30	DMR	DMR
006-083-01	781 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
006-091-68	790 Sir Francis Drake	Specific Planned Development	SPD	C-L/SPD	20	30	LC	LC
007-283-12	75 Jones	Specific Planned Development	SPD	R-3/SPD	20	30	DMR	DMR
006-072-13	8 Sais Ave	Single Family	R-1	R-2	1-6	12	SF	MDR
007-281-13	80 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-031-40	80 Summit Rd	Specific Planned Development	SPD	R-1/SPD	1	30	SF	SF

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-061-06	800 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
006-082-40	805 Sir Francis Drake	Limited Commercial	C-L	CL	20	25	LC	LC
006-061-22	810 Sir Francis Drake	General Commercial	C-3	C-3	20	30	LC	LC
006-061-13	820 Sir Francis Drake	General Commercial	C-3	C-3	20	30	GC	GC
006-061-38	830 Sir Francis Drake	General Commercial	C-3	C-3	20	30	GC	GC
006-061-39	850 Sir Francis Drake	Specific Planned Development	SPD	C-3/SPD	20	30	GC	GC
	84 Madrone	Specific Planned Development	SPD	C-3/SPD	20	30	DMR	DMR
007-281-09	87 Woodland Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-281-14	88 Ross Ave	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-121-16	9 Buena Vista	Single Family	R-1	R-3	1 to 6	30	MDR	HDR
006-121-16	9 Buena Vista	Single Family	R-1	R-3	1-6	30	SF	HDR
005-193-07	9 Fern	Specific Planned Development	SPD	R-1/SPD	1-6	1-6	SF	SF
006-042-28	9 Tamal Ave	Single Family	R-1	R-2	1-6	12	SF	MDR
007-213-58	90 Cedar	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-171-13	90 Greenfield Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-201-46	90 Red Hill Ave	General Commercial	C-3	C-3	20	30	GC	GC
006-061-40	914 Sir Francis Drake	Specific Planned Development	SPD	C-3/SPD	20	30	GC	GC
007-281-18	93 Woodland	Medium Density	R-2	R-3	6-12	30	DMR	DMR
006-061-31	930 Sir Francis Drake	General Commercial	C-3	C-3	20	30	GC	GC

PropID	Address	Zoning Description	Current Zoning	Proposed Zoning	Existing Density Per Acre	Proposed Density per Acre	Existing General Plan Land Use	Proposed General Plan Land Use
006-191-36	98 Sir Francis Drake	General Commercial	C-3	C-3	20	30	CC	CC
006-091-05	Vacant- Spaulding St	Very Low Density	R-1-H	R-3	1	30	VLD	VLD-HDR
007-283-04	115 Ross	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-11	137 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-09	143 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-252-07	151 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-251-32	160 Pine	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-282-06	24 Ross	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-213-69	31 Magnolia	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-213-18	37 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-284-28	42 Mariposa	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-212-39	44 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-40	46 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-212-41	48 Magnolia	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-282-14	54 Ross	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-284-46	72 Mariposa	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-283-07	No site address	Single Family	R-1	R-3	1-6	30	DMR	DMR
007-213-58	90 Cedar	Medium Density	R-2	R-3	6-12	30	DMR	DMR
007-281-18	93 Woodland	Medium Density	R-2	R-3	6-12	30	DMR	DMR

Policy 3. Maintain, Protect and Enhance Existing Housing, and Blend Well-Designed New Housing into the Community.

- *Program 3.3: Encourage innovative design that creates housing opportunities that are complementary to the location of the development. Enhance neighbor- hood identity and sense of community by ensuring that all new housing transitions sensitively to the surrounding area, avoids unreasonably affecting the privacy of neighboring properties and avoids impairing access to light and air of structures on neighboring properties.*

    - Action 3.3c: Amend the Zoning Code to allow residential buildings containing single-room occupancy (SRO) units as a permitted use in the R-3 zoning district.

Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing

- *Program 5.2: Support mixed-use development, with nonresidential uses on the ground floor and residential uses on upper floors in San Anselmo's commercially zoned areas.*

    - Action 5.2a: Amend the Zoning Code to require all new development and redevelopment in the C-L , C-3, and P districts to include residential units at a minimum density of 20 dwelling units per acre and a maximum density of up to 30 dwelling units per acre. In addition, establish minimum densities in the R-2, R-3, P, C-1, and C-2.

Action 5.2b: Amend the zoning standards, including maximum density, maximum building height, and other requirements, in the C-L and C-3 districts and maximum FAR in the C-1, C-L, and C-3 districts to accommodate mixed-use development and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project.

- *Program 5.7: Amend the Town's Zoning Code to accommodate higher density and affordable housing.*

    - Action 5.7a: Rezone the Opportunity Sites to R-2, R-3, C-L, C-3, or SPD as shown in Appendix B to accommodate the Regional Housing Needs Allocation.

    - Action 5.7b: Amend the standards for the R-3 district to allow up to 30 dwelling units per acre. The zoning amendment will include updating other development standards to accommodate additional density.

    - Action 5.7c: Amend the standards for the C-L district to require 30 dwelling units per acre. The zoning amendment will include updating other development standards to accommodate additional density.

    - Action 5.7d: Amend the standards for the C-3 district to require 30 dwelling units per acre. The zoning amendment will include updating other development standards to accommodate additional density.

- Action 5.7e: Amend the standards for the SPD district to allow up to 30 dwelling units per acre. The zoning amendment will include updating other development standards to accommodate additional density.

- Action 5.7f: Establish an inclusionary housing ordinance to require affordable housing be provided as a part of all new multifamily and mixed-use development.

- Action 5.7g: Permit low-barrier navigation centers for residents who need housing as a by-right use in areas that the Town has zoned for mixed uses as well as nonresidential zones that permit multifamily land uses pursuant to AB 101.

- *Program 5.8: Amend the Town's Zoning Code to comply with recently adopted state legislation.*

  - Action 5.8a: Amend the Zoning Code to comply with the Lanterman Disabilities Services Act.

  - Action 5.8d: Amend the Town's definition of transitional and supportive housing in the Zoning Code to ensure compliance with State law and allow them in all zoning districts that allow residential uses in accordance with AB 2162.
  - Action 5.8e: Amend the Town's definition and standards pertaining to emergency shelters to ensure compliance with SB 2, AB 2339, and AB 139.

Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services

- *Program 7.2: Ensure that new multifamily housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies, allowing seniors to "age in place."*

  - Action 7.2a: Amend the Town's Zoning Code to allow all residential care facilities, for the elderly and for persons with a chronic life-threatening illness, both small and large, to be permitted in all zoning districts that allow single family units.

8

POLICIES, PROGRAMS, AND ACTIONS

Policies, Programs, and Actions

The policies, programs, and actions presented in the Action Matrix below provide the Town of San Anselmo with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing throughout the community. The Action Matrix also identifies the town lead, time frame, and quantifiable metrics for each action to ensure the Town is held accountable in Housing Element implementation.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Policy 1. Build Local Government Institutional Capacity and Monitor Accomplishments to Respond Effectively to Housing Needs.			
Program 1.1: Take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.			
Action 1.1a: Continue to implement the agreements with the Marin Housing Authority (MHA), for for-sale units and with local Bay Area and Marin County housing non-profits and affordable housing developers for for-rent units, to manage deed restricted affordable housing developments in San Anselmo.	Planning Department	Bi-annually	Conduct bi-annual coordination calls to ensure continued implementation.
Action 1.1b: Work with MHA, and local Bay Area and Marin County housing non-profits and affordable housing developers to implement resale and rental regulations for extremely low, very low-, low- and moderate-income units, and monitor to ensure that these units remain affordable.	Planning Department	Summer 2025	Establish a database of properties subject to resale and rental regulations for monitoring purposes.
Action 1.1c: Work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis and as special opportunities arise through Housing Element implementation. Facilitate the participation of non-profits as an advisory role to assist the Town's affordable housing consultant (see Program 1.2) in identifying funding and opportunities for development.	Planning Department	Quarterly; Case-by-case basis	Conduct quarterly coordination calls to establish open, ongoing communication.
Action 1.1d: Work with the Marin Municipal Water District (MMWD) and the Ross Valley Sanitary District (RVSD) to ensure the availability and adequate capacity of water and wastewater systems to accommodate the housing needs during the planning period. Priority shall be granted to proposed developments that include housing affordable to lower-income households. In addition, the Town will provide a copy of the Housing Element and any future amendments to MMWD and RVSD immediately after adoption.	Planning Department; Public Works Department	Send Housing Element upon adoption	Send Housing Element to MMWS and RVSD upon adoption and subsequently as future amendments are adopted.
Program 1.2: Seek ways to organize and allocate staffing and community resources effectively and efficiently to implement the programs of the Housing Element.			
Action 1.2a: Provide a report annually to the Town Council to review progress on Housing Element programs. Annually prioritize programs for implementation and include funding in the Town's budget.	Planning Department	Annually	Conduct annual meetings with the Planning Commission and Town Council to report on progress of Housing Element implementation.
Action 1.2b: Hire a consultant with expertise in affordable housing to present options for funding affordable housing projects, identifying affordable housing strategies and opportunities in San Anselmo as the Town budget is developed.	Planning Department	Annually	Present affordable housing strategies and opportunities to the Town Council prior to the adoption of each annual budget.

Action 1.2c: Continue ongoing and annual outreach and coordination with non-profit housing developers and affordable housing advocates to provide advice and comment on proposed zoning amendments and other program implementation.	Planning Department; Communications	Annually; Case-by-case basis	Assess opportunities for non-profit housing developers and affordable housing advocates to provide advice on proposed zoning and other program implementation on an ongoing basis as items are brought forward. Include non-profit housing developers and affordable housing advocates on the Town's e-newsletter mailing list to ensure they are notified of zoning amendments and other program implementation efforts.
Program 1.3: Ensure regular monitoring and reporting, including outreach to the public, on the status of housing in San Anselmo.			
Action 1.3a: Develop a monitoring mechanism to ensure no net loss of housing occurs during the Housing Element planning period and adjust zoning as needed.	Planning Department	Summer 2023; Annually	Establish a monitoring mechanism and assign a Planning Department staff person to assess and identify needed zoning adjustments. Report annually to the Town Council recommended zoning adjustments to ensure no net loss of housing occurs.
Action 1.3b: Develop an online dashboard that includes a mechanism that monitors "no net loss", ADU production, potential sites, production of affordable and market rate housing, and preserved housing supply.	Planning Department	Summer 2023	Establish an online dashboard and assign a Planning Department staff person to update it regularly for improved transparency on Housing Element implementation and streamlined annual reporting.
Action 1.3c: Develop and maintain an up-to-date residential sites inventory and provide interested developers with information on available housing development opportunities and incentives.	Planning Department	Summer 2023; Quarterly	Establish a residential sites inventory as a component of the online dashboard (Action 1.3b). Assign a Planning Department staff person to update the inventory and notify interested developers.
Action 1.3d: Complete an evaluation and report of housing development on a regular basis to ensure that adequate services and facilities, including water, wastewater, and neighborhood infrastructure are available.	Planning Department; Public Works Department	Annually	Provide a report on the status housing development and infrastructure to the Town Council annually.
Policy 2. Effectively Engage and Educate the Community			
Program 2.1. Undertake effective and informed public participation to engage all economic segments and special needs groups in the community in the formulation and review of housing and land use policy issues.			
Action 2.1a: Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners.	Planning Department	Case-by-case basis	Send public notices related to Housing Element implementation to the Housing Element mailing list.
Action 2.1b: Continue to use online tools such as maps. social and Balancing Act to better understand community preferences and collect feedback about specific housing opportunity sites.	Planning Department	Annually	Conduct annual campaigns to promote the use of tools such as map.social and Balancing Act to engage the community on Housing Element implementation.
Action 2.1c: Continue to provide housing related surveys to gather a consensus on housing preferences in San Anselmo.	Planning Department	Bi-Annually	Conduct online questionnaires bi- annually to determine whether the Town's housing preferences have evolved.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 2.1d: Work with local schools to share information with the families of students regarding the formulation and review of housing and land use policy issues.	Planning Department	Case-by-case basis	Coordinate with local schools to send notification to families of students regarding new housing and land use policies under consideration and to solicit feedback.
Program 2.2: Build support for the development of new housing in the community.			
Action 2.2a: Require developers to have neighborhood meetings with residents early in the discretionary land use permit process as part of the application submittal to undertake problem solving and facilitate more informed, faster, and constructive development planning and review.	Planning Department	Case-by-case basis	Make mailing addresses for properties in close proximity to potential development sites available to developers in order to facilitate developer outreach and successful neighborhood meetings.
Action 2.2b: Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce to build public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed-use and pedestrian-oriented development.	Planning Department	Annually	In partnership with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce develop an annual article for the Town's e-newsletter about the community benefits of recent affordable housing, mixed-use, and pedestrian-oriented development.
Action 2.2c: Regularly reach out to community groups and residents representing a broad range of socio-economic groups in the community to solicit ideas for housing strategies when they are discussed at Planning Commission or Town Council meetings.	Planning Department	Case-by-case basis	Coordinate with local community groups and schools (to send notification to families of students in an effort to reach out to residents representing a broad range of socio-economic groups) regarding new housing and land use policies under consideration and to solicit feedback.
Policy 3. Maintain, Protect and Enhance Existing Housing, and Blend Well-Designed New Housing into the Community.			
Program 3.1: Seek ways specific to each neighborhood and consistent with the AFFH analysis to provide new housing opportunities as part of each neighborhood's fair share responsibility and commitment to help achieve community-wide housing goals.			
Action 3.1a: Amend the Zoning Code to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.	Planning Department	Summer 2023	Adopt Zoning Code amendments to allow missing middle housing types such as duplexes, triplexes, and quadplexes in the R-1 and R-2 districts.
Action 3.1b: Adopt objective design standards that ensure that the design of new missing middle housing types are sensitive to the established character of San Anselmo's neighborhoods.	Planning Department	Summer 2023	Adopt objective design standards for all housing types, including missing middle housing types.
Action 3.1c: Adopt pre-approved infill missing middle housing plans to reduce development costs and streamline the approval of missing middle housing.	Planning Department	Summer 2024	Adopt pre-approved infill missing middle housing plans.
Program 3.2: Review proposed new housing in order to achieve excellence in development design in an efficient process.			
Action 3.2a: Adopt objective design standards for all housing types to clearly communicate San Anselmo's development design standards and streamline development approval processes. Within the objective design standards, include specific written procedures for evaluation of ministerial housing projects, including the Senate Bill 35 Streamlined Ministerial Approval Process.	Planning Department	Summer 2023	Adopt objective design standards for all housing types including specific written procedures for evaluation of ministerial housing projects, including the Senate Bill 35 Streamlined Ministerial Approval Process.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Program 3.3: Encourage innovative design that creates housing opportunities that are complementary to the location of the development. Enhance neighborhood identity and sense of community by ensuring that all new housing transitions sensitively to the surrounding area, avoids unreasonably affecting the privacy of neighboring properties and avoids impairing access to light and air of structures on neighboring properties.			
Action 3.3a: Amend the Town's Planned Unit Development process to clarify standards for review and streamline processes to better accommodate innovative housing opportunities.	Planning Department	Summer 2024	Adopt amended Planned Unit Development standards and procedures.
Action 3.3b: Conduct a feasibility analysis to evaluate the Town's ability to provide affordable housing through an inclusionary housing program that is consistent with the Town's Regional Housing Needs Allocation.	Planning Department	Summer 2023	Present the results of the feasibility analysis and associated Planning Department staff recommendations to the Town Council for consideration.
Action 3.3c: Amend the Zoning Code to allow residential buildings containing single-room occupancy (SRO) units as a permitted use in the R-3 zoning district.	Planning Department	Summer 2023	Adopt a Zoning Code amendment allowing SRO units as a permitted use in the R-3 zoning district.
Policy 4. Support the Preservation of Housing			
Program 4.1: To the extent permitted by law, limit the conversion of residential units to other uses and regulate the conversion of rental developments to non-residential uses unless there is a clear public benefit or equivalent housing can be provided.			
Action 4.1a: Support initiatives that provide tools and funding mechanisms to preserve "at-risk" affordable housing units.	Planning Department	Annually	As a part of annual budget development, assess opportunities to support initiatives that provide tools and funding mechanisms to preserve "at-risk" affordable housing units.
Action 4.1b: Assess the feasibility of adopting strategies to preserve affordable housing stock, such as Right of First Refusal (to give qualified entities priority to purchase a property with an expiring rental subsidy contract), property tax incentives, a one-to-one replacement ordinance, and housing preservation funds.	Planning Department	Summer 2025	Present the results of the feasibility analysis and associated Planning Department staff recommendations to the Town Council for consideration.
Action 4.1c: When housing developments are identified as "at-risk" of converting from affordable to market- rate, work with MHA to reduce the potential of conversion and preserve or replace units, as needed, through the following strategies: • Monitor the status of "at risk" units pursuant to Action 4.1d. If property owners indicate the desire to convert the units, consider providing technical assistance, when possible, to support preservation of the "at risk" units at an affordable price. • Work with Marin Housing Authority and other agencies and non-profits to seek funding to subsidize the long-term affordability of the "at risk" units. • To reduce displacement risk and in accordance with California Government Code Section 65583.2(g), require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.	Planning Department	Case-by-case basis	Regularly monitor the no net loss monitoring mechanism (Action 1.3a) and work with MHA to convert, preserve, or replace units, as needed, utilizing funding from the Affordable Housing Impact Fee program (Program 5.5).

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 4.1d: Pursuant to AB 1521, designate a staff person responsible for tracking "at risk" units in order to preserve their affordability.	Planning Department	Summer 2023; Annually	Establish a no net loss monitoring mechanism. Assign a Planning Department staff person to update the monitoring mechanism and track "at risk" units.
Program 4.2: Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, conserve existing multifamily rental housing supply.			
Action 4.2a: Prohibit conversions of rental developments to condominium ownership unless the proportion of multifamily rental units exceeds 25 percent of the total number of housing units in the Town, or, if the proportion of multifamily units exceeds 20 percent but is less than 25 percent, the tenant is granted a right to continued tenancy for five years at the same rental rate, adjusted for inflation.	Planning Department	Summer 2024	Establish a mechanism to prohibit conversions of rental developments to condominium ownership except under the identified conditions.
Program 4.3: Encourage good management practices, rehabilitation of viable older housing, and long-term maintenance and improvement of neighborhoods.			
Action 4.3a: Coordinate with the MHA, PG&E, Marin Clean Energy, and other organizations to publicize available loan programs to eligible property owners on the Town e-newsletters and on the Town's website.	Planning Department	Quarterly	Include information regarding MHA, PG&E, or Marin Clean Energy loan programs in the Town's e-newsletters and website on a quarterly basis.
Action 4.3b: Perform an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood to help preserve smaller, naturally affordable housing in the community.	Planning Department	Summer 2025	As a part of a full Zoning Code update, conduct an analysis to compare the Town's zoning regulations with housing development on the ground to determine whether amendments are needed to ensure that infill single-family detached housing is consistent in bulk and mass with other single-family detached housing in the neighborhood.
Program 4.4: Facilitate adaptive reuse of existing buildings on small parcels.			
Action 4.4a: Allow for modified development standards where multifamily projects include the preservation of an existing building.	Planning Department	Summer 2025	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances to development standards under certain circumstances.
Action 4.4b: Assess the feasibility of providing property tax incentives for maintaining existing residences.	Planning Department	Fall 2024	As a part of the nexus study conducted to support the establishment and structure of an Affordable Housing Impact Fee program (Action 5.5a) assess the feasibility of utilizing related funds to provide property tax incentives for maintaining existing residences.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Program 4.5: Encourage and carry out creative strategies for the rehabilitation, adaptation, and reuse of residential, commercial, and industrial structures for housing in the spirit of retaining the mass, scale, and character of the Town.			
Action 4.5a: Evaluate, and if appropriate, amend the Zoning Code and other portions of the Municipal Code to remove potential constraints for adaptive reuse, such as the review/approval process, design requirements, and parking standards.	Planning Department	Summer 2025	As a part of a full Zoning Code update, evaluate whether barriers to adaptive reuse exist and eliminate identified barriers as appropriate. Assist 40 units with rehabilitation opportunities during the planning period.
Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing			
Program 5.1: Strive to provide an adequate supply and variety of housing opportunities to meet the needs of San Anselmo's workforce and their families, seeking to match housing types and affordability with household income.			
Action 5.1a: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a renter match program for ADU owners and prospective tenants.	Planning Department	Fall 2025	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a renter match program.
Action 5.1b: Work with Marin County and neighboring jurisdictions to explore the feasibility of establishing a home share program.	Planning Department	Fall 2025	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a home share program.
Action 5.1c: Work with Marin County and neighboring jurisdiction to explore the feasibility of establishing a multi-lingual flier and/or email blast regarding housing opportunities.	Planning Department	Fall 2025	Conduct a feasibility analysis with Marin County and neighboring jurisdictions regarding the establishment of a multi-lingual flyer and/or email blast regarding housing opportunities.
Program 5.2: Support mixed-use development, with nonresidential uses on the ground floor and residential uses on upper floors in San Anselmo's commercially zoned areas.			
Action 5.2a: Amend the Zoning Code to require all new development and redevelopment in the C-L and C-3 districts to include residential units at a minimum density of 20 dwelling units per acre and a maximum density of up to 30 dwelling units per acre. In addition, establish minimum densities in the R-2, R-3, P, C-1, and C-2.	Planning Department	Summer 2023	Adopt Zoning Code amendments to require all new development and redevelopment in the C-L and C-3 districts to include residential units at a density minimum density of 20 and maximum density of up to 30 dwelling units per acre. In addition, establish minimum densities in the R-2, R-3, P, C-1, and C-2.
Action 5.2b: Amend the zoning standards, including maximum density, maximum building height, and other requirements, in the C-L and C-3 districts and maximum FAR in the C-1, C-L, and C-3 districts to accommodate mixed-use development and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project.	Planning Department	Summer 2023	Adopt Zoning Code amendments to accommodate mixed-use development and require the residential use to occupy at least 50 percent of the total floor area of a mixed use project in the C-L and C-3 districts.
Action 5.2c: Amend the Zoning Code to eliminate minimum parking requirements for new development and redevelopment within a half-mile of public transit in accordance with AB 2097.	Planning Department	Summer 2023	Adopt Zoning Code amendments to eliminate minimum parking requirements for new development and redevelopment within a half- mile of public transit.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 5.2d: Amend the Zoning Code to include flexible parking requirements in areas not located within a half-mile of public transit such as joint use parking, off-site parking (currently allowed), allowances for reduced standards if developers do not bundle the cost of parking with the cost of rent, reducing parking stall dimensions, allowing public overnight parking on Town streets, and "grandfathering" non- compliant buildings and uses.	Planning Department	Summer 2023	Adopt Zoning Code amendments to establish minimum parking requirements reductions.
Action 5.2e: Promote parcel consolidation for the assembly of new housing sites to ensure minimum densities are achieved and integrated site planning occurs by (1) identifying priority sites for lot consolidation where common ownership occurs, (2) contacting property owners of contiguous vacant and underutilized sites, and (3) conducting outreach to affordable housing developers.	Planning Department	Annually	Conduct an annual assessment to identify priority sites for lot consolidation where common ownership occurs, contact property owners of contiguous vacant and underutilized sites, and conduct outreach to affordable housing developers when property owners are interested in redevelopment.
Action 5.2f: Conduct an analysis of fees collected for recent multifamily housing projects and compare to the actual time it took for plan check and inspections by staff and outside consultants to provide expedited review of desired housing developments and waivers or reductions of development fees where feasible and necessary.	Planning Department	Annually	As a part of annual budget development conduct an analysis of fees collected for recent multifamily housing projects and compare it to the actual time it took for plan check and inspections by staff and outside consultants.
Program 5.3: Incentivize the development of affordable and special needs housing on identified housing opportunity sites.			
Action 5.3a: Establish an Affordable Housing Overlay District in the Zoning Code for properties zoned SPD, C-3, and R-3 to incentivize the development of affordable housing by allowing greater building height, density, and floor area ratio and by reducing parking requirements for multifamily and mixed-use developments that provide a specified percent of units as affordable to low, very low-income, or extremely low-income households. In addition, the Town will waive the rezoning fees for property owners' requests to be rezoned within the Affordable Housing Overlay District to incentivize affordable housing creation. The nondiscretionary, administrative approval process will utilize objective design standards, as detailed in Actions 3.1b and 3.2a.	Planning Department	Summer 2025	As a part of a full Zoning Code update, adopt an Affordable Housing Overlay District.
Action 5.3b: Conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low-, very low-, and extremely low-income households for the Affordable Housing Overlay District to accommodate private development of affordable housing that does not require subsidy. Consider increasing incentives for affordable units with three or more bedrooms.	Planning Department	Summer 2024	Prior to the commencement of a full Zoning Code update, conduct a study to determine the appropriate amount of incentive and percent requirement of units affordable to low-, very low-, and extremely low-income households for the Affordable Housing Overlay District, especially affordable units with three or more bedrooms.
Action 5.3c: Apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time to the income group for which it is intended. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible (at least 55 years).	Planning Department	Summer 2025	As a part Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be deed restricted to the income group for which it is intended.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Program 5.4: Modify fees and reduce costs for affordable housing projects.			
Action 5.4a: Develop a policy to waive a percentage of project review, permit, and impact fees based on the project's level of affordability, up to a maximum of 50 percent for 100 percent affordable housing development projects.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, assess the impact of waiving a percentage of project review, permit, and impact fees based on the project's level of affordability and pass waiver allowances, as appropriate.
Action 5.4b: Evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.	Planning Department	Summer 2025	As a part of a full Zoning Code update, evaluate requirements for on or offsite improvements to determine which are feasible to minimize or eliminate in order to reduce construction financing costs for affordable housing development projects.
Program 5.5: Establish an Affordable Housing Impact Fee Program.			
Action 5.5a: Conduct a nexus study to support the establishment and structure of an Affordable Housing Impact Fee to be levied upon new, above moderate- income housing development and to research and identify funding mechanisms to subsize underground utilities for affordable housing development.	Planning Department	Fall 2024	Hire a consultant to conduct a nexus study to support the establishment and structure of an Affordable Housing Impact Fee and identify funding mechanisms for undergrounding utilities for affordable housing developments.
Action 5.5b: Review best practices and sample ordinance language for similar Affordable Housing Impact Fee programs in jurisdictions of similar size and economic and environmental constraints in Marin County and California and funding mechanisms to subsidize undergrounding utilities for affordable housing development.	Planning Department	Fall 2024	Direct the hired consultant (Action 5.5a) to review best practices and sample ordinance language for similar Affordable Housing Impact Fee programs in jurisdictions of similar size and economic and environmental constraints in Marin County and California and funding mechanisms to subsidize undergrounding utilities for affordable housing development.
Action 5.5c: Draft potential revised ordinance language and conduct community outreach for feedback.	Planning Department	Winter 2024	Direct the hired consultant (Action 5.5a) to draft ordinance language and facilitate public outreach.
Action 5.5d: Based on the outcomes of Actions 5.5a through 5.5c, present to Town Council for consideration and adoption, language establishing an Affordable Housing Impact Fee Ordinance.	Planning Department	Spring 2025	Direct the hired consultant to revise the draft ordinance language per public feedback received and present the revised language to Town Council for consideration and adoption.
Action 5.5e: Upon Town Council approval, establish a general ledger account for the collection and deposit of Affordable Housing Impact Fee funds.	Planning Department; Administration and Finance Department	Spring 2025	Establish a general ledger account for the collection and deposit of Affordable Housing Impact Fee funds.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Program 5.6: Monitor the disposition of publicly owned land for potential future use for housing development.			
Action 5.6a: After the adoption of zoning amendments proposed herein, fund and conduct a Town-owned property study to identify properties which may be suitable for future redevelopment with housing utilizing the revised standards. Make the findings available to the public and interested developers via the Town's website.	Planning Department	Winter 2023	Conduct a Town-owned property study to identify properties which may be suitable for future redevelopment with housing utilizing the revised standards. Make the findings of the study available on the online dashboard (Action 1.3b).
Action 5.6b: Using the findings of the study referenced in Action 5.6a, develop a comprehensive program to support reuse of identified sites for housing purposes.	Planning Department	Summer 2024	Establish a program to support reuse of identified sites for housing purposes utilizing the online dashboard (Action 1.3b) and housing related outreach efforts (Policy 2).
Program 5.7: Amend the Town's Zoning Code to accommodate higher density and affordable housing.			
Action 5.7a: Rezone the Opportunity Sites to R-2, R-3, C-L, C-3, or SPD as shown in Appendix B to accommodate the Regional Housing Needs Allocation.	Planning Department	Summer 2023	Amend the Zoning Map and the General Plan Land Use Designation Map.
Action 5.7b: Amend the standards for the R-3 district to allow up to 30 dwelling units per acre. The zoning amendment will include updating other development standards to accommodate additional density.	Planning Department	Summer 2023	Amended standards for the R-3 district to allow up to 30 dwelling units per acre.
Action 5.7c: Amend the standards for the C-L district to require 30 dwelling units per acre. The zoning amendment will include updating other development standards to accommodate additional density.	Planning Department	Summer 2023	Adopt amended standards for the C-L district to allow up to 30 dwelling units per acre.
Action 5.7d: Amend the standards for the C-3 district to require 30 dwelling units per acre. The zoning amendment will include updating other development standards to accommodate additional density.	Planning Department	Summer 2023	Adopt amended standards for the C-3 district require 30 dwelling units per acre.
Action 5.7e: Amend the standards for the SPD district to allow up to 30 dwelling units per acre. The zoning amendment will include updating other development standards to accommodate additional density.	Planning Department	Summer 2023	Adopt amended standards for the SPD district to allow up to 30 dwelling units per acre.
Action 5.7f: Establish an inclusionary housing ordinance to require affordable housing be provided as a part of all new multifamily and mixed-use development.	Planning Department	Summer 2023	Adopt an inclusionary housing ordinance.
Action 5.7g: Permit low-barrier navigation centers for residents who need housing as a by-right use in areas that the Town has zoned for mixed uses as well as nonresidential zones that permit multifamily land uses pursuant to AB 101.	Planning Department	Summer 2023	Adopt amendments to the Zoning Code as needed to comply with AB 101. Reach out to non-profits and affordable housing developers to provide low-barrier navigation centers in Town.
Program 5.8: Amend the Town's Zoning Code to comply with recently adopted state legislation.			
Action 5.8a: Amend the Zoning Code to comply with the Lanterman Disabilities Services Act.	Planning Department	Summer 2023	Adopt amendments to the Zoning Code as needed to comply with the Lanterman Disabilities Services Act.
Action 5.8b: Amend the Density Bonus section of the Zoning Code to comply with AB 1763, SB 1227, AB 2345, AB 682, AB 1551, and AB 2334.	Planning Department	Summer 2023	Adopt amendments to the Zoning Code as needed to comply with AB 1763, SB 1227, AB 2345, AB 682, AB 1551, and AB 2334.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 5.8c: Amend the Zoning Code to comply with the Employee Housing Act.	Planning Department	Summer 2023	Adopt amendments to the Zoning Code as needed to comply with the Employee Housing Act.
Action 5.8d: Amend the Town's definition of transitional and supportive housing in the Zoning Code to ensure compliance with State law and allow them in all zoning districts that allow residential uses in accordance with AB 2162.	Planning Department	Summer 2023	Adopt amendments to the Zoning Code as needed to comply with AB 2162 and other State law pertaining to transitional and supportive housing.
Action 5.8e: Amend the Town's definition and standards pertaining to emergency shelters to ensure compliance with SB 2, AB 2339, and AB 139.	Planning Department	Summer 2023	Adopt amendments to the Zoning Code as needed to comply with SB 2 and AB 139.
Program 5.9: Streamline the project review process for housing-related applications.			
Action 5.9a: Continue to utilize permit tracking software that is streamlined, user-friendly, web-based, and accessible to applicants 24-hours/day, 365 days/year.	Planning Department	Annually	Conduct an annual assessment of the Town's permit tracking software to ensure it continues to be streamlined and user-friendly.
Action 5.9b: Update all housing development-related application forms to ensure accuracy, clarity, and compliance with all State statutes, including the California Housing Accountability Act and Housing Crisis Act of 2019 (SB 330).	Planning Department	Summer 2023	Adopt updated housing development-related application forms to ensure accuracy, clarity, and compliance with all State statutes, including the California Housing Accountability Act and Housing Crisis Act of 2019 (SB 330).
Action 5.9c: Continue to evaluate and improve the streamlined processing system to facilitate residential development.	Planning Department	Annually	Conduct an annual assessment of the Town's permit tracking software to ensure it continues to be streamlined and user-friendly.
Action 5.9d: Utilize CEQA exemptions for infill development sites to shorten the entitlement review time.	Planning Department	Case-by-case basis	As a part of initial application review, assess whether CEQA exemptions can be utilized.
Action 5.9e: Evaluate and update the design review findings in the Zoning Code to be objective in order to remove barriers to housing development.	Planning Department	Summer 2024	Update the Zoning Code to remove subjective design review findings.
Policy 6. Promote the Construction and Affordability of Accessory Dwelling Units (ADUs)			
Program 6.1: Adopt pre-approved ADU plans to expedite approval and lower costs associated with ADU construction.			
Action 6.1a: Conduct community outreach to determine the preferred ADU design style of San Anselmo residents.	Planning Department	Summer 2024	Facilitate at least one in-person event and conduct web-based community outreach to determine the preferred ADU design style of San Anselmo residents. The in-person and online engagement will be scheduled, formatted, and located to be accessible and convenient for community members, both in person and online. The online outreach will use communication techniques to assist those without time to ability to attend in person meetings.
Action 6.1b: Adopt sample ADU plans for the construction of ADUs throughout San Anselmo, based on the feedback received from Action 6.1a.	Planning Department	Fall 2024	Based on the feedback received during outreach (Action 6.1a) develop ADU plans.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 6.1c: Work with the various Town departments to pre-approve the ADU plans.	Planning Department; Building Department; Public Works Department	Fall 2024	Pre-approve the ADU plans developed as a part of Action 6.1b. Facilitate the creation of 20 ADUs annually throughout the town, with particular emphasis on geographic areas identified as racially concentrated areas of affluence to increase housing opportunities for minority and lower and moderate-income households in these neighborhoods.
Program 6.2: Further streamline the ADU and JADU permitting process.			
Action 6.2a: Assess the feasibility of waiving all fees associated with ADU permitting when the property owner deed restricts their ADU to be rented at rates affordable to extremely low- and very low-income households.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, assess the impact of waiving fees associated with the development of deed restricted affordable ADUs and pass waiver allowances, as appropriate.
Action 6.2b: Establish an ADU Review Team comprised of representatives from the Town's various departments including Planning, Fire, and Public Works and conduct regular weekly meetings to ensure efficient review of ADU applications.	Planning Department	Summer 2023; Weekly	Establish the ADU review team. Conduct weekly meetings to review ADU applications, prioritizing review of permits for ADUs proposed in geographic areas identified as racially concentrated areas of affluence to increase housing opportunities for minority and lower and moderate-income households in these neighborhoods.
Action 6.2c: Continue to incentivize ADUs and JADUs to be constructed along with new single-family detached housing by allowing concurrent permit review and approval.	Planning Department	Case-by-case basis	Inform property owners of ADU allowances and streamline permitting when applications for new home construction and rehabilitation are received.
Action 6.2d: Consider allowing objective, administrative exceptions for specified zoning standards, such as maximum lot coverage, to accommodate ADUs and JADUs. In addition, amend the Zoning Code as needed to comply with State law.	Planning Department	Summer 2025; Ongoing as State ADU law is adopted	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances for specified zoning standards, such as maximum lot coverage, to accommodate ADUs and JADUs.
Action 6.2e: Enhance the Town's Summary Guide to ADUs to include diagrams, calculators, and other tools to help walk residents through the ADU/JADU permitting process.	Planning Department	Spring 2024	Hire a consultant to develop an interactive web-based tool to guide residents through the ADU construction process in a streamlined and user-friendly manner. Once established, the web-based tool will facilitate the creation of 10 additional ADUs annually throughout the town, with particular emphasis on geographic areas identified as racially concentrated areas of affluence to increase housing

			opportunities for minority and lower and moderate-income households in these neighborhoods.
Action 6.2f: Establish an ADU/JADU Information and Resources webpage on the Town's website.	Planning Department; Communications	Spring 2023	Update the Town's website to include an ADU/JADU Information and Resources webpage and update it on an as-needed basis.
Program 6.3: Allow one JADU and multiple ADUs on lots one acre and larger in the R-1, R-1C, and R-1H districts.			
Action 6.3a: Review best practices and sample ordinance language for similar multiple attached or detached ADU programs in jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state.	Planning Department	Summer 2025	As a part of a full ordinance update, review best practices and sample ordinance language for similar multiple attached or detached ADU programs.
Action 6.3b: Based on the findings of Action 6.3a, draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1, R-1-H, and R-1-C districts and conduct community outreach for feedback.	Planning Department	Summer 2025	As a part of a full ordinance update, draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1, R-1-H, and R-1-C districts and conduct community outreach for feedback.
Action 6.3c: Present to Town Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1 district.	Planning Department	Summer 2025	As a part of a full ordinance update, present to Town Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the R-1 district.
Action 6.3d: Amend the Zoning Code to allow ADUs and JADUs on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7.	Planning Department	Summer 2025	As a part of a full ordinance update, amend the Zoning Code to allow ADUs and JADUs on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7.
Action 6.3e: Conduct a study of jurisdictions of similar size and economic and environmental constraints in Marin County and throughout the state to evaluate the feasibility of deed restrictions for ADUs. Based on this study, consider modifying requirements to implement these changes as appropriate.	Planning Department	Fall 2025; Winter 2025	After the completion of the full Zoning Code update, assess the feasibility of deed restrictions for ADUs. Present to the Town Council the feasibility study and options for implementation.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Policy 7. Provide Housing for Special Needs Populations that is Coordinated with Support Services			
Program 7.1: As appropriate, assist service providers to link together services for special needs populations to provide the most effective response to persons experiencing homelessness or at risk of homelessness, youth needs, farmworkers, seniors, persons with disabilities and developmental disabilities, substance abuse problems, HIV/AIDS, and multiple diagnoses, veterans, victims of domestic violence, and other economically challenged or underemployed workers.			
Action 7.1a: Identify, evaluate, and implement strategies to reduce the number of individuals experiencing homelessness both Town and Countywide in partnership with the Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non-profit organizations.	Planning Department	Winter 2024	Partner with Marin County Health and Human Services, the Marin Homeless Continuum of Care (CoC), social service providers, and non-profit organizations to develop a regional plan to prevent and end homelessness.
Action 7.1b: Work with and promote the Marin County Health and Human Services Crisis Stabilization Unit which provides 24-hour service to Marin County residents and visitors experiencing a mental health crisis.	Planning Department	Summer 2023	Update the Town's website to include information about the Marin County Health and Human Services Crisis Stabilization Unit.
Action 7.1c: Work with housing providers to ensure that housing needs for special needs groups are addressed for seniors, persons with disabilities and developmental disabilities, single parent-headed households with children, large households, and extremely low-income households. The Town will seek to meet special housing needs through a combination of regulatory incentives and zoning standards. Actions 5.7a through 5.7 g, 5.3a, and 6.2c contain additional incentives the Town plans to implement.	Planning Department	Winter 2024; Annually thereafter	Seek funding opportunities beginning in 2024 and annually each year that follows. Incentivize and support the creation of 20 units for those with special needs to reduce displacement risk and expand mobility options.
Program 7.2: Ensure that new multifamily housing includes units that are accessible and adaptable for use by disabled persons in conformance with the California Building Code. This will include ways to promote housing design strategies, allowing seniors to "age in place."			
Action 7.2a: Amend the Town's Zoning Code to allow all residential care facilities, for the elderly and for persons with a chronic life-threatening illness, both small and large, to be permitted in all zoning districts that allow single family units.	Planning Department	Summer 2023	Adopt Zoning Code amendments to allow residential care facilities in all multifamily and commercial districts.
Action 7.2b: 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	Annually	Establish an annual day where volunteers provide free services such as home repairs and renovations for low-income elderly and disabled homeowners in partnership with local non-profits.
Program 7.3: Continue to publicize and create opportunities for using available rental assistance programs, such as the project-based Section 8 program and tenant-based Housing Choice Voucher program, in coordination with the Marin Housing Authority (MHA).			
Action 7.3a: Continue to support the use of Marin Community Foundation funds for affordable housing and continue to participate in the Housing Stability program administered through MHA.	Planning Department	Case-by-case basis; Annually	Provide letters of support, as needed, for the use of Marin Community Foundation funds for affordable housing. Reaffirm annually the Town's participation in MHA's Housing Stability program.
Action 7.3b: Work with the MHA to promote the Housing Choice Voucher program regularly through public outreach.	Planning Department; Communications	Summer 2023	Update the Town's website to include information regarding Housing Choice Vouchers and to promote their acceptance by landlords and use by residents. A total of 20 lower- and moderate-income households access rental opportunities with Section 8 housing assistance to facilitate housing mobility.

Program 7.4: Actively engage with other jurisdictions in Marin County to support long-term housing solutions for homeless individuals and families in Marin County and implement the Marin County Continuum of Care actions in response to the needs of homeless families and individuals.			
Action 7.4a: Allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related support services.	Planning Department; Administration and Finance Department	Annually	As a part of annual budget development, consider allocating funds for County and non-profit programs providing emergency shelter and related support services.
Action 7.4b: Continue to provide resources that support local and regional solutions that meet the needs of individuals experiencing homelessness. Continue to collaborate with other agencies to support shelters and programs, such as Housing First and Rapid Rehousing, and provide housing resources and opportunities for individuals experiencing homelessness and displacement.	Planning Department	Annually	As a part of annual budget development, consider allocating funds to support local and regional solutions that meet the needs of individuals experiencing homelessness.
Program 7.5: Combat homelessness and support re-housing of people experiencing homelessness.			
Action 7.5a: Encourage a dispersion of facilities to avoid an over-concentration of shelters for people experiencing homelessness in any given area. An over-concentration of such facilities may negatively impact the neighborhood in which they are located and interfere with the "normalization process" for clients residing in such facilities.	Planning Department	Case-by-case basis	As needed, advocate for the dispersion of facilities to avoid an over-concentration of shelters for people experiencing homelessness in any given area.
Action 7.5b: Encourage positive relations between neighborhoods and providers of permanent or temporary emergency shelters. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs within their neighborhoods and, when necessary, work with the Town or a designated agency to resolve disputes.	Planning Department	Annually	As a part of housing related community outreach (Policy 2), provide emergency shelters, transitional housing programs and community care facilities with the opportunity to engage with and build positive relations with San Anselmo residents.
Action 7.5c: As the opportunity arises, the Town will participate in the funding of multi-jurisdictional emergency shelter projects such as the Project Homekey project at 1251 South Eliseo Drive and the Homeward Bound of Marin Workforce and veteran Housing project in Novato.	Planning Department; Administration and Finance Department	Case-by-case basis	As a part of annual budget development, consider allocating funds for multi-jurisdictional emergency shelter projects.
Action 7.5d: Conduct a study to identify appropriate sites in the C-L, C-3, and PF zones with adequate capacity for emergency shelters in accordance with AB 2339.	Planning Department	Summer 2024	Engage a consultant to conduct a study to identify appropriate locations in residential areas of the community for emergency shelters.
Policy 8: Ensure Responsible Development in Wildland Urban Interface (WUI) Areas			
Program 8.1: Continue to support Ross Valley Fire Department (RVFD) plan review.			
Action 8.1a: Enhance communications to residents regarding the required RVFD plan review.	Planning Department, Communications	Summer 2023	Update the Town's website to provide clarified information regarding required RVFD plan review.
Action 8.1b: Continue to require all new proposed landscape plans on properties in designated WUI areas to submit a vegetation management plan and receive approval by RVFD.	Planning Department	Case-by-case basis	Update application requirements to ensure that properties in designated WUI areas submit a vegetation management plan and receive approval by RVFD.
Program 8.2: Continue to support community participation in the National Firewise USA® Recognition Program of the National Fire Protection Association (NFPA).			
Action 8.2a: Establish a "Firewise San Anselmo" webpage to provide residents with valuable information about how to stay wildfire ready.	Administration and Finance Department; Fire Department	Winter 2023	Update the Town's website to include a "Firewise San Anselmo" webpage.
Action 8.2b: Provide a link on the "Firewise San Anselmo" webpage to access information on which residential property insurance companies may be currently offering discounts for fire hardened homes.	Administration and Finance Department; Fire Department	Winter 2023	Establish, post on the "Firewise San Anselmo" webpage, and regularly update a list of insurance companies that offer discounts for fire hardened homes.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Action 8.2c: Consider participation in the Firewise USA Community, as recognized by the National Fire Protection Association (NFPA).	Administration and Finance Department; Fire Department	Winter 2023	Assess and present to the Town Council the advantages and disadvantages of participation in the Firewise USA Community program.
Program 8.3: Establish and enforce safety standards for structures and landscaping in WUI areas.			
Action 8.3a: Continue to ensure that RVFD reviews proposed plans for all new buildings and major additions to ensure the construction complies with fire access requirements and makes recommendations for modifications to reduce fire hazards.	Planning Department; Building Department	Case-by-case basis	Update application requirements to ensure that properties in designated WUI areas submit proposed plans for all new buildings and major additions and receive approval by RVFD.
Policy 9: Affirmatively Further Fair Housing			
Program 9.1: Eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation.			
Action 9.1a: Support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry.	Planning Department	Annually	Annually adopt a resolution to support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry.
Action 9.1b: Assemble and promote the distribution of information to landlords regarding fair housing.	Planning Department. Communications	Summer 2023	Update the Town's website to include information regarding fair housing for landlords.
Action 9.1c: Involve Marin County Mediation Services to aid in housing-related problem resolution.	Planning Department	Case-by-case basis	As needed, involve Marin County Mediation Services to aid in housing-related problem resolution.
Action 9.1d: Designate the Town Attorney as the appropriate Town official to receive and administer complaints related to housing discrimination.	Planning Department; Town Attorney	Case-by-case basis	As needed, direct all complaints related to housing discrimination to the Town Attorney.
Action 9.1e: Amend the Zoning Code to remove barriers for the approval of requests for reasonable accommodation to comply with the Americans with Disabilities Act. In particular, the Town will revise the reasonable accommodation procedures to comply with State law and remove Finding 5 required for reasonable accommodation approval to be consistent with State law.	Planning Department	Summer 2025	Amend Chapter 13 (Reasonable Accommodation) of the Zoning Code to include objective findings and procedures to facilitate adequate housing conditions for persons with disabilities.
Action 9.1f: Provide maximum flexibility in the development of housing for persons with physical disabilities and developmental disabilities. Establish an Administrative Exceptions process to allow for ministerial approval of minor variances for the development of housing for persons with disabilities and developmental disabilities.	Planning Department	Summer 2025	As a part of a full Zoning Code update, establish an Administrative Exceptions process to allow for ministerial approval of minor variances for the development of housing for persons with disabilities and developmental disabilities. Assist with the creation of 20 units for those with special needs, including those persons with developmental disabilities, to reduce displacement risk and expand mobility options.
Action 9.1g: Ensure that information related to fair housing laws is easily available on the Town's website and at key Town facilities, including Town Hall and the library.	Planning Department; Communications	Summer 2023; Annually	Update the Town's website to include information regarding fair housing law. Annually work with Marin County Mediation Services to make flyers and literature regarding fair housing law available at key Town facilities.
Action 9.1h: Ensure that information related to reasonable accommodations for zoning regulations is easily accessible on the Town's website.	Planning Department; Communications	Summer 2023	Update the Town's website to include information regarding reasonable accommodation.

Table 8.1: Housing Element Action Matrix			
	Town Lead	Completion Time Frame	Quantifiable Metric
Program 9.2: Proactively increase access to affordable housing options for historically marginalized and underrepresented groups.			
Action 9.2a: Require that any development within the Affordable Housing Overlay District be marketed to the disability community and non-English speakers, including new-immigrant and refugee communities.	Planning Department	Summer 2025	As part of the Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for affordable units to be marketed to the disability community and non-English speakers.
Action 9.2b: Require that any development within the Affordable Housing Overlay District prepares and publicizes paper and digital versions of multi-lingual applications, and that all websites containing application information be accessible.	Planning Department	Summer 2025	As a part Affordable Housing Overlay District standards adopted as a part of a full Zoning Code update, establish requirements for paper and digital versions of multilingual applications be made available and accessible.

Table 8.2: Residential Building Permits Issued (2019-2022)			
Income	New Construction[1]	Rehabilitation[1]	Conservation/ Preservation[1]
Extremely Low-	0	0	0
Very Low-	5	0	10
Low-	6	0	12
Moderate-	7	0	12
Above Moderate-	19	0	54
TOTAL	37	0	88

[1] Affordability level of permits issued are set by the State density bonus law or California Department of Housing and Community Development (HCD) and Association of Bay Area Governments (ABAG) direction regarding safe harbor methodology to estimate the anticipated affordability distribution of ADUs.

Table 8.3: Quantified Objectives			
Income	New Construction[1]	Rehabilitation[2]	Conservation/ Preservation[3]
Extremely Low-	126	8	10
Very Low-	127	8	10
Low-	145	8	12
Moderate-	121	8	12
Above Moderate-	314	8	54
TOTAL	833	40	98

[1] Corresponds to Regional Housing Needs Allocation (RHNA) projections.
[2] Corresponds to Quantifiable Metric for Action 4.5a.
[3] Corresponds to number of Town building permits issued from 2019-2022.

GENERAL PLAN TEXT AMENDMENTS

The following General Plan Amendments are proposed to the Land Use Element of the General Plan. The following pages in Exhibit A represent the proposed Red-line version of the proposed amendments.

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~~formulated and reflect the general policy direction contained in all the other sections of the plan. As a ~~result~~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~~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~~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~~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~~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 ~~in to~~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~~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 ~~2000~~ 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~~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~~low-density areas.

3.3 Mixed residential and affordable 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.

3.4 Mixed residential and affordable housing ~~opportunity~~ 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~~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~~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 ~~road way~~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 ~~Fireflows~~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 ~~wild fires~~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 ~~fireflow~~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 ~~onstreet~~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~~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	~~Single~~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~~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~~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~~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~~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~~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~~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~~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~~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.~~with duplex-type residential units, but some triplex units may be allowed provided the~~

~~form of the triplex unit is compatible in design with the surrounding single-family duplex neighborhood~~.

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~~single-family detached dwellings, duplex and triplex residential units~~, public uses which are similar to public parks, public schools, and public playgrounds, state licensed small alcoholism and/or drug treatment facilities, small family day care homes, small pediatric day health and respite care facilities, small residential care facilities, including those serving the elderly and persons with chronic life-threatening illness, and any other residential facility mandated by state or federal law, foster homes, and home occupations which are incidental and accessory to the allowed residential use are permitted. 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~~Housing Opportunity~~ section describes how this can be done.

e. High Density Residential (13-30~~20~~ Units/Gross Acre)

The ~~High Density~~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 ~~attached~~ 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.
~~Multiple family units are to reflect in design the single-family character of the Town and will therefore be limited in height to two stories, but not to exceed thirty (30) feet in height.~~
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:~~include churches, convalescent homes, bed and breakfast, and large family day care homes.
Higher residential densities may be considered within these areas ~~if such developments implement to a significant degree the social housing objectives of the General Plan. The Housing Opportunity Section describes how this can be done~~through the application of the Affordable Housing Overlay District~~.~~

f. Downtown Mixed Residential (6-3020 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 ~~multi-family buildings~~ housing development and redevelopment to ensure visual compatibility with existing development in the area. ~~The planned mixture of residential densities by block is shown on Map 4.~~

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:~~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 ~~if such developments implement to a significant degree the social housing objectives of the General Plan. The Housing Opportunity section describes how this can be done.~~

g. Affordable Housing Overlay ~~Housing Opportunity Areas/Apartments~~ (134-4028 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~~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~~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~~for-~~s~~Sale projects which provide at least forty (40) percent of the total dwelling units within the development for ~~low income~~low-income families. Rental and ~~For~~for-~~s~~Sale unit projects which meet the objective will be considered in specified areas within the ~~Mixed Housing areas of the General Plan~~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. ~~The population density of these parcels will not exceed a maximum of fifty (50) persons per gross acre~~.

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 ~~offstreet~~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~~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 ~~business~~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~~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 ~~in order to~~to promote commercial activity in the area are encouraged to locate~~d~~ 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~~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~~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~~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~~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. ~~Floor area ratios within the General Commercial could have FAR up to 1.5.~~ The height of buildings in this category is to be compatible with surrounding ~~buildings, but~~buildings but shall not exceed 35~~30~~ feet in height. The only exception would be existing buildings which are greater than 35~~30~~ 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~~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, ~~book stores~~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~~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 ~~every~~ 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. ~~Floor area ratios could be up to 1.0 within this area, except that housing development projects (as defined in California Government Code Section 65589.5(h)(2)) with eight to ten units have a maximum floor area ratio of 1.25; and building~~ Building heights are to be compatible with buildings in the surrounding area, but shall not exceed 3~~5~~0 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~~situations, there may be more parcels devoted to this use. Floor area ratios could be up to ~~.65~~1.0 ~~will be most appropriate within this area~~, 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~~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~~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~~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~~code and providing an Affordable Housing Overlay~~Housing Opportunity~~ 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 ~~Housing Opportunity~~ Areas Map

The Town will conduct a more detailed study of existing land uses and parcel sizes in the designated ~~Mixed~~ High Density Residential, General Commercial, and ~~Public Facility~~other areas to determine which sites are most appropriate as ~~housing opportunity~~affordable housing areas. The objective of the study is to map parcels which are considered appropriate Affordable Housing Overlay ~~Housing Opportunity~~ 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

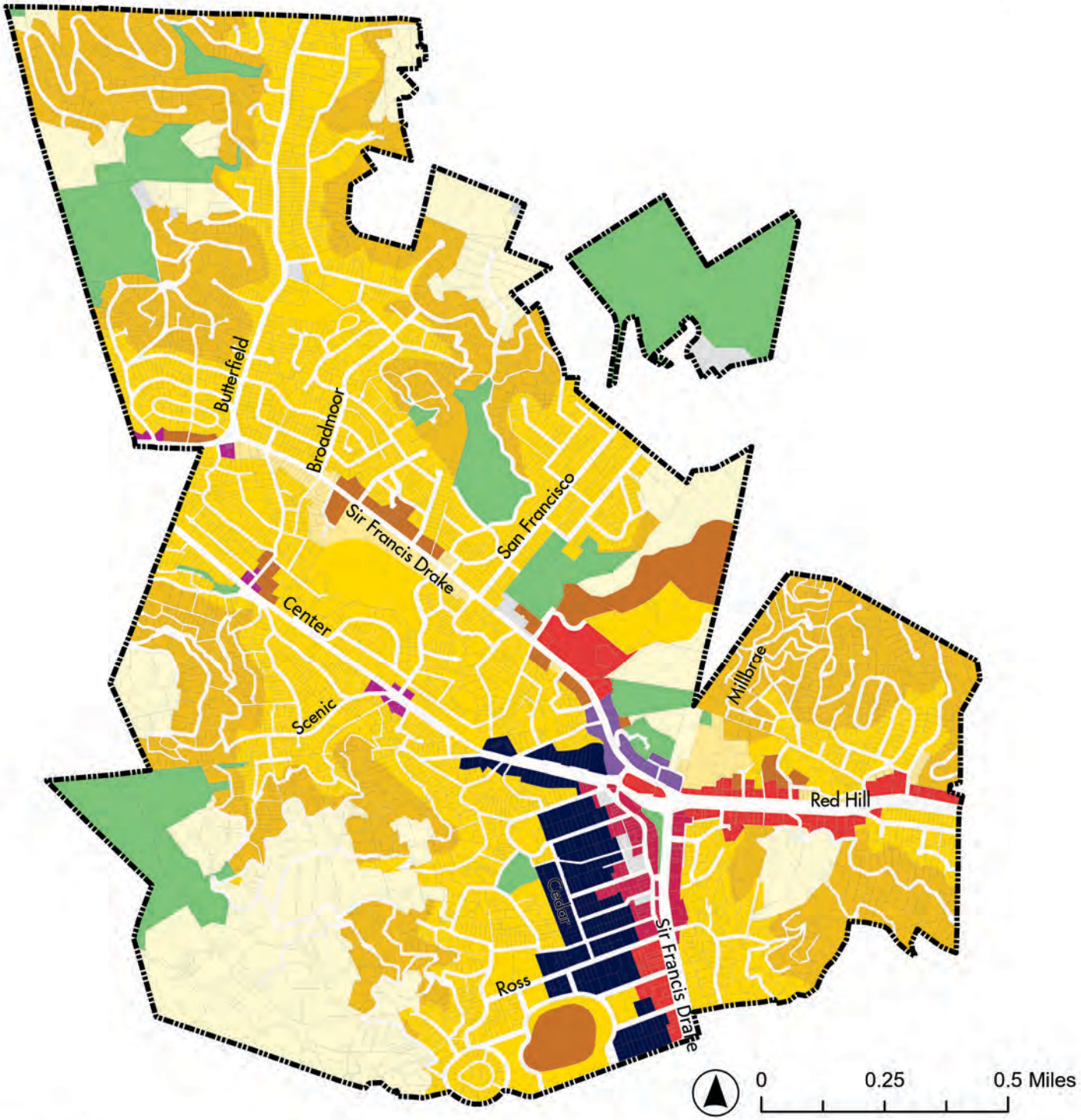
The Town will prepare a historic preservation ordinance which will not only protect the visual and design character of existing historic buildings in the ~~community, but~~community but will establish a procedure and guidelines for new building construction in areas of the community which contain examples 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.

General Plan Land Uses

Town of San Anselmo



Land Use

- Very Low Density Residential
- Single Family-Conservation
- Single Family
- Medium Density Residential
- High Density Residential
- Central Commercial
- General Commercial
- Limited Commercial
- Neighborhood Commercial
- Downtown Mixed Residential
- Parks/Open Space
- Public Facility
- Town of San Anselmo Boundary

2023

Town of San Anselmo

SAFETY ELEMENT

DRAFT

JUNE 2023

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Executive Summary

Conditions in San Anselmo and Focus of the Safety Element

The Town of San Anselmo (Spanish for 'Saint Anselm') is an incorporated municipality in Marin County, California, United States. San Anselmo is located 1.5 miles (2.4 km) west of San Rafael and approximately 20 miles north of San Francisco, at an elevation of 46 feet (14 m) above mean sea level. The Town is bordered by San Rafael to the east, Fairfax to the west, and Ross to the south. Situated in a series of small valleys created by streams bordered by moderate to steep hillside slopes and ridge tops, all but a sliver of San Anselmo lies within the 28-square-mile Ross Valley Watershed that flows into San Francisco Bay. The Town's natural skyline is dominated by the hills of Ross Valley, which include Red Hill and Grove Hill to the north. Bald Hill to the southwest, Moore Hill to the east, and Mount Tamalpais to the south.

The Town faces serious risks that can adversely impact the overall community safety, which includes, though are not limited to, earthquakes, geological instability leading to landslides, wildland fires, flooding and dam inundation, high winds and extreme weather, and drought. Having experienced these events in the past, the Town anticipates them occurring in the future, with some of them potentially increasing in frequency and intensity as a result of climate change. Increasing temperatures may increase the risk of wildland fires and extended droughts. Winter storms are anticipated to increase in intensity, potentially leading to flooding in new areas or creating unstable conditions along hillsides and slopes.

The Safety Element focuses on identifying public safety risks and creating a unique set of goals, policies, and implementation actions that address hazards applicable to San Anselmo. The Safety Element will allow the Town to address and prepare for these hazards, thereby reducing impacts on the community. The Safety Element is one component of the San Anselmo General Plan and strives to align itself with the other mandatory elements, as required by California law, including (1) Land Use Element, (2) Circulation Element, (3) Open Space Element (4) Conservation Element, (5) Town Parks, Recreation, and Public Facilities Element, (6) Noise Element and the (7) Scenic Highways (Parkway) Element. San Anselmo also participated in the Marin County Multi-Jurisdictional Hazard Mitigation Plan, which the Town originally adopted on April 14, 2004, and subsequently revised and adopted on January 24, 2018. The County is currently updating this document, which should be completed in 2023. Adoption of this plan makes the Town eligible to apply for federal hazard mitigation grant funding that can be used to mitigate many of the naturally occurring hazards identified in San Anselmo.

The Town of takes great pride in its responsibility to safeguard the well-being of its community members. Among other things, this includes adequately anticipating potential emergencies caused by natural and human-caused hazards and planning response strategies in the event of emergencies and disasters. This element provides the necessary context to understand the hazards that threaten the community and outlines policies and practices that take tangible steps toward ensuring the community's continued prosperity.

Introduction

Purpose and Scope of the Safety Element

The Safety Element is one of seven mandatory elements of the General Plan. The principal purpose of the element is the identification of potential risks within the Town that pose a threat to the community's welfare, public health, and overall safety. Recurrent updates to the Safety Element ensure that the goals, policies, and implementation actions remain relevant and responsive to the community's changing needs. Table 1.1 displays what state law, specifically California Government Code Section 65302(g)(1), identifies as the potential safety risks that should be examined in each Safety Element.

Table –1.1: Required Safety Element Hazards (CA Gov Code Section 65302(g)(1))

Seismically Induced Surface Rupture	Subsidence
Ground Shaking*	**Liquefaction (areas with shallow groundwater [<50 feet]) ***
Ground Failure*	**Slope Instability leading to Mudslides and Landslides***
Flooding*	**Other Geologic Hazards known to the legislative body***
Tsunami	**Wildland and Urban Fires***
Seiche	**Climate Change***
Dam Failure*	**Evacuation***
Other Seismic Hazards identified under Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code	

Hazards denoted in **bold** are potential hazards relevant to The Town of San Anselmo.

Each Safety Element must also geographically identify each hazard's risk location and potential extent using a map, primarily those risks about flooding, seismicity, fires, and evacuation.

Element Organization

This element is organized to be consistent with the other General Plan Elements. The goals, policies, and implementation programs provide declarative statements about The Town's approach to safety-related issues. A definition of these key terms is provided below:

Goal: A general statement of the desired community outcome. It is denoted as *Goal S-X* in this element.

Policy: Policies are actions a community will undertake to meet its goals. They are denoted as *Policy S-X.X* in this element.

Implementation Action/Programs: A list of recommended programs and future actions necessary to achieve the declared element goals and policies; implementing actions are denoted as Action S-X.Xa.

Together, the goals, policies, and implementation actions/programs in this element provide a framework for decision-making related to the general safety of the San Anselmo community.

Consistency with Other Elements

Integrating safety considerations throughout the General Plan creates a consistent framework that prioritizes the community's well-being. The San Anselmo Safety Element is an essential component of the General Plan and works in tandem with other elements to guide these efforts.

Land Use

The Land Use Element is particularly responsive to natural hazards. Understanding the natural and human-caused hazards that threaten a community can help reduce the possibility of disaster by avoiding the designation of sensitive land uses in hazard-prone areas. Several goals within the Land Use Element are focused on protecting and enhancing the community as part of the development and entitlement process. Specifically, Land Use Objectives 16 and 17 and subsequent policies address flooding hazards.

Circulation

San Anselmo's Circulation Element is based on a desire to preserve the natural and small-town character of the community. Accordingly, the Town's circulation network will be designed to accommodate existing and anticipated traffic, but traffic will not be allowed to dominate or dictate to quality of life in the community. The Town's goal is to maintain the residential quality of all local streets in the community. Coordination between the Circulation and Safety Element is an important component of comprehensive planning. The Circulation Element can influence public health and safety by addressing traffic congestion on roads designated as evacuation routes during emergencies and redefining truck routes to avoid residential and other heavily populated areas.

Open Space

The Open Space Element formulates a strategy designed to preserve priority open space lands in the town boundaries and its adjacent 'sphere of influence.' The attainment of the open space objectives requires the cooperation of property owners, residents, community leaders, citizens, and elected officials of the incorporated and unincorporated communities adjacent to San Anselmo. Preserving open space lands needs to be accomplished by balancing both the Town's interests and property owners' rights.

Conservation

The Conservation Element is designed to minimize the environmental harm and disruption of natural features, particularly in the hillside and unstable soil areas. Establish policies and practical guidelines for the prevention of erosion, the stabilization of soils, and the protection of the watershed necessary to minimize excessive water runoff. Protect creeks from pollution and against any unnecessary disturbance of the natural contours and vegetation of the banks. Preserve and protect significant habitats for fish, wildlife, and flora.

Parks, Recreation, and Public Facilities

The Parks, Recreation, and Public Facilities Element focuses on preserving San Anselmo's parks and recreational facilities. It is specifically concerned with expanding the Town's existing recreational facilities inventory and broadening the range of services. These assets enhance San Anselmo's character, help create a unique and pleasant atmosphere for residents and visitors, and provide a valuable physical fitness resource for the community. It also establishes policy when dealing with public facilities, such as the location of the buildings themselves, acquiring property to expand these facilities, as well as addressing sanitary services, storm drainage, and flood control. This element can be aligned with the safety element to ensure the proper policies and procedures are in place to ensure public facilities are located and maintained to provide peak efficiency for the Town and its residents.

Noise

The Noise Element seeks to limit the community's exposure to excessive noise levels by identifying sources and acceptable thresholds for noise and establishing policies to ensure compatibility between land uses and the community's noise environment. It also provides a basis for comprehensive local programs to control and abate environmental noise and protect residents from excessive exposure.

Scenic Highways (Parkway) Element

The Scenic Highways (Parkway) Element is a mandatory General Plan Element as established through California Government Code Section 65302. The purpose of the Element is to improve the appearance and aesthetic quality of the planning area's main thoroughfares, especially the entryways to the community. Alignment of this element with the Safety Element aids in the establishment of policies influencing evacuation for the Town.

Housing

The Housing Element is more closely associated with land use and incorporates many safety considerations into its goals and objectives. Building practices and codes addressed in the Housing Element contribute to community safety by improving the built environment's resiliency to natural and human-caused hazards. Additionally, the Housing Element can help identify vulnerable populations and inform the Safety Element to ensure proper protections are in place.

Consistency with the 2018 Marin County Multi-jurisdictional Hazard Mitigation Plan

The 2018 Marin County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), approved and adopted by the Town of San Anselmo on January 9, 2018, serves three primary purposes: 1) Provide a comprehensive analysis of the natural and human-caused hazards that threaten the Town, with a focus on mitigation; 2) Ensure the Town of San Anselmo remains eligible to receive additional federal and State funding to assist with emergency response and recovery, as permitted by the federal Disaster Mitigation Act of 2000 and California Government Code Sections 8685.9 and 65302.6; and 3) Complement the efforts undertaken by the Safety Element. The MJHMP complies with all requirements set forth under the federal Disaster Mitigation Act of 2000 and received approval from the Federal Emergency Management Agency (FEMA) in 2018. Sections of the Safety Element are supplemented by the MJHMP, which is incorporated by reference in this element, as allowed by California Government Code Section 65302(g).

Emergency Operation Plans

The Marin Operational Area (OA) Emergency Operations Plan (EOP) addresses the planned response to extraordinary emergency situations associated with large-scale disasters affecting Marin County. The Marin OA consists of the cities/towns, special districts, and the unincorporated areas within the county. The plan also addresses integration and coordination with other governmental agencies when required. This document serves as a planning reference and a basis for effective response to any hazard threatening Marin County. This is accomplished through the following:

- Establishes the emergency management organization required to mitigate any significant emergency or disaster affecting the Marin OA.
- Establishes the overall operational concepts associated with Marin County's Emergency Operations Center (EOC) activities and the recovery process.

The 1999 Town of San Anselmo EOP identifies the Town's emergency planning, organization, and response policies and procedures and how they are integrated and coordinated with other governmental entities when required. The plan addresses how preparation and response to extraordinary events or disasters should occur as well as recovery from these types of events.

These documents are used as references when establishing emergency procedures and policies within the Safety Element.

Marin County Community Wildfire Protection Plan

The Marin County Community Wildfire Protection Plan (CWPP) provides a scientifically based assessment of wildfire hazard and threat to homes in Marin County, California's wildland urban interface (WUI). The CWPP was developed through a collaborative process involving Marin County fire agencies, county officials, county, state, and federal land

management agencies, and community members. The purpose of the CWPP is to provide fire agencies, land managers, and other stakeholders with guidance and strategies to reduce fire hazard and the risk of catastrophic wildfires in the WUI, while promoting the protection and enhancement of the county's economic assets and ecological resources. This plan does not directly affect the Town as it was developed for jurisdictions subject to the Marin County regulations and policies; however, this document can be used as a guide when developing policies in the Safety Element.

Town of San Anselmo Climate action plan 2030

The Climate Action Plan (CAP) is the community's tool to develop the strategies and guide the implementation of local, measurable actions needed to (1) mitigate climate change by dramatically reducing our greenhouse gas emissions (GHG) while also sequestering GHG from the atmosphere, and (2) prepare for and adapt to increasing extremes and impacts. While the CAP's primary metrics currently address the reduction of greenhouse gas emissions (mitigation), metrics for adaptation and resiliency actions have been added, which will be further expanded with more milestones over the next several years. The CAP is integrated with the Town's other emergency preparedness and ecosystem conservation efforts and is reviewed and updated annually with the Town's Sustainability Commission. The Safety Element is a key component when developing climate adaptation projects and actions within the CAP and is referenced to ensure consistency between the documents.

Marin Water Biodiversity Fire and Fuels Integrated Plan

The Biodiversity, Fire, and Fuels Integrated Plan (BFFIP, or Plan) describes actions that the Marin Municipal Water District (MMWD) will take over many years to minimize fire hazards and maximize ecological health within its watershed lands. The purpose of the BFFIP is to define and guide the methods to minimize risk from wildfires while simultaneously preserving and enhancing existing significant biological resources. This plan does not directly affect the Town as it was developed for the MMWD jurisdiction and properties adjacent to San Anselmo; however, this document can be used as a guide when developing policies in the Safety Element.

Regulatory Environment

California Government Code 65302(g)(1)

California Government Code Section 65302(g)(1) establishes the legislative framework for California's safety elements. This framework consolidates the requirements from relevant federal and state agencies, ensuring that all cities comply with the numerous statutory mandates. These mandates include:

- As applicable, protect against significant risks related to earthquakes, tsunamis, seiches, dam failure, landslides, subsidence, flooding, and fires.
- Including maps of known seismic and other geologic hazards.
- Where applicable, address evacuation routes, military installations, peak-load water supply requirements, and minimum road widths and clearances around structures related to fire and geologic hazards.
- Identifying areas subject to flooding and wildfires.
- Avoid locating critical facilities within areas of high risk.
- Assessing the community's vulnerability to climate change.
- Include adaptation and resilience goals, policies, objectives, and implementation measures.

California Government Code Sections 8685.9 and 65302.6

California Government Code Section 8685.9 (also known as Assembly Bill 2140 or AB 2140) limits California's share of disaster relief funds paid out to local governments to 75 percent of the funds not paid for by federal disaster relief

efforts. However, if the jurisdiction has adopted a valid hazard mitigation plan consistent with DMA 2000 and has incorporated the hazard mitigation plan into the jurisdiction's General Plan, the State may cover more than 75 percent of the remaining disaster relief costs. All cities and counties in California must prepare a General Plan, including a Safety Element that addresses various hazard conditions and other public safety issues. The Safety Element may be a standalone chapter or incorporated into another section as the community wishes. California Government Code Section 65302.6 indicates that a community may adopt an LHMP into its Safety Element as long as the LHMP meets applicable state requirements. This allows communities to use the LHMP to satisfy state requirements for Safety Elements. As the General Plan is an overarching long-term plan for community growth and development, incorporating the MJHMP into it creates a stronger mechanism for implementing the MJHMP.

California Government Code 65302(g)(3) adopted through SB 1241 (2012)

California Government Code Section 65302(g)(3) requires the Safety Element to identify and update mapping, information, goals, and policies to address wildfire hazards. As part of this requirement, any jurisdiction that includes State Responsibility Areas or Very High Fire Hazard Severity Zones in the Local Responsibility Areas (LRA), as defined by the California Board of Forestry and Fire Protection (Board), is required to transmit the updated element to the Board for review and approval.

California Government Code 65302(g)(4) adopted through SB 379 (2015)

California Government Code Section 65302(g)(4) requires the Safety Element to address potential impacts of climate change and develop potential strategies to adapt/mitigate these hazards. Analysis of these potential effects should rely on a jurisdiction's Local Hazard Mitigation Plan or an analysis that includes data and analysis from the State of California's Cal-Adapt website.

California Government Code 65302(g)(5) adopted through SB 99 (2019)

California Government Code Section 65302(g)(5) requires the Safety Element to identify evacuation constraints associated with residential developments, specifically focused on areas served by a single roadway.

California Government Code 65302.15(a) adopted through AB 747 (2020) and AB 1409 (2021)

California Government Code 65302.15(a) requires upon the next revision of a Local Hazard Mitigation Plan on or after January 1, 2022, or beginning on or before January 1, 2022, if a local jurisdiction has not adopted a local hazard mitigation plan, the safety element to be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. The bill would authorize a city or county that has adopted a local hazard mitigation plan, emergency operations plan, or other document that fulfills commensurate goals and objectives to use that information in the safety element to comply with this requirement by summarizing and incorporating by reference that other plan or document in the safety element.

National Flood Insurance Program

The National Flood Insurance Program (NFIP) was created in 1968 to help communities adopt more effective floodplain management programs and regulations. The Federal Emergency Management Agency is responsible for implementing the NFIP and approving the floodplain management plans for participating cities and counties. The Town of San Anselmo joined the NFIP in 1977 and currently implements the program through Title 7, Chapter 11 of the San Anselmo Municipal Code, which administers flood/stormwater management regulations in the Town.

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (California Public Resources Code [PRC], Chapter 7.5, Section 2621-2699.6) was intended to reduce the risks associated with surface faults and requires that the designated State Geologist identify, and map "Earthquake Fault Zones" around known active faults. Per PRC Section 2623 a, cities and counties shall require a geologic report defining and delineating any hazard of surface fault rupture before the approval

of a project. If the jurisdiction finds no undue hazard of that kind exists, the geologic report on the hazard may be waived with the State Geologist's approval. For a list of project types, please refer to PRC Section 2621.6. No Alquist-Priolo Earthquake Fault Zones run through San Anselmo; therefore, it is not a topic of concern addressed in this document.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act (California Public Resources Code, Chapter 7.8, Section 2690-2699.6) created a statewide seismic hazard mapping and technical advisory program in 1990 to help cities and counties more effectively address the effects of geologic and seismic hazards caused by earthquakes. Under PRC 2697, cities and counties shall require a geotechnical report defining and delineating any seismic hazard before approving a project located in a seismic hazard zone. If the jurisdiction finds that no undue hazard of this kind exists based on information resulting from studies conducted on sites near the project and of similar soil composition to the project site, the geotechnical report may be waived. After a report has been approved or a waiver granted, subsequent geotechnical reports shall not be required, provided that new geologic datum, or data, warranting further investigation is not recorded. Each jurisdiction shall submit one copy of each approved geotechnical report, including the mitigation measures to be taken, if any, to the State Geologist within 30 days of its approval of the report. For a list of project types, please refer to PRC Section 2693. Due to the presence/potential of seismic hazards within the Town, the studies outlined above may be required during the development review process.

Cortese List

Government Code Section 65962.5 (typically referred to as the "Cortese List") identifies sites that require additional oversight during the local permitting process as well as compliance with the California Environmental Quality Act (CEQA). The list is generally a compilation of properties and businesses that generate, store, and/or have been impacted by the presence of hazardous materials/wastes. Many properties identified on this list may be undergoing corrective action, cleanup, or abandoned and in need of these activities. The Town regularly checks federal and state agencies that maintain this list to verify any locations within San Anselmo that contain these sites.

Hazards / Trends

Disaster mitigation, preparedness, response, and recovery

The ability to anticipate, evaluate, and mitigate potential risks posed by natural and human-caused hazards is paramount to a community's longevity. Although this element specifically addresses natural and human-caused hazards, emergency preparedness involves many more considerations beyond identifying the hazards themselves. The Emergency Preparedness section consolidates and briefly describes The Town of San Anselmo's hazard prevention and response strategies.

Police Services

The Central Marin Police Authority (CMPA) is a full-service police agency for the communities of Corte Madera, Larkspur, San Anselmo, and portions of Greenbrae that was created on January 1, 2013. Formed under a Joint Powers Agreement (JPA) between the communities it services, two members from each City/Town Council oversee the CMPA and are on the CMPA Police Council. General management of the CMPA is the function of the JPA's Management Committee that is comprised of the City and Town Managers of each jurisdiction, while operational function is assigned to the Chief of Police. The CMPA provides police services to these communities, comprising approximately 35,000 residents.



Fire Services

Ross Valley Fire Department is a consolidated department with the mission of protecting lives, property, and the environments of the communities of Ross, San Anselmo, Sleepy Hollow, and Fairfax through education, prevention, and community service. Ross Valley Fire Department is governed by a JPA, that includes the Town of San Anselmo; the Town of Fairfax; the Town of Ross; and the Sleepy Hollow Fire Protection District.



Ross Valley firefighters fight an early morning structure fire in Sleepy Hollow.

The Ross Valley Fire Department is an all-risk, full-time professional fire department with a total of four stations staffed with four engine companies that include firefighter EMTs and/or Paramedics 24 hours per day, 365 days per year. The department responds to all requests for emergency and non-emergency assistance within their service area as well as neighboring areas of Marin, and state or nationwide on an automatic or mutual-aid basis. Services provided by the department include fire suppression (urban fires, wildland, and vegetation fires), emergency medical services, fire prevention and inspection, community education (Community Emergency Response Team [C.E.R.T.] training), hazardous materials spills and leaks, vehicle accidents, and disaster response (floods and landslides).

The incorporated boundaries of the Town are within the Ross Valley Fire Department Local Responsibility Area (LRA). Outside of the Town of San Anselmo proper boundaries and adjacent to the Town, there are lands that are within the State Responsibility Area (SRA). The SRA is served by the Marin County Fire Department (responsible for initial response in the SRA) and augmented by the California Department of Forestry and Fire Protection (CAL FIRE) should the initial response escape containment and further aid be required.

Emergency Management

Emergency management is provided by the Marin County Sheriff's Department Office of Emergency Services (OES). This division provides all aspects of emergency management, including disaster mitigation, preparedness, response, and recovery activities.

Preparedness (Emergency Operations Plan)

The Emergency Operations Plan (EOP) is primarily responsible for identifying the Town's emergency management strategies. Preparedness activities focus on ensuring Town Departments are adequately trained and prepared for future hazard events as well as ensuring the Town's Emergency Operations Center (EOC) is ready and capable of supporting Town needs in the event of an emergency.

Response

Emergency response activities typically focus on actions necessary to save lives and prevent further property damage during an emergency/disaster. Many of these activities are conducted in tandem with the Marin County Sheriffs' Department, The Central Marin Police Authority and the Ross Valley Fire Department's standard emergency response procedures. To guide response activities, the Town relies on the EOP and works closely with first responders and volunteer organizations like CERT, to help orchestrate internal and external communications, logistics, and assistance during large-scale emergencies. If resources become overwhelmed, the Town will request support through the Operational Area using automatic aid and mutual aid agreements currently in place. However, the Town recognizes that mutual aid resources depend on availability and may be limited during a large regional incident. Therefore, consideration for strengthening self-sufficiency is a priority.

Recovery

Recovery activities typically occur after an emergency/disaster event. These activities focus on reestablishing services to any impacted areas, repairing and/or reconstructing damaged buildings and infrastructure, and aiding residents and businesses with permitting and approvals of building plans as part of the reconstruction process. Depending on the scale and type of incident, recovery could occur in specific community locations and/or require specialized expertise to address the issues created. Cleanup of hazardous wastes shall be considered part of the recovery from a major disaster event (fire, flood, landslide, earthquake).

Mitigation

The EOP, in conjunction with the Marin County MJHMP, identifies and assesses the natural and human-caused hazards that threaten San Anselmo and recommends proactive policy and procedural actions to reduce these risks. This preemptive planning is intended to decrease the probability of future emergency situations and minimize the effects should one occur. Examples of hazard mitigation and prevention can be found in many Town policies, but they are most prominently displayed in the numerous codes regulating construction and development.

Evacuation

As part of the Town's preparedness initiatives, an Evacuation Analysis has been prepared that identifies the routes used for evacuation purposes. These constrained locations are required to be identified by California Government Code Section 65302(g)(5), commonly known as SB99. Figure 1.1 depicts the potential evacuation routes that could be used during a hazard event. These roadways are intended to meet evacuation needs; however, the Town recognizes that some constraints may affect evacuation, namely narrow roadways, bridges, and dead ends, which could experience failure or blockage, exacerbating conditions. During an evacuation incident, specific routes will be designated by Ross Valley Fire Department in coordination with the Town and Central Marin Police Authority. The specific routes and directions identified will be made on a case-by-case basis using incident specific information to ensure travelers can relocate to a safe location. Figure 1.2 identifies both constrained access roadways (single ingress/egress conditions, identified in red) and the locations that use these roadways (constrained access parcels,

identified in orange). These constrained access parcels are grouped based on guidelines recommended by CalFire, which identify areas with 30 parcels or more. These locations are identified as they could potentially be more vulnerable during evacuation scenarios, given the limited ingress/egress conditions.

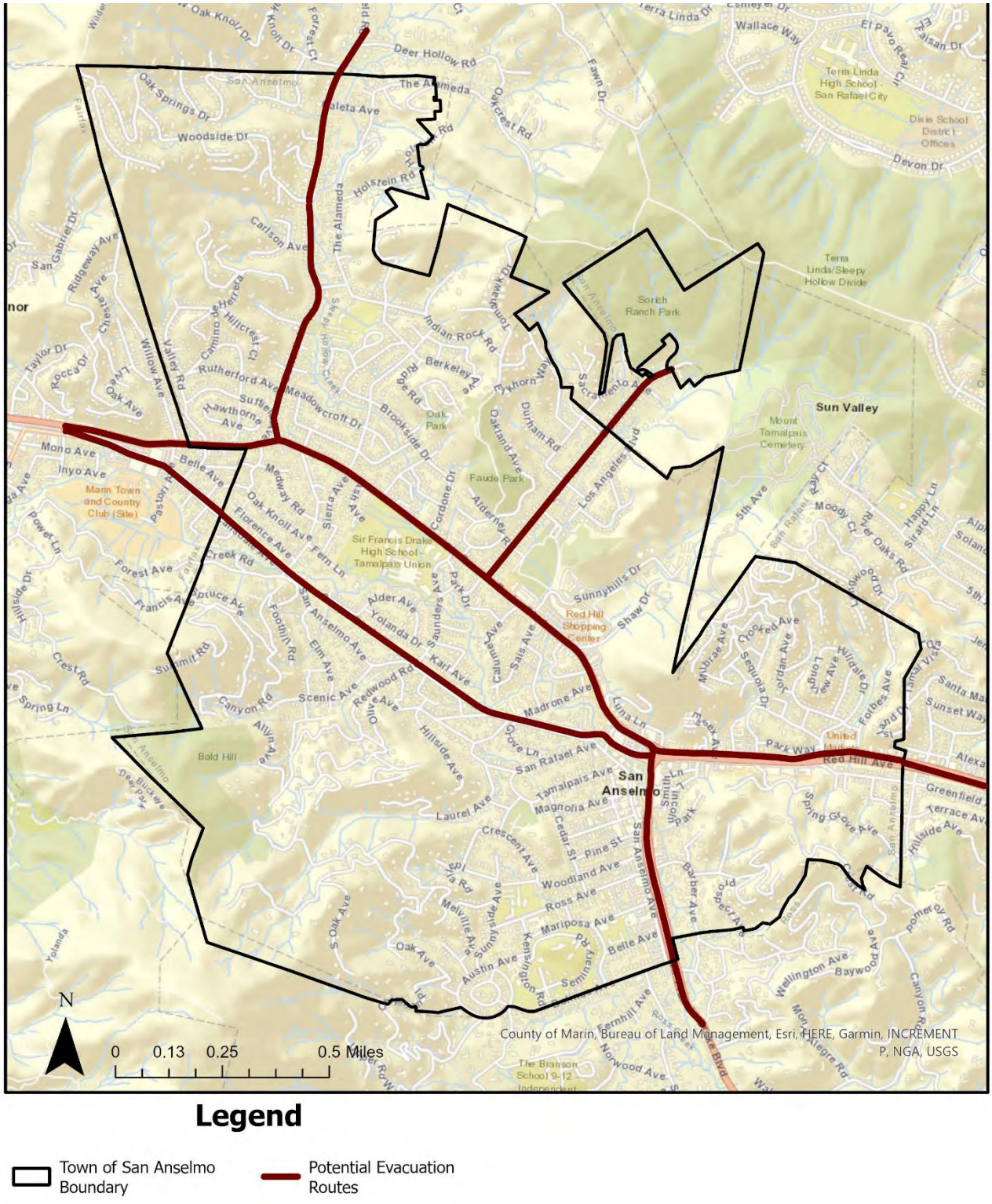


Figure 1.1: San Anselmo Evacuation Routes

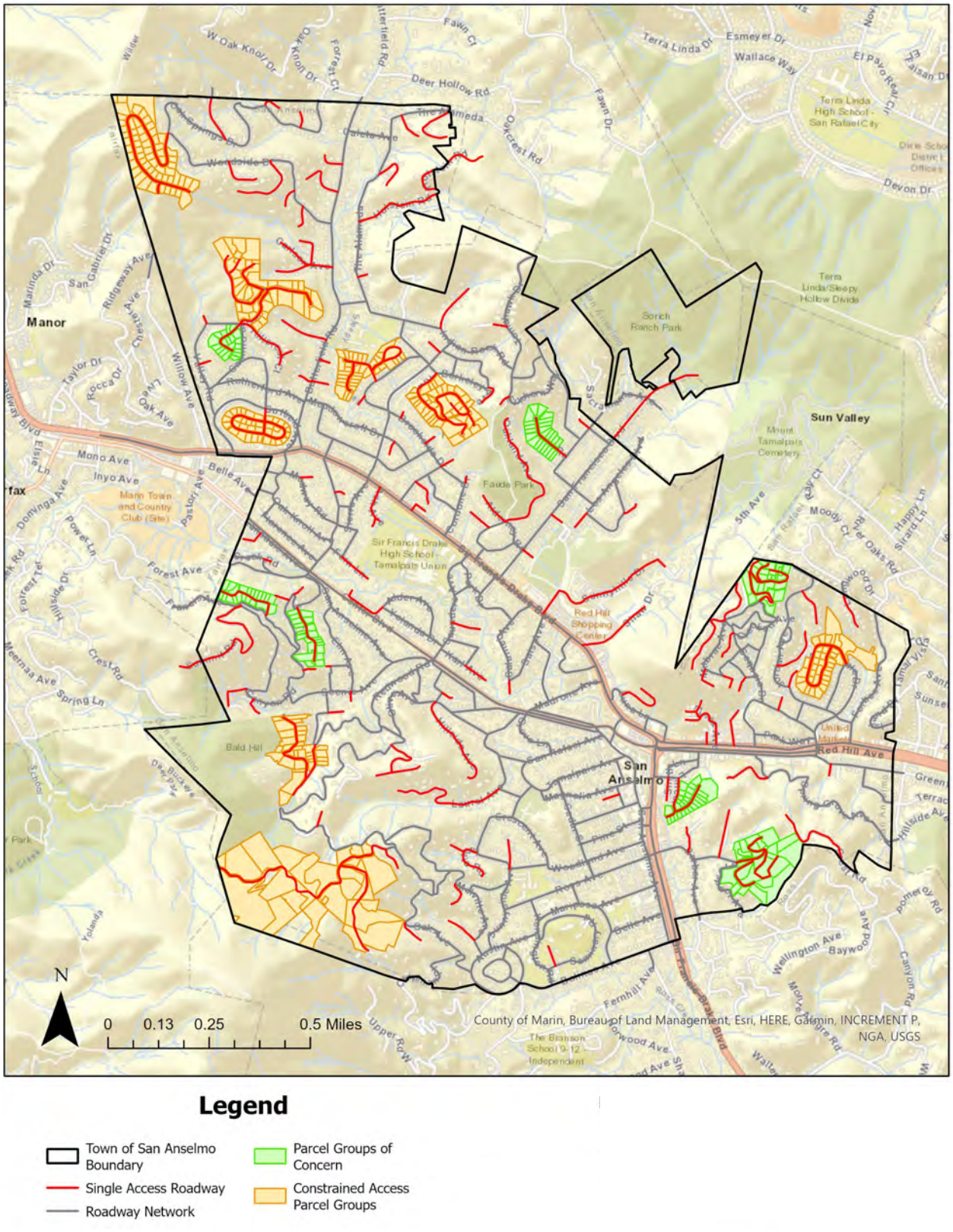


Figure 1.2: Constrained Access Roadways, Parcels Groups, and Parcel Groups of Concern in San Anselmo

The Town is generally considered to be built out, meaning most new home construction will either be accessory dwelling units (ADU's) or infill type developments. Therefore, additional parcel groups of concern (areas with 20-29 parcels with constrained access, identified in green) were also identified, as these locations could experience growth in the future triggering the 30-parcel threshold.

Seismic and Geologic Hazards

Seismic and geologic hazards are traditionally addressed together because they both involve the movement of the Earth's surface. Although some geologic events (landslide, subsidence, erosion, etc.) can and do happen independently, the primary catalyst for their occurrence is often a seismic event, commonly referred to as an earthquake. This section identifies four common seismic and geologic hazards that threaten San Anselmo and establishes policies and procedures meant to protect the community when an event occurs. A key consideration for seismic and geologic hazards is the potential for cascading effects resulting from an event. When an earthquake occurs, the seismic shaking can cause natural gas and water/sewer pipelines to rupture, which may cause other impacts like flooding, erosion, or fires. The goals, policies, and actions throughout this element are designed to work together to reduce both the individual and collective risk of these hazards.

Seismic Hazards

Southern California is a seismically active region that experiences earthquakes on a regular basis. San Anselmo is prone to seismic hazards due to its location and proximity to active earthquake faults. These hazards can be characterized as follows:

Surface Rupture

The Earth is covered in tectonic plates, which are large sections of the Earth's crust that are constantly shifting and moving closer together, further apart, or past one another. The movement of two plates past one another frequently causes friction resulting in plates that "stick." When this occurs, the same forces that push the plates past each other are now concentrated in certain areas. In time, friction can no longer hold the plates together, and the plates suddenly shift, releasing a massive build-up of energy (i.e., earthquake). This rapid movement and release of energy can cause the Earth to fracture and displace the land around it, resulting in an earthquake fault. Some faults are buried beneath the surface, while others are located at the surface of the Earth. Surface rupture of a fault is especially dangerous if structures are built on top of the fault, or infrastructure crosses the fault, as these facilities could be damaged by fault movement. If a surface rupture occurs, the movement could break pipelines, and damage roads and bridges, rendering them useless after the event. Areas of known surface rupture hazard in California are identified in Alquist-Priolo Special Study Zones. San Anselmo does not currently have any Alquist-Priolo Special Study Zones, reducing the concern associated with surface fault rupture.

Seismic Shaking

Seismic shaking is the recognizable movement caused by the energy released from an earthquake. The same mechanism that creates a surface rupture is also responsible for seismic shaking and can produce an equally devastating effect. Earthquakes may occur without surface rupture, which can still cause significant damage to buildings and other structures. Infrastructure such as roads, pipelines, and power lines are also susceptible to damage and pose additional safety concerns. Unlike surface rupture, seismic shaking consequences are not restricted to the area immediately surrounding the fault. Energy resonating through the ground can travel hundreds of miles and simultaneously cause damage in many locations. The closer to the earthquake's source (epicenter), the stronger the shaking will be. Seismic shaking is of particular concern for San Anselmo due to the proximity to active faults that can generate significant earthquakes. Several faults are located within 15 miles of San Anselmo, which include the San Andreas Fault (capable of generating a magnitude 8.0 earthquake), the Hayward Fault (capable of generating magnitude 7.2 and 7.4 earthquakes), the Rodgers Creek Fault (capable of generating a magnitude 7.0 earthquake) and the San Gregorio fault (capable of generating a magnitude 7.3 earthquake). Of these faults, the San Andreas Fault

is the closest in proximity at approximately 8 miles southwest of the town. Figure 1.3 depicts the locations of faults closest to San Anselmo, all of which are not considered active[1] by the State of California.

Liquefaction

Liquefaction is a phenomenon that occurs when intense vibrations from an earthquake cause saturated soil to lose stability and act more like a liquid than a solid. This poses significant problems for buildings and other structures in areas where liquefaction can occur, as the ground may give way under the weight of the structure and its foundation. In addition, underground structures are vulnerable to liquefaction. In San Anselmo, the areas along the existing and filled stream channels may be subject to liquefaction. These low-lying areas adjacent to creeks and drainages are the portions of town with moderate and high liquefaction susceptibility levels. Figure 1.4 depicts the liquefaction susceptibility areas within the Town; however, analysis of these conditions should occur on a site-by-site basis.

Landslides

A landslide is the movement of earth material down slopes and areas of steep topography. Although earthquakes often cause them, landslides can occur when a sloped surface can no longer support the material contained within or sitting above it. The instability can be caused by the sheer weight of the material or can be rendered unstable by other events such as heavy rain. Slopes can become unstable due to erosion and trigger a landslide. Landslides can also be a secondary hazard caused by earthquakes and seismic shaking. When rain causes a slope to fail, the movement of earth materials is typically referred to as a mudslide.

Landslides can move with great force and pose a significant danger to buildings and other structures. In some circumstances, these events may cause bodily harm if bystanders cannot move out of their path in time. The parts of San Anselmo at greatest risk of landslides are primarily along the periphery of the Town border, where the steep topography and soil composition combine to create areas that are susceptible to land sliding events. Anticipating the risk of landslides in the areas identified in Figure 1.5 will be essential for protecting the community from these events.

[1] Faults considered active by the State of California have experienced surface displacement within Holocene time (the last 11,700 years). California Code of Regulations, Title 14, Division 2, Section 3601.(a)



Figure 1.3: Local Fault Locations

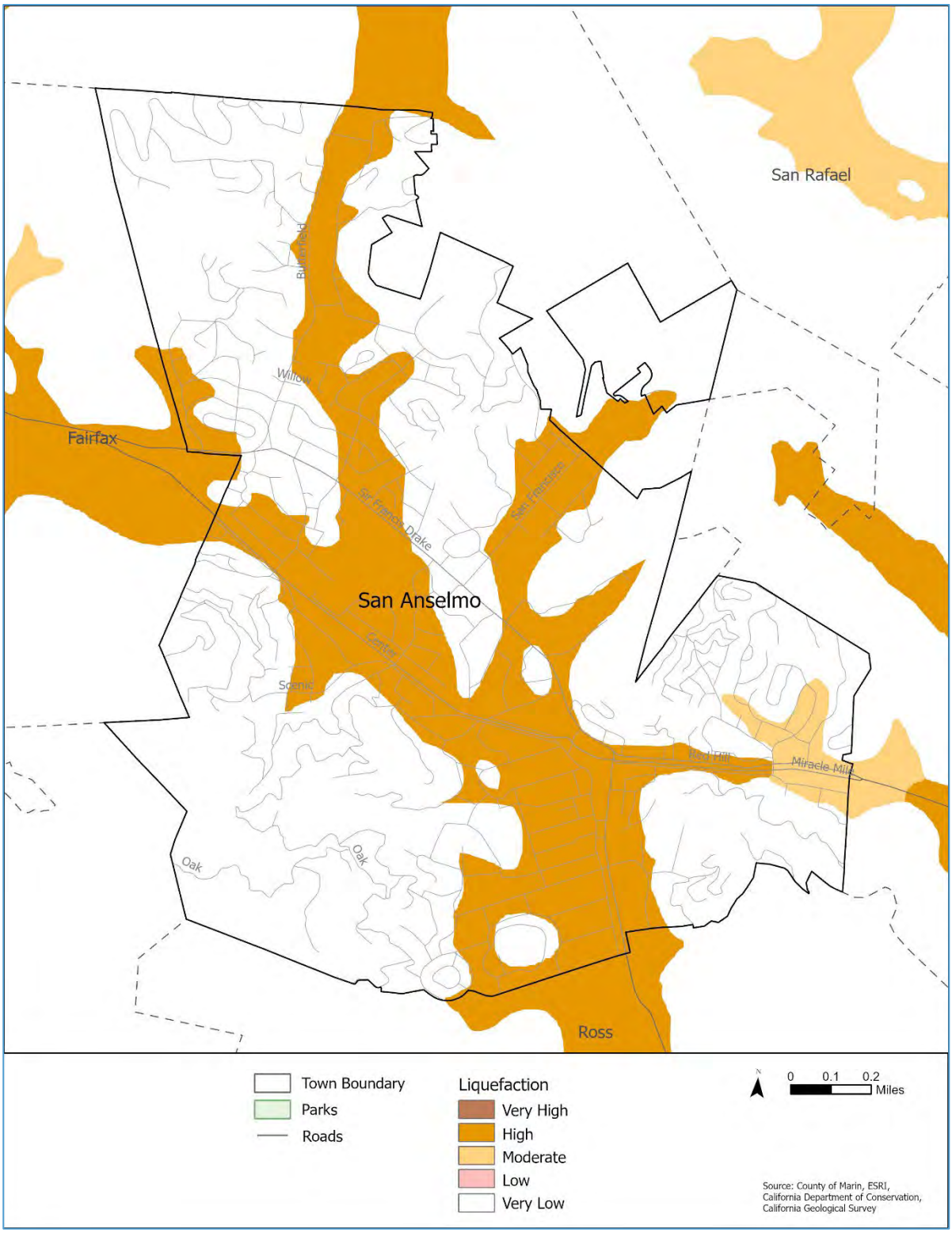


Figure 1.4: Liquefaction Susceptibility in San Anselmo

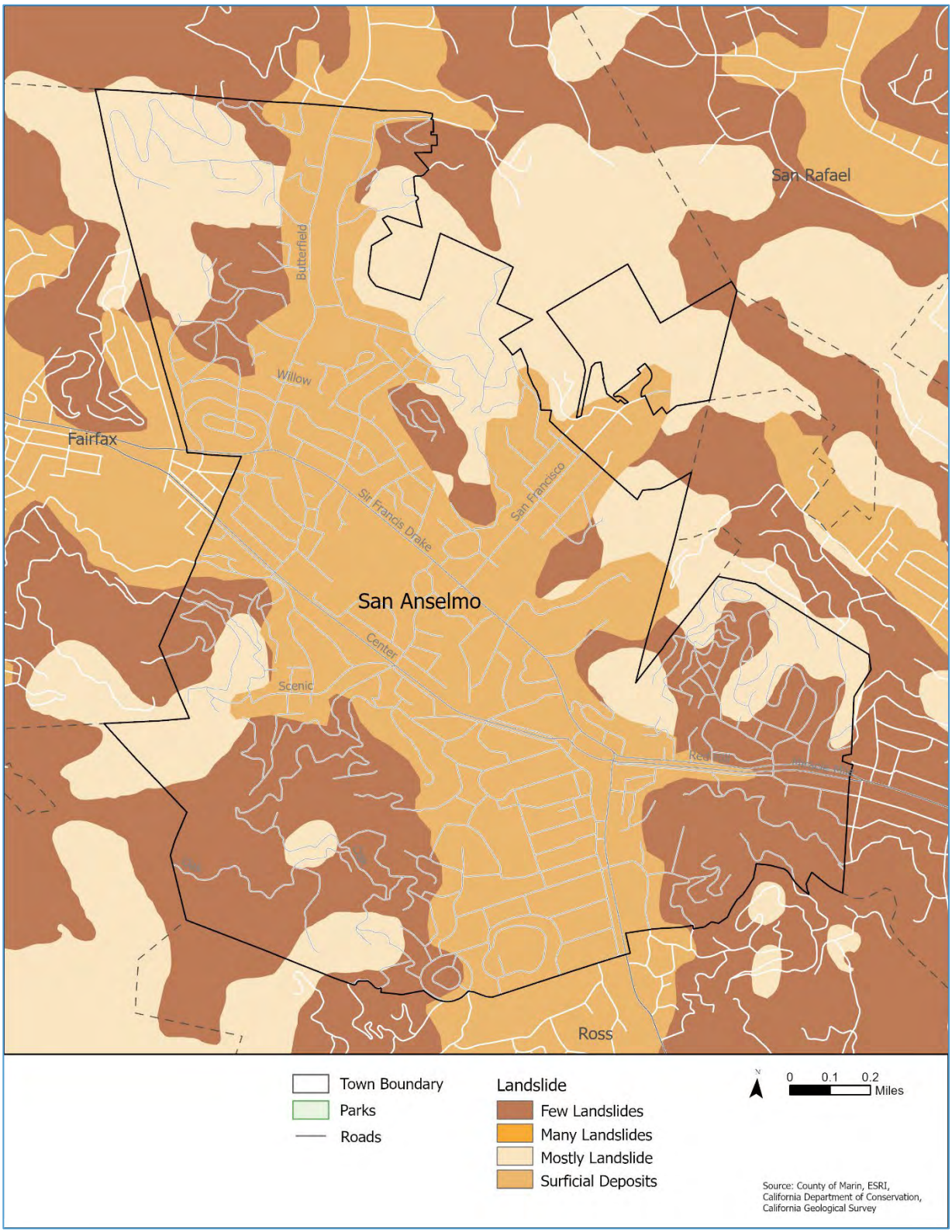


Figure 1.5: Landslides Zones in San Anselmo

Flooding Hazards

Flood

Flooding is caused by the accumulation of water on the ground surface. This typically occurs after heavy rainfall but can also result from water delivery/storage infrastructure failures such as pipes, storage containers, and dams/reservoirs. Worsening drought conditions caused by climate change may exacerbate the effects of flooding, as surfaces that typically absorb water can quickly dry out and become less permeable. Flooding presents dangers to people and structures alike. Standing water may be deep enough to cause drowning, while shallow waters can easily damage buildings and property. Fast-moving water is hazardous, as it may sweep people or cars downstream or cause damage to structures.

Ross Valley, including San Anselmo, is naturally prone to flooding. The topography and geologic makeup of the region (steep slopes and shallow soils with a low absorption capacity), the naturally occurring local watershed runoff which has been altered and placed in culverts, coupled with an increase in the probability of intense rainfall, are all factors increasing the likelihood of flooding. The Town is susceptible to periodic flooding from the San Anselmo and Sleepy Hollow creeks, which impacts the low-lying areas of the town and neighboring communities bordering these drainages. Historically the creeks have caused floods as the volume of water during large storm events becomes more than the creek capacity can effectively manage. Localized flooding is most often associated with excessive ponding and overflow into lower-lying properties, even during smaller 5-year storm events. This localized flooding is generally the result of the drainage network having inadequate capacity and can occur within or outside of FEMA-identified floodplains. Figure 1.6 displays the designated FEMA floodplains in San Anselmo.

Dam Failure

When dams that are designed to hold water fail, the body of water suddenly and abruptly moves downstream. These downstream areas can become inundated depending on how much water is behind the dam and the topography of the downstream areas. The specific areas of land that would become flooded and covered with water resulting from a dam break is considered an "inundation zone." These downstream areas are typically much larger than the areas identified on flood maps because the volume of water released will often overwhelm any stormwater infrastructure in these areas. The Phoenix Lake Dam, owned by MMWD, is located in the neighboring Town of Ross, south of San Anselmo. Failure of this dam could inundate a small portion of southern San Anselmo that includes approximately 30 parcels located between Bolinas and Belle Avenues. The damage potential would be small given Phoenix Lake's overall storage capacity; however, damage within this portion of Town could still occur. Figure 1.7 identifies the dam inundation zone within San Anselmo.

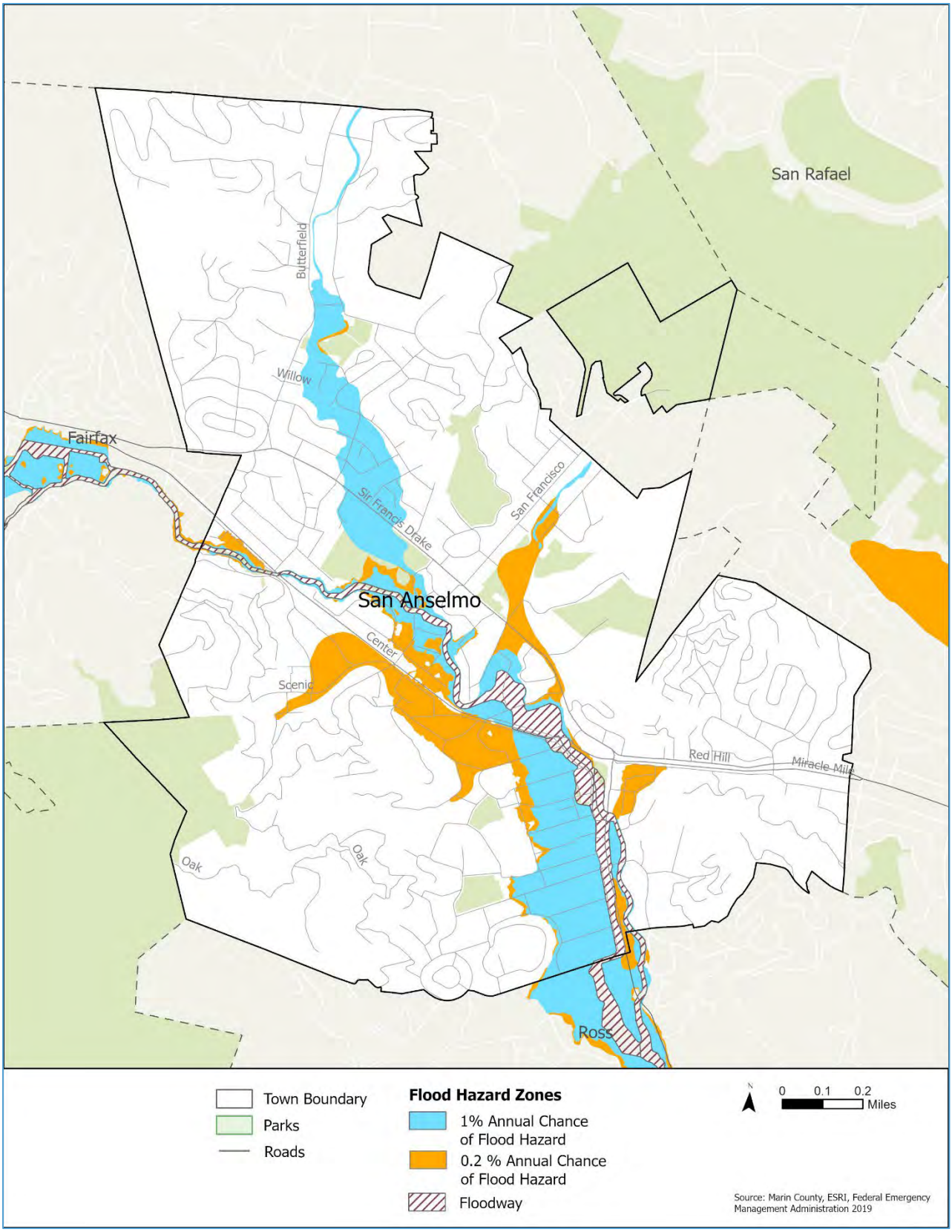


Figure 1.6: FEMA Flood Hazard Zones in San Anselmo

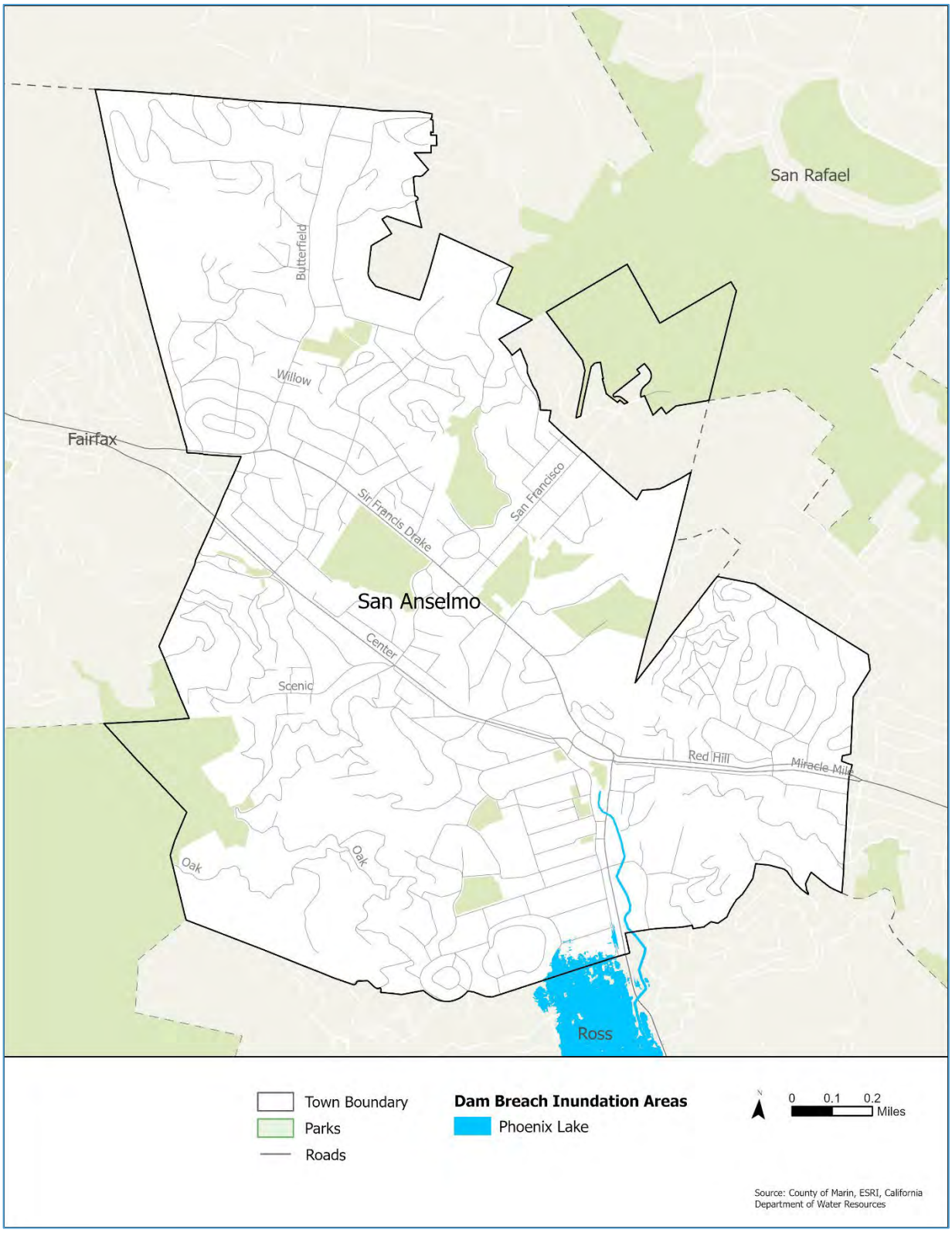


Figure 1.7: Dam Failure Inundation Areas in San Anselmo

Fire Hazards

Wildfires

The most common type of natural hazard in California is wildfire, which can quickly burn large areas of undeveloped or natural land. They often begin as smaller fires caused by lightning strikes, downed power lines, mechanical equipment use, or unattended campfires but may rapidly expand in size if conditions are dry and/or windy. The recent trend toward more prolonged periods of drought within the western US increases the likelihood of a wildfire. Typically, wildfires pose minimal threats to people and buildings in urban areas, but increasing human encroachment and development into natural areas increases the likelihood of bodily harm or structural damage. This encroachment occurs in areas called the wildland-urban interface (WUI), which is considered an area within a fire hazard severity zone, as defined by CAL FIRE.



Wildfire burning on the San Anselmo side of the Terra Linda-Sleepy Hollow Divide.

The Town of San Anselmo is located within a mapped WUI area and borders open space lands managed by the MMWD. The hillsides and canyons within the Town and surrounding areas carry some wildfire hazard potential, which is a risk to areas within the Town. Figure 1.8 depicts the fire threat classifications within the Town and surrounding areas. Based on this mapping, the northeastern and southwestern portions of the Town are considered to have moderate to high wildfire threat conditions. However, San Anselmo does not currently have any Very High Fire Hazard Severity Zones identified by CAL FIRE.

Significant wildfires have occurred in San Anselmo and Marin County in the past and will continue to pose a threat to people and property. The last major wildfire to occur within the perimeters of the Town boundary was the Sorich Park fire in 1976, which burned over 284 acres in and around San Anselmo. Figure 1.9 depicts the historic wildfire perimeters around San Anselmo as well as WUI, as identified by CAL FIRE.

Urban Fires

The possibility of an urban fire confronts every community. Many urban fires begin as isolated incidents caused by faulty electrical appliances, cooking mishaps, improper storage of chemicals, or industrial malfunction but can spread to other buildings if conditions permit. Many factors contribute to urban fires' severity and extent, but modern building codes and practices have helped reduce their effects. Despite these improvements, it is important to acknowledge the risks associated with fires in urban areas. No matter its size, any fire can be fatal or cause people severe harm and can damage buildings and other structures.

Water Supply

The MMWD provides water service in San Anselmo. The district owns approximately 21,600 acres of watershed land and provides water service to communities from the Golden Gate Bridge to southern Novato and west from the San Francisco Bay to the San Geronimo Valley. According to MMWD's Urban Water Management Plan, adequate water supplies are expected during normal years, single dry years, and multiple dry years to meet expected demand within the Town and service area through 2045. This is especially important for ensuring adequate supplies are available for fire suppression needs within San Anselmo. As a standard practice, new developments and major remodels are required to conduct water pressure/flow testing and mitigate issues if water flows are deemed inadequate.

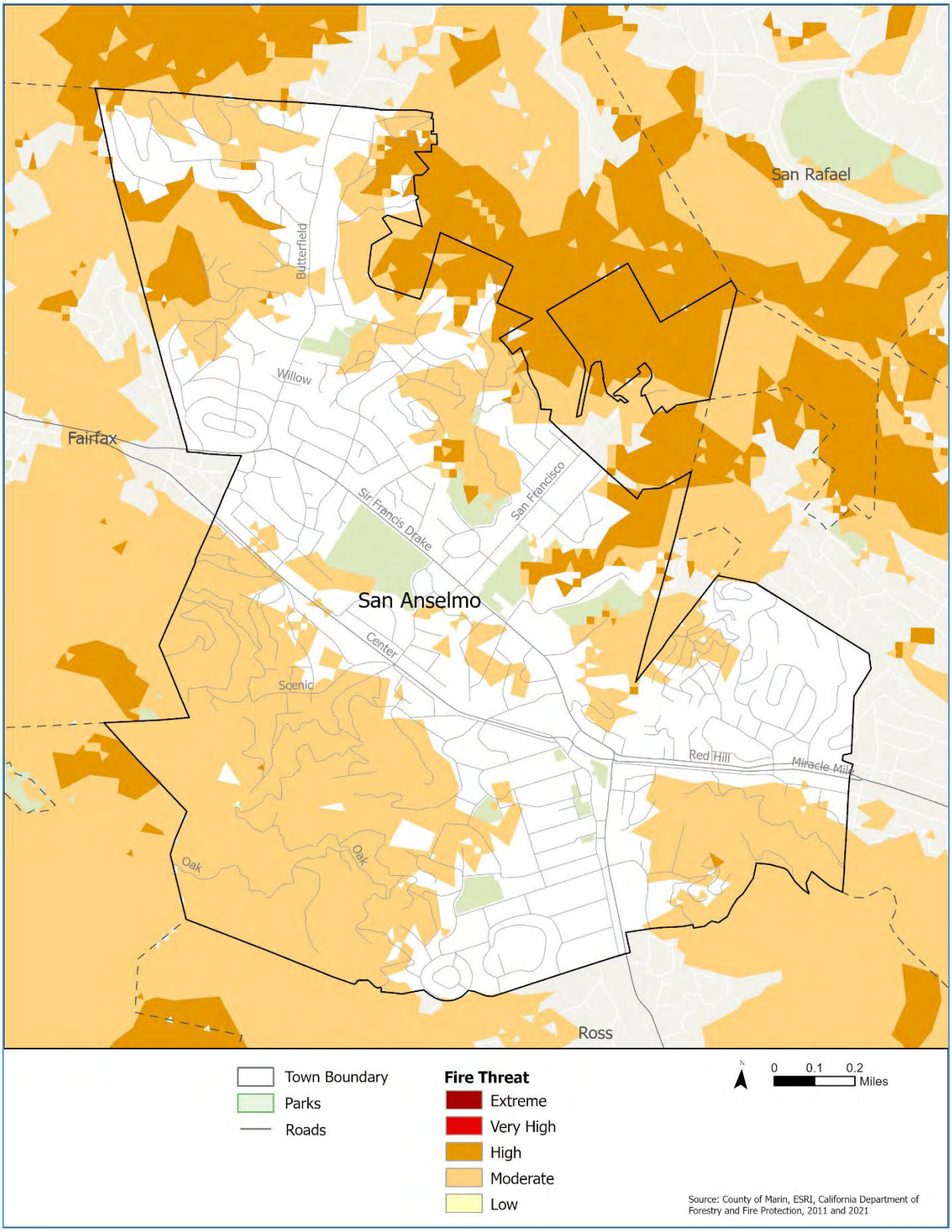


Figure 1.8: Fire Hazard Severity Zones in San Anselmo

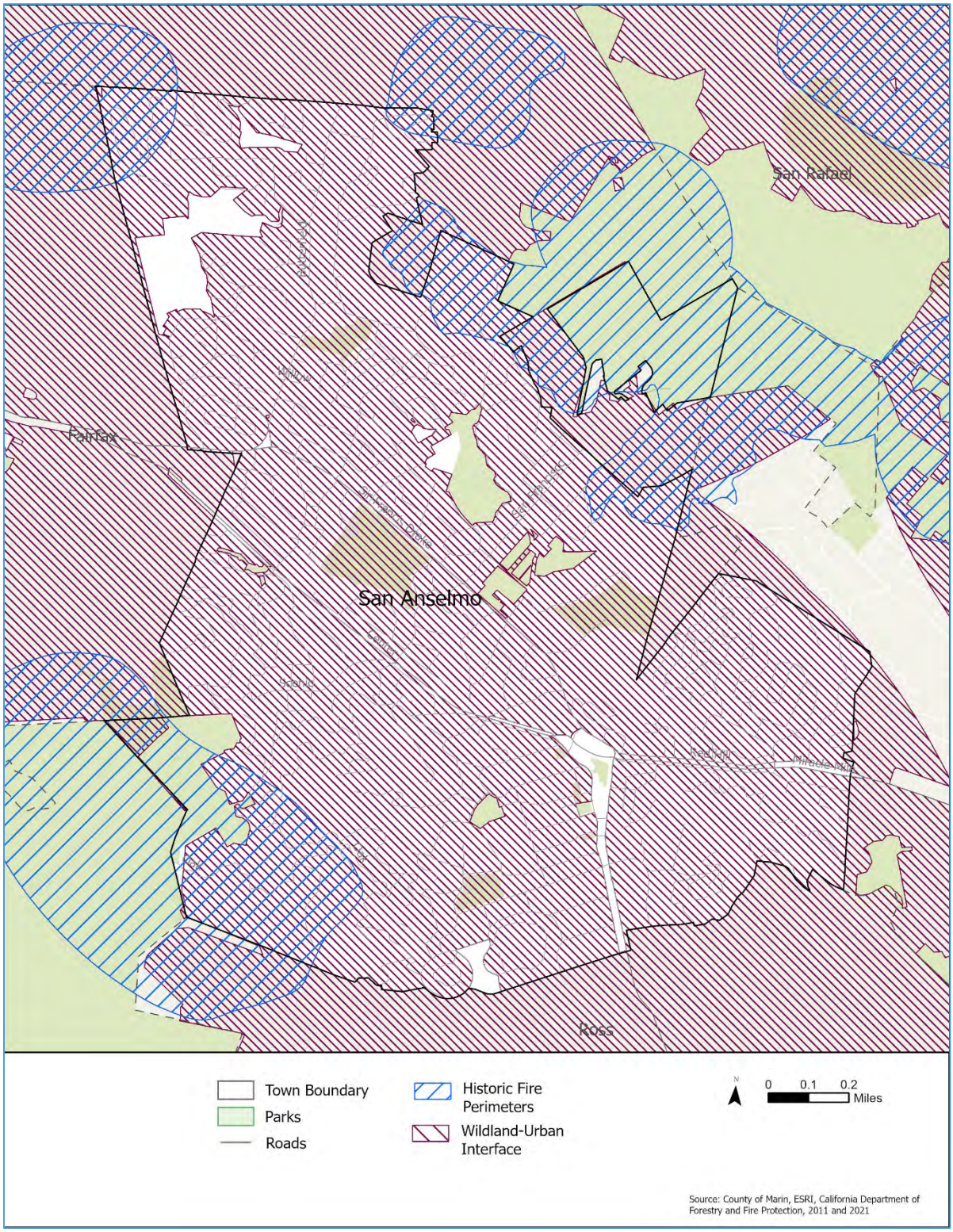


Figure 1.9: Wildland Urban Interface and Historic Fire Perimeters in San Anselmo

Weather Related hazards

Severe weather hazards in San Anselmo include drought, extreme heat, and severe wind. These hazards have affected plants and animals and damaged properties and vehicles. Future effects are anticipated due to climate change, which can contribute to the frequency and intensity of severe weather events.

Drought

A drought is a long period with substantially less precipitation than usual. The primary direct impact of a drought is the reduction of available water supplies. Water reduction is particularly concerning in agricultural areas and natural environments, but it can also affect landscaping in urban areas or human health in extreme cases. Droughts are generally regional events; however, some communities experience "long-distance drought" if the water source areas—potentially hundreds of miles away—are experiencing drought. San Anselmo receives water from the MMWD. The Town and many residents have groundwater wells that are used for irrigation. MMWD has a long-term water supply and management plan that includes a drought analysis that accounts for impacts associated with climate change.

Extreme Heat

Extreme heat is a period when temperatures are abnormally high relative to the normal temperature range. Extreme heat events include:

- Extreme Heat Days: a day during which the maximum temperature surpasses 98 percent of all historic high temperatures for the area,
- Warm Nights: a day between April to October when the minimum temperature exceeds 98 percent of all historic minimum daytime temperatures,
- Extreme Heat Waves: a successive series of extreme heat days and warm nights where extreme temperatures do not abate; typically, four successive extreme heat days and warm nights.

Cal Adapts local climate change snapshot tool tells us that an extreme heat day for San Anselmo is when the temperature exceeds 95.3° F, and a warm night exceeds 58.8°F. Between 1961-1990, the Town experienced an average of 4 extreme heat days annually, which are projected to increase between 11-20 days by the end of the century.

Severe Wind

Wind is simply the movement of air caused by differences in atmospheric pressure and temperature. High-pressure air will naturally move to areas of low pressure. During certain times of the year, these conditions can cause high-speed winds (Diablo Winds), which are fast and forceful enough to damage public facilities, infrastructure, homes, utilities, and uproot or topple mature trees. During these events, debris is transported with enough force to damage property and injure people. Severe wind events can also cause Public Safety Power Shutoff (PSPS) events by utility providers (Pacific Gas & Electric) that distribute electricity to the Town. These events de-energize power lines during wind events to reduce the potential of wildfire ignition and spread.

Climate Adaptation

Climate Effects on San Anselmo

Although climate change is not a hazard, variations in environmental conditions can impact some of the natural hazards affecting San Anselmo. Projections of future conditions include increased temperatures, increased extreme heat days, changes in precipitation, sea level rise, more prolonged droughts, and potential changes in the size and frequency of wildfire incidents. Table 1.2 identifies the current/historical conditions and projected future conditions associated with climate change that could occur in San Anselmo. Additional detail regarding potential climate change effects is located in the San Anselmo Climate Adaptation Vulnerability Assessment (Appendix A).

Table 1.2: Potential Climate Change Effects for San Anselmo	
Historical/ Current Conditions	Future Conditions
Annual Mean Temperature (1961-1990)	Annual Mean Temperature (2070-2099)
69.2° F	73.6° to 76.3° F
Extreme Heat Days (95.3° F)	Extreme Heat Days (2070-2099)
4 days per year	11 to 20 days per year
Annual Mean Precipitation	Annual Mean Precipitation (2070-2099)
40.8 inches	46.3 to 52.5 inches
Annual Average Area Burned	Annual Average Area Burned (2070-2099)
47.1 acres	41.4 to 47.0 acres

SOURCE: HTTPS://CAL-ADAPT.ORG/TOOLS/LOCAL-CLIMATE-CHANGE-SNAPSHOT

Climate Related Hazards

Temperature

Increasing temperatures associated with climate change can act as a hazard multiplier. By the end of the century, annual mean temperatures are projected to increase between four and seven and a half degrees, impacting residents and businesses. These increases are also anticipated to increase the number of extreme heat days, from 4 days to 11-20 days per year. Using a lower temperature threshold (85° F), the historical average of 32 days could increase to 68-97 days by the end of the century. These potential temperature increases may impact residents living in poorly insulated structures or structures that do not have air conditioning. For residents living in these structures, temperatures above 85 may cause discomfort. By the end of the century, the number of days over this temperature threshold could be nearly five times what the Town typically experiences.

While climate change is projected to exacerbate many of the hazards already affecting the Town, many of these hazards may interact with each other. Increased temperatures can affect both water supplies and vegetation growth. With drier conditions, vegetation growth may be reduced, which can reduce wildfire vulnerability; however, if dry conditions persist for longer periods, the reduced vegetation may be drier than normal. These two conditions may change the wildfire risks within the Town and the surrounding area, or cause areas that have not burned historically to be at greater risk of ignition.

Precipitation

Climate change projections also suggest that annual mean precipitation may increase as temperatures are anticipated to increase in the coming decades. Even with increases projected, there is the potential that the increased precipitation may fall during more intense weather events, which could increase flooding. By the end of the century, maximum 1-day precipitation events could increase by 20%, which could overwhelm existing infrastructure and potentially inundate areas that haven't experienced flooding. With greater and more intense precipitation, the Town could also experience greater instability within hillside areas, causing an increase in landslides/mudslides.

With future temperature increases coupled with increased precipitation amounts, future wildfire impacts are projected to decrease or remain the same by the end of the century. This projection is based on the increase in precipitation,

which may occur in fewer larger rain events coupled with higher average temperatures. This projection suggests that vegetation growth will experience an overall reduction or change that reduces future acres burned. Based on historical fires that have occurred, the Town has experienced an annual average of 47.1 acres burned (total acreage burned divided by the number of years analyzed), which is projected to reduce slightly (41.4 acres) or remain approximately the same (47.0 acres) by the end of the century.

Goals, Policies, and Actions

Table 1.3 describes the goals, policies, and actions developed to address the various hazards within the Town as identified and discussed in the previous sections. Implementation actions include the responsibility, timeframe, and funding resources to accomplish the action.

In addition to the goals, policies, and actions identified here, Land Use Policy Objectives 16 and 17 and accompanying policies also address natural hazard conditions within the Town.

Table 1.3: San Anselmo Safety Element Policy Framework **DISASTER MITIGATION, PREPAREDNESS, RESPONSE, AND RECOVERY**	
Goal S-1: Promote a culture of resilience and preparedness within San Anselmo where community members and businesses are prepared for natural and human-caused emergencies	
Policy S-1.1	Support efforts to reduce the number of structures subject to natural hazards
Action S-1.1a	Regularly update building codes and regulations to address changing hazard conditions and requirements. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.2	Increase education, outreach, and awareness of hazards and hazard mitigation, especially vulnerable populations (AFN, Disadvantaged Communities, etc.).
Policy S-1.3	Encourage new development in locations that avoid or reduce exposure to hazards.
Action S-1.3a	Locate, when feasible, new essential public facilities outside of identified hazard areas, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities outside of identified hazard zones. Responsibility: Public Works and Building Department and Planning Department Timeframe: Ongoing Resource: General Fund
Action S-1.3b	Identify appropriate construction methods to minimize damage to public facilities located within an identified hazard area. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.4	Work with public utilities and special districts that provide water, sewer, fire protection, and public safety services in order to maintain and improve upon the present level of service and resiliency to natural hazards.
Policy S-1.5	Require public buildings are maintained to support their resilience in the face of natural disasters.

Action S-1.5a	Maintain the structural and operational integrity of essential public facilities during hazard events. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.6	Increase cooperation and coordination among private entities, local agencies, special districts, State and Federal agencies, and tribal organizations
Policy S-1.7	Ensure Town staff is adequately trained to implement state and local regulations designed to avoid loss of life, injury, and property damage from natural disasters.
Action S-1.7a	Annually review hazard mitigation goals, objectives, and strategies to evaluate progress. Responsibility: Public Works and Building Department Timeframe: Annually Resource: General Fund
Action S-1.7b	Incorporate, where appropriate, hazard mitigation strategies when preparing the annual budget. Responsibility: Public Works and Building Department Timeframe: Annually Resource: General Fund
Action S-1.7c	Review hazard mitigation capital improvement projects when developing updates to Capital Improvement Plan. Responsibility: Public Works and Building Department Timeframe: Annually Resource: General Fund
Policy S-1.8	Support the development of pedestrian rights-of-way as temporary pathways to serve as additional evacuation routes.
Policy S-1.9	Support the preparation, implementation, and regular update of local preparedness and evacuation plans and multi-jurisdictional cooperation and communication for emergency situations.
Action S-1.9a	Participate in regional emergency planning efforts like the Marin County Multi-Jurisdictional Hazard Mitigation Plan update. Responsibility: Public Works and Building Department and Planning Department Timeframe: Ongoing Resource: General Fund
Action S-1.9b	Periodically review and update the Town's Emergency Operations Plan (EOP) and ensure the EOP clearly defines the chain of command during an emergency and effectively coordinates with Marin County Operational Area. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-1.9c	Conduct periodic trainings and exercises to test the effectiveness of the Town's EOP procedures. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.10	Expand and enhance post disaster recovery strategies, prioritizing community resilience and sustainability.
Action S-1.10a	Develop an all-hazards Post Disaster Recovery Framework for use after a major incident or event. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-1.11	Educate community residents and businesses on emergency preparedness, response, and evacuation procedures and mitigation strategies.
Action S-1.11a	Provide community awareness and education programs for citizens through public outreach and engagement activities, describing procedures, emergency shelters, safe refuge areas, and evacuation routes to be followed in the event of an emergency. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-1.12	Continue to study the Town's circulation network and emergency response capabilities to provide for effective evacuations during an emergency
Policy S-1.13	Identify properties through clear street naming and numbering systems for emergency response vehicles
Policy S-1.14	Require all new developments and redevelopments to provide a minimum of two points of access by means of public roads that can be used for emergency vehicle response and evacuation purposes.
Action S-1.14a	Identify the feasibility of constructing additional emergency access improvements for existing developments that do not meet minimum road standards for emergency equipment, such as: • Additional vehicle pullouts at key hillside (properties at 150 mean sea level or higher) locations. • Limited or restricted on-street parking at hillside locations. • Potential for construction of new or improved emergency access routes. • Roadside clearance improvements. Responsibility: Public Works and Building Department and Fire Department Timeframe: Ongoing Resource: General Fund

Action S-1.14b	Require upgrades to road widths considered substandard during the discretionary review entitlement process, when a nexus for the improvement is established, as part of new developments/major remodels to ensure adequate evacuation and emergency vehicular access is available. For existing building sites, improvements may be limited to the property frontage only. Responsibility: Planning Department, Public Works and Building Department, and Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-1.15	Ensure all private roads are designed and maintained to allow unrestricted emergency equipment and personnel access.
Policy S-1.16	Ensure all Town and Marin County transportation plans reflect updated evacuation routes, strategies, and data.
Policy S-1.17	Maintain a high level of emergency response capability.
Action S-1.17a	Account for current and future emergency service needs during annual budgeting cycles. Responsibility: Public Works and Building Department and Finance Department Timeframe: Ongoing Resource: General Fund
Action S-1.17b	Periodically update the Town's priorities for future emergency service needs. Responsibility: Public Works and Building Department, Police Department, and Fire Department Timeframe: Ongoing Resource: General Fund
Action S-1.17c	Involve Fire and Police staff in the development review process to ensure development adequately addresses service levels, security concerns, and safety. Responsibility: Planning Department Timeframe: Ongoing Resource: General Fund
SEISMIC/GEOLOGIC HAZARDS	
Seismic Hazards	
Goal S-2: Minimize the risk of injury and structure damage from seismic hazards.	
Policy S-2.1	Require that new development and redevelopment meet the most up-to-date seismic codes/ regulations and use methods of construction to withstand stress caused by an earthquake.

Action S-2.1a	Review all new building plans or substantial renovations for compliance with State and Federal seismic safety regulations prior to permit approval. Responsibility: Public Works Timeframe: Ongoing Resource: General Fund
Policy S-2.2	Ensure residents and businesses are educated on emergency preparedness and response procedures during an earthquake.
Policy S-2.3	Facilitate and support maintenance and improvement of structures potentially vulnerable to seismic hazards.
Action S-2.3a	Conduct an inventory of seismically vulnerable structures as a first step in establishing voluntary or mandatory programs for retrofitting these structures. Ensure this inventory highlights historic structures. Responsibility: Public Works and Building Department Timeframe: 1 Year Resource: General Fund
Action S-2.3b	Use the seismically vulnerable structures inventory to require owners to inform all existing and prospective tenants that they live or work in this type of building and may need to be prepared to live or work elsewhere following an earthquake if the building has not been retrofitted. Responsibility: Public Works and Building Department Timeframe: 2 Years Resource: General Fund
Action S-2.3c	Establish incentives for owners of historic or architecturally significant buildings to undertake mitigation to levels that will minimize the likelihood that these buildings will need to be demolished after a disaster and/or establish preservation-sensitive measures for the repair and re-occupancy of historically significant structures. Responsibility: Public Works and Building Department Timeframe: 3 Years Resource: General Fund
Action S-2.3d	Encourage owners to inform all existing tenants (and prospective tenants prior to signing a lease agreement) that they live in an unreinforced masonry building and the standard to which it may have been retrofitted. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-2.3e	Encourage owners to inform all existing tenants that they may need to be prepared to work elsewhere following an earthquake even if the building has been retrofitted because it has probably been retrofitted to a life-safety standard, not to a standard that will allow occupancy following a major earthquake. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-2.5	Advocate for and work with regional utilities to enhance the preparedness, protection, and resilience of water, energy, and telecommunications infrastructure
Landslide/Geologic Hazards	
Goal S-3: Ensure landslide and slope stability hazards are effectively mitigated throughout the Town.	
Policy S-3.1	Require development in areas of slope instability or steep topography to minimize the potential for landslide and geologic hazards to jeopardize public health, safety, and welfare. Require mitigation of landslides and steep slopes as part of the development process, and discourage and avoid locating development in areas of slope instability.
Policy S-3.2	Continue to protect the community from hazards associated with soil erosion, weak and expansive soils, and liquefaction.
Action 3.2a	Continue to enforce building codes and relevant legislation on all new development and redevelopment. Responsibility: Public Works Timeframe: Ongoing Resource: General Fund
Policy S-3.3	Require that new development and redevelopments include proper foundation and support in areas of potential slope instability.
Policy S-3.4	Require existing slope improvements to be inspected and maintained periodically.
FLOOD HAZARDS	
Goal S-4: Minimize the effects of natural flooding and potential inundation from dam failure.	
Policy S-4.1	Limit development within floodplains to minimize risks to life and property and satisfy Federal Emergency Management Agency requirements.
Action S-4.1a	Continue to participate in the National Flood Insurance Program. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-4.1b	Continue to enforce ordinances for floodplain regulations, drainage requirements, and development standards. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.1c	Update ordinances for floodplain regulations, drainage requirements, and development standards as needed to maintain consistency with State and Federal regulations and best practices. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.1d	Develop an approach and identify locations for bank protection strategies that should not be limited to: • An assessment of banks to inventory areas that appear prone to failure; • Bank stabilization, including installation of rip rap or whatever regulatory agencies allow; • Stream bed depth management using dredging; and • Removal of out-of-date coffer dams in rivers and tributary streams. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-4.2	Support modifications and update to public infrastructure to reduce flooding.
Action S-4.2a	Map waterways and flood protection measures to further evaluate, design, and implement additional flood control projects. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.2b	Pursue funding to design and construct storm drainage projects to protect vulnerable properties. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.2c	Identify flood management solutions (i.e., property acquisitions, detention and retention basins, channel widening, acquisitions, relocations, and environmental mitigations) to reduce flood impacts within the Town. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-4.2d	Promote nature-based methods and BMPs (e.g., bioswales, natural ground cover) through the Town's urban pollution runoff stormwater program. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-4.3	Consider best practices regarding natural waterways and constructed stormwater conveyance structures when reviewing development applications, plans, and programs.
Action S-4.3a	Continue to improve existing hydrologic analysis of runoff and drainage systems to predict areas of insufficient capacity in the storm drain and natural creek system. Responsibility: Public Works Timeframe: Ongoing Resource: General Fund
Action S-4.3b	Update existing guidelines and regulations that limit the use of impervious surfaces and/or require the use of permeable surfaces, implement other regulations to effectively channel and minimize site runoff, and allow water to percolate, increasing groundwater recharge. Responsibility: Public Works and Building Department and Planning Department Timeframe: 2 Years Resource: General Fund
Action S-4.3c	Periodically update hydraulic models in response to major developments in the watershed or major changes to land uses within cities or counties within the watershed. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.3d	As new flood-control projects are completed, request revisions to flood-insurance rate maps to reflect flood risks as accurately as possible. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-4.4	Coordinate with neighboring jurisdictions, stakeholders, and resource agencies on flood mitigation and management projects
Action S-4.4a	Collaborate with stakeholders and interested parties on the feasibility of infrastructure improvements within waterways in the Town. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund

Action S-4.4b	Annually collaborate with flood control districts, cities, counties, and utilities to discuss capital improvement programs and potential mitigation projects to reduce the threat of flooding. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4c	Create a formal process to ensure flooding is considered during future collaboration with flood control districts, cities, counties, and utilities. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4d	Work with other Ross Valley jurisdictions to explore and adopt land use regulations that improve flood control and water quality conditions within the Ross Valley watershed. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4e	Periodically review and re-adopt any changes to the Marin Municipal Water District Water Efficient Landscape Ordinance that reduce water demand and address drought impacts. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4f	Incorporate drought tolerant or xeriscape practices into Town landscape designs to reduce dependence on irrigation. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.4g	Use permeable surfaces where feasible to reduce runoff and promote groundwater recharge. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-4.5	Ensure Town staff and residents are informed and prepared for potential dam inundation events.
Action S-4.5a	Encourage Marin Municipal Water District to update inundation mapping with depth information. Responsibility: Public Works and Building Department Timeframe: Annually Resource: General Fund

Action S-4.5b	Review the updated mapped inundation areas and coordinate with Marin Municipal Water District on procedures for emergency evacuations. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Action S-4.5c	Provide dam inundation information to potentially affected property owners periodically. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
WILDLAND AND URBAN FIRES	
Goal S-5: Prepare and ready the community to respond to fire hazards	
Policy S-5.1	Ensure fuel modification activities and vegetation management techniques along creeks and steep slopes do not contribute to landslide and erosion hazards.
Action S-5.1a	Require that vegetation management in fire-sensitive areas include thinning or replanting of vegetation with less flammable materials. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.1b	Prioritize the removal of non-native species. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.1c	Identify structural mitigations rather than vegetation management in the most sensitive areas. Responsibility: Public Works and Building Department and Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.1d	Prepare a Biodiversity, Fire, and Fuels Integrated Plan (BFFIP) that describes actions necessary to minimize fire hazards and maximize ecological health in Town open space areas in compliance with the Marin County Community Wildfire Protection Plan. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-5.2	Encourage the formation of a community- and neighborhood-based approach to wildfire education and action through local Fire Safe Councils and the Fire Wise Program.

Action S-5.2a	Engage with homeowners in the Wildland Urban Interface to prepare a wildfire action plan. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-5.3	Encourage the Fire Department to increase local patrolling during periods of high fire weather.
Policy S-5.4	Regularly re-evaluate specific fire hazard areas and adopt reasonable safety standards covering such elements as fuel modification around homes, adequacy of existing and future water supplies, fire flow tests, fire hydrants, routes or throughways for fire equipment access, clarity of addresses and street signs, and long-term maintenance.
Policy S-5.5	Enforce and update Town regulations, as needed, to maintain consistency with the California Building and Fire Codes and Ross Valley Fire Department Standards and best practices.
Action S-5.5a	Enforce and update Town regulations, as needed, to maintain consistency with the California Building Code and Ross Valley Fire Department requirements and best practices. Responsibility: Public Works and Building Department and Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.5b	Prior to the approval of any subdivision of lands in an area of high fire risk, the Town should review and approve the results of a study that includes at least the following topics: • A description of the risk and the factors contributing to the risk. • Actions should be taken to reduce the risk to an acceptable level. • The costs and means of providing fire protection to the subdivision. • An indication of who pays for the costs involved and who receives the benefits. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.5c	Establish mitigations for properties in fire hazard areas with restricted and single points of access, including parking restrictions, and investigate the feasibility of establishing special assessment districts to improve road capacity and adequate water supply. Responsibility: Public Works and Building Department and Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-5.6	Prohibit new public/critical facilities (schools, hospitals, fire stations, etc.) from being located in High and Very High Fire Hazard Severity Zones to the greatest extent feasible. If located in these areas, require adequate fire response and evacuation capabilities.
Policy S-5.7	Support fire prevention, public education, early detection programs, and property inspections to identify and avoid fire hazards.

Action S-5.7a	Implement fire control maintenance measures as needed on undeveloped private property, provide the necessary fire prevention improvements on properties that pose a significant public safety threat, and pass along incurred costs to property owners. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Action S-5.7b	Educate residents and businesses on the Town's vegetation management practices, including fire safety, landscaping installation and maintenance, and fire hazard reduction strategies. Responsibility: Fire Department Timeframe: Ongoing Resource: General Fund
Policy S-5.8	Require vegetation clearance and maintenance for all public and private roads and properties in the fire hazard areas.
Policy S-5.9	Allocate adequate funding for fuel breaks and other fire defense improvements on public property and require similar measures for private property in compliance with fire safe regulations.
Action S-5.9a	Continue to consider grazing in open space for grass/light fuel maintenance. Responsibility: Public Works and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-5.10	Coordinate with owners of private water sources, such as swimming pools, in or adjacent to high fire risk areas for on-site fire protection use.
Policy S-5.11	Prioritize development in areas with sufficient water supply infrastructure and roadway capacity to provide adequate evacuation and emergency equipment access.
Policy S-5.12	Coordinate with Marin Municipal Water District to ensure adequate water supply and infrastructure for existing and future daily demands and firefighting suppression requirements.
WEATHER RELATED HAZARDS	
Goal S-6: Ensure the community can anticipate and adapt to weather-related events.	
Policy S-6.1	Encourage construction and design techniques that support increased efficiency and greater insulation to accommodate future weather extremes.
Policy S-6.2	Encourage tree trimming and other hazard reduction activities that minimize or prevent impacts from high wind events.
Policy S-6.3	Require that updated code adoptions include provisions for greater energy and water conservation measures to reduce impacts from drought and extreme temperatures.

CLIMATE ADAPTATION AND RESILIENCE	
Goal S-7: Understand the potential impacts associated with climate change in planning and decision-making.	
Policy S-7.1	Support policies and programs to help residents and businesses prepare for future extreme weather conditions.
Action S-7.1a	Periodically update the Safety Element to meet current climate change regulations and assess the impacts of climate change and other hazards on historically marginalized communities. Responsibility: Planning Department Timeframe: Ongoing Resource: General Fund
Action S-7.1b	Maintain guidelines for monitoring and disseminating public information related to hazards exacerbated by climate change (extreme heat, flooding, severe weather). Responsibility: Planning Department and Public Works Department and Building Department Timeframe: Ongoing Resource: General Fund
Action S-7.1c	Monitor changing climatic conditions and assess how they may affect Town operations and processes. Responsibility: Planning Department and Public Works Department and Building Department Timeframe: Ongoing Resource: General Fund
Policy S-7.2	Support and promote climate mitigation and adaptation strategies with public health co-benefits.
Action S-7.2a	Continue to assess and consider strategies to increase the Town's capacity for climate adaptation and resiliency planning, hazard mitigation, hazard response, and hazard recovery efforts. Responsibility: Planning Department and Public Works Department and Building Department Timeframe: Ongoing Resource: General Fund

Article 2. Designation and Establishment of Districts

10-3.201 Purpose and intent.

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

(a) ~~R-1-H~~ 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) ~~R-1-C~~ 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) ~~R-1~~ 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) ~~R-2~~ 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) ~~R-3~~ 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 ~~twenty~~ thirty (~~20~~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) ~~R-HO Residential~~Affordable Housing ~~Opportunities~~ Overlay (AHO) District. This District is not specifically reflected on the General Plan Land Use Map ~~but~~ and is intended to serve as an "overlay" District to the ~~R-2 and R-3~~R-3, C-3, and SPD Districts ~~within the Downtown Mixed designation~~ on the ~~General Plan Land Use~~Zoning Map. The ~~District's purpose is to provide opportunities for residential densities greater than that provided for in the R-2 and R-3 Districts, which will allow a density range of thirteen (13)—twenty (20) units per acre on R-2 properties and a density range of twenty-one (21)—twenty-eight (28) units per acre on R-3 properties, subject to the following provision: A minimum of~~

~~forty (40%) percent of the total units permitted must be available for a rental or sale price affordable to lower income households.~~ 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 40% of the total dwelling units are for low-income families. Applicants seeking project approval through the use of the Affordable Housing Overlay Zone will have the option of utilizing the Objective Development Design Standards or the standards entitlement process associated with Section 10-3.302, Land Use Regulations Table 3A of the San Anselmo Municipal Code.

(g) ~~P~~ 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) ~~C-1~~ 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 ~~0.65~~1.0, except that the maximum Floor Area Ratio for housing development projects with eight to ten 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) ~~C-2~~ 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) ~~C-L~~ Limited Commercial (C-L) District. This District is reflected on the General Plan Land Use Map as "Limited Commercial.," ~~which allows a maximum Floor Area Ratio of 1.0.~~ 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) ~~C-3~~ Commercial (C-3) District. This District is reflected on the General Plan Land Use Map as "General Commercial.," ~~which allows a maximum Floor Area Ratio of 1.0~~. 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) ~~PF~~ 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) ~~PPD~~ Preliminary Planned Development (PPD) District. The Preliminary Planned Development District is not specifically reflected on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. A PPD District is a designation established upon property which may only be developed pursuant to a Town approved specific plan.

(n) ~~SPD~~ Specific Planned Development (SPD) District. The Specific Planned Development District is not specifically reflected on the General Plan Land Use Map but is intended to serve as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. An SPD District refers to a specific plan development approved by the Town. 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.

(o) ~~CF~~ 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.

(p) ~~OS~~ 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.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 974, eff. March 15, 1996 and § 2, Ord. 986, eff. August 21, 1997)

(Ord. No. 1069, 3-24-2009; Ord. No. 1070, 4-14-2009; Ord. No. 1115, § 2, 2-28-2017; Ord. No. 1138 , § 3, 9-24-2019; Ord. No. 1159 , § 5, 12-14-2021; Ord. No. 1160 , § 5, 12-14-2021)

Article 3. Land Use Regulations

10-3.301 Scope of article provisions.

This article establishes permitted and conditionally permitted uses, and uses not permitted on lands for all Districts, based upon the General Plan and applicable provisions of Federal and State codes and regulations related to land use.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.302 Land Use Regulations Table.

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 Planning Director 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~~Affordable Housing Overlay (~~R-HO~~AHO), Public Facilities (PF), Open Space (OS), Preliminary Planned Development (PPD), and Specific Planned Development (SPD) Districts are not included on the Land Use Regulations Matrix. The ~~R-HO~~AHO, PPD, and SPD Districts are overlay Districts and generally allow for either higher residential densities or unique or special mixing of uses on one (1) site. The ~~R-HO~~AHO District is not yet designated on the zoning map and, therefore, is not currently regulated. The PPD and SPD Districts are regulated by Article 9 of this chapter of the San Anselmo Municipal Code, respectively. 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."

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 974, eff. March 15, 1996, § 2 (Exh. A), Ord. 982, eff. May 22, 1997, § 2, Ord. 986, eff. August 21, 1997, Exh. A, Ord. 1012, eff. April 13, 2000, § 3, Ord. 1033, eff. July 24, 2003, and § 3, Ord. 1044 (part), eff. July 28, 2005)

(Ord. No. 1138 , § , 9-24-2019)

LAND USE REGULATIONS TABLE
TABLE 3A

"P" = Permitted Use
"C" = Conditionally Permitted Use
" " = Not Permitted

LAND USES	DISTRICT	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Accessory Uses		P	P	P	P	P	(5)P	C	C	(1)C	C
Alcoholism and/or Drug Treatment Facility, Small		P	P	P	P	P	-	-	-	-	-
Alcoholism and/or Drug Treatment Facility, Large		C(8)	C(8)	C(8)	C	C	-	-	-	-	-
Alcohol, Off-Sale		-	-	-	-	-	-	C	C	(1)C	(2)C
Alcohol, On-Sale		-	-	-	-	-	-	-	C	-	C
Amusement, Places of		-	-	-	-	-	-	-	C	-	C
Animal Boarding		-	-	-	-	-	-	-	C(1)	C(1)	C(1)
Animal Grooming and Supplies		-	-	-	-	-	-	-	P	P	P
Appliances Repair, Domestic		-	-	-	-	-	-	P	P	P	P
Appliances Sales, Domestic		-	-	-	-	-	-	-	P	P	P
Audio/Video Sales and Service		-	-	-	-	-	-	-	P	(1)C	C

~~Automotive, Bio-Diesel Fuel~~		-	-	-	-	-	-	-	-	-	~~C(1)~~
~~Automotive, Gasoline, Full and Self-Serve~~		-	-	-	-	-	-	-	-	~~(1)(3)(4) C~~	~~(3)(4) C~~
~~Automotive, Gasoline, Service Station, Full & Self Service~~		-	-	-	-	-	-	-	-	-	~~(3)(4) C~~
~~Automotive, Gasoline with Convenience Market~~		-	-	-	-	-	-	-	-	~~(1)(3)(4) C~~	~~(3)(4) C~~
~~Automotive, Rental~~		-	-	-	-	-	-	-	-	-	~~C~~
~~Automotive, Sales~~		-	-	-	-	-	-	-	-	-	~~C~~
~~Automotive, Service and Repair~~		-	-	-	-	-	-	-	-	~~(1) C~~	~~C~~
~~Automotive, Wash~~		-	-	-	-	-	-	-	-	-	~~C~~
~~Bakeries~~		-	-	-	-	-	-	~~P~~	~~P~~	~~(1) C~~	~~P~~
~~Bakery Goods Stores~~		-	-	-	-	-	-	~~P~~	~~P~~	~~C(1)~~	~~P~~
~~Bakery Goods Stores (no on-site baking)~~		-	-	-	-	-	-	~~P~~	~~P~~	~~(1) C~~	~~P~~
~~Banks~~		-	-	-	-	-	-	-	~~P~~	-	~~C~~

~~Bars~~		-	-	-	-	-	-	-	C	-	C
~~Barber Shops~~		-	-	-	-	-	-	P	P	P	P
~~Beauty Parlors~~		-	-	-	-	-	-	P	P	P	P
~~Beauty Support Services~~		-	-	-	-	-	-	P	P	P	P
~~Bed and Breakfast~~		-	-	-	-	C	-	C	C	-	C
~~Bicycle, Sales and Repair~~		-	-	-	-	-	-	P	-	-	P
~~Blueprinting Shops~~		-	-	-	-	-	-	-	P	P	P
~~Book Stores~~		-	-	-	-	-	-	P	P	P	P
~~Building Supplies and Lumber when within a building~~		-	-	-	-	-	-	-	-	-	C
~~Business Machine Sales and Repairs~~		-	-	-	-	-	-	-	P	P	P
~~Business Support Services~~		-	-	-	-	-	-	-	P	C(1)	P
~~Butcher Shops~~		-	-	-	-	-	-	-	P	(1)C	P
~~Candy Shops~~		-	-	-	-	-	-	-	P	P	P
~~Caterers~~		-	-	-	-	-	-	-	P	P	P
~~Churches~~		-	-	C(8)	C	C	-	C	C	(1)C	C
~~Cigar Stores~~		-	-	-	-	-	-	-	P	P	P
~~Clothing Stores~~		-	-	-	-	-	-	P	P	P	P
~~Communications Equipment Buildings~~		C(8)	C(8)	C(8)	C	C	C	C	C	(1)C	C

Computers, Sales & Repair		-	-	-	-	-	-	C	P	P	P
Convalescent Homes		-	-	-	-	C	C	C	C	-	C
Conversion of Residential Use to Professional or Commercial Use		-	-	-	-	-	C	C	C	C	C
Dairy Product Stores		-	-	-	-	-	-	P	P	(1)C	P
Day Care Centers		C	C	C	C	C	C	C	C	-	C
Day Care, Large Family		C	C	C	C	C	C	C	C	-	C
Day Care, Small Family		P	P	P	P	P	(5)P	C	C	-	C
Delicatessens		-	-	-	-	-	-	-	P	(1)C	P
Department Stores		-	-	-	-	-	-	-	P	-	P
Drive-Through Services		-	-	-	-	-	-	-	-	-	C
Drug Stores, including											
Drug and/or Alcoholism Treatment Facility, Small		P	P	P	P	P	-	-	-	-	-
Drug and/or Alcoholism		C(8)	C(8)	C(8)	C	C	-	-	-	-	-

Treatment Facility, Large											
Dry Cleaners		-	-	-	-	-	-	P	P	P	P
Dry Cleaners, Self-Serve		-	-	-	-	-	-	C	C	(1) C	C
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition		-	C (8)	C (8)	C	C	C	C	C	(1) C	C
Emergency Shelter		-	-	-	-	-	P	-	-	P	P
Entertainment, Places of		-	-	-	-	-	-	-	C	-	C
Financial/Real Estate Services		-	-	-	-	-	-	-	P	P	P
Fitness Center		-	-	-	-	-	-	P	P	C (1)	P
Fitness Center, Classes as Primary Use		-	-	-	-	-	-	C	C	-	C
Florists		-	-	-	-	-	-	C	P	P	P
Food Stores (6:00 a.m. — 11:00 p.m. only)		-	-	-	-	-	-	P	P	-	P
Food Stores, Before 6:00 a.m. and After 11:00 p.m.		-	-	-	-	-	-	C	C	-	C
Foster Family Homes		P	P	P	P	P	P	P	P	-	P

Furniture Stores		-	-	-	-	-	-	-	P	P	P
Gift Stores		-	-	-	-	-	-	-	P	P	P
Hardware Stores		-	-	-	-	-	-	P	P	P	P
Home Occupations		P(8)	P(8)	P(8)	P	P	P	P	(5) P	-	P
Hospitals		-	-	-	-	-	P	P	P	-	P
Hotel		-	-	-	-	C	-	-	C	-	C
Institutional, Public		-	-	P(8)	P	P	P	P	P	P	P
Institutional, Non-Profit		-	-	C(8)	C	C	C	C	C	(1) C	C
Jewelry Stores		-	-	-	-	-	-	-	P	P	P
Laundries		-	-	-	-	-	-	P	P	(1) C	P
Laundry, Self-Serve		-	-	-	-	-	-	C	C	(1) C	C
Leather Goods Stores		-	-	-	-	-	-	-	P	P	P
Mail Service		-	-	-	-	-	-	-	P	(1) C	P
Manufacturing, Light		-	-	-	-	-	-	-	C(1)	C(1)	C(1)
Medicinal Cannabis Facilities		-	-	-	-	-	-	-	-	-	-
Motorcycles, Sales		-	-	-	-	-	-	-	-	-	C
Motorcycles, Service and Repairs		-	-	-	-	-	-	-	-	(1) C	C
Musical Instrument Sales and Service		-	-	-	-	-	-	-	P	P	P

Non-Medicinal Cannabis Facilities		-	-	-	-	-	-	-	-	-	-
Nursery, Garden		-	-	-	-	-	-	-	C	(1) C	P
Nursery School		C(8)	C(8)	C(8)	C	C	C	C	C	-	C
Outdoor Sales and Rental		-	-	-	-	-	-	C	C	(1) C	C
Paint Stores		-	-	-	-	-	-	-	P	(1) C	P
Parking Area, Serving Off-Site commercial use		-	-	C(8)	C	C	-	-	-	-	-
Parking Garage, Commercial		-	-	-	-	-	-	C	C	-	P
Parking Lots, Commercial		-	-	-	-	-	-	C	C	-	P
Parks, Public		P(8)	P(8)	P(8)	P	P	P	P	P	-	C
Pediatric Day Health and Respite Care Facility		P(8)	P(8)	P(8)	P	P	-	-	-	-	C
Personal Cannabis Cultivation(6)		P	P	P	P	P	P	P	P	P	P
Pet Stores		-	-	-	-	-	-	-	P	P	P
Pharmacy		-	-	-	-	-	-	-	P	(1) C	P
Photographic Equipment Sales and Service		-	-	-	-	-	-	-	P	P	P
Preschool		C(8)	C(8)	C(8)	C	C	C	C	C	-	C
Printing Shops		-	-	-	-	-	-	P	P	P	P

Professional, Dental		-	-	-	-	-	(5)P	P	P	(1)C	P
Professional, Medical		-	-	-	-	-	(5)P	P	P	(1)C	P
Professional, Medical Clinics		-	-	-	-	-	-	-	-	-	C
Professional, Offices		-	-	-	-	-	(5)P	P	P	(1)C	P
Professional, Optician		-	-	-	-	-	(5)P	P	P	(1)C	P
Professional, Optometrist		-	-	-	-	-	(5)P	P	P	(1)C	P
Professional, Real Estate		-	-	-	-	-	-	-	P	(1)C	P
Professional, Veterinary Clinics		-	-	-	-	-	(5)P	P	P	(1)C	P
Recreation, Places of		-	-	-	-	-	-	-	C	-	C
Rental Libraries		-	-	-	-	-	-	P	P	-	P
Residential Care Facility, Large		C(8)	C(8)	C(8)	C	C	-	-	-	-	-
Residential Care Facility, Small		P	P	P	P	P	-	-	-	-	-
Residential Care Facility for Persons with a Chronic Life-Threatening Illness, Large		C	C	C	C	C	-	-	-	-	-

Residential Care Facility for Persons with a Chronic Life-Threatening Illness, Small		P	P	P	P	P	-	-	-	-	-
Residential Care Facility for the Elderly, Large		C[8]	C[8]	C[8]	C	C	-	-	-	-	-
Residential Care Facility for the Elderly, Small		P	P	P	P	P	-	-	-	-	-
Residential, Accessory Dwelling Units		P[10]	P[10]	P[10]	P	P	-	-	-	-	-
Residential, Multi-Family		P[9]	P[9]	P[9]	-	P	C	C	C	C	C
Residential, Single-Family Attached		-	-	-	P	P	C	C	C	C	C
Residential, Single-Family Detached		P	P	P	P	P	C	C	C	C	C
Residential, Single-Room Occupancy Units[7]		-	-	-	-	-	-	-	C	C	C
Restaurant		-	-	-	-	-	-	-	P	[1]C	P
Restaurant, Cafes		-	-	-	-	-	-	C	P	[1]C	P
Restaurants, Fast Food		-	-	-	-	-	-	-	-	-	C

~~Restaurants, Take-Out~~		-	-	-	-	-	-	-	-	-	C
~~Savings & Loan Institution~~		-	-	-	-	-	-	-	P	-	P
~~Schools, Public~~		-	-	P(8)	P	P	P	C	C	-	C
~~Schools, Private~~		-	-	C(8)	C	C	C	C	C	-	C
~~Schools, Religious~~		-	-	C(8)	C	C	C	C	C	-	C
~~Shoe Repair~~		-	-	-	-	-	-	P	P	P	P
~~Sporting Goods Stores~~		-	-	-	-	-	-	-	P	(1)C	P
~~Stationery Stores~~		-	-	-	-	-	-	-	P	P	P
~~Studios~~		-	-	-	-	-	(5)P	P	P	(1)C	P
~~Supportive Housing~~		P	P	P	P	P	-	C	C	C	C
~~Tool Repair, Commercial~~		-	-	-	-	-	-	-	C	(1)C	C
~~Toy Stores~~		-	-	-	-	-	-	-	P	(1)C	P
~~Transitional Housing~~		P	P	P	P	P	-	C	C	C	C
~~Transportation Services, Bus Depots~~		-	-	-	-	-	-	-	P	-	P
~~Travel Bureaus~~		-	-	-	-	-	-	-	P	P	P
~~Utility Substations~~		C(8)	C(8)	C(8)	C	C	C	C	C	(1)C	C
~~Variety Stores~~		-	-	-	-	-	-	P	P	C	P
~~Wall Paper Stores~~		-	-	-	-	-	-	-	P	P	P
~~Water Tanks~~		C(8)	C(8)	C(8)	C	C	C	C	C	(1)C	C

~~Wholesale Distribution~~		-	-	-	-	-	-	-	-	-	~~C~~
~~Wholesale Warehouses~~		-	-	-	-	-	-	-	-	~~(1) C~~	~~C~~
~~Windmills~~		-	~~C (8)~~	~~C (8)~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	-	~~C~~
~~Wireless Sales~~		-	-	-	-	-	-	-	~~P~~	~~C (1)~~	~~P~~

~~LAND USE REGULATIONS TABLE~~
~~TABLE 3A~~

~~"P" = Permitted Use "C" = Conditionally Permitted Use "-" = Not Permitted~~

	DISTRICT									
~~LAND USES:~~	~~R-1-H~~	~~R-1-C~~	~~R-1~~	~~R-2~~	~~R-3~~	~~P~~	~~C-1~~	~~C-2~~	~~C-1~~	~~C-3~~
Recreation, Education, and Public Assembly	-	-	-	-	-	-	-	-	-	-
Day Care Centers	C (2,3)	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Day Care Homes, Large Family	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Day Care Homes, Small Family	P	P	P	P	P	P (4)	C (3)	C (3)	-	C (3)
Elementary and Secondary Schools	-	-	P (2)	P	P	P	C (3)	C (3)	-	C (3)
Fitness Centers	-	-	-	-	-	-	C (3)	C (3)	C (3)	P
Fitness Centers, Classes as Primary Use	-	-	-	-	-	-	C (3)	C (13)	-	P
Indoor Entertainment Facilities	-	-	-	-	-	-	-	C (3)	-	C (3)
Libraries and Museums	-	-	-	-	-	-	P	P	-	P
Religious Institutions	-	-	C (2,3)	C (3)	C (3)	-	C (3)	C (3)	C (3)	C (3)
Schools, Specialized Education and Training	-	-	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Service Organizations and Clubs	-	-	-	-	-	P/C (15)	P/C (15)	P/C (15)	P/C (15)	P/C (15)
Theaters and Meeting Halls	-	-	-	-	-	-	-	C (3)	-	C (3)
Parks and Playgrounds, Public	P (2)	P (2)	P (2)	P	P	P	P	P	-	C (3)

Residential	-	-	-	-	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	-	-P	-	-	P	P
Live-Work/Mixed-Use - Ground Floor Commercial	-	-	-	-	-	-	P (17)	P	P (17)	P (14) (17)
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 (3)	C (3)	C (3)	C (3)	C (3)
Residential Care Facilities, Small	P	P	P	P	P	C (3)	C (3)	C (3)	C (3)	C (3)
Residential, Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P
Residential, Multi-Family (2 to 4 units)	C (3)	C (3)	P	P	P	C (3)	P	P (10)	P	P (14)
Residential, Multi-Family (5+ units)	P (6)	P (6)	P (6)	P	P	C (3)	P/C (3,16)	P/C (3,10,16)	P/C (3,16)	P/C (3,14,16)
Residential, Single Family Attached	P	P	P	P	P	P/C (3,16)	P/C (3,16)	P/C (3,16)	P/C (3,16)	P/C (3,16)
Residential, Single Family Detached	P	P	P	P	P	C (3)	C (3)	-	C (3)	C (3)
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 (3)	P	P	P	P
Transitional Housing	P	P	P	P	P	C (3)	C (3)	C (3)	C (3)	C (3)
Retail	-	-	-	-	-	-	-	-	-	-
Food and Beverage Stores	-	-	-	-	-	-	-	-	-	-
Farmers Markets	-	-	-	-	-	-	C (3)	C (3)	-	C (3)
Grocery Stores	-	-	-	-	-	-	P/C	P/C	-	P/C
Food Services	-	-	-	-	-	-	-	-	-	-
Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	-	C (3)	C (3)	C (3)	P/C (1)
Caterers	-	-	-	-	-	-	-	P	P	P

Drinking Establishments	-	-	-	-	-	-	-	C[3]	-	C[3]
Restaurants	-	-	-	-	-	-	P	P	C[3]	P
Restaurants, Fast Food	-	-	-	-	-	-	-	-	-	C[3]
Restaurants, With Alcohol and/or Entertainment	-	-	-	-	-	-	C[3]	P	C[3]	P
Retail Sales	-	-	-	-	-	-	-	-	-	-
Auto, Vehicle, and Parts Sales and Rentals	-	-	-	-	-	-	-	-	-	C[3]
Banks and Financial Services, Retail	-	-	-	-	-	-	-	P	-	C[3]
Building Material Stores	-	-	-	-	-	-	-	-	-	C[3]
Cell Phone & Wireless Stores	-	-	-	-	-	-	-	P	C[3]	P
Department Stores	-	-	-	-	-	-	-	P	-	P
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Non-Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Nurseries	-	-	-	-	-	-	-	C[3]	C[3]	P
Retail Stores, General Merchandise	-	-	-	-	-	-	P	P	P	P
Services	-	-	-	-	-	-	-	-	-	-
Consumer Services	-	-	-	-	-	-	-	-	-	-
Mini-Storage	-	-	-	-	-	-	-	-	C[3]	C[3]
Personal Services	-	-	-	-	-	-	P	P	P	P
Repair and Maintenance, Consumer Products	-	-	-	-	-	-	P	P	P	P
Animal Boarding	-	-	-	-	-	-	-	C[3]	C[3]	C[3]
Laundry, Dry-Cleaning, and Laundromats	-	-	-	-	-	-	P	-	C[3]	C[3]
Auto-Oriented Services	-	-	-	-	-	-	-	-	-	-
Service Stations	-	-	-	-	-	-	-	-	C[3][8][9]	C[3][8][9]
Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	C[3]	C[3]

Professional, Business, and Administrative Services	-	-	-	-	-	-	-	-	-	-
Business Support Services	-	-	-	-	-	-	P	P	C (3)	P
Light Manufacturing	-	-	-	-	-	-	-	-	-	C (3)
Offices	-	-	-	-	-	-	P	P/C (15)	P/C (15)	P
Wholesale and Distribution	-	-	-	-	-	-	-	-	-	C (3)
Research and Development	-	-	-	-	-	-	-	-	C (3)	C (3)
Health Services	-	-	-	-	-	-	-	-	-	-
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Medical Services, Clinics, Urgent Care	-	-	-	-	-	-	-	-	-	C (3)
Medical Services, Doctor Offices	-	-	-	-	-	P (4)	P	P	C (3)	P
Medical Services, Extended Care	P/C (1,2,3)	P/C (1,2,3)	P/C (1,2,3)	P/C (1,2,3)	P/C (1,2,3)	C (3)	C (3)	C (3)	-	C (3)
Medical Services, Hospitals	-	-	-	-	-	P	P	P	-	P
Medical Services, Veterinary Clinics and Hospitals	-	-	-	-	-	P (4)	P	P	C (3)	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 (2,3)	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition	-	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Institutional, Public	-	-	P (2)	P	P	P	P	P	P	P
Institutional, Non-Profit	-	-	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Mail Services	-	-	-	-	-	-	-	P	C (3)	P
Parking Garages, Commercial	-	-	-	-	-	-	C (3)	C (3)	-	P

Parking Lots, Commercial	-	-	-	-	-	-	C (3)	C (3)	-	P
Transportation Services, Transit Stops	-	-	-	-	-	-	-	P	-	P
Utility Substations	C (2,3)	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Water Tanks	C (2,3)	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Windmills	-	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Wireless Telecommunications Facilities	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)
Visitor-Serving Accommodations	-	-	-	-	-	-	-	-	-	-
Bed and Breakfast Inns	-	-	-	-	-	-	C (3)	C (3)	-	C (3)
Hotels	-	-	-	-	C (3)	-	-	C (3)	-	C (3)
Ancillary Uses	-	-	-	-	-	-	-	-	-	-
Accessory Uses	P	P	P	P	P	P (4)	P	P	P	P
ATMs	-	-	-	-	-	-	C (3)	P	C (3)	P
Conversion of Residential Use to Professional or Commercial Use	-	-	-	-	-	C (3)	C (3)	C (3)	C (3)	C (3)
Drive-Through Services	-	-	-	-	-	-	-	-	-	C (3)
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 (3)	C (3)	C (3)	C (3)
Personal Cannabis Cultivation(5)	P	P	P	P	P	P	P	P	P	P

LAND USE REGULATIONS TABLE
TABLE 3A

Notes:

~~(1) Reference Section 10-1305 of Article 13 of this Chapter.~~
~~(2) Services provided before 8:00 a.m. and after 6:00 p.m. are subject to the granting of a conditional use permit. Reference Article 13 of this Chapter.~~
~~(3) Reference Chapter 6 of this Title.~~
~~(4) 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.~~
~~(5) Reference Article 5 of this Title.~~
~~(6) Reference Section 10-3.1801 of Article 18 of this Chapter.~~
~~(7) Reference Section 10-3.1901 of Article 19 of this Chapter.~~
~~(8) Use is prohibited on lots created by California Government Code Sections 65852.21 and 66411.7.~~
~~(9) Two units permitted pursuant to Chapter 10-4.101, implementing California Government Code Sections 65852.21 and 66411.7.~~
~~(10) No accessory dwelling unit or junior accessory dwelling shall be allowed for units on parcels that use both the authority contained in Government Code Section 65852.21 and the authority contained in Government Code Section 66411.7 (Urban Lot Split).~~
(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.
(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.

(15) Required to obtain a Conditional Use Permit for occupation at the ground floor level.
(16) 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.
(17) A Residential use(s) associated with a mixed-use development(s) shall occupy at least 50% of the total floor area.

(Ord. No. 1069, 3-24-2009; Ord. No. 1098, § 1, 1-13-15; Ord. No. 1099, § 1, 1-13-2015; Ord. No. 1115, § 2, 2-28-2017; Ord. No. 1118, § 3, 10-24-2017; Ord. No. 1119, § 2, 12-12-2017; Ord. No. 1126, § 4, 9-11-2018; Ord. No. 1150 § 2(Exh. 1), 9-22-2020; Ord. No. 1151 , §§ 3, 4, 2-23-2021; Ord. No. 1152 , § 2, 3-9-2021; Ord. No. 1159 , § 6, 12-14-2021; Ord. No. 1160 , § 6, 12-14-2021)

ATTACHMENT 12

1107

Article 4. Development Standards.

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), Open Space (OS), Preliminary Planned Development (PPD), and Specific Planned Development (SPD) Districts are not included on Table 4A. The R-HO District is an overlay district and utilizes development standards for the underlying District. The PPD and SPD Districts are overlay districts and allow for the establishment of development standards suitable to a specific use or project site. 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.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by Exh. A, Ord. 1012, eff. April 13, 2000, and § 3, Ord. 1044 (part), eff. July 28, 2005)

(Ord. No. 1069, 3-24-2009; Ord. No. 1115, § 4, 2-28-2017; Ord. No. 1128, § 1, 11-13-2018; Ord. No. 1138 , § , 9-24-2019; Ord. No. 1159 , § 7, 12-14-2021; Ord. No. 1160 , § 7, 12-14-2021)

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	13	13	13	13	13	13
Density, Maximum (Units/Acre)		1	1	~~1~~ 6	12	~~20~~ 30	~~20~~ 30	20	20	~~20~~ 30	~~20~~ 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		-	-	~~(1)~~ 35% (1)	~~35~~50% (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[(4)]		(1)	(1)	(1)	-	-	-	~~0.65~~ 1.0 /1.25[(3)]	2.0	~~-~~ ~~1.0~~ 2.0	~~-~~ ~~1.0~~ 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	~~2~~ 3	~~2~~ 3

On lots with building footprint average slope at or greater than 25%		3	3	3	3	3	2	2	2	~~2~~ 3	~~2~~ 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′	~~30~~ 35′	~~30~~ 33 5′
On lots with building footprint average slope at or greater than 25%		35′	35′	35′	35′	35′	30′	30′	30′	~~30~~ 35′	~~30~~ 33 5′
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet		30′	30′	30′	-	-	-	-	-	-	-

Above Average Grade											
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet Above Ridgeline		18′	18′	18′	-	-	-	-	-	-	-
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.

(Ord. No. 1069, 3-24-2009; Ord. No. 1128, § 2, 11-13-2018)

ATTACHMENT 12

1115

Article 5. Parking and Loading Regulations

10-3.501 Purpose and intent.

It is the purpose and intent of this article to establish parking and loading regulations and criteria deemed the minimum necessary to provide adequate and safe vehicular parking and loading facilities for all uses and activities in all Districts.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.502 Parking standards.

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.

(§ 1, Ord. 917, eff. February 26, 1991)

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 ~~and one-half (1½)~~ spaces per unit
3 or more bedroom living unit	~~Two (2) spaces~~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	~~Three (3) spaces PLUS~~ Oone (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 Buildings [5]	~~Three (3) spaces PLUS~~ Oone (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.	

10-3.503 Enlargement, increased capacity and intensity of use to commercial buildings.

At the time an existing commercial building or structure is enlarged in size or increased in intensity of use, in the opinion of the Planning Director, the minimum parking spaces as listed in the Parking Standards Table, referred to as Table 5A, shall be required. Unless otherwise allowed by this Title, the minimum parking spaces shall be on-site and not within a public right-of-way.

(§ 1, Ord. 917, eff. February 26, 1991)

(Ord. No. 1119, § 3, 12-12-2017)

10-3.504 Enlargement and alteration to dwelling units and conversion of garages, carports, and uncovered parking spaces.

(a) Any dwelling unit having less than the required number of vehicular parking spaces as required by the Parking Standards Table, referred to as Table 5A, may be enlarged provided that one (1) of the following conditions is satisfied:

(1) The required number, setbacks, siting, configuration, and size of parking spaces as required by the Parking Standards Table, referred to as Table 5A, of the San Anselmo Municipal Code shall be provided prior to the first Building Department inspection for the enlargement, except that the parking spaces may be in tandem and within established setback areas; or

(2) The enlargement does not include a room suitable for use as a bedroom nor does the enlargement include the conversion of an existing room for use as a bedroom.

(b) No parking space either uncovered or within a garage or carport, having minimum dimensions of eight (8) feet in width by seventeen (17) feet in depth, shall be converted to a use other than for vehicular parking, unless the following conditions are satisfied:

(1) The site has the required number of on-site parking spaces as required by the Parking Standards Table, referred to as Table 5A, of the San Anselmo Municipal Code and the spaces comply with all provisions for setbacks, siting, configuration and size; or

(2) Each converted parking space shall be replaced with one (1) legal parking space that complies with all provisions for setbacks, siting, configuration, and size prior to the first inspection for the building permit; or

(3) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit the Town shall not require that those off street parking spaces be replaced. Each converted parking space may be replaced with one (1) legal parking space that complies with all provisions for setbacks, siting and size Replacement parking spaces may be located on site on an existing driveway within setbacks. New replacement parking spaces may be created within a required setback with design review approval pursuant to Article 15 of this chapter; and

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 997, eff. July 23, 1998)

(Ord. No. 1115, § 10, 2-28-2017; Ord. No. 1119, § 4, 12-12-2017; Ord. No. 1142 , § 3(Exh. 1), 11-26-2019; Ord. No. 1143 , § 2(Exh. 1), 12-10-2019; Ord. No. 1149 § 3, 9-8-2020)

10-3.505 Mixed use parking requirements.

Any lot which there is located mixed uses which, as required by the Parking Standards Table, referred to as Table 5A, have different parking requirements, shall provide parking spaces in sufficient number to fulfill the combined number of parking spaces required for each of the separate uses or activities.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.506 Parking space: Location.

(a) When replacing a dwelling in kind (no dimension or design changes), the existing location of parking spaces and parking structures can remain (provided that they were created either before applicable ordinances or with applicable Building permit and Planning approval).

(b) When accessing parking at the rear of property, the driveway can go in and out of the setbacks, the driveway can be less than the nine-foot Code parking space width, and the surface shall be more permeable with one (1) of the choices being two (2) parallel tracks with an average wheel base distance, subject to approval of the Public Works Director.

(c) Parking spaces may be located off-site from the use they are intended to serve only if the parking space or spaces are within one hundred fifty (150) feet of the lot on which the use they are intended to serve is located and that the off-site parking spaces are exclusively for the use they are intended to serve by the recordation of an appropriate agreement. Said agreement shall be in a form approved by the Town Attorney and reserved in perpetuity unless removed by approval of the Planning Commission. Parking spaces provided

on a parcel for an off-site use must be spaces in excess of the minimum Code required parking spaces for the use on that parcel providing the parking.

(d) Garages to accommodate subsection (c) of this section may be allowed upon vacant property subject to the following:

(1) The garage structure shall be exclusively used for the parking of vehicles. Water connections shall be permitted. No sewer connections shall be allowed to such structure.

(2) Deed restrictions in subsection (a) of this section shall further limit the use of the garages for the parking vehicles for the exclusive use of the property they are intended to serve.

(3) Planning Commission Design Review shall be obtained in accordance with Article 15 of this chapter.

(4) The maximum size of such garages shall not exceed five hundred (500) square feet in floor area.

(5) Such garages shall otherwise meet all requirements of this chapter.

(e) Parking areas for commercial uses may be permitted in the "R" Districts on properties adjoining "C" Districts upon the securing of a use permit in accordance with Article 13 of the San Anselmo Municipal Code.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 3, Ord. 1044 (part), eff. July 28, 2005)

(Ord. No. 1069, 3-24-2009; Ord. No. 1119, § 5, 12-12-2017)

10-3.507 Parking space: Dimensions.

Every parking space shall have minimum dimensions of nine (9') feet in width, nineteen (19') feet in length, and seven (7') feet of vertical clearance for the entire horizontal dimension of the parking space.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.508 Parking space: Siting.

All required parking spaces shall be sited in compliance with all development standard setbacks as set forth in the Development Standards Table, referred to as Table 4A, unless otherwise noted in this chapter.

(§ 1, Ord. 917, eff. February 26, 1991)

(Ord. No. 1069, 3-24-2009)

10-3.509 Parking space: Access.

Each required parking space shall have access to a public street, alley, access easement, drive aisle, or driveway.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.510 Parking space: Screening.

All parking spaces within the R-3 District shall be screened.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.511 Parking space: Surfacing.

All parking spaces, drive aisles, and driveways, and all other streets, alleys, and access easements which serve a parking space shall be constructed and paved with an all-weather surface and the surface shall be permeable as may be approved by the Director of Public Works.

(§ 1, Ord. 917, eff. February 26, 1991)

(Ord. No. 1069, 3-24-2009)

10-3.512 Loading space: Requirements.

For each 4,000 square feet of lot on which is located a hospital, institution, hotel, or commercial use with limited vehicular access to the site due to traffic volume, traffic movement patterns, or on-street parking there shall be a minimum of one (1) permanently maintained on-site loading space. The loading space shall have minimum dimensions of ten (10') feet in width, forty (40') feet in length, and fourteen (14) feet of vertical clearance for the entire horizontal dimension of the loading space. This section shall not require the provision of more than two (2) on-site loading spaces for ~~any one~~anyone (1) lot, unless it is found by the ~~Planning Director~~Director of Public Works, or designee that there are special circumstances which warrant additional on-site loading spaces.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.513 Loading space: Siting.

All loading spaces shall be sited in compliance with all development standards as set forth in the Development Standards Table, referred to as Table 4A.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.514 Loading space: Access.

Each loading space shall have immediate and direct access to a public street, alley, access easement, drive aisle, or driveway.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.515 Loading space: Surfacing.

All loading spaces, drive aisles, and driveways, and all other streets, alleys, and access easements which serve a loading space shall be constructed and paved with an all-weather surface as may be approved by the Director of Public Works.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.516 Electric vehicle parking.

(a) A parking space served by electric vehicle supply equipment or a parking space designated as a future electric vehicle charging space shall count as at least one (1) standard automobile parking space for the purpose of complying with any applicable minimum parking space requirements.

(b) An accessible parking space with an access aisle served by electric vehicle supply equipment or an accessible parking space with an aisle designated as a future electric vehicle charging space shall count as at least two (2) standard automobile parking spaces for the purpose of complying with any applicable minimum parking space requirements.

(c) If an electric vehicle charging station and any associated equipment interfere with, reduce, eliminate, or in any way impact the required parking spaces for existing uses, the town shall reduce the number of required parking spaces for the existing uses by the amount necessary to accommodate the electric vehicle charging station and any associated equipment.

(cd) The following definitions apply for purposes of this section:

(1) "Electric vehicle supply equipment" has the same definition as that term is used in the latest published version of the California Electrical Code, that is in effect, and applies to any level or capacity of supply equipment installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

(2) "Electric vehicle charging space" means a space designated by the Town for charging electric vehicles.

(Ord. No. 1152 , § 3, 3-9-2021)

10-3.517 Disabled vehicle parking.

Parking for disabled persons shall be provided pursuant to the requirements of the State of California and the American Disabilities Act. Disabled parking spaces shall count toward fulfilling the off-street parking requirements. No variance shall be required to convert standard parking spaces into required disabled parking spaces, even if the site becomes less conforming in parking, where a site is used for non-residential uses and no replacement parking can be provided on site.

(Ord. No. 1152 , § 4, 3-9-2021)

10-3.518 Bicycle racks.

Parking Lots with 10 or more spaces shall provide one bicycle rack for each 10 parking spaces. Bicycle racks shall be designed to provide a minimum of four bicycle spaces in each rack and to allow a bicycle to be locked on the rack.

10-3.519 Existing Structures and Uses.

No part of this section shall be construed as requiring additional off-street parking for authorized structures and uses legally existing at the time of the effective date of the ordinance codified in this title. Where any or all required off-street parking is not provided for such a use, that use may be replaced by a use requiring the same or less off-street parking . Parking required by the current ordinance which has been established for a structure or use shall not be removed, obstructed, or dedicated to other uses unless otherwise approved and authorized herein.

10-3.520 Expansion or intensification in use.

Whenever the occupancy or use of any site is changed to a more intensive use and/or expanded in scope, additional off-street Parking shall be provided as required by this title for the new use or expanded occupancy, with the exception of uses within existing buildings in the C-2 District. Where the existing use does not provide all required off-street parking, additional off-street parking shall be required as follows:

a. Nonresidential. Whenever the occupancy or use of any commercial site that is not in compliance with the off-street parking requirements of this chapter is intensified and/or enlarged, additional off-street parking shall be provided as required by this title for the new use or occupancy, with the exception of those uses in the C-2 district. For the P, C-1, C-3 and C-L districts, increased parking shall be provided in the amount relative to the incremental change or expansion of use.

b. Residential. Whenever the density (number of units) of any residential site that is not in compliance with the off-street parking requirements of this chapter is intensified, additional off-street parking shall be provided as required by this title for the new use or occupancy and for the existing use, with the exception of those uses listed is Chapter 4, Housing Development Under Government Code Section 65852.21 and Chapter 6, Accessory Dwelling Units, of the San Anselmo Municipal Code.

c. Nonconforming Uses. When a nonconforming structure is maintained, repaired, enlarged, extended, or structurally altered, parking shall comply with the parking requirements of the zone in which the structure is located.

10-3.521 Parking calculation.

The following guidelines shall be used to calculate parking requirements:

a. When the required number of parking spaces is calculated to a fractional number, any fraction of less than one-half shall be disregarded and any fraction of one-half or greater shall be rounded up to the next whole number.

10-3.521 Joint use parking.

The Planning Commission may, upon application by the owner or lessee of any property, authorize a Conditional Use Permit for the joint use of parking facilities by the following uses or activities under the specified conditions:

1. Up to 70 percent of the parking facilities required by this section for a use considered to be primarily a weekday use may be provided by a use considered to be primarily a weekend use. Up to 70 percent of the parking facilities required by this section for a use considered to be primarily a weekend use may be provided by the parking facilities of a use considered to be primarily a

weekday use. Such a reciprocal parking area shall be subject to conditions set forth in subsection (3) of this section.

2. Up to 70 percent of the parking facilities required by this section for a use considered to be primarily a daytime use may be provided by a use considered to be primarily a nighttime use. Up to 70 percent of the parking facilities required by this section for a use considered to be primarily a nighttime use may be provided by a use considered to be primarily a daytime use. Such a reciprocal parking area shall be subject to conditions set forth in subsection (3) of this section. The following uses are typical daytime uses: Banks, business offices, retail stores, personal service shops, clothing or shoe repair or service shops, manufacturing or wholesale buildings and similar uses. The following uses are typical nighttime uses: Theaters, bars and upper-level residential uses.

3. In order to approve a conditional use permit for joint use, the applicant shall demonstrate the following:

a. There is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed; and

b. The proposed joint use parking area is conveniently located to the uses to be served.

4. If the area to be used for parking and the parcel on which the subject land use is located are not the same, then the Planning Commission shall consider whether a deed restriction is warranted as a condition of approval. The deed restriction would stipulate that the shared parking agreement shall remain in effect for the life of the subject land use.

~~**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.~~	~~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-and-one-half (1½) spaces per unit
3 or more bedroom living unit	Two (2) 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	Three (3) spaces PLUS 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 Buildings	Three (3) spaces PLUS 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.	

(Ord. No. 1069, 3-24-2009; Ord. No. 1087, 4-9-2013; Ord. No. 1115, § 11, 2-28-2017; Ord. No. 1119, § 6, 12-12-2017; Ord. No. 1150 § 2(Exh. 1), 9-22-2020; Ord. No. 1159 , § 14, 12-14-2021; Ord. No. 1160 , § 14, 12-14-2021)

Article 13. Conditional Use Permit

10-3.1301 Purpose and intent.

The purpose of a Cconditional Uuse Ppermit 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 to ensure the use or uses comply with intent of the ordinance codified in this chapter.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1302 Initiation of a Conditional Uuse Ppermit.

A Conditional Uuse Ppermit may be initiated by any of the following:

(a) The owner or owners of record of a lot or lots for which a Conditional Uuse Ppermit is sought; or

(b) The Town Council, when such Conditional Uuse Ppermit is required for activities taken on behalf of the Town. The initiation of a Conditional use permit by the Town Council may be either upon the Council's initiation, or by recommendation of the Planning Director or the Planning Commission.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1303 Application requirements.

An application for a Conditional Uuse Ppermit shall include, at a minimum, the following:

(a) A completed application form of a content specified by the Planning Director;

(b) A completed environmental information work sheet of a content and form specified by the Planning Director; and

(c) Payment of fees for the review and processing of a Conditional Uuse Ppermit, in a fashion and manner as may be prescribed by the Town Council.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1304 Review of Conditional Uuse Ppermit.

A Conditional Uuse Ppermit may be acted upon either by (1) the Planning Director; or (2) after the Planning Commission conducts one or more public hearings on the Conditional Uuse Ppermit.

The following identifies which Conditional Uuse Ppermit applications may be acted upon by the Planning Director and which use permit applications shall be acted upon by the Planning Commission:

(a) Planning Director.

(1) Accessory use, when such a use is very low in scale, will not cause a significant increase in intensity of use of the property, and will not alter the primary use of the facility.

(2) Outdoor storage and display of merchandise, plants, and street furniture based upon one of the following:

(a) Within the "C" Districts, the outdoor display and sale of merchandise for a limited time period~~, not exceeding thirty (30) consecutive days and not exceeding more than thirty (30) days in any one calendar year~~; and

(b) Within all Districts, the outdoor placement of plants and street furniture on public or private property in limited quantity which, in the opinion of the Planning District will not hinder the free use of the public sidewalk. Such plants and street furniture shall not bear signs, price tags, or other indications that the plants or street furniture is for sale or rent.

(3) Temporary uses

(a) Temporary uses. Any use may be authorized on a temporary basis in any commercial zoning district for up to and no more than one year provided the use conforms with the Town's Building and Fire Codes. The Planning Director may allow a single extension of the original time limits and not to exceed the length of the time originally allowed.

The Planning Director may refer any of the above to the Planning Commission if, in the opinion of the Planning Director, review by the commission is desirable.

(b) Planning Commission.

All other Conditional U~~u~~se P~~p~~ermit applications not identified in subsection (a) of this section.

Should a property require more than one planning ~~application, and~~application and should any of those applications require Planning Commission review, then all planning applications associated with the property shall require Planning Commission review.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1305 Required findings for Conditional U~~u~~se P~~p~~ermit.

Approval of a Conditional U~~u~~se P~~p~~ermit, 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~~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 U~~u~~se P~~p~~ermit 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 u~~U~~se Permit: The granting of the Conditional U~~u~~se P~~p~~ermit will not allow a use which generates traffic at a rate greater than:

(1) Fifty (50) vehicle trip ends for each 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 Cconditional Uuse Ppermit 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 Uuse Ppermit.

(e) Conversion of a residential use to another use for buildings constructed on or before May 22, 1997: The granting of a Conditional Uuse Ppermit will not allow a use that diminishes the existing affordable housing stock, including multi familymultifamily 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.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 974, eff. March 15, 1996, § 2, Ord. 982, eff. May 22, 1997, § 2, Ord. 986, eff. August 21, 1997, § 2, Ord. 998, eff. August 13, 1998, Ord. 1021, eff. August 23, 2001, Ord. 1027, eff. July 24, 2002, and § 4, Ord. 1033, eff. June 24, 2003)

(Ord. No. 1069, 3-24-2009; Ord. No. 1150 § 2(Exh. 1), 9-22-2020)

Article 17. Definitions

10-3.1701 Purpose and intent.

It is the purpose and intent of this article to define certain words and phrases utilized in this chapter.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 949, eff. August 27, 1993, § 2, Ord. 976, eff. July 10, 1996, § 2, Ord. 977, eff. September 12, 1996, Ord. 1021, eff. August 23, 2001, and § 3, Ord. 1044 (part), eff. July 28, 2005)

(Ord. No. 1069, 3-24-2009; Ord. No. 1087, 4-9-2013; Ord. No. 1098, § 1, 1-13-2015; Ord. No. 1099, § 1, 1-13-2015; Ord. No. 1115, § 12, 2-28-2017; Ord. No. 1117, § 2, 9-12-2017; Ord. No. 1119, § 8, 12-12-2017; Ord. No. 1126, § 4, 9-11-2018; Ord. No. 1150 § 2(Exh. 1), 9-22-2020; Ord. No. 1151 , § 5, 2-23-2021)

10-3.1702 Definitions.

The following words and phrases, when used in the context of this chapter, shall have the following meanings:

"Accessory building" means a building detached from the primary building on the same lot and which is necessary for the operation or use of the lot or primary building and which is incidental and subordinate to the primary use of the lot or to the primary building. That portion of a residential garage or carport, whether attached or detached, and which provides covered area greater than that necessary to park vehicles of a number in excess of that required to serve the use, as required by Article 5 of Chapter 3 of the San Anselmo Municipal Code, shall be considered an accessory building, unless it meets the requirements of Section 10-3.506. A storage shed, whether prefabricated or constructed on-site, shall be considered an accessory building. Also includes "accessory structure."

"Accessory dwelling unit." Refer to Title 10, Chapter 6, Section 10-6.103.

Accessory structure. Refer to "accessory building."

"Accessory use, Residential-" means use of a lot or building which is incidental and subordinate to the primary use of the lot or of a building and which is located on the same lot with the primary use of the lot or building.

"Accessory Use, Commercial" means uses clearly subordinate or incidental and directly related to a permitted use or conditionally permitted use. The general thresholds for considering whether a use is an accessory use include whether the: a) floor area dedicated to the use is less than thirty percent (30%) of the total area; and b) hours of operation and intensity of operation are similar to the primary use.

"Addition" means a building added to and attached to the original building after completion of the original building.

Alcoholism and/or drug treatment facility, large. "Large alcoholism and/or drug treatment facility" means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing twenty-four (24) hour

residential non-medical support services in a group setting for seven (7) or more adults, mothers over eighteen (18) years and their children, and emancipated minors recovering from alcoholism and/or drug abuse.

Alcoholism and/or drug treatment facility, small. "Small alcoholism and/or drug treatment facility" means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing twenty-four (24) hour residential non-medical support services in a group setting for six (6) or fewer adults, mothers over eighteen (18) years and their children, and emancipated minors recovering from alcoholism and/or drug abuse. A small alcoholism and/or drug treatment facility, consisting of six (6) or fewer persons, is a state mandated residential use.

"Alcoholic Beverage Sales, Off-Premises" means establishments engaged in the retail sale of packaged alcoholic beverages, such as beer, wine, and/or spirits, for off-site consumption, either as part of another retail use, or as a primary business activity. Services provided before 8:00 a.m. and after 6:00 p.m. are allowed under a Conditional Use Permit. (NAICS code: 445320)

Alcohol, off-sale. "Off-sale alcohol" means the selling of alcoholic beverages, including beer, wine, and liquor, for off-site consumption.

Alcohol, on-sale. "On-sale alcohol" means the selling of alcoholic beverages, including beer, wine, and liquor, for on-site consumption.

"Alley" means a public or permanent private way to be used primarily for vehicular access to the back or side of a development site of parcel that otherwise abuts a streeta ~~public way or permanent private way which affords only a secondary means of access to a lot or parcel abutting said way~~.

~~Amusement, places of. "Places of amusement" means a commercial business, conducted either within a building or outdoors, devoted to amusement activities, including bowling alleys, video arcades, and pool halls.~~ "Ancillary" means having a subordinate, subsidiary, or secondary nature.

"Animal Boarding" means an establishment, whereupon four or more dogs, cats, or other pets in any combination are boarded at the request of, and in exchange for compensation provided by, their owner. Operators must ensure that the facility is in good repair, there is adequate pest control, an owner is contacted if a pet escapes and reasonable efforts are made to capture the escaped pet, as well as other upkeep requirements. This use does not include an animal control agency, society for the prevention of cruelty to animals (see "Service Organizations and Clubs"), humane society that contracts for the care of stray or abandoned animals, or a veterinary facility (see "Medical Services, Veterinary Clinics and Hospitals"). (NAICS code: 812910)

"Antenna" means any device used to transmit or receive electromagnetic waves, including television, short-wave radio, ham radio, and satellite television dishes.

"Apartment" means any building, or portion of a building, which is designed for residential use, the occupants of which pay rent and do not own the individual dwelling units. Does not include condominiums or stock cooperatives.

"Arbor" means a horizontal open-air structure over a garden, walkway or driveway.

"Architectural features" means projections or appurtenances, having a maximum exterior projection of two (2′) feet on buildings which provide visual variation and/or relief, but do not serve as living or working space and do not add floor area. Architectural features may include, but not limited to chimneys, cornices, canopies, bay windows, greenhouse windows, and eaves.

"Attic" means an open space at the top of a dwelling situated wholly or partly within the roof.

"Automobile" means a four-wheeled passenger vehicle propelled by an internal combustion engine.

"Automobile sales" means a business whose primary activity is the sale of motor vehicles.

"Automobile service and repair" means a business whose primary activity is the servicing and repair of motor vehicles, but does not include the dispensing of automotive fuel.

Automotive, gasoline service station, full service. "Full-service automotive gasoline service station" means a business whose primary activity is the supply of gasoline, diesel fuel, and minor services such as oil, air, and water to motor vehicles wherein the driver of the motor vehicle does not leave the vehicle. The business may also include the repair of motor vehicles.

Automotive, gasoline service station, self-service. "Self-service automobile gasoline service station" means a business whose primary activity is the supply of gasoline, diesel fuel, and minor services such as oil, air, and water to motor vehicles wherein the driver of the motor vehicle has the discretion of dispensing gasoline, diesel fuel, and minor services without assistance from the business operator. The business may also include the repair of motor vehicles.

"Auto, Vehicle, and Parts Sales and Rentals" means establishments engaged in the sale and/or rental of new and/or used automobiles, light trucks, passenger and cargo vans, recreational vehicles (RVs), travel trailers, boats, motorcycles, off-road all-terrain vehicles (ATVs) and golf carts, utility trailers, and jet-skis (except bicycles and mopeds). Pursuant to State law, this use applies to individuals selling more than five vehicles per calendar year. The rental of passenger cars without drivers is intended for short periods of time. This also includes the retail sale of new, used, or rebuilt automotive parts and accessories, with or without repairing automobiles; and/or establishments primarily engaged in retailing and installing automotive accessories. This use does not include "Service Stations," which are separately defined. (NAICS codes: 441110, 441120, 441210, 441222, 441227, 441330, 532111, and 532284)

"Automated Teller Machines (ATMs)" means computerized electronic machines, either outside or inside, that perform basic banking functions (such as handling check deposits or issuing cash withdrawals) independent from banks and financial institutions. (NAICS code: 522320)

Average slope. The "average slope" of a lot shall be the ratio between the net difference in elevation between the upper and lower property lines.

"Awning" means a roof-like structure, as over a window or door, that serves as a shelter or shading device.

Bakery, commercial. "Commercial bakery" means a business whose primary activity is the baking of breads, cakes, and cookies, but which may also include the on-site sale of baked goods.

~~Bank means a business whose primary activity is the handling of financial transactions.~~ "Banks and Financial Services, Retail" means establishments serving walk-in customers to accept and provide on-site financial transactions. This includes commercial banks, depository trust companies, credit unions, savings and loan associations, and lending (including mortgage) institutions. The institutions that do not include a retail use open to the public are included under "Office." (NAICS codes: 522110, 522130, 522180, and 522120)

"Bar" means a building, or portion of a building, used primarily for the sale and dispensing of liquor by drink. Also includes "cocktail lounge" and "tavern."

"Basement" means an enclosed space, finished or unfinished, partly or wholly below natural grade, having more than one-half (½) its height, as measured from its floor, whether finished or unfinished, to its ceiling, whether finished or unfinished, below the adjoining natural grade. If the finished floor located immediately above the basement is more than six (6) feet or more feet above the adjoining grade the basement shall be considered a story.

"Bay window" means a window which projects from the face of a building, which does not add floor area (permanent window seat or counter permitted), and which has a bottom sill no less than two (2') feet above the adjoining finished floor.

"Beauty support" includes product sales, spa.

"Bed and breakfast inn" means a facility offering transient lodging to the general public and conducted in a private single-family detached residential unit, or in a building designed specifically for the operation of such an inn, and providing sleeping rooms, private or semi-private bathroom facilities, and one (1) or more meals each day. (NAICS code: 721191)

"Bedroom" means a room capable of serving as a room for sleeping as may be more precisely defined by the Uniform Building Code.

"Bicycle" means a vehicle consisting of a metal frame mounted upon two (2) wire spoked wheels with rubber tires, a seat, handlebars or steering, and two (2) pedals, and does not include a motor. Also includes unicycles or tricycles.

"Bicycle sales and repair" means a business whose primary activity is the sale and repair of bicycles.

"Building" means any structure having a roof supported by columns or walls.

"Building envelope" means the horizontal and vertical area of a lot in which a building or other improvements may be constructed as defined by either the established development standards set forth in each district, or by the Planning Director, the Planning Commission, or the Town Council as associated with specific action upon a master plan, use permit, variance, preliminary development plan, precise development plan, or design review.

"Building Height" means the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point on the roof, ridge, or parapet wall including all antennas (television, radio, cellular, and satellite). Public utility transmission and distribution lines are not included in this definition. Also includes "structure height."

"Building Material Stores" means businesses open to the public that engage in the sale of building materials including lumber, fencing, glass, doors, plumbing fixtures and supplies, electrical supplies, prefabricated buildings and kits, kitchen and bath cabinets and countertops, and other large building materials. This use also permits the sale of paint, wallpaper, plants, and other garden supplies (which may also be sold in hardware stores, included under the definition of "Retail Stores, General Merchandise"). Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Wholesaling and Distribution." (NAICS codes: 444120, 444180, and 532420)

"Building site" means the area of a lot where buildings are to be constructed.

"Business Support Services" means establishments with a physical storefront that provide services to other businesses. This category includes:

1. Computer- and office machine-related services (rental, sale, maintenance, or repair). (NAICS codes: 423420, 532420, and 811212)
2. Copying, quick printing, blueprinting services, and other office support services. (NAICS codes: 323111 and 561439)
3. Film processing and photofinishing. (NAICS codes: 812921 and 812922)
4. Mailing services including mail presort, consolidation, and address bar coding services. (NAICS codes: 561431 and 561499)
5. Mail advertising services. (NAICS code: 541860)

~~"Business support" includes copy making, mail service, packaging, facsimile and computer use.~~

"Caterers" means facilities that prepare and provide food services for off-site events. (NAICS code: 722320)

"Carport" means an attached or detached building covered by a solid or lattice roof and supported by posts, poles, or walls and having one (1) or more permanently open sides, and intended for the off-street parking of motor vehicles.

"CC & R" means codes, covenants and restrictions.

"Car share vehicle" means a motor vehicle that is operated as part of a regional fleet by a public or private car sharing company or organization and provides hourly or daily service.

"Car wash" means a business whose primary activity is the washing of motor vehicles.

"Cell Phone and Wireless Stores" means establishments primarily engaged in acting as agents for wireless telecommunications carriers and resellers, selling wireless plans on a commission basis. (NAICS code: 517122)

Child care center. Refer to "day care center."

~~"Child day care facility" means a facility that provides nonmedical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four (24) hour basis, as defined in California Health and Safety Code Section 1596.750 as amended. Child day care facility includes day care centers, employer-sponsored child care centers, and family day care homes.~~

"Church" means a building, or group of buildings which are primarily intended for the conducting of organized religious services and associated activities and uses.

Club, fraternal or service. "Fraternal or service club" means a group of people organized for a common purpose to pursue common goals, interests, or activities and usually characterized by certain membership qualifications, payment of fees or dues, regular meetings, and a constitution or bylaws. Also includes "private club."

Cocktail lounge. Refer to "bar."

Commercial business, drive through. "Drive through commercial business" means a business whose patrons may conduct business from within a motor vehicle.

Commercial business, outdoor sales. "Outdoor sales commercial business" means a business which includes the display and sale of products, goods, and services outside of a building.

"Communications equipment building" means a building, or a portion of a building, housing electrical, mechanical, or computer equipment necessary for conducting the business of a public utility communications business, and which may or may not require personnel.

"Community care facility" means a state licensed facility maintained and operated to provide residential care, day treatment, adult day care, foster family home or foster family agency services for children, adults, or children and adults, including the physically handicapped, mentally impaired or disordered, incompetent persons, and abused or neglected children. Refer also to "residential care facility."

"Computer sales and repair" means a business whose primary activities are the sale and repair of computers.

"Condominium" means an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in a dwelling or commercial building situated on such real property. A condominium may include, in addition, an interest in other portions of such real property.

"Contingent" means conditional.

"Convalescent homes" means ~~a facility~~facilities licensed by the State Department of Public Health, the State Department of Social Welfare, or the County of Marin, which provides bed and ambulatory care for patients with post-operative convalescence, chronic illness, dietary problems, and persons unable to care for themselves, but

not including alcoholics, drug addicts, or persons with mental or contagious diseases or afflictions. Also includes "nursing home". (NAICS code: 623110) ~~and "skilled nursing home~~."

Covered deck. Refer to "deck, covered."

"Day care center" means ~~a~~ commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with other approved land uses, or as an independent land use. (NAICS code: 624410)~~child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school age child care centers, and includes child care centers licensed pursuant to California Health and Safety Code Section 1596.951, as defined in Health and Safety Code Section 1596.76 as amended. (NAICS code: 624410)~~

"Day Care Homes, Large Family" ~~Day care, large family day care home. "Large family day care home"~~ means a day care facility located in a single-unit residence where an occupant of the residence provides care, protection, or supervision of 7 to 14 children. Children under the age of 10 years who reside in the home count as children served by the day care facility. (NAICS code: 624410)

~~home which regularly provides care, protection, or supervision of nine (9) to fourteen (14) children, under the age of eighteen (18) years, and including children under the age of ten (10) who reside at home, in the provider's own home for periods of less than twenty-four (24) hours per day, while the parents or guardians of the children are away. (NAICS code: 624410)~~

"Day Care Homes, Small Family" means a day care facility located in a single-unit residence where an occupant of the residence provides care, protection, or supervision of either six or fewer children, or eight or fewer children provided that no more than two of the children are under the age of two and at least two of the children are over the age of six. Children under the age of 10 years who reside in the home count as children served by the day care facility. (NAICS code: 624410)

~~Day care, small family day care home. "Small family day care home" means a home which regularly provides care, protection, or supervision of eight (8) or fewer children, under the age of eighteen (18) years, and including children under the age of eighteen (18) who reside at the home, in the provider's own home for periods of less than twenty-four (24) hours per day, while the parents or guardians of the children are away. A small family day care home is a state mandated residential use of the property.~~

"Deck" means an exterior living space which has a finished floor surface thirty-six (36) inches or more above natural grade. Other typical attributes of a deck include finished floor surfaces of wood, tile, or concrete, one (1) or more permanently open sides, and railings.

Deck, covered. "Covered deck" means a deck over which is constructed a solid or lattice roof supported by posts, poles, or walls.

"Delineate" means to draw or outline accurately.

"Demolition" means the removal of fifty (50%) percent or more of the existing exterior walls of a structure above the foundation. The Planning Director 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.

"Department Store" means a large retail store arranged in departments for the sale of a variety of consumer goods. (NAICS code: 455110)

"Density" means the ratio between the number of dwelling units and the size of a lot.

Density, maximum. "Maximum density" means the maximum number of residential units which may be constructed on any one (1) lot based on the maximum gross density permitted in the Zoning District, as guided by the Land Use Element of the General Plan, regardless of the size of the lot.

"Department store" means a large retail store arranged in departments for the sale of a variety of consumer goods.

"Discretionary project" means a project subject to evaluation by one (1) or more individuals.

"Drinking Establishments" means establishments primarily engaged in the preparation and sale of alcoholic beverages for consumption on the premises. This use includes bars, taverns, saloons, beer gardens, and beer and/or wine tasting rooms. These businesses may also provide limited food services. (NAICS code: 722410)

"Drug and/or Alcoholism Treatment Facility, Large" means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing 24 hour residential non-medical support services in a group setting for seven or more adults, mothers over 18 years and their children, and emancipated minors recovering from alcoholism and/or drug abuse. (NAICS code: 623220)

"Drug and/or Alcoholism Treatment Facility, Small" means a state licensed facility as defined in Health and Safety Code Section 11834.11 providing 24 hour residential non-medical support services in a group setting for six or fewer adults, mothers over 18 years and their children, and emancipated minors recovering from alcoholism and/or drug abuse. A small alcoholism and/or drug treatment facility, consisting of six or fewer persons, is a state mandated residential use. (NAICS code: 623220)

~~Drug treatment and/or alcoholism facility. Refer to "alcoholism and/or drug treatment facility, large and/or small."~~

Duplex. Refer to "Residential, Multi-Family (2 to 4 units)~~residential, single-family attached~~."

Dwelling unit. Refer to "residential unit."

"Eaves" means roof projections which extend beyond the exterior wall plane of a building, or in the case of a covered porch, the roof projection beyond the porch columns.

"Elementary and Secondary Schools" means establishments primarily engaged in furnishing academic courses and associated course work that comprise a basic preparatory education. A basic preparatory education includes elementary schools, parochial schools (elementary or secondary), middle schools or junior high schools, high schools, primary schools, charter schools, kindergartens, and schools for the physically disabled (elementary or secondary). This also includes school boards and school districts. (NAICS code: 611110)

"Emergency shelter" means housing as defined in California Health and Safety Code §50801(e). This section shall be understood to be amended by operation of law in the event and to the extent this statute is amended. In accordance with California Government Code §65583, this term includes other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

~~"Entertainment, places of, including, but not limited to live performances." Refer to "amusement, places of."~~

Entrance, primary. The primary entrance to a building.

"Equipment rental" means a business whose primary activity is the renting of tools, equipment, and other devices.

~~"Family daycare home" means a child day care facility that regularly provides care, protection, and supervision for fourteen (14) or fewer children, in the provider's own home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away, and is either a large family daycare home or a small family daycare home, as defined in Health and Safety Code Section 1596.78 as amended. A small family daycare home or large family daycare home includes a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling in which the underlying zoning allows for residential uses. A small family daycare home or large family daycare home is where the daycare provider resides, and includes a dwelling or a dwelling unit that is rented, leased, or owned.~~

"Farmers Markets" means outdoor or indoor retail sale of agricultural products, including fresh fruit, vegetables, dairy products, shell eggs, nuts, honey, flowers, and nursery stock, as sold by producers or certified produces directly to consumers in accordance with the California Food and Agriculture Code regulations governing Certified Farmer's Markets. This use operates temporarily on a periodic basis. (NAICS codes: 445230, 445240, 445250, 445291, 445292, and 445298).

"Fence" means a vertical barrier of any material, or combination of materials, constructed to enclose or screen a lot or a portion of a lot. Also includes "wall."

"Financial/real estate services" means a category of businesses and services including banks, savings and loan associations, thrifts, real estate brokerages, land title companies, escrow companies, and stock and bond offices.

"Fitness Centers" means a facility that operates fitness facilities and recreational sports facilities featuring exercise and other active physical conditioning or recreational sports activities, such as swimming, skating, or racquet sports. (NAICS code: 713940)

"Fitness Centers, Classes as Primary Use" means a facility that operates fitness facilities and recreational sports facilities featuring exercise and other active physical conditioning or recreational sports activities, such as swimming, skating, or racquet sports, with classes as the primary activity offered. (NAICS code: 713940)

~~"Fitness Center" includes exercise activity as the primary use. Classes as a primary use would fall under "private school."~~

"Floor area ratio (FAR)" means the ratio between the total floor area of a building or buildings located on a lot and the area of that lot in gross square feet.

Floor area, total. "Total floor area" means the sum of the gross horizontal areas of all floors of a building measured from the exterior framing of the outside walls.

"Foster family home" means a state licensed residential facility providing twenty-four (24) hour care for six (6) or fewer foster children, which is zoned, leased, or rented and is the residence of the foster parent or parents, including their family, in whose care the children have been placed.

Garage, commercial. Refer to "automobile service."

Garage, parking. Refer to "parking garage, commercial."

Garage, residential. "Residential garage" means a detached or attached accessory building or structure designed for the parking of motor vehicles belonging to or used by the occupants of the residential unit.

Gasoline station. Refer to "automotive, gasoline service station, full-service" and "automotive, gasoline service station, self-service."

"General Plan" means the General Plan of the Town of San Anselmo adopted by the Town Council.

Government facilities. Refer to "institutional use."

"Grocery Stores" means stores primarily engaged in retailing a general line of food, such as neighborhood markets, food stores, and specialty food stores (i.e., olive oil shops; meat or produce markets; vitamin and health food stores; cheese and dairy product stores; butcher shops; other artisanal gourmet food stores). Also includes retail bakeries, delis, and catering services that are subordinate to the primary sale of food. Stores may be open from 6:00 a.m. to 11:00 p.m. Stores that seek to operate anytime outside those hours must obtain a Conditional Use Permit. (NAICS codes: 445110, 445240, 445298)

Gross acreage. Refer to "acreage, gross."

"Ground surface" means the predevelopment ground elevation.

Group dwelling. Refer to "group home."

Group home. Refer to "residential care facility."

Height. Refer to "building height."

Home for the aged. Refer to "convalescent home."

"Home occupation" means a business, profession, or non-profit organization conducted by the principal resident or residents of a residential unit, subject to the following conditions: (1) not more than one (1) person who is not a principal resident of the residential unit shall be employed; (2) to be conducted wholly within the main residence, and not conducted within a garage, carport, or accessory structure; (3) shall not increase vehicular traffic on the street on which the residential unit is located by more than four (4) individual visits per day, and which does not increase parking demands on the street on which the residential unit is located; (4) shall not include outdoor display, storage, or signage; and (5) shall not create noise levels exceeding levels permitted by Chapter 7 of Title 4 of the San Anselmo Municipal Code, and which does not create dust, vibration, odor, smoke, fumes, glare, electrical interference, fire hazards, or other hazards, nuisances, or disturbances. Home occupation shall not include the establishment, maintenance, or operation of any medical or non-medical cannabis business, including, but not limited to, cultivation, processing, manufacture, distribution, testing, and sale, which would require a state license to be issued pursuant to California Business and Professions Code § 26000 et. seq.

"Hospital" means an institution providing primary health services and medical or surgical care to people, primarily inpatients, suffering from illness, disease, injury, deformity, and other physical and mental conditions, and including, as an integral component of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

"Hotel" means a business whose primary activity is the offering of transient lodging accommodations to the general public and providing additional related services such as restaurant, meeting room, and recreation facilities. Also includes "motel." (NAICS code: 721110)

"Housing development project" means a housing development project as defined in California Government Code Section 65589.5(h)(2).

"Impermeable Surface" means a surface with structural stability that does not allow for drainage. Includes asphalt and concrete with sand and finer material.

Incidental use. Refer to "accessory use."

"Indoor Entertainment Facilities" means establishments offering indoor entertainment including billiard or pool parlors, bowling alleys, escape rooms, indoor miniature golf courses, indoor archery and shooting ranges, recreational chess or bridge clubs, and amusement arcades. This use does not allow gambling. This classification may include ancillary restaurants, bars, snack bars, and other retail services for customers. (NAICS code: 713120, 713950, and 713990)

"Institutional use" means a public or quasi-public use of a lot or building including government offices, schools, utility facilities, parks, libraries, fire stations, social service organizations, and social services, whether funded by public taxes or private donations.

"Junk yard" means any area of 200 square feet or more used for the commercial storage of junk or scrap materials or for the wrecking or dismantling of automobiles or other vehicles, appliances, or machinery.

"Kitchen." A room or space within a building used or intended to be used for cooking or preparation of food, which includes any of the following: stove, oven, range top, convection oven, cooking burners, microwave oven or refrigeration equipment. A separate or second kitchen does not exist if configuration of appliances and the floorplan clearly indicate that the space will not and cannot be used as a separate living unit, such as an unenclosed pool cabana. Interpretation of whether or not an area is or is not a separate kitchen shall be by the Planning Director pursuant to this section. Accessory Dwelling Unit kitchens shall meet the requirements of the California Building Code, such as a sink, electric outlets/circuit and a countertop, and shall not be required to have appliances pursuant to the guidance provided by the State Department of Housing Community Development.

"Large family daycare home" means a child day care facility that provides care, protection, and supervision for seven (7) to fourteen (14) children, inclusive, including children under ten (10) years of age who reside at the home, as set forth in California Health and Safety Code Section 1597.465 and as defined in regulations.

"Laundry, Dry-Cleaning, and Laundromats" means establishments primarily engaged in operating coin- or card-operated or similar self-service laundries and drycleaners and providing drycleaning and laundry services (except coin- or card-operated). (NAICS codes: 812310 and 812320).

"Libraries and Museums" means public or quasi-public facilities that provide literary, musical, artistic, historical, cultural, and/or educational displays and information. These establishments maintain collections (physical or electronic) to support education and recreational interests. This use includes libraries, museums, aquariums, arboretums, botanical gardens, and historic exhibitions. (NAICS codes: 519210, 712100, and 712130)

"Light Manufacturing" means establishments primarily involved in baking, brewing, fabricating, milling, processing and other similar forms of mechanical and chemical treatment. Light manufacturing uses are generally in the following groups in the North American Industrial Classification System (NAICS):

Use	NAICS Code
Apparel and Other Textile Mill Products	314-33636
Electronic and Electric Equipment, except	334412-335311, 334413, 333319, 333618,
Fabricated Metal Products	332-332999
Food Processing	311-311999
Furniture and Fixtures	337-33792
Industrial Machinery and Equipment	333-333999
Instruments and Related Products	334511-334518
Leather and Leather Products, except leather	3162-316999
Lumber and Wood Products, except logging	321-321999
Miscellaneous Manufacturing	339-339999
Paper and Allied Products, except paper, pulp and paperboard mills	3222-322299
Perfumes, Cosmetics and Toilet Preparations	325611-32562
Printing and Publishing, except publishing without printing	323-323122
Rubber and Miscellaneous Plastic Products	326-326299
Stone, Clay and Glass Products, except cement	327-327215, 32733--327999
Textile Mill Products	313-31332
Transportation Equipment	336-336999

"Live-Work" means a built space used or designed to be used both as a workplace and as a residence by one or more person.

"Live-Work – Ground Floor Commercial" means a mixed-use space with a ground-floor that is used entirely for commercial activities and live-work uses occupy the floors above.

"Low-Barrier Navigation Center" means a housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

(2) Pets.

(3) The storage of possessions.

(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Lot, corner. "Corner lot" means a lot bounded by two (2) or more streets, ways, or access easements. The shortest boundary line which borders said street, way, or access easement shall constitute the front lot line.

"Lot coverage" means the land area covered by all buildings and improvements with a finished height above grade of three (3') feet or more, including all projections with the exception of roof eaves which project less than two (2') feet from the face of a building.

Lot, key. "Key lot" means any lot with all or part of one of its side boundary lines contiguous to an adjoining rear lot line.

Lot, nonconforming. Refer to "non-conforming lot."

"Lower income household" shall have the meaning set forth in California Health and Safety Code Section 50079.5.

"Mail service" means ~~a~~ businesses, either public or private, whose primary activity is providing postage and delivery of letters and packages through a universal service obligation. (NAICS code: 491110)~~.~~

Manufactured structure. Refer to "residential, manufactured structure."

"Manufacturing, Light" means manufacturing, assembly, packaging, and associated storage and transportation of finished goods not requiring major refinement or raw material preparation. May include food-related manufacturing, apparel manufacturing, furniture and fixture manufacturing, printing, publishing and allied industries, professional and scientific instruments, textile mill products, craft industries, or other uses that create minimal noise, vibration, smoke, dust or any other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any building on the parcel on which it is located.

Maximum Density. Refer to "density, maximum."

"Medical Services, Clinics and/or Urgent Care" means facilities other than a hospital where health practitioners practice general or specialized medicine, dentistry, surgery, or other personal health services and provide outpatient care. This use must include five or more licensed practitioners and/or medical specialties. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Office." (NAICS codes: 6211, 6212, 6213, 6214, 621511, 621512)

"Medical Services, Doctor Offices" means facilities other than a hospital where health practitioners practice general or specialized medicine, dentistry, surgery, or other personal health services. Care provided under this use is outpatient care. Facilities classified under this use can accommodate up to four licensed primary practitioners (not including nursing staff) within an individual office suite. A facility with five or more licensed practitioners is classified under "Medical Services, Clinic and/or Urgent Care." These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Office." (NAICS codes: 6211, 6212, 6213, 6214, and 621511)

"Medical Services, Extended Care" means residential medical facilities providing nursing and health-related care as a primary use with in-patient beds. This use includes:

1. Drug and/or alcohol treatment facility (small and large). (NAICS code: 623220)
2. Board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. (NAICS code: 621610 and 623110)

3. Pediatric day health and respite care facilities. (NAICS codes: 621498 and 621999)

Facilities serving six or fewer people are permitted by right. Facilities serving seven or more people are allowed with a Conditional Use Permit. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Facilities."

"Medical Services, Hospitals" means institutions providing primary health services and medical or surgical care to people, primarily inpatients, suffering from illness, disease, injury, deformity, and other physical and mental conditions, and including, as an integral component of the institution, related facilities such as laboratories, outpatient facilities or training facilities. (NAICS code: 622110)

"Medical Services, Veterinary Clinics and Hospitals" means facilities whose primary activity is the dispensing of veterinary medical and dental care and services to animals. (NAICS code: 541940)

Minimum average lot width. Refer to "lot width, minimum average."

Minimum lot street frontage. Refer to "lot width, minimum street frontage."

"Mini-Storage" means establishments that rent or lease an individual warehouse space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where customers can store and retrieve their goods. (NAICS code: 531130)

~~"Mini-warehouse" means a building containing separate spaces of like or varying sizes which are leased or rented on an individual basis and used for the temporary storage of goods and materials.~~

Mobile home. Refer to "residential, manufactured structure."

"Moderate income household" shall have the meaning set forth in California Health and Safety Code Section 50093.

Motel. Refer to "hotel."

"Motorcycle" means a vehicle with two (2) tires in tandem propelled by an internal combustion engine.

"Motorcycle sales" means a business whose primary activity is the sale of motorcycles.

"Motorcycle service and repair" means a business whose primary activity is the servicing and repair of motorcycles, but does not include the dispensing of automotive fuel.

"Natural grade" means the top or upper most surface of the ground prior to human intervention or modification.

Net acreage. Refer to "acreage, net."

"Non-conforming building" means a building, or portion of a building, which was constructed, or structurally altered, in a manner consistent with land use regulations and development standards in effect at the time of the construction or structural alteration but which does not conform to the current development standards of the District in which it is located. Also includes "non-conforming structure."

"Non-conforming lot" means a lot existing lawfully at the time of the adoption of the zoning ordinance or amendment, but which does not conform to the lot area, width, access or other development standards of the applicable zoning district.

Non-conforming structure. Refer to "non-conforming building."

"Non-conforming use" means a use of the land which was begun in a manner consistent with land use regulations and development standards in effect at the time of the initial use but which does not conform to the current land use regulations of the District in which it is located.

"Nurseries" means establishments engaged in the production and sale of plants and other nursery products. Facilities can either be outdoors or quasi-outdoors (i.e., greenhouses). The sale of plants or other nursery products entirely indoors is also included as "Florists and Houseplant Stores" under "Retail Stores, General Merchandise." (NAICS code: 444240)

~~"Nursery" means a business whose primary activity is the selling of plant and landscape materials and supplies.~~

Nursery school. Refer to "day care center."

Nursing home. Refer to "convalescent home."

"Offices" means professional or government offices including:

1. Accounting, auditing, and bookkeeping services. (NAICS code: 5412)
2. Administrative services and document preparation (NAICS codes: 561410 and 561110)
3. Advertising and public relations agencies. (NAICS codes: 541810 and 541820)
4. Architectural, engineering, surveying, and related services. (NAICS code: 5413)
5. Artists and fine arts studios compatible with office uses. (NAICS code: 711500)
6. Banks and financial institutions that are not retail (see "Banks and Financial Services, Retail"). (NAICS codes: 522292 and 525990)
7. Business support services without a physical storefront (see "Business Support Services") that includes: computer- and office machine-related services (rental, sale, maintenance, or repair); copying, quick printing, blueprinting services, and other office support services; film processing and photofinishing; mailing services; and mail advertising services. (NAICS codes: 323111, 423420, 532420, 541860, 561431, 561439, 561499, 811212, 812921, and 812922)
8. Computer software designers. (NAICS code: 5415)
9. Mental health practitioners (except physicians). (NAICS code: 621330)
10. Data processing and computer services. (NAICS code: 518210)
11. Employment services (NAICS codes: 561311, 561312, 561320, and 561330)
12. Investigation services. (NAICS code: 561611)
13. Interior design services. (NAICS code: 541410)
14. Government offices. (NAICS code: 921190)
15. Graphic designers. (NAICS code: 541430)
16. Lawyers. (NAICS code: 541100)
17. Management and consulting services. (NAICS code: 54161)
18. Photography studios, commercial. (NAICS code: 541921)
19. Real estate agencies. (NAICS codes: 531210 and 531390)

~~Office, medical. "Medical office" means an office or building containing offices in which licensed medical professionals provide health and dental services and medical or surgical care to people, and which may include, as an integral component of the office, related facilities such as laboratories and pharmacies.~~

~~Office, professional. "Professional office" means an office or building containing offices in which business is conducted.~~

Open space, private. "Private open space" means a lot, or a portion of a lot, privately owned and designated for private use, to be preserved in a natural or naturalized state through an appropriate instrument.

Open space usable. "Usable open space" means open space which has sufficient horizontal and vertical dimensions to allow for active or passive use in a fashion and manner comparable to traditional residential backyard space or public park space.

"Other Residential Care Facilities" means establishments primarily engaged in providing residential care (except residential intellectual and developmental disability facilities, residential mental health and substance abuse facilities, continuing care retirement communities, and assisted living facilities for the elderly). These establishments also provide supervision and personal care services. (NAICS code: 623990)

"Outdoor display" means the display of products or merchandise outside of a building and located so as to be visible from streets, roads, or sidewalks.

Outdoor Sales and Rental, Ancillary" means establishments that display products for sale and/or rental outdoors.

~~"Outdoor Sales, Rental" includes products for sale and/or rental displayed outdoors.~~

Parcel. Refer to "lot."

"Parking Garages, Commercial" means public or private parking garages used for the commercial business of parking motor vehicles for periods not exceeding twenty-two 22 hours during any one day. Also includes "parking garage." (NAICS code: 812930)

~~Parking garage, commercial. "Commercial parking garage" means a public or private parking garage used for the commercial business of parking motor vehicles for periods not exceeding twenty-two (22) hours during any one (1) day. Also includes "parking garage."~~

"Parking lot" means a lot or portion of a lot designed exclusively for the parking of motor vehicles and paved with a permanent all weather surface as may be approved by the Public Works Director.

Parking lot, commercial. "Commercial parking lot" means a public or private parking lot used for the commercial business of parking motor vehicles for periods not exceeding twenty-two (22) hours during any one (1) day. (NAICS code: 812930)

"Parking space" means an area designed for the parking of motor vehicles having unobstructed access to a public street, way, or access easement at all times, and having a minimum width of nine (9) feet, a minimum length of nineteen (19) feet, and a minimum vertical clearance of seven (7) feet, and either within a garage or carport, or uncovered, and paved with a permanent all weather surface as may be approved by the Public Works Director. Such all weather surface includes permeable and impermeable surfaces.

"Parks and Playgrounds, Public" means public outdoor natural or semi-natural areas that provide space for recreation. This use includes parks, play lots, playgrounds, seating areas, play courts, and recreational athletic fields (not for professional athletic team use). Public restrooms are permitted as an ancillary use to serve park users. (NAICS code: 712190)

"Pediatric day health and respite care facility" means a state licensed facility which provides an organized program of therapeutic social and day health activities and services and limited twenty-four (24) hour in-patient respite care for medically fragile children twenty-one (21) years of age or younger, including terminally ill and technology dependent children.

"Permeable Surface" means a surface with structural stability that allows for drainage. Includes pavers (pre-cast sections or individual units that fit together), grid systems (rigid plastic forms filled with gravel or soil and vegetation), and porous asphalt/concrete (similar to conventional asphalt and concrete in structure and form except that the sand and finer material have been removed.

"Personal Services" means establishments providing services to serve the personal needs of customers, including:

1. Beauty and barber shops, day spas, tanning salons, or other personal care services. (NAICS codes: 812111, 812112, and 812199)
2. Clothing and costume rental. (NAICS code: 532281)

3. Funeral homes and funeral services (NAICS code: 812210)
4. Home and garden equipment repair and maintenance. (NAICS code: 811411)
5. Leather goods and shoe shining and repair shops. (NAICS code: 811430)
6. Locksmiths. (NAICS code: 561622)
7. Massage therapy. (NAICS code: 621399)
8. Pet care (animal grooming and training). (NAICS code: 812910)
9. Rug cleaning. (NAICS codes: 561740 and 811490)
10. Tailoring and dressmaking shops. (NAICS codes: 315210 and 315280)
11. Travel agencies. (NAICS code: 561510)

These uses may also include accessory retail sales of products related to the services provided.

"Pharmacy" means a business whose primary activity is the preparing and dispensing of prescription drugs.

"Planning commission" means the Planning Commission of the Town of San Anselmo.

"Planning and Building Director" means the Director of the Planning and Building Department of the Town of San Anselmo.

Pre-school. Refer to "day care center."

"Primary building" means a building which houses the primary use of the lot.

"Primary Entrance" means the main entrance to a building.

Private club. Refer to "club, fraternal or social."

~~"Professional, dental" means a business whose primary activity is the dispensing of dental care and services to people.~~

~~"Professional, medical" means a business whose primary activity is the dispensing of medical services to people.~~

~~"Professional, medical, day treatment center" means a business whose primary activity is the dispensing of medical care and services and including emergency care and out-patient surgical services.~~

~~"Professional, optician" means a business whose primary activity is the manufacturing and selling of eye glasses.~~

~~"Professional, optometrist" means a business whose primary activity is the dispensing of medical services for eye care to people.~~

~~"Professional, real estate" means a business whose primary activity is the sale of property and improvements.~~

~~"Professional, veterinary" means a business whose primary activity is the dispensing of veterinary medical and dental care and services to animals.~~

"Projections" means portions of buildings and architectural features which extend beyond the primary exterior building wall plane.

Property line, front. "Front property line" means the property line extending across the full street frontage of a lot between the side property lines and typically defined as the narrower of the lot's dimensions.

Property line, rear. "Rear property line" means the property line extending across a lot's rear between the side property lines and parallel to the lot's front property line.

Property line, side. "Side property line" means the property lines extending along the entire length of a lot between the front and rear property lines and typically defined as the longer of the lot's dimensions.

"Public Works Director" means the Public Works Director of the Town of San Anselmo.

"Religious Institution" means establishments that operate religious organizations and administer services for worship or promotion of religious activities, including churches, temples, mosques, religious shrines, synagogues, and monasteries (without a school component). This use includes accessory uses including religious programs, living quarters for local religious leaders and staff, and parish houses. Other establishments maintained by religious organizations, such as schools or educational classes, mental health support, day care centers, and other potentially related operations are classified according to their respective activities. (NAICS code: 813110)

"Repair and Maintenance, Consumer Products" means establishments that repair and service products for personal consumption including: consumer electronic equipment; furniture (including reupholstery); garments; musical instruments; televisions, radios, and other household appliances; and watches, clocks and jewelry. This classification does not include repair or services accessory to retail uses. This use does not include shoe repair, which is included under "Personal Services." This use does not include businesses serving the repair needs of heavy equipment, which are included under "Business Support Services." (NAICS codes: 811210, 811310, 811412, and 811490)

"Research and Development" means facilities for scientific research and the design, development, and testing in the physical, engineering, and life sciences, such as electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, forests, geology, health, mathematics, medicine, nanotechnology, pharmacy, physics, veterinary, and other allied subjects. (NAICS Code: 54171)

"Residential Care Facilities, Large" means any use of a residential unit serving seven (7) or more persons on a twenty-four (24) hour per day basis. Also includes "group dwelling" and "group home."

~~Residential care facility for the elderly, large. "Large residential care facility for the elderly" means a state licensed care facility located in a residential unit for the voluntary care, supervision, and provision of support services for seven (7) or more persons sixty (60) years of age and for younger persons with compatible needs.~~

"Residential Care Facilities, Small" means any use of a residential unit serving six (6) or fewer persons on a twenty-four (24) hour per day basis. A small residential care facility is a state mandated residential use of the property. Also includes "group dwelling" and "group home."

~~Residential care facility for the elderly, small. "Small residential care facility for the elderly" means a state licensed care facility located in a residential unit for the voluntary care, supervision, and provision of support services to six (6) or fewer persons sixty (60) years of age and for younger persons with compatible needs. A small residential care facility for the elderly is a state mandated residential use of the property.~~

~~Residential care facility for persons with a chronic life-threatening illness, large. A state licensed residential care facility for seven (7) or more persons with a chronic life-threatening illness eighteen (18) years or older as defined in Health and Safety Code Section 1568.01.~~

~~Residential care facility for persons with a chronic life-threatening illness, small. "Small residential care facility for persons with a chronic life-threatening illness" means a state licensed residential care facility for six (6) or fewer persons with a chronic life-threatening illness eighteen (18) years or older as defined in Health and Safety Code Section 1568.01. A small residential care facility for persons with a chronic life-threatening illness is a state mandated residential use of the property.~~

~~Residential care facility, large. "Large residential care facility" means any use of a residential unit serving seven (7) or more persons on a twenty-four (24) hour per day basis. Also includes "group dwelling."~~

~~Residential care facility, small. "Small residential care facility" means any use of a residential unit serving six (6) or fewer persons on a twenty-four (24) hour per day basis. A small residential care facility is a state mandated residential use of the property. Also includes "group dwelling."~~

Residential, manufactured structure. "Manufactured residential structure" means a residential unit constructed off-site and delivered and installed on a lot. Also includes "residential, mobile home."

Residential, mobile home. Refer to "residential, manufactured structure."

"Residential, Multi-Family (2 to 4 units)" means a building having up to four (4) independent and attached residential uses. Such uses include a duplex, triplex, and quadplex.

"Residential, Multi-Family (5+ units) " means a building having five (5) or more independent and attached residential units.

~~Residential, multi-family. "Multi-family residence" means a building having four (4) or more independent and attached residential units.~~

Residential second unit. Refer to "accessory dwelling unit."

"Residential second unit - nonconforming." Refer to "Nonconforming accessory dwelling unit" in Title 10, Chapter 6, Section 10-6.103.

Residential, single-family attached. "Single-family attached residence" means a building containing two (2) or three (3) independent and attached residential units. Also includes "duplex" and "triplex."

Residential, single-family detached. "Single-family detached residence" means a detached residential unit.

"Residential unit" means a building, or portion of a building, designed for occupancy as living quarters by one (1) household and having no more than one (1) kitchen and at least one (1) bathroom. A residential unit may be either detached, attached, multi-family, or may be a manufactured structure. A residential unit may be owned, either wholly or as part of a condominium or stock cooperative, or may be rented as an apartment. Also includes "dwelling unit."

Rest home. Refer to "convalescent home."

"Restaurants" means establishments preparing and selling food for consumption (either on- or off-premises). These include establishments providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating; establishments with a walk-up ordering counter; and a combination of either type of service that provides take-out services. This use includes catering services for on-site consumption ancillary to the primary restaurant use. This classification does not include fast food restaurants (see Restaurant, Fast Food), drive-through services (see "Drive-Through Services"), or alcohol consumption (see "Restaurants, with Alcohol and/or Entertainment"). (NAICS codes: 722511, 722513, 722514, and 722515)

~~"Restaurant" means any business establishment engaged in the retail sale of food and drinks which are consumed primarily on the premises. "Restaurant" shall not include establishments which are primarily fast food restaurants.~~

"Restaurants, fast food~~. "Fast food restaurant"~~" means a restaurant whose operation involves the on-site preparation and sale of foods, or the on-site heating and sale of pre-prepared foods, intended for consumption either on-site or off-site. Attributes typically, but not necessarily associated with fast food restaurants include customer food orders and customer food pick-ups at a counter, no water/waitresses, a lack of ambiance, limited on-site seating, and drive-through order placing and pick-up facilities. (NAICS codes: 722511, 722513, 722514, and 722515)

~~Restaurant, take-out. "Take-out restaurant" means a restaurant whose operation includes the primary sale of prepared food items and drinks for consumption off-site. Food and drink items which are not prepared for consumption are not included in this definition. Examples include: Pizza which is not yet baked.~~

"Restaurants, with Alcohol and/or Entertainment" means establishments preparing and selling food for consumption (either on- or off-premises), as well as facilities for dancing and other entertainment that are secondary and subordinate to the principal use of the establishment as a restaurant. These include establishments providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating; establishments with a walk-up ordering counter; and a combination of either type of service that provides take-out services. This use includes alcohol sales and catering services for on-site consumption ancillary

to the primary restaurant use. This classification does not include fast food restaurants (see Restaurant, Fast Food), drive-through services (see "Drive-Through Services"), or establishments that primarily serve alcohol (see "Drinking Establishments"). (NAICS codes: 722511 and 722513)

"Retail Stores, General Merchandise" means establishments selling new and used merchandise to consumers. The types of stores and merchandise may include:

1. Antique stores. (NAICS code: 459510)
2. Art supplies. (NAICS code: 453998)
3. Art sales. (NAICS code: 459920)
4. Bakery goods (when not prepared on-site). (NAICS code: 445291)
5. Beauty supplies. (NAICS code: 456120)
6. Bicycle sales and maintenance or service. (NAICS codes: 451110 and 811490)
7. Bookstores. (NAICS code: 459210)
8. Candy stores. (NAICS code: 445292)
9. Cameras and photographic supplies. (NAICS code: 423410)
10. Cigar stores (NAICS code: 459991)
11. Clothing and accessories, fabrics, and sewing supplies. (NAICS codes: 458110, 459130, and 459510)
12. Electronic equipment. (NAICS code: 449210)
13. Florists and houseplant stores. (NAICS code: 459310)
14. Furniture and home furnishings. (NAICS codes: 449110 and 449129)
15. General merchandise retailer. (NAICS code: 455219)
16. Gift and novelty stores. (NAICS code: 459420)
17. Glasses and other optical goods. (NAICS code: 456130)
18. Handcrafted items. (NAICS code: 423940)
19. Small hardware stores less than 10,000 square feet in size. (NAICS code: 444140)
20. Hobby materials, toys, and games. (NAICS code: 459120)
21. Jewelry. (NAICS code: 458310)
22. Luggage and leather goods. (NAICS code: 458320)
23. Music stores (CDs, tapes, records). (NAICS code: 459140)
24. Musical instruments, parts, and accessories. (NAICS code: 459140)
25. Pet supplies. (NAICS code:459910)
26. Pharmacies. (NAICS code: 456110)
27. Shoes. (NAICS code: 458210)
28. Sporting goods and equipment sales and rental. (NAICS code: 459110 and 532284)
29. Stationery. (NAICS code: 459410)
30. Video sales and rentals. (NAICS codes: 532282, 532210, and 443142)

Up to 30 percent of a retail store may contain ancillary storage, office, classes, and/or specialty use.

"Ridge" means those specific primary and secondary ridges delineated by the General Plan.

Ridge line, primary. "Primary ridge line" means the line described by connecting the uppermost elevation along a primary ridge, as such ridge is delineated by the General Plan.

Ridge line, secondary. "Secondary ridge line" means the line described by connecting the uppermost elevation along a secondary ridge, as such ridge is delineated by the General Plan.

"Ridge zone" means that area of a primary or secondary ridge on both sides of the ridge line which has an elevation fifty (50') or less of the elevation of the ridgeline when measured perpendicularly from the nearest point

of the ridgeline or which lies within 150 feet when measured perpendicularly from the ridge line, whichever results in a lower elevation.

"Savings and loan" means a business whose primary activity is the handling of financial transactions.

"Schools, Specialized Education and Training" means non-public schools offering education via classes or training (either for a degree or without a degree). This use includes business schools, technical and trade schools, secretarial schools, vocational schools offering specialized trade and commercial courses, fine arts schools, language schools, driver education schools, cosmetology and barber schools, and seminaries or other establishments exclusively engaged in training for religious ministries. This use also includes organizations and conference centers that offer specialized programs or classes (such as professional development, arts, communications, environmental awareness, or other personal development). (NAICS codes: 611110, 611410, 611511, 611519, 611610, 611630, 611692, and 611699)

"Service Organizations and Clubs" means establishments engaged in promoting the civic and social interests of its members. (NAICS code: 813410)

~~School, preschool. Refer to "day care center."~~

~~School, private. "Private school" means a school operated by a private agency or organization which serves as an alternative to public education for kindergarten through twelfth (12th) grade, as a technical training school, or a fitness center with classes as a primary use.~~

~~School, public. "Public school" means a school operated by a public agency under provisions of the California Education Code.~~

~~School, religious. "Religious school" means a school whose curriculum focuses on religious or spiritual teachings associated with texts recognized as sacred by the congregation of the religious organization operating the school.~~

"Screen Vegetation, Filtered" means vegetation that grows together to form a non-opaque screen and permits visibility of structures through to the other side.

"Screen Vegetation, Solid" means vegetation that grows together to form an opaque screen that does not permit visibility of structures through to the other side.

Second unit. Refer to "accessory dwelling unit."

"Service Stations" means establishments that sell automotive fuels (e.g., gasoline, diesel fuel, gasohol, alternative fuels) in combination with automotive activities incidental to fuel sales, such as providing repair services; towing services; cleaning services; selling automotive oils, replacement parts, and accessories; and/or providing food or convenience services. This use does not permit the storage of wrecked or abandoned vehicles or spraying painting, body, and fender work. This use cannot be co-located with the "Alcoholic Beverage Sales, Off-Premises" use, the "Drinking Establishments" use, the "Restaurants, with Alcohol and/or Entertainment" use, or any other use that involves the sale or consumption of alcohol. (NAICS code: 457110, 457120, 811191, and 811192)

~~Service station. Refer to "automotive, gasoline service station, full-service" and "automotive, gasoline service station, self-service."~~

"Setbacks" means a distance established by the provisions of this chapter to govern the placement of buildings and other improvements on lots with respect to property lines, development site lines, streets, ways, or access easements. Setbacks shall not apply to public utility transmission and distribution lines.

Sign, exterior. "Exterior sign" means any outdoor display of advertising material in any form placed or mounted upon any building, freestanding structure, or natural object.

Sign, pole. "Pole sign" means any sign, mounted upon a pole, post, or other similar freestanding vertical structure, which includes letters, words, logos, or pictures intended to identify or advertise a business or advertise merchandise or products of a business.

Sign, wall. "Wall sign" means any sign, mounted upon a wall of a building which includes letters, words, logos, or pictures intended to identify or advertise a business or advertise merchandise or products of a business.

Sign, window. "Window sign" means any sign, mounted upon the exterior or interior of a window, or mounted behind a window so as to be visible from a sidewalk, street or road, which includes letters, words, logos, or pictures intended to identify or advertise a business or advertise merchandise or products of a business.

"Single-room occupancy units" are one-room units intended for occupancy by one (1) or two (2) individuals as their primary residence, which are occupied for periods not less than thirty (30) days.

Skilled nursing home. Refer to "convalescent home."

Slope, average. Refer to "average slope."

~~"Small family daycare home" means a child day care facility that provides care, protection, and supervision for eight or fewer children, including children under ten (10) years of age who reside at the home, as set forth in Section 1597.44 and as defined in regulations.~~

"Storage, Ancillary" means the indoor or outdoor storage of various materials on the same site as a principal building or land use that is other than storage, which supports the activities or conduct of the principal use.

"Story" means that portion of a building ~~with a measured distance of six (6') feet or more between any finished or unfinished floor or ground surface and the floor next above, except that the topmost story of a building shall be that portion included between the topmost floor and the top surface of the roof above the topmost floor~~ included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

"Street" means a public way or permanent private access easement which functions as and affords a primary means of access to two (2) or more lots.

"Street frontage" means ~~that portion of a lot or parcel, typically a property line, which is parallel to and adjoining a public street or way or access easement.~~ the lineal length of that portion of a parcel or development site abutting a street.

"Structural alteration" means any change in the supporting members of a building, including but not limited to, bearing walls, shear walls, retaining walls, columns, beams, girders, floor joists, ceiling joists, or roof rafters.

"Structure" means any improvement constructed or erected so as to project thirty-six (36") inches or more above the level of the adjoining grade, including, but not limited to, buildings, retaining walls, and decks. Fences shall also be considered structures if the height of the fence is greater than six (6') feet above the level of the adjoining existing grade. Both covered and uncovered parking spaces shall also be considered structures for purposes of setback requirements. Patios, walls, and similar improvements which have a finished height less than thirty-six (36") inches above the existing grade and creek bank restoration shall not be considered structures. For the purposes of computing the heights of structures and fences, the existing grade shall be the lower of:

(a) The existing ground surface or;

(b) The elevation of the existing grade at the time the application for construction of the structure is made.

Structure height. Refer to "Building Height."

"Studio" means a business whose activity includes the creation, display, or sale of items of art.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

"Tandem parking" means that two (2) or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

"Target population" means persons with low incomes who have one (1) or more disabilities, including mental illness, HIV or AIDS, substance abuse or other chronic health condition, or individuals eligible for service provided pursuant to the Lanterman Developmental Disabilities Service Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Tavern. Refer to "bar."

"Temporary use" means a use of a lot, or a portion of a lot, for which the temporary use is deemed to be of short duration where the site is not to be permanently altered by grading or construction of accessory facilities. The duration of the temporary use shall be commensurate with the scope of the temporary use. Examples of temporary uses include the selling of Christmas trees, ~~garage sales~~ and pop-up commercial uses~~, and construction trailers during the construction of a building or structure~~ in commercial districts..

"Theaters and Meeting Halls" means an indoor facility in which performances or events are held. The use supports public assembly and group entertainment (e.g., live theater and concerts), and it includes: auditoriums; exhibition and convention halls; motion picture theaters; meeting halls; theaters; and similar public assembly uses. This use does not allow sporting events. (NAICS codes: 512131, 711110, 711120, 711130, and 711310)

Tool repair, commercial. "Commercial tool repair" means a business whose primary activity is the repair of commercial instruments used or worked by hand or machinery.

"Town" means the town of San Anselmo.

"Town Council" means the Town Council of the Town of San Anselmo.

"Transitional housing" means a building or buildings configured as a rental housing development~~s~~, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.

"Transportation Services, Transit Stop" means a site served by at least one fixed bus route. (NAICS code: 485210)

~~Transportation services, bus depots. Reserved.~~

"Trellis" means an open-air, horizontal structure used to shade the side of a building or support plants.

"Trip ends" means a total count of the round trips generated by vehicles entering and leaving a property.

Triplex. Refer to " Residential, Multi-Family (2 to 4 units)~~residential, single-family attached~~."

"Unenclosed" means a space with or without a permanent roof that is not enclosed by walls, windows or doors on at least two (2) sides. Insect screening would not constitute enclosure.

"Urban Lot Split" means a subdivision of an existing parcel into no more than two (2) separate parcels of approximately equal size and meeting all the criteria and standards of Title 10, Chapter 2, Article 7, Section 10-2.705.

"Use" means the purpose for which a lot, or a building located on a lot, is designed, designated or maintained.

Use, accessory. Refer to "accessory use."

Use, nonconforming. Refer to "nonconforming use."

"Utility substation" means a facility, operated by a public or private company whose business it is to deliver water, gas, electricity, telephone, cable television, or other public utility services which is necessary for the distribution of the service but in which the service is not produced.

"Vehicle Repair and Maintenance" means provision of a wide range of mechanical and electrical repair, engine repair and replacement, and cleaning and maintenance services of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use. Wholesale and retail ancillary sales of vehicle parts as an accessory use is allowed. This use does not include automotive fuel sales (see "Service Stations"). (NAICS codes: 811111, 811114, 811191, 811192, and 811490)

"Very low income household" shall have the meaning set forth in Health and Safety Code Section 50105.

Visual impact.

"Absent significant visual impact": means a~~A~~lthough new dwellings and additions may be visible offsite, the effect will not have a negative visual impact on surrounding properties or other significant viewpoints located offsite due to size, location, materials, colors, landscape screening, or combination thereof.

"Not materially visible offsite" means~~: Refers to~~ new dwellings and additions which will be totally or nearly obscured from surrounding properties or other significant viewpoints located offsite due to size, location, materials, colors, existing landscape screening, or combination thereof.

Wall, retaining. "Retaining wall" means a structural wall designed to retain earth.

"Water tank" means a tank, which may be constructed below grade or wholly or partially above grade in which is stored water for domestic consumption or irrigation.

"Wholesale and Distribution" means establishments that sell merchandise to other firms for resale, or serve as the agent or broker in purchases or sales of merchandise to individuals or companies. This business may store goods on-site in anticipation of goods transfer to the buyers upon sale. These businesses are not permitted to display merchandise, as they are not intended to attract retail sales (see "Retail Stores, General Merchandise"). This classification does not include the retail sale of building materials (see "Building Material Stores"). (NAICS codes: 423440, 425120, and 424990)

~~"Wholesale distribution" means a business whose primary activity is the housing of goods for sale in quantity to retailers.~~

"Wireless Telecommunications Facilities" means establishments primarily engaged in operating and maintaining switching and transmission facilities to provide communications via the airwaves. Establishments in this industry have spectrum licenses and provide services using that spectrum, such as cellular phone services, paging services, wireless Internet access, and wireless video services. (NAICS code: 517112)

"Windmill" means a mechanical device powered by the wind which is designed to generate electricity either for the lot on which the windmill is located or for sale.

"Xeriscape" means landscaping showing a dry view.

"Zoning ordinance" means the zoning ordinance of the Town of San Anselmo as contained in Chapter 3 of the San Anselmo Municipal Code.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 949, eff. August 27, 1993, § 2, Ord. 976, eff. July 10, 1996, § 2, Ord. 977, eff. September 12, 1996, Ord. 1021, eff. August 23, 2001, and § 3, Ord. 1044 (part), eff. July 28, 2005)

(Ord. No. 1069, 3-24-2009; Ord. No. 1087, 4-9-2013; Ord. No. 1098, § 1, 1-13-2015; Ord. No. 1099, § 1, 1-13-2015; Ord. No. 1115, § 12, 2-28-2017; Ord. No. 1117, § 2, 9-12-2017; Ord. No. 1119, § 8, 12-12-2017; Ord. No. 1126, § 4, 9-11-2018; Ord. No. 1150 § 2(Exh. 1), 9-22-2020; Ord. No. 1151 , §§ 5—7, 2-23-2021; Ord. No. 1159 , §§ 16, 17, 12-14-2021; Ord. No. 1160 , §§ 16, 17, 12-14-2021)

Chapter 12 EMERGENCY SHELTER

Sections:

10-12.01 Title and purpose.

(a) Title. This chapter shall be known as the "San Anselmo Emergency Shelter Ordinance".

(b) Purpose. This chapter is adopted to ensure the Town of San Anselmo facilitates homeless shelters by providing zoning categories in which emergency shelters can be located without discretionary approval by the Town.

(Ord. No. 1098, § 1, 1-13-2015)

10-12.02 Definitions.

"Emergency shelter" means housing as defined in California Health and Safety Code §50801(e)". In accordance with California Government Code §65583, this term includes other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care. This section shall be understood to be amended by operation of law in the event and to the extent this statute is amended.

(Ord. No. 1098, § 1, 1-13-2015)

10-12.03 Emergency shelters.

(a) Applicability. Emergency shelters are a permitted use in the Limited Commercial, General Commercial, and Public Facility zones when the site is located within one-quarter (¼) mile of a transit stop. An emergency shelter shall comply with the standards of this section.

(b) Performance standards. An emergency shelter shall meet the following development and performance standards:

(1) On-site management and on-site security shall be provided during hours when the emergency shelter is in operation.

(2) Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of intensity compatible with the surrounding area.

~~(3) The development may provide one (1) or more of the following specific common facilities for the exclusive use of the residents and staff:~~

~~(i) Central cooking and dining room(s).~~

~~(ii) Recreation room.~~

~~(iii) Counseling center.~~

~~(iv) Child care facilities.~~

~~(v) Other support services.~~

(c) Off-street p~~P~~arking requirements ~~and outdoor facilities~~ shall be based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone~~designed to provide security for residents, visitors, employees and the surrounding area~~.

~~(d) A refuse storage area shall be provided that is completely enclosed with masonry walls not less than five (5) feet high with a solid gated opening and that is large enough to accommodate a standard sized trash bin adequate for use on the parcel, or other enclosures as approved by the Planning Director. The refuse enclosure shall be accessible to refuse collection vehicles.~~

(e) The agency or organization operating the emergency shelter shall comply with the following requirements:

(1) Temporary shelter shall be available to residents for no more than six (6) months. No individual or household may be denied emergency shelter because of an inability to pay.

~~(2) Staff and services shall be provided to assist residents to obtain permanent shelter and income.~~

~~(3) The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.~~

(f) No emergency shelter shall be located within 300 feet of another emergency shelter site.

~~(g) The facility shall be in, and shall maintain at all times, good standing with Town and/or state licenses, if required by these agencies for the owner(s), operator(s), and/or staff on the proposed facility.~~

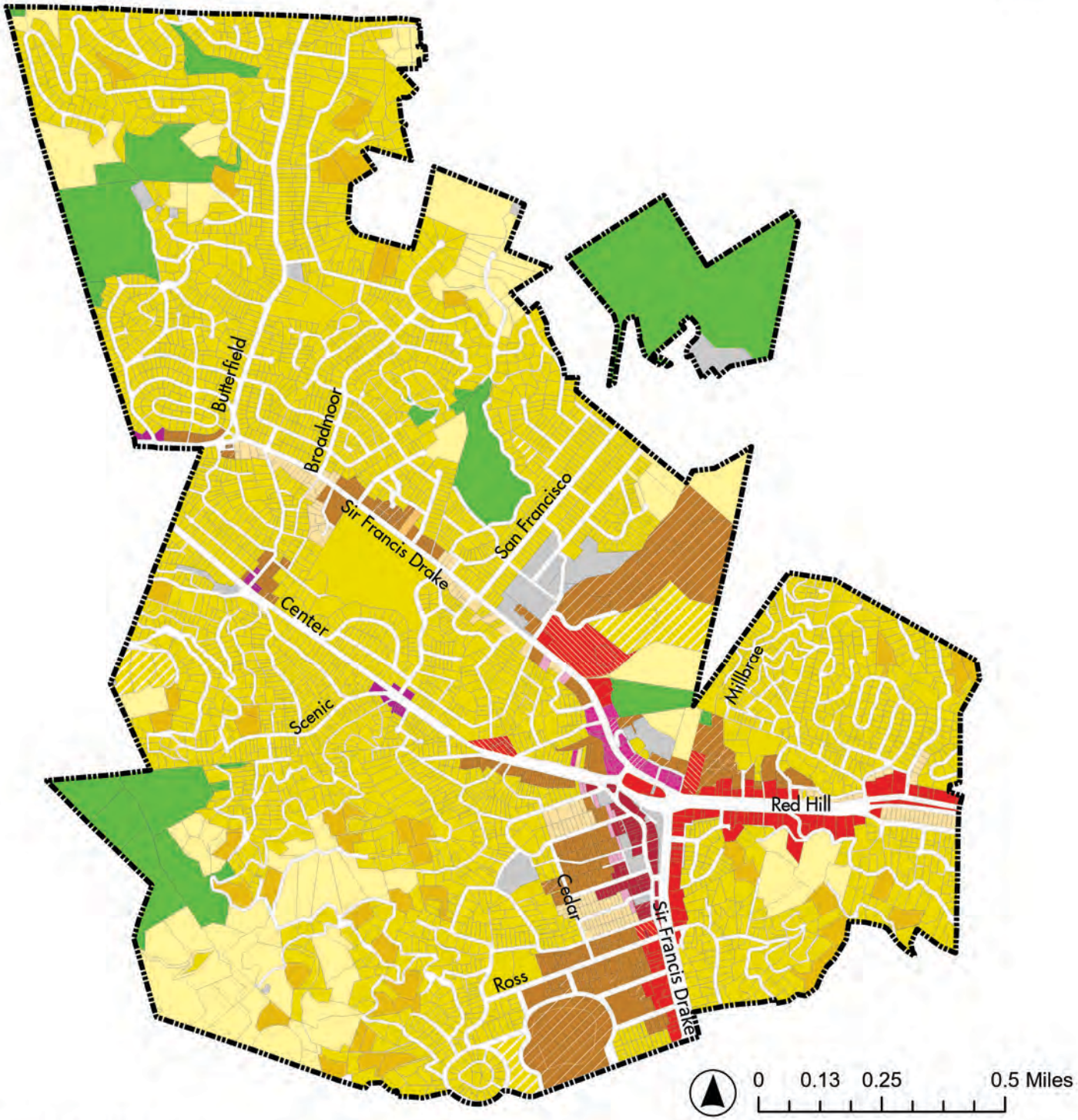
(h) The maximum number of beds or clients permitted to be served (eating, showering and/or spending the night) nightly shall not exceed seventeen (17) persons.

~~(Ord. No. 1098, § 1, 1-13-2015)~~

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Proposed Zoning

Town of San Anselmo



Zoning Districts

- R-1 - Single Family Residential
- R-1/SPD - Single Family Residential Specific Planned Development
- R-1-C - Single Family Residential - Conservation
- R-1-H - Very Low Density Residential
- R-2 - Medium Density Residential
- R-3 - High Desnity Residential
- R-3/SPD - High Density Residential Specific Planned Development
- PPD/R-1 - Preliminary Planned Development
- PPD/R-3 - Preliminary Planned Development
- C-1 - Neighborhood Commercial
- C-2 - Downtown Commercial
- C-2/SPD - Downtown Commercial Specific Planned Development
- C-3 - Commercial District
- C-3/SPD - Commercial District Specific Planned Development
- C-L - Limited Commercial
- C-L/SPD - Limited Commercial Specific Planned Development
- OS - Open Space
- P - Professional
- PF - Public Facilities

SAN ANSELMO EDC ACTION PLAN 2022

GOAL: Maintain and enhance the economic viability of the Town's commercial districts through actions that attract, retain and nurture local businesses.

Action		Lead(s)	Timeline	
1. Downtown Circulation, Parking, Streetscape and Bike/Pedestrian Improvements				
Improve the convenience and availability of parking for visitors to the Downtown. Upgrade & beautify the Downtown through improved landscaping, streetscape, and other public amenities. Plan and promote highest and best use of curb space.				
1.1.	**Expand Parking Availability and Parking and U-turn Enforcement**	Schneider/DPW/ Gomez	July 2022	
1.2.	**Downtown Parklets/Outdoor Seating** – Identify and Explore Opportunities for permanent parklets and outdoor seating.	Condry/Schneider, Cico, Gomez, Rising		
1.3.	**Reduce visual/economic detriment created by vacant storefronts**; encourage activation of vacant space working with Arts Commission and Historical Commission.	Semonian, Burns, Warner		
2. Retain, Attract and Enhance Local Businesses				
Achieve and maintain a balanced and complementary mix of businesses serving residents and visitors. Improve access to information and resources to facilitate the process of opening a new business or improving an existing business.				
2.1	**Business welcome and onboarding program** – comprehensive program to welcome, inform new businesses, PR and Marketing announcement of new business opening	Bugas	Ongoing	
2.2	**Poster Program** – Promote local businesses and town branding	Burns, Warner	Ongoing	
2.3	**Activate vacant storefronts** –Identify ways to **target and attract desired businesses** to fill vacant locations. Identify options, investigate/test "pop-up" in vacant spaces.	Fernandez, Cico, Rising		
2.4	**Zoning Changes in Downtown** – consider modifications to attract desired businesses	Fernandez, Rising, Gomez		
2.5	**Business Inventory**	Rising, Fernandez		
2.6	**Property Owner Survey** – develop communication and collect feedback on issues, including shared parking	Warner, Fernandez		

Action	Lead(s)	Timeline	
3. Commercial District Amenities & Beautification ***Upgrade & beautify the Downtown and other areas of the Town through improved landscaping, streetscape, and other public amenities.***			
3.1 **Offer Assistance to Programs that Support Economic Development –** Receive periodic informational reports on development of Creek Park and Arts Commission/Public Art			
4. Marketing, Branding and Communications ***Develop a set of marketing materials, tools, and strategies for co-marketing between the Town, local businesses, and other entities such as the Chamber of Commerce.***			
4.1 **EDC PR and Communication Program** – Increase visibility of EDC and two-way communication with stakeholders, businesses and community, including regular newsletters, social media, press releases, EDC email address, surveys, Facebook polls, meetings and interviews.	Rising		
5. Financing ***Identify and implement mechanisms to assure a sustainable source of revenues for area improvement.***			
5.1 **Investigate Sources of Funding for Improvements that Support Business** – Participate in Town Council allocation of American Rescue Act Program (ARPA) one time funds and investigate other sources of funding.	Semonian, Rising [vacancy]		
6. Downtown Street Closure Events ***Support the success of the San Anselmo Avenue street closure project.***			
6.1 **San Anselmo Avenue Street Closure Program** marketing, communication, and enforcement of parking restrictions	[vacancy]		

Changes to the Land Use Table 3A in Section 10-3.302

The uses in the current Land Use Table 3A were reorganized for the reasons specified in the sections below. Please refer to Attachment 6, Definitions, to learn more about each proposed use. Attachment 4, Use Table Analysis, displays the raw data analysis that informed the changes to Table 3A.

A. New Uses

These uses were added for one of the following reasons: to conform with State law requirements, to respond to recurring or common requests from community members, or to reflect modern planning and land use best practices.

- Service Organizations and Clubs
- Low Barrier Navigation Centers
- Farmers Markets
- Mini-Storage
- Temporary Uses and Events
- Wireless Telecommunications Facilities
- Mail Services
- Offices, Ancillary
- Research and Development

B. Renamed Uses

These uses were renamed to use modern terminology, match the naming convention of other similar uses, or clarify the intention of the use.

- Churches renamed as Religious Institutions
- Day Care, Large Family Day Care Home renamed as Day Care Homes, Large Family
- Day Care, Small Family Day Care Home renamed as Day Care Homes, Small Family
- Rental Libraries renamed as Libraries and Museums
- Amusement, Places of and Entertainment, Places of renamed as:
    - Indoor Entertainment Facilities
    - Theaters and Meeting Halls
- Parks, Public renamed as Parks and Playgrounds, Public
- Residential, Multi-Family divided and renamed as: Residential, Multi-Family (2 to 4 units) and Residential, Multi-Family (5+ units)
- Building Supplies and Lumber when within a Building renamed as Building Material Stores
- Wireless Sales renamed as Cell Phone & Wireless Stores
- Nursery, Garden renamed as Nurseries
- Wholesale Distribution renamed as Wholesale and Distribution
- Professional, Medical Clinics renamed as Medical Services, Clinic, Urgent Care
- Hospitals renamed as Medical Services, Hospitals
- Professional, Veterinary Clinics renamed as Medical Services, Veterinary Clinics and Hospitals
- Transportation Services, Bus Depots renamed as Transportation Services, Transit Stop

C. Combined Uses

Many uses were combined with other similar uses to create one overarching use, reducing duplication, removing outdated terminology, and streamlining use definitions. In some instances, the uses were combined under a new name. In other cases, an outdated or duplicative use was added under the name of an existing use and the definition for the overarching use was revised to clarify that outdated/ duplicative use falls within the overarching use.

- Day Care Centers includes:
  - Day Care Centers
  - Nursery School
  - Preschool
- Elementary and Secondary Schools includes:
  - Schools, Public
  - Schools, Private
  - Schools, Religious
- Schools, Specialized Education and Training includes:
  - Schools, Private
  - Schools, Religious
- Recreation, Places of added to Fitness Center and Parks and Playgrounds, Public (previously named Parks, Public)
- Other Residential Care Facilities includes:
  - Foster Family Homes
  - All other types of miscellaneous residential care facilities that were added for the Housing Element Update (see the definition for description of what those facilities include).
- Residential Care Facilities, Large includes:
  - Residential Care Facility, Large
  - Residential Care Facility for Persons with Chronic Life-Threatening Illness, Large
  - Residential Care Facility for the Elderly, Large
- Residential Care Facilities, Small includes:
  - Residential Care Facilities, Small
  - Residential Care Facility for Persons with Chronic Life-Threatening Illness, Small
  - Residential Care Facility for the Elderly, Small
- Grocery Store includes:
  - Food Stores (6:00 a.m.-11:00 p.m. only)
  - Food Stores, Before 6:00 a.m. and After 11:00 p.m.
  - Butcher Shops
  - Dairy Products Store

  Note: The timing limitations associated with the old Food Stores use terms were moved to the definition of Grocery Store.
- Drinking Establishments includes:
  - Bars
  - Alcohol, On-Sale

- Restaurants includes:
    - Bakery
    - Bakery Goods Store
    - Delicatessens
    - Restaurants
    - Restaurants, Cafes
    - Restaurants, Take-Out

  Note: This definition does not include an allowance for a restaurant serving alcohol. Staff have created a separate new use to allow for a restaurant use that includes alcohol and/or live entertainment.
- Restaurants, With Alcohol and/or Entertainment includes:
    - Restaurants
    - Alcohol, On-Sale
- Auto, Vehicle, and Parts Sales and Rentals includes:
    - Automotive, Rental
    - Automotive, Sales
    - Motorcycle, Sales
- Banks and Financial Services, Retail includes:
    - Banks
    - Savings & Loan Institution
    - Financial/Real Estate Services
- Retail Stores, General Merchandise includes:
    - Animal Grooming Supplies
    - Audio/video Sales and Services
    - Bakery Goods Store (No on-site baking)
    - Bicycle, Sales and Repair
    - Candy Shops
    - Cigar Stores
    - Clothing Stores
    - Computers, Sales and Repair
    - Florists
    - Furniture Stores
    - Hardware Stores
    - Jewelry Stores
    - Leather Goods Stores
    - Musical Instruments Sales and Service
    - Paint Stores
    - Pet Stores
    - Pharmacy
    - Photographic Equipment Sales and Service
    - Professional, Optician
    - Sporting Goods Stores
    - Stationery Stores
    - Toy Stores

    - Wall Paper Stores
- Personal Services includes:
    - Animal Grooming
    - Barber Shops
    - Beauty Parlors
    - Beauty Support Services
    - Shoe Repair
    - Tool Repair, Commercial
    - Travel Bureaus
- Repair and Maintenance, Consumer Products includes:
    - Appliances, Repair and Domestic
    - Audio/video Sales and Services
    - Bicycle, Sales and Repair
    - Business Machine Sales and Repair
    - Computers, Sales & Repair
- Service Stations includes:
    - Automotive, Gasoline, Full and Self-Service
    - Automotive, Gasoline, Service Station, Full and Self Service
    - Automotive, Gasoline with Convenience Market
    - Automotive, Wash
- Vehicle Repair and Maintenance includes:
    - Automotive, Service and Repair
    - Motorcycle, Services and Repairs
- Business Support Services includes:
    - Business Support Services
    - Business Machine Sales and Repair
    - Blueprinting Shops
    - Computers, Sales and Repair
    - Mail Services
    - Printing Shops
    - Tool Repair, Commercial
- Offices includes:
    - Financial/Real Estate Services
    - Professional, Offices
    - Professional, Real Estate
    - Studios
- Medical Services, Doctor Offices includes:
    - Professional, Dental
    - Professional, Medical
    - Professional, Optometrist
- Medical Services, Extended Care includes:
    - Alcoholism and/or Drug Treatment Facility Small
    - Alcoholism and/or Drug Treatment Facility, Large
    - Convalescent Homes

    - Drug Stores, Including Drug and/or Alcoholism Treatment Facility, Small
    - Drug Stores, Including Drug and/or Alcoholism Treatment Facility, Large
    - Pediatric Day Health and Respite Care Facility
- Laundry, Dry-Cleaning, and Laundromats includes:
    - Dry Cleaners
    - Dry Cleaners, Self-Service
    - Laundries
    - Laundry, Self-Serve

D. Removed Uses

These uses were removed because they were outdated terms or uses.

- Manufacturing, Light
- Variety Stores
- Wholesale Warehouses

LAND USE REGULATIONS TABLE TABLE 3A "P" = Permitted Use "C" = Conditionally Permitted Use "-" = 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 (2,3)	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Day Care Homes, Large Family	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Day Care Homes, Small Family	P	P	P	P	P	P (4)	C (3)	C (3)	-	C (3)
Elementary and Secondary Schools	-	-	P (2)	P	P	P	C (3)	C (3)	-	C (3)
Fitness Centers	-	-	-	-	-	-	C (3)	C (3)	C (3)	P
Fitness Centers, Classes as Primary Use	-	-	-	-	-	-	C (3)	C (13)	-	P
Indoor Entertainment Facilities	-	-	-	-	-	-	-	C (3)	-	C (3)
Libraries and Museums	-	-	-	-	-	-	P	P	-	P
Religious Institutions	-	-	C (2,3)	C (3)	C (3)	-	C (3)	C (3)	C (3)	C (3)
Schools, Specialized Education and Training	-	-	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Service Organizations and Clubs	-	-	-	-	-	P/C (15)	P/C (15)	P/C (15)	P/C (15)	P/C (15)
Theaters and Meeting Halls	-	-	-	-	-	-	-	C (3)	-	C (3)
Parks and Playgrounds, Public	P (2)	P (2)	P (2)	P	P	P	P	P	-	C (3)
Residential										
Emergency Shelters	-	-	-	-	-	P	-	-	P	P
Live-Work - Ground Floor Commercial	-	-	-	-	-	-	P	P	P	P (14)
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 (3)	C (3)	C (3)	C (3)	C (3)
Residential Care Facilities, Small	P	P	P	P	P	C (3)	C (3)	C (3)	C (3)	C (3)
Residential, Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P
Residential, Multi-Family (2 to 4 units)	C (3)	C (3)	P	P	P	C (3)	P	P (10)	P	P (14)
Residential, Multi-Family (5+ units)	P (6)	P (6)	P (6)	P	P	C (3)	P/C (3,16)	P/C (3,10,16)	P/C (3,16)	P/C (3,14,16)

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Residential, Single Family Attached	-	-	-	P	P	P/C [3,16]	P/C [3,16]	P/C [3,16]	P/C [3,16]	P/C [3,16]
Residential, Single Family Detached	P	P	P	P	P	C [3]	C [3]	-	C [3]	C [3]
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 [3]	P	P	P	P
Transitional Housing	P	P	P	P	P	C [3]	C [3]	C [3]	C [3]	C [3]
Retail										
Food and Beverage Stores										
Farmers Markets	-	-	-	-	-	-	C [3]	C [3]	-	C [3]
Grocery Stores	-	-	-	-	-	-	P/C	P/C	-	P/C
Food Services										
Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	-	C [3]	C [3]	C [3]	P/C [1]
Caterers	-	-	-	-	-	-	-	P	P	P
Drinking Establishments	-	-	-	-	-	-	-	C [3]	-	C [3]
Restaurants	-	-	-	-	-	-	P	P	C [3]	P
Restaurants, Fast Food	-	-	-	-	-	-	-	-	-	C [3]
Restaurants, With Alcohol and/or Entertainment	-	-	-	-	-	-	C [3]	P	C [3]	P
Retail Sales										
Auto, Vehicle, and Parts Sales and Rentals	-	-	-	-	-	-	-	-	-	C [3]
Banks and Financial Services, Retail	-	-	-	-	-	-	-	P	-	C [3]
Building Material Stores	-	-	-	-	-	-	-	-	-	C [3]
Cell Phone & Wireless Stores	-	-	-	-	-	-	-	P	C [3]	P
Department Stores	-	-	-	-	-	-	-	P	-	P
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Non-Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Nurseries	-	-	-	-	-	-	-	C [3]	C [3]	P
Retail Stores, General Merchandise	-	-	-	-	-	-	P	P	P	P
Services										
Consumer Services										

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Mini-Storage	-	-	-	-	-	-	-	-	C [3]	C [3]
Personal Services	-	-	-	-	-	-	P	P	P	P
Repair and Maintenance, Consumer Products	-	-	-	-	-	-	P	P	P	P
Animal Boarding	-	-	-	-	-	-	-	C [3]	C [3]	C [3]
Laundry, Dry-Cleaning, and Laundromats	-	-	-	-	-	-	P	-	C [3]	C [3]
Auto-Oriented Services										
Service Stations	-	-	-	-	-	-	-	-	C [3][8][9]	C [3][8][9]
Vehicle Repair and Maintenance	-	-	-	-	-	-	-	-	C [3]	C [3]
Professional, Business, and Administrative Services										
Business Support Services	-	-	-	-	-	-	P	P	C [3]	P
Light Manufacturing	-	-	-	-	-	-	-	-	-	C [3]
Offices	-	-	-	-	-	-	P	P/C [15]	P/C [15]	P
Wholesale and Distribution	-	-	-	-	-	-	-	-	-	C [3]
Research and Development	-	-	-	-	-	-	-	-	C [3]	C [3]
Health Services										
Medicinal Cannabis Facilities	-	-	-	-	-	-	-	-	-	-
Medical Services, Clinics, Urgent Care	-	-	-	-	-	-	-	-	-	C [3]
Medical Services, Doctor Offices	-	-	-	-	-	P [4]	P	P	C [3]	P
Medical Services, Extended Care	P/C [1,2,3]	P/C [1,2,3]	P/C [1,2,3]	P/C [1,2,3]	P/C [1,2,3]	C [3]	C [3]	C [3]	-	C [3]
Medical Services, Hospitals	-	-	-	-	-	P	P	P	-	P
Medical Services, Veterinary Clinics and Hospitals	-	-	-	-	-	P [4]	P	P	C [3]	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 [2,3]	C [2,3]	C [2,3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition	-	C [2,3]	C [2,3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]	C [3]

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Institutional, Public	-	-	P (2)	P	P	P	P	P	P	P
Institutional, Non-Profit	-	-	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Mail Services	-	-	-	-	-	-	-	P	C (3)	P
Parking Garages, Commercial	-	-	-	-	-	-	C (3)	C (3)	-	P
Parking Lots, Commercial	-	-	-	-	-	-	C (3)	C (3)	-	P
Transportation Services, Transit Stops	-	-	-	-	-	-	-	P	-	P
Utility Substations	C (2,3)	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Water Tanks	C (2,3)	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)	C (3)
Windmills	-	C (2,3)	C (2,3)	C (3)	C (3)	C (3)	C (3)	C (3)	-	C (3)
Wireless Telecommunications Facilities	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)	C (3,11)
Visitor-Serving Accommodations										
Bed and Breakfast Inns	-	-	-	-	-	-	C (3)	C (3)	-	C (3)
Hotels	-	-	-	-	C (3)	-	-	C (3)	-	C (3)
Ancillary Uses										
Accessory Uses	P	P	P	P	P	P (4)	P	P	P	P
ATMs	-	-	-	-	-	-	C (3)	P	C (3)	P
Conversion of Residential Use to Professional or Commercial Use	-	-	-	-	-	C (3)	C (3)	C (3)	C (3)	C (3)
Drive-Through Services	-	-	-	-	-	-	-	-	-	C (3)
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 (3)	C (3)	C (3)	C (3)
Personal Cannabis Cultivation(5)	P	P	P	P	P	P	P	P	P	P

(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.

LAND USES:	R-1- H	R-1- C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
(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.										
(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.										
(15) Required to obtain a Conditional Use Permit for occupation at the ground floor level.										
(16) 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.										
(17) Residential use(s) assocaited with mixed-use development(s) shall occupy at least 50% of the total floor area.										

General Description of Article 17. Definitions - Repeal and replace Article 17. Definitions

I. Amend definition of Accessory Use, Residential
II. Amend definition of Ally
III. Amend definition of Banks and Financial Services, Retail
IV. Amend definition of Bed and Breakfast Inn
V. Amend definition of Convalescent homes
VI. Amend definition of Day Care Center
VII. Amend definition of Day Care Home, Large Family
VIII. Amend definition of Day Care Home, Small Family
IX. Amend Drug treatment and/or Alcoholism Treatment Facility
X. Amend definition of Duplex
XI. Amend definition of Fitness Center(s)
XII. Amend definition of Hotel
XIII. Amend definition of Mail Service
XIV. Amend definition of Medical Office
XV. Amend definition of Mini Storage
XVI. Amend definition of Nurseries
XVII. Amend definition for Offices
XVIII. Amend definition of Outdoor Sales and Rental
XIX. Amend definition of Parking Garages, Commercial
XX. Amend definition of Parking Lot, Commercial
XXI. Amend definition of Residential Care Facility, Large
XXII. Amend definition of Residential Care Facility, Small
XXIII. Amend definition of Multi-family residence
XXIV. Amend definition of Restaurants
XXV. Amend definition of Restaurants, fast food.
XXVI. Amend definition of Service Stations
XXVII. Amend definition of Setbacks
XXVIII. Amend definition of Story
XXIX. Amend definition of Street Frontage
XXX. Amend definition of Temporary Use
XXXI. Amend definition of Transitional Housing
XXXII. Amend definition of Transportation Services
XXXIII. Amend definition of Triplex
XXXIV. Amend definition of Wholesale and Distribution
XXXV. New definition for Alcoholic Beverage Sales, Off-Premises
XXXVI. New definition for Ancillary
XXXVII. New definition for Animal Boarding
XXXVIII. New definition of Auto, Vehicle, and Parts Sales and Rentals
XXXIX. New definition for Automated Teller Machines
XL. New definition for Building Material Store
XLI. New definition for Business Support Services
XLII. New definition for Cell Phone and Wireless Stores

XLIII. New definition for Department Store
XLIV. New definition for Drinking Establishment
XLV. New definition for Drug and/or Alcoholism Treatment Facility, Large
XLVI. New definition for Drug and/or Alcoholism Treatment Facility, Small
XLVII. New definition of Elementary and Secondary Schools
XLVIII. New definition of Farmers Market
XLIX. New definition of Fitness Centers, Classes as a Primary Use
L. New definition of Grocery Stores
LI. New definition of Indoor Entertainment Facilities
LII. New definition of Laundry, Dry Cleaning and Laundromats
LIII. New definition of Libraries and Museums
LIV. New definition of Light Manufacturing
LV. New definition of Live-Work
LVI. New definition of Live-work, Ground Floor Commercial
LVII. New definition of Low-Barrier Navigation Center
LVIII. New definition of Medical Services, Clinics and/or urgent care
LIX. New definition of Medical Services, Doctor Offices
LX. New definition Medical Services, Extended Care
LXI. New definition of Medical Services, Hospitals
LXII. New definition of Medical Services, Veterinary Clinics and Hospitals
LXIII. New definition of Mini-Storage
LXIV. New definition of Nurseries
LXV. New definition of Offices
LXVI. New definition of Other Residential Care Facilities
LXVII. New definition of Outdoor Sales and Rental, Ancillary
LXVIII. New definition of Parks and Playgrounds, Public
LXIX. New definition of Personal Services
LXX. New definition of Religious Institution
LXXI. New definition of Repair and Maintenance, Consumer Products
LXXII. New definition of Research and Development
LXXIII. New definition of Residential Care Facilities, Large
LXXIV. New definition of Residential Care Facilities, Small
LXXV. New definition for Residential, Multi-Family (2-4 Units)
LXXVI. New definition for Residential, Multi-Family (5+ Units)
LXXVII. New definition for Restaurants, with Alcohol and/or Entertainment
LXXVIII. New definition for Retail Stores, General Merchandise
LXXIX. New definition of Schools, Specialized Education and Training
LXXX. New definition of Service Organizations and Clubs
LXXXI. New definition of Storage, Ancillary
LXXXII. New definition of Theaters and Meeting Halls
LXXXIII. New definition of Vehicle Repair and Maintenance
LXXXIV. New definition of Wireless Telecommunications Facilities.
LXXXV. Delete definition for Child day care facility
LXXXVI. Delete definition of Family daycare home

LXXXVII. Delete definition of Drug treatment and/or alcoholism

LXXXVIII. Delete definition of Mini-warehouse

LXXXIX. Delete definition of Nursery

XC. Delete definition of Office, Medical

XCI. Delete definition of Office, professional

XCII. Delete definition of Places of Entertainment

XCIII. Delete definition of Professional dental

XCIV. Delete definition of Professional, Medical

XCV. Delete definition of Professional, medical, day treatment center

XCVI. Delete definition of Professional, optician

XCVII. Delete definition of Professional, optometrist

XCVIII. Delete definition of Professional, real estate

XCIX. Delete definition of Professional, veterinary

C. Delete definition of Residential Care facility for the elderly, large

CI. Delete definition of Residential Care facility for the elderly, small

CII. Delete definition of Residential care facility for persons with chronic life-threatening illness, large

CIII. Delete definition of Residential care facility for persons with chronic life-threatening illness, small

CIV. Delete definition of Residential, multi-family

CV. Delete definition of School, preschool

CVI. Delete definition of School, private

CVII. Delete definition of School, public

CVIII. Delete definition of School, religious

CIX. Delete move definition of Small family daycare home

S:\PLANNING\GENERAL PLAN\HOUSING ELEMENT UPDATE\Zoning Ordinance Amendments\General Plan and Zoning Ordinance Amendment List.docx

Article 13. Conditional Use Permit

10-3.1301 Purpose and intent.

The purpose of a Cconditional Uuse Ppermit 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 to ensure the use or uses comply with intent of the ordinance codified in this chapter.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1302 Initiation of a Conditional Uuse Ppermit.

A Conditional Uuse Ppermit may be initiated by any of the following:

(a) The owner or owners of record of a lot or lots for which a Conditional Uuse Ppermit is sought; or

(b) The Town Council, when such Conditional Uuse Ppermit is required for activities taken on behalf of the Town. The initiation of a Conditional use permit by the Town Council may be either upon the Council's initiation, or by recommendation of the Planning Director or the Planning Commission.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1303 Application requirements.

An application for a Conditional Uuse Ppermit shall include, at a minimum, the following:

(a) A completed application form of a content specified by the Planning Director;

(b) A completed environmental information work sheet of a content and form specified by the Planning Director; and

(c) Payment of fees for the review and processing of a Conditional Uuse Ppermit, in a fashion and manner as may be prescribed by the Town Council.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1304 Review of Conditional Uuse Ppermit.

A Conditional Uuse Ppermit may be acted upon either by (1) the Planning Director; or (2) after the Planning Commission conducts one or more public hearings on the Conditional Uuse Ppermit.

The following identifies which Conditional Uuse Ppermit applications may be acted upon by the Planning Director and which use permit applications shall be acted upon by the Planning Commission:

(a) Planning Director.

(1) Accessory use, when such a use is very low in scale, will not cause a significant increase in intensity of use of the property, and will not alter the primary use of the facility.

(2) Outdoor storage and display of merchandise, plants, and street furniture based upon one of the following:

(a) Within the "C" Districts, the outdoor display and sale of merchandise for a limited time period~~, not exceeding thirty (30) consecutive days and not exceeding more than thirty (30) days in any one calendar year~~; and

(b) Within all Districts, the outdoor placement of plants and street furniture on public or private property in limited quantity which, in the opinion of the Planning District will not hinder the free use of the public sidewalk. Such plants and street furniture shall not bear signs, price tags, or other indications that the plants or street furniture is for sale or rent.

(3) Temporary uses

(a) Temporary uses. Any use may be authorized on a temporary basis in any commercial zoning district for up to and no more than one year provided the use conforms with the Town's Building and Fire Codes. The Planning Director may allow a single extension of the original time limits and not to exceed the length of the time originally allowed.

The Planning Director may refer any of the above to the Planning Commission if, in the opinion of the Planning Director, review by the commission is desirable.

(b) Planning Commission.

All other Conditional U~~u~~se P~~p~~ermit applications not identified in subsection (a) of this section.

Should a property require more than one planning ~~application, and~~application and should any of those applications require Planning Commission review, then all planning applications associated with the property shall require Planning Commission review.

(§ 1, Ord. 917, eff. February 26, 1991)

10-3.1305 Required findings for Conditional U~~u~~se P~~p~~ermit.

Approval of a Conditional U~~u~~se P~~p~~ermit, 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~~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 U~~u~~se P~~p~~ermit 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 u~~U~~se Permit: The granting of the Conditional U~~u~~se P~~p~~ermit will not allow a use which generates traffic at a rate greater than:

(1) Fifty (50) vehicle trip ends for each 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 Cconditional Uuse Ppermit 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 Uuse Ppermit.

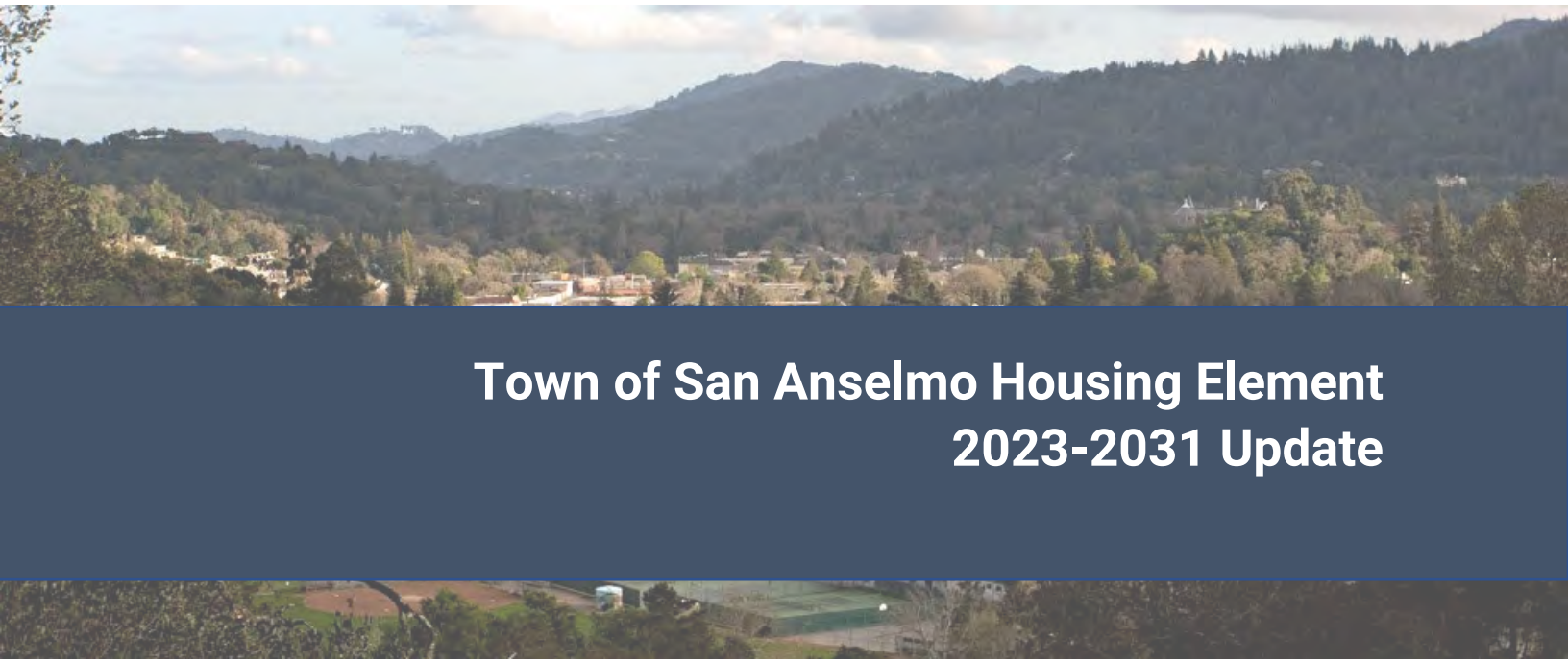
(e) Conversion of a residential use to another use for buildings constructed on or before May 22, 1997: The granting of a Conditional Uuse Ppermit will not allow a use that diminishes the existing affordable housing stock, including ~~multi family~~multifamily units and mixed use units (e.g. residential 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.

(§ 1, Ord. 917, eff. February 26, 1991, as amended by § 2, Ord. 974, eff. March 15, 1996, § 2, Ord. 982, eff. May 22, 1997, § 2, Ord. 986, eff. August 21, 1997, § 2, Ord. 998, eff. August 13, 1998, Ord. 1021, eff. August 23, 2001, Ord. 1027, eff. July 24, 2002, and § 4, Ord. 1033, eff. June 24, 2003)

(Ord. No. 1069, 3-24-2009; Ord. No. 1150 § 2(Exh. 1), 9-22-2020)



Town of San Anselmo Housing Element 2023-2031 Update

Initial Study of Potential Housing Element Update Environmental Impacts

prepared for:
The Town of San Anselmo
525 San Anselmo Avenue
San Anselmo, California 94960

prepared by:
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TOWN OF
SAN ANSELMO
EST. 1907

June 2023

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Executive Summary

This document is an Initial Study (IS) analyzing the environmental effects of the proposed update to the Town of San Anselmo's Housing Element Update (HEU). The HEU comprises the "project" reviewed. It would enable production of 833 additional housing units on 172 existing parcels that comprise 70.435-acres of land. New housing units would be made possible through modifications of the zoning code to increase the allowable housing unit density. This density increase will occur in the developed areas of the town and suggests lots that are already developed will need to be redeveloped. As a result, no new lots are proposed, and no agricultural or undeveloped forested lands would be impacted to accomplish the new housing units. This update covers the period of 2023 through 2031. Overall, this report summarizes the applicable federal, state, and local regulations, reviews specific environmental conditions within the Town boundary, and then determines that the proposed environmental impacts resulting from this project will have at most a "less than significant impact" on the of Town of San Anselmo. These findings indicate a Negative Declaration (IS/ND).

Project Synopsis

Project applicant	Lead Agency
Town of San Anselmo 525 San Anselmo Avenue San Anselmo, California 94960 Email: Planning@townofsananselmo.gov Phone: 415-258-4617	**Planning Department**

Lead Agency Contact
Heidi Scoble, Planning Director

1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), this Initial Study has been prepared to evaluate the potential environmental effects associated with the Town of San Anselmo's (Town) Housing Element Update (HEU), which represents the Town's policy program for the 2023 – 2031 6th Cycle planning period.

The Housing Element is one of several State-mandated General Plan elements and is included in the Town's General Plan. The purpose of the HEU is to identify and plan for existing and projected housing needs.

This analysis includes:

- The description of the proposed project and appropriate project vicinity maps.
- An evaluation of the project's potential environmental impacts.
- Key findings related to the analysis of 20 predetermined environmental features; and,

For purposes of the CEQA review and compliance, the Town of San Anselmo (Town) serves as the Lead Agency. In accordance with the State CEQA Guidelines, the Town has the authority for environmental review and certification of all environmental documentation.

This Initial Study is intended to be used as a tool to inform the Town and community while reviewing and considering further action on the proposed project. The Town of San Anselmo and lead decision makers may elect to use this environmental analysis for discretionary actions associated with the project implementation.

In each planning cycle, the California Department of Housing and Community Development (HCD) determines the Regional Housing Needs Assessment (RHNA) by income level for each region's Council of Governments (COG). For the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) allocates each jurisdiction's share of potential housing sites. The Housing Element is required to identify potential candidate housing sites by income category to meet the Town's RHNA allocation.

The proposed HEU supports the Housing Policy Plan, which addresses the Town's identified housing needs and includes goals, policies, and programs concerning housing and housing-related services, as well as the Town's approach to addressing its share of the regional housing

need for the 6th Cycle planning period. The proposed project includes 833 new housing units located on 172 potential sites that comprise 70.435 acres of land.

Summary of Findings

As set forth in State CEQA Guidelines Section 15070, a public agency can prepare or have prepared an Initial Study leading to a Negative Declaration (IS/ND) or a Mitigated Negative Declaration (IS/MND) for a project subject to CEQA when:

> a) The initial study shows no substantial evidence, considering the whole record before the agency, that the project may have a significant effect on the environment, or
>
> b) The initial study identifies potentially significant effects, but
>
> 1) Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
>
> 2) There is no substantial evidence, considering the whole record before the agency, that the project as revised may have a significant effect on the environment.

Based on the Environmental Checklist Form and supporting environmental analysis completed for the proposed project, the project would have "no impact" or a "less than significant impact" on the following environmental issue areas:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning

- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfires

No environmental features were assessed and found to be significantly impacted by this project.

Report Organization

This document has been organized into the following sections:

Section 1.0 – Introduction. This section provides an introduction and overview describing the conclusions of the Initial Study.
Section 2.0 – Project Description. This section provides the essentials of this project including the location, project summary and a discussion of the 6th Cycle Housing Element Update.
Section 3.0 – Initial Study Environmental Checklist and Evaluation. This section describes the environmental setting and evaluates the potential impacts that may result from project implementation.
Section 4.0 – Supporting Documentation. The section identifies resources used to prepare the Initial Study and contains a list of Acronyms and Abbreviations used throughout this document.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The Town of San Anselmo is an incorporated town located in southeast Marin County. It is approximately 20 miles north of the City and County of San Francisco. The Town is bordered by San Rafael and Highway 101 to the east, Fairfax to the west, and Ross to the south. The Town is dominated by views of the Ross Valley. To the north are Red Hill and Grove Hill. To the southwest is Bald Hill. To the east is Moore Hill and in the distance to the south is Mount Tamalpais – often considered to be a symbol of Marin County. Oakland (OAK) Airport is 26.4 miles away and San Francisco (SFO) Airport is 26.7 miles from the Town.

San Anselmo, sometimes referred to as the “Hub”, is at the juncture of major arterials leading from the Greater Bay Area and Marin County urban centers to West Marin’s bucolic agricultural and coastal communities. The Regional Location Map in Figure 1 depicts the Town’s central location among developed areas of the County, and its key position in the region.

The Town of San Anselmo (Town), nestled at the base of Mt. Tamalpais in Marin County, California, is home to about 13,000 residents. The Town’s resilient economy survived the Great Recession, periodic floods, and growing competition from regional and Internet retail.

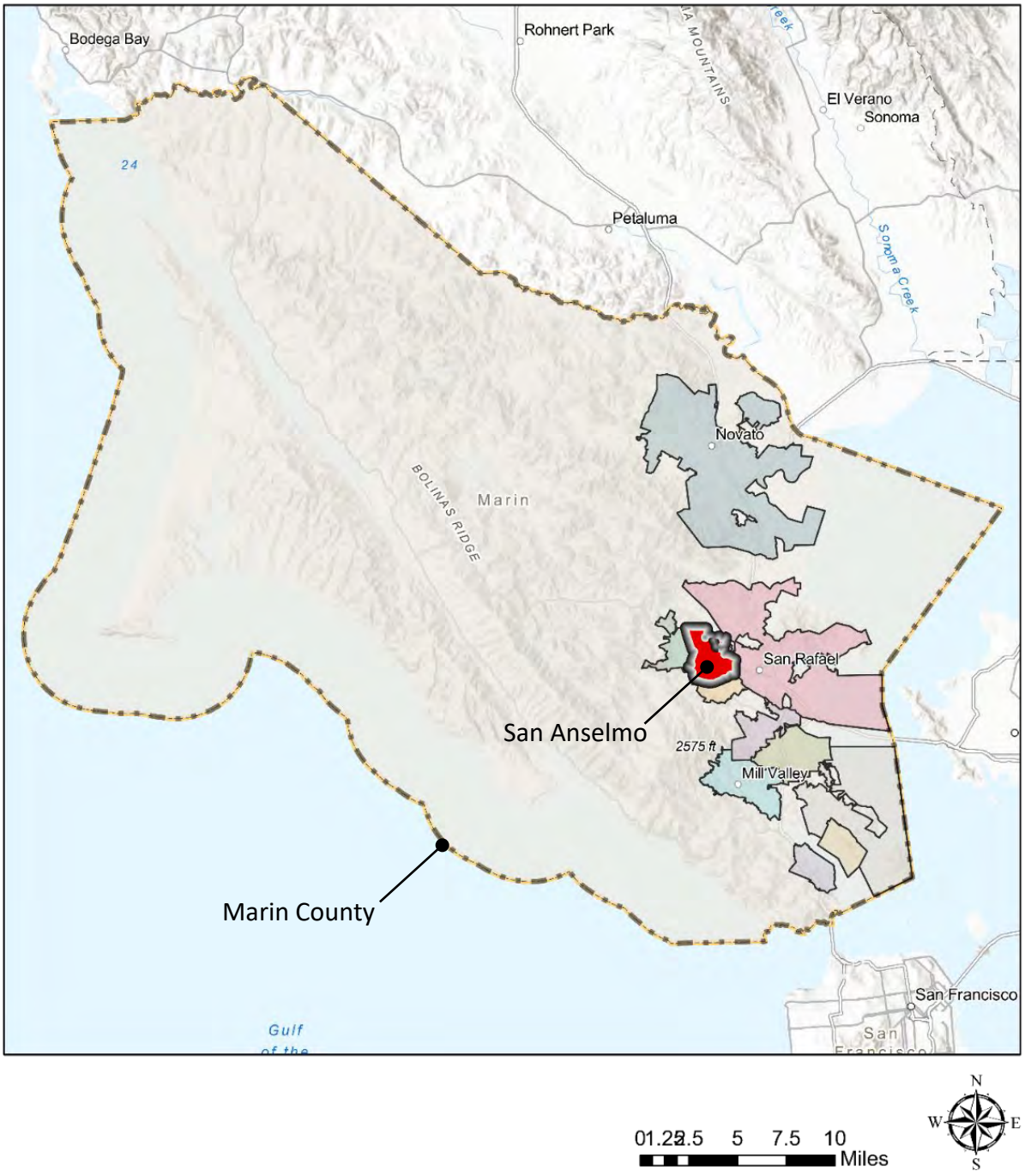


Figure 2.1 - Regional Context Map – Marin County, with Town of San Anselmo indicated in red

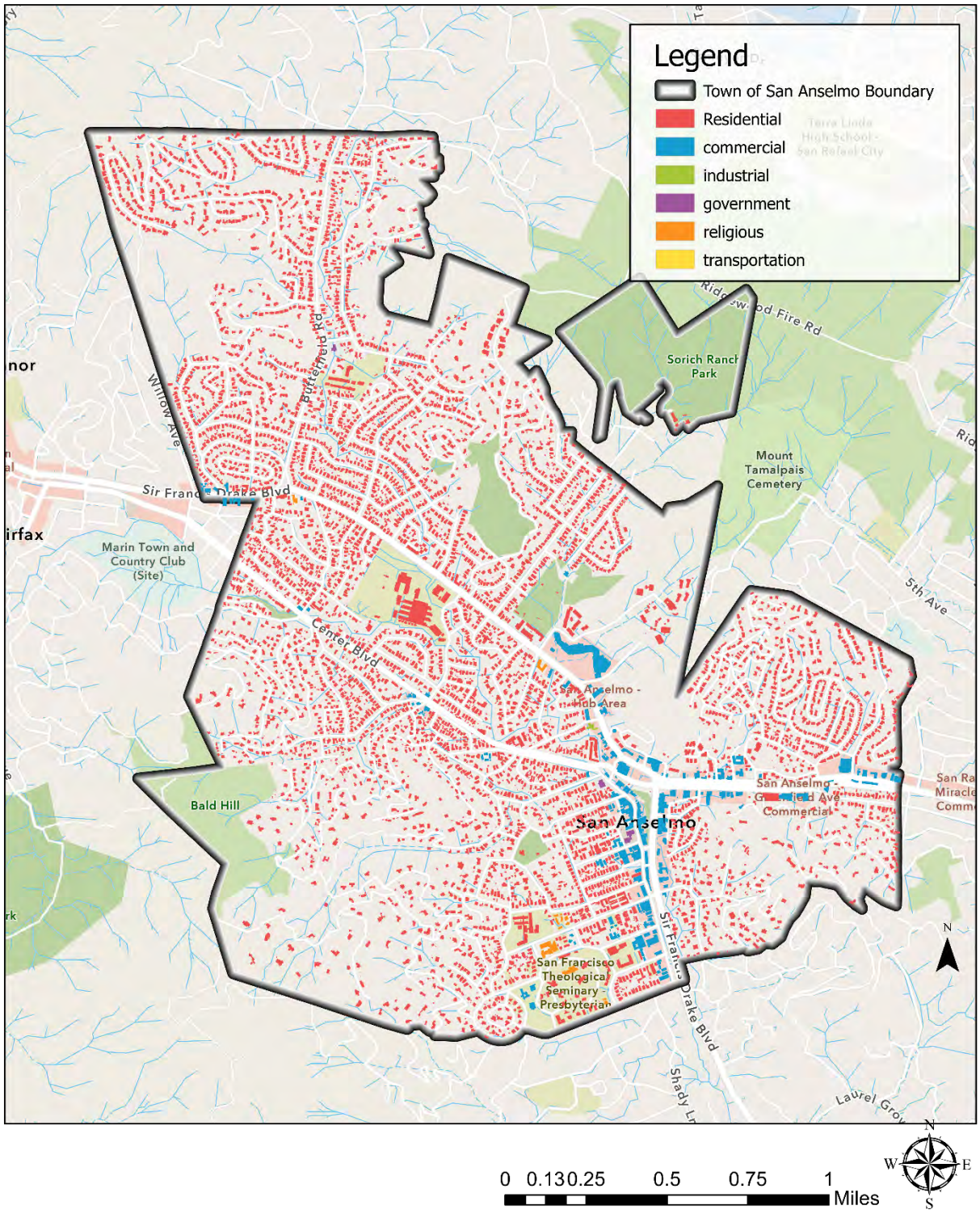


Figure 2.2 - Town of San Anselmo Existing Land Use and Building Footprints

Local Context

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, according to the Town's General Plan. San Anselmo desires to remain a small-town community and will be an alternative for those seeking refuge from San Francisco as in days past. Young and growing families move to San Anselmo looking for a less intense urban environment to raise children, access to high-quality schools, and proximity to recreation. While many residents continue to commute to high-paying jobs in the San Francisco financial center, Marin County businesses founded by entrepreneurial residents attracted by the region's amenities have created thriving local industries in the areas of health care and biotech, tourism, music, and film.

The Town has few vacant lots available for development and is largely "built out." According to the Town's General Plan, conservation efforts will focus on preservation of steep slopes and ridges especially for the aesthetic value. Additional efforts will focus on preserving the Town's neighborhood character, image, and quality of life. Reducing the impacts of flooding and limiting the development in the flood plain, redeveloping vacant school properties are also priorities.

The Town has, and will continue to have, smaller scale commercial development. Commercial lots range from 1,000 square feet to 4.5 acres, with the average lot size approximately 15,000 square feet in the general commercial areas.

In the oldest part of the Downtown area, the average lot size is around 5,500 square feet. Downtown San Anselmo has managed to retain much of the original character of its buildings, although many of the facades have been modified over time. The Town's downtown has evolved from a railroad hub and older traditional town center into a vital retail center. Key challenges are typical to similar destinations and include items like convenient and plentiful parking are sometimes hard to find during peak periods. More significant challenges revolve around San Anselmo Creek. The areas surrounding this significant waterway are subject to flooding. San Anselmo is wrestling with solutions to periodic floods that create considerable damage, including damage to downtown. The Town is pursuing projects to reduce the flooding risk and works with businesses to install and maintain flood control gates.

2.2 Project Description

This project consists of the comprehensive HEU for the Town of San Anselmo. The Housing Element is a State-required element to the Town of San Anselmo's General Plan. The HEU provides a policy framework for the Town to meet the needs, availability, and adequacy of housing. Pursuant to Regional Housing Needs Assessment (RHNA) the HEU will provide a framework and pathway for the development of housing to meet the Town's need through the year of 2031, as established by the State of California and identifies the rezoning and redevelopment strategies needed to reach the housing capacity required by the assessment.

This HEU will inform the period of 2023-2031 and serves these purposes:

- Compliance with California State Law's requirement that all cities and counties maintain an updated General Plan with Housing as one of the required elements
- Meet the required housing unit increase identified in the sixth cycle Regional Housing Needs Allocation (RHNA) including a "no Net Loss" buffer to ensure compliance with meeting RHNA
- Affirmatively further fair housing and identify potential environmental justice and social equity issues to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children
- Bring the General Plan into conformance with recently enacted State laws

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
MARIN COUNTY					
Belvedere	49	28	23	60	160
Corte Madera	213	123	108	281	725
Fairfax	149	86	71	184	490
Larkspur	291	168	145	375	979
Mill Valley	262	151	126	326	865
Novato	570	328	332	860	2,090
Ross	34	20	16	41	111
San Anselmo	253	145	121	314	833
San Rafael	857	492	521	1,350	3,220
Sausalito	200	115	114	295	724
Tiburon	193	110	93	243	639
Unincorporated Marin	1,100	634	512	1,323	3,569

Source: ABAG REGIONAL HOUSING NEEDS ALLOCATION DRAFT METHODOLOGY: SAN FRANCISCO BAY AREA, 2023-2031

- Include consideration of recent State Housing Legislation that removes barriers and streamlines the processes for new housing

This Initial Study considers 151 candidate housing parcels comprised of existing lots on approximately 45.45 acres within the Town's boundaries; see Figure 3.0: Candidate Housing Sites Inventory.

The RHNA requires that the Town plan for and accommodate 833 net new housing units affordable to four specified income categories. To meet this increased housing unit identification requirement, the Town is amending the zoning code to allow for housing unit increases on 151 identified Housing Opportunity Sites (see Figure 2.0). The means for accommodating this increase in housing unit sites is to increase allowable housing unit density on selected parcels according to their zoning district. The extent of density increase varies. For instance in the commercial districts C-L and C-3, the allowable density would increase from 20 to 30 dwelling units per acre.

These changes impact 45.26 acres of land which is approximately 3% of the land area that makes up the Town's boundary. Many of the Housing Element opportunity sites are along major arterial roads. This will create increased opportunities for a "mixed-use" development pattern close to transit corridors. Residential uses will be broadly mixed with commercial and other uses that will permit strategic access to all areas including main public transit routes. Residents will have a variety of transportation options and easy access to a variety of community services.

The HEU establishes a variety of policies, programs, and actions to facilitate the development of housing. As such, the adoption of the HEU will also include General Plan and Zoning Code amendments. The Zoning Code amendments are listed in Appendix D and includes the following:

- General Plan Land Use Element amendments
- General Plan Housing Element to repeal and replace the 2015 adopted Housing Element
- General Plan Land Use Designation Map Amendments
- Zoning Code Map amendments
- Zoning Code Land Use and Definition Amendments
- Zoning Code Development Standards Amendments
- Zoning Code Parking Amendments
- Zoning Code Conditional Use Permit Amendments

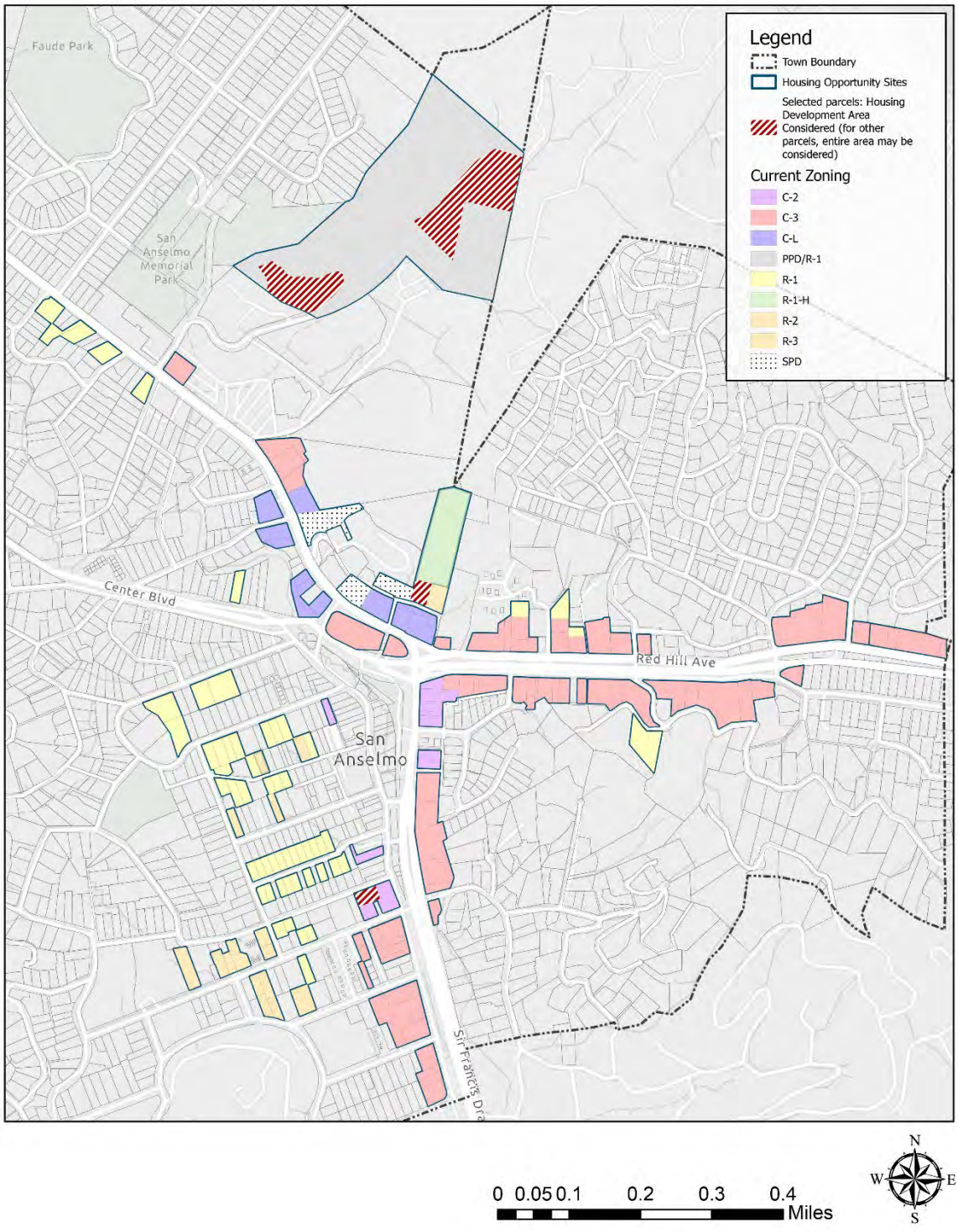


Figure 2.3 - Town of San Anselmo Housing Element opportunity sites

2.3 General Plan Designation

This work is an update of the HEU for the planning period of 2023 to 2031 of the San Anselmo General Plan. The Housing Element includes an assessment of housing needs and lays out policies for meeting those needs.

2.4 Background and Project Objectives

The Housing Element Law, enacted in 1969, mandates that local governments in California adequately plan, and meet the anticipated housing needs of their communities. These needs must be provided through the Housing Element. The Housing Element will ensure there are opportunities for suitable housing across all segments of the community. The Housing Element Law also requires that the Housing Element be updated every eighth year and mandates that the effort also reflects the most recent economic trends as well as demographic conditions. The State of California Department of Housing and Community Development requires that this HEU for the Town to be adopted by January 30, 2023. The HEU will be in effect through 2031.

As required by the State of California Housing and Community Development, the HEU addresses new State mandated requirements. One such requirement is the 6th cycle Regional Housing Needs Allocation. The 6th cycle RHNA is significant for the entire region. This HEU would require significant efforts to identify additional sites with sufficient capacity for the increased RHNA, taking into consideration the adequate sites requirements under new Housing Element laws (SB 166, AB 1397, etc.).

This effort will also adequately address Government Code Section 65583.2(g)(3) which requires that communities supply replacement unit opportunities on certain sites identified in the overall Inventory of Sites.

This Initial Study looks at the policies, programs and details of the Housing Element that may result in significant environmental impacts. Under this proposal the Town will provide zoned capacity for 833 housing units. This planned growth is intended to provide a conservative approach to meet the Town's RHNA growth allocation. While the plan provides for the zoning capacity, this plan also identifies that most of the new Housing Element opportunities will occur on land that is already developed. In reviewing the 151 lots that Town of San Anselmo is considering, eight of these lots (which together total approximately seven acres in land area) are listed as unimproved. Of these, five are developed in part as parking lots, one is wooded, and two are covered with grassy vegetation. The remaining 143 lots are listed as "improved lots." This matters when considering overall environmental impacts and conditions. Rather than allocate significant undeveloped land for development, the Town is suggesting

redevelopment opportunities for 151 existing lots in or adjoining previously developed areas within the municipal boundaries.

2.5 Existing Land Use Designation and Zoning

Existing Land Use Designations:

R-1-H Very Low-Density Residential District. - allows a maximum density of one residential unit for each gross 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 landforms 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.

R-1-C Single-Family Residential-Conservation District. - allows a maximum density of one residential unit for each gross acre of land. This District is generally applied to those developed and undeveloped lots ranging from one to two acres in size and located at or above one hundred fifty (150) feet above Mean Sea Level (see map under Available Land inventory) 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.

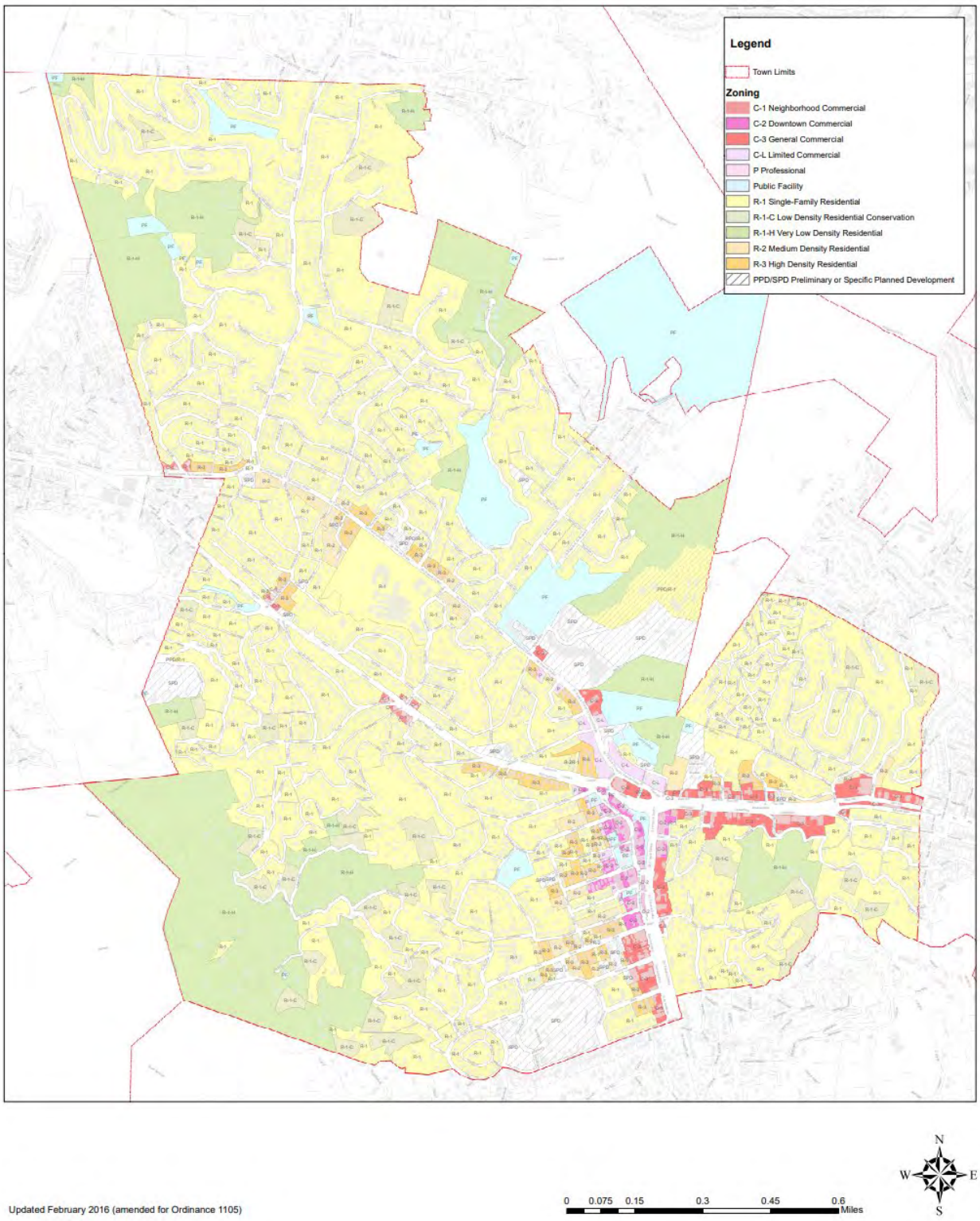


Figure 2.4 Map of San Anselmo Zoning Districts

R-1 Single-Family Residential District. - allows a density range of between one and six residential units for each acre of land. The minimum lot area for R-1 lots is also regulated by the Town's Slope Density regulations. This District is generally applied to established residential neighborhoods characterized by single-family detached residential units on conventional lots. Much 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.

R-2 Medium Density Residential District. - allows a density range of between six and twelve residential units for each acre of land. 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 would be developed with either duplex or triplex style development, although single-family detached residential units will also be permitted.

R-3 High Density Residential District. - allows a density range of between thirteen and twenty residential units for each acre of land. This District is generally applied to lands near commercial areas. Lots within the District would be developed with either apartment or condominium style development which reflects a compatibility with the Town's predominantly residential character.

Residential Housing Opportunities (R-HO) District - serve as an "overlay" district to the R-2 and R-3 Districts within the Downtown Mixed designation on the General Plan Land Use Map. The R-HO is not an official zoning district yet, but Program H3.B — Adopt Standards for an "Affordable Housing Overlay Zone" — would amend the San Anselmo Zoning Code to establish specific standards and incentives for the affordable housing overlay zone, including densities, development standards incentives, specified level of affordability, etc. The District's purpose would be to provide opportunities for residential densities greater than that provided for in the R-2 and R-3 Districts, which allow a density range up to 20 units per acre on R-2 properties and a density range up to 28 units per acre on R-3 properties, subject to the provision that 40% of the total units permitted must be available for a rental or sale price affordable to lower income households

Professional 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.

C-1 Neighborhood Commercial District - This District is reflected on the General Plan Land Use Map as "Neighborhood Commercial," which allows a maximum Floor Area Ratio of 0.65. 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.

C-2 Downtown Commercial District - allows a maximum Floor Area Ratio of 2.0. This Town of San Anselmo Housing Element — May 2015 50 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. The primary uses expected are businesses referred to as "primary attractors," which are those which draw many of their customers from outside the community. The second type of businesses expected in the District are those which rely upon pedestrian activity generated by the primary attractors. 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.

C-L Limited Commercial District - allows a maximum Floor Area Ratio of 1.0. This District is generally applied to properties lining both sides of Sir Francis Drake Boulevard, west of The Hub, for approximately one-quarter (1/4) 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. 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 be located above the ground floor to preserve the District's primary purpose of providing for commercial activities. Multi-family uses are encouraged to provide incentives for mass transportation use.

C-3 Commercial District - allows a maximum Floor Area Ratio of 1.0. 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. 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 be located above the ground floor to preserve the District's primary purpose for providing commercial activities. Multi-family uses are encouraged to provide incentives for mass transportation use.

PF Public Facilities District - applied to all existing major public land uses, including the Town Corporation Yard, Town Hall, the Police Department, the Public Library, the Fire Service buildings, public parking lots, parks and public schools. Town of San Anselmo Housing Element — May 2015 51

PPD Preliminary Planned Development District - serves as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health, safety, and general welfare. A PPD District is a designation established upon property which may only be developed pursuant to a Town approved specific plan.

SPD Specific Planned Development District - intended to serve as an "overlay" District to all land areas within the Town. The purpose of the District is to provide opportunities to allow development on land areas within the Town which because of size, hillside location, unusual topography, natural resources, or aesthetic appeal cannot be developed through adherence to rigid development standards. The characteristics of these land areas require a flexible approach to provide logical and orderly development while promoting and protecting the public's health,

safety, and general welfare. An SPD District refers to a specific plan development approved by the Town.

CF Community Facilities District - applied to certain Town owned property and allows for private use of said properties when appropriate.

OS Open Space 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.

2.6 Environmental Factors Potentially Affected:

The San Anselmo HEU would potentially affect the environmental factors presented in this section. The categories listed are those recommended by CEQA. Each of these elements were reviewed according to the recommended guidelines.

Aesthetics	Land Use/ Planning
Air Quality	Mineral Resources
Agriculture and Forestry Resources	Noise
Biological Resources	Population/Housing
Cultural Resources	Transportation
Energy	Public Services
Geology/Soils	Recreation
Greenhouse Gas Emissions	Tribal Cultural Resources
Hazards and Hazardous Materials	Utilities/Service Systems
Hydrology/Water Quality	Wildfire

Determination

Based on this Initial Study evaluation:

☒ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ The proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.

☐ The proposed project MAY have a significant effect on the environment, and an Environmental Impact Report is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "less than significant with mitigation incorporated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An Environmental Impact Report is Required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to the applicable standards, and (b) have avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATON pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CERTIFICATION:

Heidi Scoble _____ June 9, 2023 _____

Date

Heidi Scoble, AICP

Planning Director

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3.0 ENVIRONMENTAL CHECKLIST

Purpose of the Initial Study

The project is analyzed in this Initial Study, in accordance with the California Environmental Quality Act (CEQA), to determine if approval would significantly impact the environment. This Initial Study has been prepared pursuant to the requirements of CEQA, under Public Resources Code 21000-21177, of the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387) and under the guidance of the Town of San Anselmo. The Town of San Anselmo is the Lead Agency under CEQA and is responsible for preparing the Initial Study for the proposed project. The Town of San Anselmo will be a Responsible Agency under CEQA.

Evaluation Of Environmental Impacts

The impact columns heading definitions in the table below are as follows:

- "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- "Less than Significant Impact with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The mitigation measures must be described, along with a brief explanation of how they reduce the effect to a less than significant level.
- "Less than Significant Impact" applies where the project creates no significant impacts, or only Less Than Significant impacts. An impact may be considered "less than significant" if "project design features" would be implemented by the project or if compliance with applicable regulatory requirements or standard conditions of approval would ensure impacts are less than significant.
- "No Impact" applies where a project does not create an impact in that category. A "No Impact" answer is supported if the referenced information sources show that the impact simply does not apply to projects like the one proposed (e.g., the project would not displace existing residences). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to toxic pollutants, based on a project-specific screening analysis.)

Environmental and Regulatory Setting – This subsection of each topic area provides:

1) A brief overview of relevant plans, policies, and regulations that compose the regulatory framework for the project and

2) A description of the existing physical environmental conditions at the project site and in the surrounding area, as relevant.

Checklist and Discussion of Impacts – This subsection includes a checklist for determining potential impacts and discusses the project's environmental impact as it relates to the checklist questions. For significant impacts, feasible mitigation measures are identified. "Mitigation measures" are measures that will minimize, avoid, or eliminate a significant impact (CEQA Guidelines Section 15370). Each impact is numbered using an alphanumeric system that identifies the environmental issue.

Conclusion – This subsection provides a summary of the project's impact on the resource.

3.1 Aesthetics

Environmental and Regulatory Setting

Scenic vistas are generally described in two ways: (1) panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance); and (2) focal views (visual access to a particular object, scene, or feature of interest).

According to the San Anselmo General Plan, the Town's scenic resources and vistas include natural hills and ridgelines which surround the town and are mostly covered by vegetation. The most prominent of these include the hills at the north and north-west side of the town known as the Sunny Hill, Red Hill, Indian Rock, Bald Hill, and Mt. Tamalpais and Bald Hill. These scenic resources are located at higher elevations and are visible from many points within the town. In addition, the creek-side location is another scenic vista for the town which is accessible through some points within the town.



Figure 3.1. Visualization of topography around study area in town of San Anselmo

Analysis Methodology and Thresholds of Significance

According to the location and current situation of the scenic resources on hillsides, the development on the Housing Opportunity sites would not have adverse effects on the

scenic vistas. There are no prominent topographical features on the Project Sites from which scenic vistas could be blocked, nor do the Housing Opportunity sites block a scenic vista viewshed. Based on the changes to the Housing Element, future development would not directly obstruct an existing public view of a scenic vista as the scenic vistas are in a higher elevation than the identified sites in general.



Figure 3.2 Views from Mariposa Ave toward the University of Redland Historical resource. Development on housing opportunity sites along this street would be limited to two stories, in scale and character with the existing context of the historical resource.

The impact of development on the Housing Opportunity Sites should be evaluated on a site-by-site basis through San Anselmo's established project plan review process. The Residential and Commercial project applications and reviews addresses visual impacts. A significant impact may occur where scenic resources would be damaged or removed by the project. The nearest State-designated scenic building is the University of Redland historical building which is located at ridgeline in south-west side site vicinity. This feature is not impacted by the development that would occur on the Housing Opportunity Sites. Therefore, the Housing Element Update would not have an impact on scenic resources or historic buildings.



Figure 3.3 - Views of Red Hill from Sir Francis Blvd looking north. One housing opportunity site extends up the hill, but its development would be concentrated at the foot of the hill adjacent to existing buildings.



Figure 3.4 - Views from Sunny Hill Drive toward new project location, beyond existing driveway. Any potential impacts of new development on views of the hill to the left should be mitigated through town design review.

Analysis of the impacts on aesthetics includes questions on the visual character or quality of public views of the site itself. Public views are those that are experienced from publicly accessible vantage point. An example of a question is, if the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? Public views are those that are experienced from publicly accessible vantage point. A significant impact may occur if, in a non-urbanized area, the project would substantially

degrade the existing visual character or quality of the site and its surroundings, or if, in an urbanized area, the project would conflict with applicable zoning or regulations governing scenic quality. Most of the housing opportunity sites are in the urbanized area along San Anselmo's Sir Francis Boulevard corridor, and thus would not result in any significant impact.

The property located on Sunny Hill Drive in zoning district PPD/ R-1 would involve some modification of the existing hillside, and the construction of new structures up to two stories. This could result in a change in the visual character of the site at this specific location that may or may not be significant. Design Review conducted by the Town through established plan review process or application of Objective Development Design Standards conducted by the Town through established plan review process would reduce impacts to a less than significant impact.

Future housing development could add new sources of light and glare. Potential new light sources include exterior nighttime lighting fixtures, parking area lighting, light glow from windows, doors and skylights, and accent lighting. The introduction of concentrated or multiple sources of nighttime lighting near low-density areas could result in potential impacts. However, established town Design Review or Objective Development Design Standards can mitigate any potential significant impacts. Therefore, no significant impacts are anticipated.

Aesthetics Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway	☐	☐	☐	☒

In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☒

Conclusion

No significant potential aesthetic impacts are anticipated.

Mitigation Measures:

No mitigation required.

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3.2 Agricultural and Forestry Resources

Environmental and Regulatory Setting

Prime farmland is a designation assigned by United States Department of Agriculture. The definition of prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these land use. (1) There is no prime farmland located within the project area and, therefore, there is no risk of prime farmland being converted as a result of this project.

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status. The best quality lands identified during a series of reviews are designated as Prime Farmland. The maps locating these valuable land areas are updated every two years with computer mapping, aerial imagery, public review, and field reconnaissance.

According to the State of California's most recent version of the Important Farmland map, the study area is in an area mapped as mostly urban and built-up lands. No prime agricultural lands are shown or noted on the most current map sets in the Town of San Anselmo.

Additionally, future housing development facilitated by the HEU would not conflict with any existing zoning for agricultural use, Williamson Act Contract, or result in the rezoning of any currently forested lands. This project, proposed to increase density on existing residential and commercial lots only, is focused on 70.44 acres of land within the municipal boundaries of the Town. Only eight housing opportunity sites, comprising fewer than 6.2 acres, are unimproved, and five of these currently include parking lots.

Checklist and Discussion of Impacts

Agriculture and Forestry Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Conclusion

The HEU will not cause the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The study area is mapped as urban and built-up lands. This mapping designation is consistent with the existing land-use conditions.

Mitigation Measures

Since there are no Important Farmlands mapped within the Town of San Anselmo boundaries, and the study area, mitigation is not required.

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3.3 Air Quality

Environmental and Regulatory Setting

The Town of San Anselmo is in the southeastern portion of Marin County, part of the nine-county San Francisco Bay Area Air Basin (SFBAAB). All areas of government including federal, state, and regional agencies regulate air quality in the SFBAAB.

Federal Regulations

Federal Clean Air Act

The Environmental Protection Agency (EPA) is responsible for overseeing implementation of the federal Clean Air Act (CAA). This law passed in 1970 and then, updated in 1990, is the guideline for air pollution control nationwide. The EPA is leading the implementation of many aspects of the CAA, including establishing the National Ambient Air Quality Standards (NAAQSS) for major air pollutants; setting standards for hazard air pollution, approving attainment plans at the State level, and establishing motor vehicle emission standards. The EPA also issues stationary source emission standards and permits; and establishes control measures for acid rain, measures to protect the stratospheric ozone (O_3) levels, and other key enforcement provisions. While the 1990 amendments to the CAA represent the latest standards efforts to limit the most prevalent pollutants, the CAA provides criteria that allow states to adopt more stringent standards or include other pollution species.

National Ambient Air Quality Standards

The CAA mandates that the EPA establish several criteria for air pollutants relevant to the NAAQS. These air pollutants are considered the most hazardous to human health. NAAQS have been established for these pollutants: Ozone (O_3), Carbon Monoxide (CO), Sulfur Dioxide (SO_2), Particulate Matter 10 (PM_{10}), Particulate Matter 2.5 ($PM_{2.5}$), and lead.

State Regulations

California Clean Air Act

In this State, the California Clean Air Act (CCAA) which was signed into law in 1988, mandates the California Ambient Air Quality Standards (CAAQS). Under this law, all areas are to contribute to better air quality and maintain acceptable levels by the earliest practical date.

The California Air Resources Board (CARB) is the State agency responsible for oversight of the Statewide programs, including local efforts, pertaining to air pollution control. CARB oversees the local district's compliance with the applicable federal and State laws. CARB also approves local air quality plans, transmits the State Implementation Plans (SIP) to the EPA, monitors the air quality Statewide, determines areawide designations and provides mapping designations and updates. The CARB also oversees standards related to new mobile sources, small utility vehicles and off-road vehicles, and fuels.

California Ambient Air Quality Standards

The CCAA requires CARB to establish CAAQS. Like the federal NAAQS, CAAQS has been established for these pollutants: O_3, co, $_nO_2$, SO_2, PM_{10}, PM $_{2.5}$, lead, vinyl chloride, hydrogen sulfide, sulfates, and visibility reducing particulates. CAAQS are typically more stringent than the NAAQS. The CCAA requires that the local air districts endeavor to achieve and maintain the CAASQs at the earliest practical date. The CCAA also specifies that the local air district must focus on reducing the emission s from transportation and area-wide emission sources. To help achieve this, the CCAA provides the local districts with the authority to regulate indirect sources.

Local Regulations

The local air quality regulatory agency responsible for the SFBAAB is the Bay Area Air Quality Management District (BAAQMD). The Air District maintains one of the most comprehensive air quality monitoring networks in the country, consisting of over 30 stations distributed among the nine Bay Area counties.

The California Legislature created the Air District in 1955 as the first regional air pollution control agency in the country. The Air District is tasked with regulating stationary sources of air pollution in the nine counties that surround San Francisco Bay: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, southwestern Solano, and southern Sonoma counties. It is governed by a 24-member Board of Directors composed of locally elected officials from each of the nine Bay Area counties.

The BAAQMD measures concentrations of the same six pollutants for which health-based ambient air quality standards have been set by the U.S. Environmental Protection Agency and the California Air Resources Board. Additionally, the BAAQMD measures the more stringent list of various pollutants designated as Toxic Air Contaminants by the State of California.

This information is used to determine compliance with State and federal air quality standards, prepare air quality forecasts, develop air quality plans, provide information for permit modeling, prepare environmental impact reports, and track air quality trends.

The San Francisco Bay Area (Bay Area) does not meet national ambient air quality standards for O_3 and $PM_{2.5}$. As such, the EPA has classified the region as marginal nonattainment for 8-hour O_3. In October 2009, EPA designated the Bay Area as nonattainment for 24-hour $PM_{2.5}$ standard. The Bay Area is considered as attainment or unclassifiable with respect to the national air quality standards for all other pollutants.

The BAAQMD released its 2022 Ambient Air Monitoring Network Plan in June 2022. The plan provides a summary of the ambient air monitoring network in 2021 and proposed network changes through 2023. The proposed changes may be found in the section titled "Proposed Modifications to the Network through 2023."

According to the plan there are 3 monitoring stations in Marin County. San Rafael is the closest monitoring station and detailed site to San Anselmo. The two additional monitoring stations and detailed sites are in Forest Knolls and Fort Cronkite.

Regional and Local Area Air Quality Plans

The Marin County and San Anselmo General Plans do address concerns with air quality. Marin County promotes planning and programs that result in the reduction of airborne pollutants measured within the county and the Bay Area. Key policies in the Marin County General Plan aim to coordinate air quality planning efforts with local, regional, and State agencies, and evaluate the air quality impacts of proposed plans and development projects.

The General Plan of Marin also seeks to attain or exceed the more stringent federal or State Ambient Air Quality Standards for each measured pollutant and require appropriate mitigation of Air Quality Impacts. The Plan requires projects that generate potentially significant levels of air pollutants, such as quarry, landfill operations, or large construction projects, to incorporate best available air quality mitigation in the project design.

Marin County voluntarily promotes various ways to reduce air pollution in the local community through the Spare the Air Resource Team. Starting in 1991, the Community Resource Teams bring together civic groups, agencies, businesses, and environmental organizations that meet regularly and work collaboratively to implement projects that promote cleaner air. While there

are eight such teams in the BAAQMD, these teams are not part of the mandates for pollution and the team does not satisfy and regulatory benefit.

Local Climate and Air Quality

The air quality in The Town of San Anselmo is dependent on the sources of air pollution, transport of pollutants to and from surrounding areas, and local and regional meteorological conditions, as well as the surrounding topography of the SFBAAB. Air quality is described by the concentration of various pollutants in the atmosphere. Units of concentration are generally expressed in parts per million (ppm) or micrograms per cubic meter (µg/m3). The significance of a pollutant concentration is determined by comparing the concentration to an appropriate ambient air quality standard. The standards represent the allowable pollutant concentrations designed to ensure that the public health and welfare are protected, while including a reasonable margin of safety to protect the more sensitive individuals in the population.

Marin County is bounded on the west by the Pacific Ocean, on the east by San Pablo Bay. Most of Marin's population lives in the eastern part of the county, in small, sheltered valleys. Because of the wedge shape of the county, northeast Marin County is farther from the ocean than is the southeastern section. This extra distance from the ocean allows the marine air to be moderated by bayside conditions as it travels to northeastern Marin County.

Air pollution potential, particularly for smog is highest in eastern Marin County, where most of population is located these semi-sheltered valleys like San Anselmo. While the influence of marine air is known to keep air pollution levels low, there is greater potential for air pollution to build up around San Anselmo because the valleys are more sheltered from this unique sea breeze effect. Overall, Marin County does not have many polluting industries. It has been suggested that the air quality on its eastern side may be affected by emissions from increasing motor vehicle use within and through the county.

Concerns and Local Climate

Ozone and fine particle pollution, or PM2.5, are the major regional air pollutants. Ozone is primarily a problem in the summer, and fine particle pollution in the winter. Along the Marin County coast and in southern Marin County, clean air from the Pacific Ocean helps to keep air pollution at a minimum. Like other parts of Marin, ozone can become a concern in San Anselmo, because the hilly terrain and colder winter temperatures can trap PM2.5 near the surface, resulting in air quality that exceeds health standards.

Marin's relatively good air quality is compromised by high concentrations of ozone caused by vehicle traffic, and localized high volumes of particulate matter caused by construction activities, wood burning, off-road travel, and agricultural operations.

Impact Analysis

Today, the Bay Area's largest source of smog forming emissions – over 60% – comes from mobile sources like cars, trucks, buses, and construction equipment. The number of mobile sources will rise considerably along with expected population growth. The Bay Area's population is forecast to increase by 29% by the year 2030 – from 6.8 million in 2000 to 8.8 million in 2030 with the number of jobs increasing to 5.2 million. Even with anticipated gains in transit ridership and carpooling to work, the region is projected to have a minimum of 35% more – or 7.5 million – additional vehicular trips a year.

Current plans are prepared to accommodate growth and reduce high levels of pollutants within areas of the BAAQMD. Projects that are consistent with growth plans do not interfere with attainment because the growth is included in the regional projects utilized in the formation of these regional plans. Since the San Anselmo HEU is consistent with the applicable growth projections and control strategies, it does not jeopardize attainment of the region air quality standards.

These future housing sites are required to adhere to all federal, State and local requirements for minimizing construction and operational pollutant emissions. Since this plan encourages redevelopment there are many opportunities to reduce local trips by providing housing in areas that are accessible to major bus lines, major transportation routes and will be fully walkable to other commercial areas for shopping, dining and other desirable activities.

In the short term, construction from the HEU could result in temporary, short-term pollutants from construction-related soil disturbance, dust and noise emissions and combustion pollutants from on-site equipment, as well as from off-site delivery of construction material and supplies. San Anselmo's established building permit policy will limit any such construction-related air quality impacts.

New building development will be required to meet California's Title 24 Energy Code and CALGreen building standards. A central intent of these policies is to reduce air pollution and other environmental impacts, and they are regularly updated with more stringent regulations responding to updated building technologies and understanding of risks to people and climate. The development responding to the HEU will incorporate the increased efficiencies and reduced air impacts associated with these regulations as they relate to building materials,

heating, cooling, electrical use, air conditioning mechanism, water use, and lighting systems. Considering these evolving requirements, future development on candidate housing sites facilitated by the HEU will result in new housing opportunities with the most advanced green requirements and no significant increase in pollutants currently in nonattainment under applicable federal or State ambient air quality standards.

Toxic Air Contaminants.
Future housing development could include emissions of pollutants identified by the federal and state governments as Toxic Air Contaminants, or TACs. These are hazardous pollutants. The State of California has established the framework for TAC identification and control. This is one of the programs where the State is stricter that the federal government and the program that has been developed targets the TACs that are considered to be a problem in the local environment (State-wide).

The greatest potential or TAC emissions during construction is diesel particulate emissions (DPM) from heavy-duty trucks and the associated health impacts to sensitive receptors. The State of California has two requirements to reduce DPM emissions. The first requirement subjects for fleet owners of mobile construction equipment to the CARB regulations for in-use off-road diesel vehicles to reduce DPM. The second requirement limits engine idling time of all diesel fueled vehicles. Idling of heavy-duty diesel-powered construction equipment and trucks during loading and unloading is limited to five minutes. Whenever possible, electric auxiliary power units shall be used.

Individual development projects implementing the HEU will be subject to the development review process and will be required to demonstrate consistency with Town of San Anselmo, Marin County and the State of California's polices and requirements. While this development may require additional studies for future impacts to TAC emitters, the size and residential land use profile of the proposed projects associated with this analysis do not suggest considerable concerns.

Carbon Monoxide Hot Spots.
Mobile-source impacts, including those related to CO, occur on two levels of magnitude including regionally and locally. Regionally, construction travel associated with future housing redevelopment would add to regional trips, increasing the Vehicle Miles Traveled (VMT) with the local airshed and the SFAAB. Locally, construction traffic will be added to the roadway system in the vicinity of the housing development project. This can always produce the possibility for the formation of microscale CO "hotspots" to occur immediately around points of traffic congestion. Hotspots will form is traffic occurs during periods of poor atmospheric

ventilation that consists of many vehicles that are cold-started and operating at pollution in-efficient speeds, including speeds resulting from all congested highways.

Traffic associated with future housing development could potentially contribute to traffic impacts that may result in the formation of hotspots. Because of continued improvement in vehicular emission at a rate that is faster than the rate of vehicle growth and congestion, the potential for CO hotspots is steadily decreasing. Circumstances like these will be evaluated upon submittal of the permit and entitlement applications. Each project will need to demonstrate that the daily construction emissions and operations will not exceed any significant thresholds for any criteria air pollutant.

Future development on candidate housing sites will not expose sensitive receptors to substantial pollution concentrations. Impacts are less than significant.

While the future development associated with the HEU could result in odors generated from vehicles and/or construction equipment including exhaust and emissions, these odors are attributable to concentrations of unburned hydrocarbons and from tailpipes of construction equipment and architectural coatings. As such, these odors are temporary in nature and generally will not occur at the magnitude that would affect a substantial number of people. CALGreen and other building standards are consistently reducing the extent of odors and toxic gases from building materials.

Future land development on candidate housing sites identified in the HEU would result primarily in new housing, a land use which rarely leads to odor complaints, as compared to uses such as chemical plants, refineries, landfills, other industry, agriculture, or food processing. Future housing development facilitated by the HEU would not expose a substantial number of people to negative or offensive odors. Likewise, odors associated with machinery used during the construction process tend to not linger for days and long periods of time. Therefore, impacts are less than significant, and no mitigation is required.

Checklist and Discussion of Impacts

Air Quality Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with, or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?	☐	☐	☐	☒
Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Conclusion

The HEU will not significantly impact air quality. The HEU takes the opportunity to direct increased density to areas of the community that are already developed, where air impacts from transportation can be minimized through use of low-emissions modes. Emphasis on compact building development patterns following established energy and green building standards will minimize air quality impacts from development.

Mitigation Measures

Established Town policies and regulations in place for transportation, building design and construction will address any project revisions to ensure compliance with the Town's policies. No additional measures are required.

3.4 Biological Resources

Environmental and Regulatory Setting

Conservation Plans, Policies and Ordinances

Federal Regulations

Federal conservation laws, such as the Endangered Species Act (ESA) and the Migratory Bird Treaty Act (MBTA), help define the United States' stance on conservation. These key acts play an important role in protecting some of the world's most vulnerable plant and animal species.

Endangered Species Act

The Endangered Species Act (ESA) of 1973 protects species at risk of extinction and the habitats they need to survive. The main takeaway of this federal act is to identify, protect, and recover threatened or endangered species. When a species is added to the list of threatened or endangered species, this triggers four major provisions of the ESA, which are to conserve the listed species, to avoid jeopardy, to avoid adverse modification of habitat, and to avoid taking.

Migratory Bird Treaty Act of 1918

The Migratory Bird Treaty Act (MBTA) of 1918 implemented the Convention for the Migratory Birds between the United States and Canada with later additions of Mexico, Japan, and Russia. This international treaty act defines migratory birds, closes hunting on all species between March and September, and creates a closed 10-year season for threatened game birds. Intended to protect the sustainability of migratory bird populations, the act makes it is unlawful to intentionally kill, hunt, take or pursue migratory birds, along with removing or intentionally disturbing migratory bird nests or eggs.

State Regulations

While CEQA is California's main planning, treatment, and review mechanism, there are notable other State mechanisms that work to protect biological resources. These mechanisms are described below:

California Endangered Species Act

The California Endangered Species Act (CESA) runs parallel to the federal Environmental Species Act, however CESA is managed by the California Department of Fish and Wildlife. It includes an important provision, which prevents the taking of any threatened or endangered species. Taking is defined, similarly to the Migratory Bird Treaty Act (MBTA), as to hunt, pursue, catch, capture, or kill the listed species. Unlike the Endangered Species Act, the CESA grants listings which are categorized as a candidate with the same protections as species listed as threatened or endangered.

California Fish and Games Code

The California Fish and Games Code covers a range of different environmental concerns. Sections 1600 – 1603 work to protect diversions, obstructions or chances to the natural flow or bed, bank or channel of any river, stream or lake in the State of California. The California Fish and Games Code, Sections 3503, 3503.5, and 3513 works in the same manner as the MBTA. It looks to prevent the harm of the listed species and ensure the species does not receive any impairment to its essential behavior.

Local Regulations

Within Marin County and the Town of San Anselmo, there are multiple conservation and preservation ordinances/policies that pertain to biological resources. The following mechanisms are described below:

Native Tree Preservation and Protection

The Marin County Native Tree Preservation and Protection created this ordinance with the intention to promote the health, safety, and general welfare for the residents of Marin County, as trees provide a variety of functions. This ordinance will control the removal of protected trees and maintain/enhance tree cover on improved or unimproved property, prevent the unpermitted wholesale removal of many native trees, protect woodland environments on agricultural land, and educate residents of the County about the functions, benefits and values of trees to further the protection, preservation.

Botanical Name	Common Name	Diameter at Breast Height
Acer macrophyllum	Big-leaf maple	10 inches
A. negundo var. californicum	Box elder	10 inches
Aesculus californica	California buckeye	10 inches
Alnus rhombifolia	White alder	10 inches
A. rubra	Red alder	10 inches
Amelanchier alnifolia	Service-berry	10 inches
Arbutus menziesii	Pacific Madrone	6 inches
Castanopsis chrysophylla	Giant Chinquapin	10 inches
Cercocarpus betuloides	Mountain-mahogany	10 inches
Crataegus douglasii	Hawthorn	10 inches
Cupressus sargentii	Sargent cypress	6 inches
Fraxinus latifolia	Oregon ash	10 inches
Garrya elliptica	Silk tassel	10 inches
Lithocarpus densiflorus	Tanbark oak	10 inches
Myrica californica	Wax myrtle	10 inches
Pinus muricata	Bishop pine	10 inches
Pseudotsuga menziesii	Douglas-fir	10 inches
Quercus agrifolia	Coast live oak	6 inches
Q. chrysolepis	Canyon live oak	6 inches
Q. douglasii	Blue oak	6 inches
Q. garryana	Oregon oak	6 inches
Q. kelloggii	California black oak	6 inches
Q. lobata	Valley oak	6 inches
Q. parvula var. shrevei	Oak	6 inches
Q. wislizeni	Chaparral oak	6 inches
Salix exigua	Narrow leaved willow	6 inches
S. laevigata	Red willow	6 inches
S. lasiolepis	Arroyo willow	6 inches
S. lucida ssp. lasiandra	Shining willow	6 inches
S. scouleriana	Scoulier's willow	6 inches
S. sitchensis	Sitka willow	6 inches
Sambucus callicarpa	Red elderberry	10 inches
Sequoia sempervirens	Coast redwood	10 inches
Taxus brevifolia	Pacific yew	10 inches
Torreya california	California nutmeg	10 inches
Umbellularia californica	California bay	10 inches

Figure 3.5 Represents the Protected Native Trees under the Native Tree Preservation and Protection ordinance.

The Town of San Anselmo has individual ordinances related street trees and trees on private lots. Pursuant to Title 4, Chapter 13, Section 4-13.01 of the San Anselmo Municipal Code, "the trees of the Town are an integral part of the Town's complex environmental system, the functioning of which does not depend on or conform to the arbitrary delineations of property… Therefore, the Council finds it necessary, as a matter of public health, safety, and welfare, to enact the provisions of this chapter to control the removal or destruction of trees within the Town." Thus, the additional regulations ensure the urban tree canopy is featured as an important component of the community environment.

Town of San Anselmo Urban Runoff Pollution Prevention Regulations

Chapter 8 of the San Anselmo Municipal Code provides regulations for Urban Runoff Pollution Prevention. The purpose of the Urban Runoff Pollution Prevention regulation is to ensure the future health, safety, and general welfare of Town of San Anselmo citizens and to protect and enhance watercourses, fish, and wildlife habitat. To achieve this, the ordinance requires the minimizing of discharges other than storm runoff, responding to the discharge of spills, and preventing spills to storm drains, reducing pollutants in stormwater, requiring best management practices (BMPs) on new or redeveloped land, and requiring development projects to maintain or reduce runoff.

Protection of Flood Hazard Areas

The purpose of the Protection of Flood Hazard Areas is to minimize public and private losses due to flood conditions in specific areas that are within flood prone, mudslide and flood-related erosion areas. To accomplish this, this will restrict or prohibit uses the will result in damaging increases, uses vulnerable to floods, uses that control the alteration of natural floodplains, stream channels and natural protective barriers, uses that control filling, grading, dredging, and uses that prevent or regulate the construction of flood barriers which will divert flood hazards in other areas.

The Legislature of the State of California has in Government Code Sections 65302, 65560, and 65800 conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the Town Council of the Town of San Anselmo has also adopted floodplain management regulations that are codified in Title 7, Chapter 11, Protection of Flood Hazard Areas, of the San Anselmo Municipal code. This progressive ordinance adopted in 2009 can be found at Ord. No. 1071, 4-14-2009. Additionally, the Town of San Anselmo requires a Watercourse Permit Title 5, Chapter 8, Article 2, Section 5-8.12 of the San Anselmo Municipal code to ensure any work within a creek is coordinated with State and Federal efforts along waterways.

Regional Environmental Setting

The project area (Town of San Anselmo) is in the San Francisco Bay, which has a comfortable year-round Mediterranean climate, occasionally interrupted by storms and flooding. This region includes freshwater, marine, and terrestrial resources. The resources range from Redwood forests, mixed evergreen forests, and coastal prairie-scrub.

Local Environmental Setting

The Town of San Anselmo is within Marin County jurisdiction, California and is located 1.5 miles west of San Rafael, at an elevation of 46 feet. It is located about 20 miles north of San Francisco. The town is bordered by San Rafael to the east, Fairfax to the west, and Ross to the south. The Town is also within the Ross Valley Watershed with two low-capacity creeks (Sleepy Hollow and San Anselmo Creek), which are surrounded by developed land.

Vegetation Communities

Vegetation Communities are defined as a recognizable group of species growing together and understanding the environmental dynamics is critical when planning new development. Vegetational communities can help to understand the complex wildlife species in the area along with their migration patterns. Development can lead to disruption and aid in the loss of species and biodiversity. The Town of San Anselmo is home to its own specific vegetation communities including the following:

- Coastal Riparian Forest
- Grasslands
- Urban/Suburban

These distinct environments will adapt differently to development and specific communities are critical to the health of the ecosystem, making it important to understand how they all differ.

Coastal Riparian Forest

In coastal riparian forests often have an influence over the dynamics of communities associated with the aquatic ecosystems. These areas possess distinct ecological characteristics because of their relationship with aquatic systems. This relationship allows for their boundaries to constantly change depending on environmental conditions such as soil conditions and vegetation along with other factors. According to Riparian Ecology and Management in the Pacific Coastal Rainforest (Naiman et al.), the riparian forest of the Pacific Coastal Ecoregion of North America is floristically and structurally its most diverse vegetation.

Grasslands

The grasslands are essential habitats the provide food and shelter for many different species in California. These areas provide resources for many birds, mammals, insects, pollinators, and others depend on and support about 40% of California's total native plant species (Wigand 2007). Besides being a critical asset for the numerous threatened and endangered species, grassland communities remove sequester carbon, filter and store water, prevent flooding and soil erosion.

Urban/Suburban

Development in natural habitats continues to have varying effects from the total loss of critical habitats to minor impacts to support low-density housing. In San Anselmo, creeks play a major part in supporting the local biodiversity and 82% of the trees lining these creeks are native species. Protecting these urban oases will positively impact the surrounding area and continue to act as a wildlife corridor.

Special-Status and Protected Species

The definition of special-status species refers to plant and wildlife species that are listed or proposed for listing as threatened or endangered by the U.S. Fish and Wildlife Service. The species listed are protected by the federal and/or State Endangered Species Act, Migratory Bird Act, and other government regulations. According to the US Fish and Wildlife Service IPaC queries, there a multiple threatened and endangered species habitats in the Town of San Anselmo. The species range from mammals, birds, reptiles, insects, flowering plants, fish, and amphibians. The results of these queries highlight the potential of these species to occur in or surrounding the designated project areas. Below is a list of the species designated to be in the project area by the U.S Fish and Wildlife Service IPaC:

Common Name Scientific Name	Threat Level	Potential to Occur in Study Area
Salt Marsh Harvest Mouse (Reithrodontomys raviventris)	Endangered	**Not expected.** No suitable habitat.
California Clapper Rail (Rallus longirostris obsoletus)	Endangered	**Not expected.** No suitable habitat.
California Least Tern	Endangered	**Not expected.** No suitable habitat.

(Sterna antillarum browni)		
Tidewater Goby (Eucyclogobius newberryi)	Endangered	**Not expected.** No suitable habitat.
Showy Indian Clover (Trifolium amoenum)	Endangered	**Not expected.** No suitable habitat.
White-Rayed Pentachaeta (Pentachaeta bellidiflora)	Endangered	**Not expected.** No suitable habitat.
Marbled Murrelet (Brachyramphus marmoratus)	Threatened	**Not expected.** No suitable habitat.
Northern Spotted Owl (Strix occidentalis caurina)	Threatened Critical Habitat	**Not expected.** No suitable habitat.
Western Snowy Plover (Charadrius nivosus nivosus)	Threatened	**Not expected.** No suitable habitat.
Green Sea Turtle (Chelonia mydas)	Threatened	**Not expected.** No suitable habitat.
California Red-Legged Frog (Rana draytonii)	Threatened	**Not expected.** No suitable habitat.
Delta Smelt (Hypomesus transpacificus)	Threatened	**Not expected.** No suitable habitat.
Marin Dwarf-Flax (Hesperolinon congestum)	Threatened	**Not expected.** No suitable habitat.
Santa Cruz Tarplant (Holocarpha macradenia)	Threatened	**Not expected.** No suitable habitat.
Monarch Butterfly (Danaus plexippus)	Candidate	**Not expected.** No suitable habitat.

Table 3.1 This table represents the threatened or endangered species in the Town of San Anselmo.

Analysis Methodology and Thresholds of Significance

Prior to preparing the San Anselmo biological resource report, CHPlanning researched the most recent information available pertaining to species that are identified as threatened or endangered. This information was provided by the U.S Fish and Wildlife Service through its Information for Planning and Consultation (IPaC) tool. This tool allows for the project site to be uploaded, which will then provide a list of these species along with any critical habitats in the area. CHPlanning also researched riparian / sensitive natural communities within San Anselmo. This information was gathered by using geographical information system files (GIS) provided by the Town of San Anselmo, Marin County, and the State of California. The information provided is the location of these sites, which were then researched in greater depth to understand the resources provided to the town.

Categories of Species and Natural Communities of Concern Evaluated

Included in this assessment are species deemed threatened or endangered by the U.S. Fish and Wildlife Service and the California Endangered Species Act. Other items included in the assessment are any natural communities or riparian habitats that may be affected, federally protected wetlands, migratory fish or wildlife, and biological resources protected by preservation policies or ordinances.

To comply with all aspect of the California Environmental Quality Act (CEQA), CHPlanning researched Wetlands and other hydrologic properties in San Anselmo, movement of migratory fish and wildlife species, local preservation policies and ordinances, and approved local, regional, or State habitat conservation plans. This research will then be used to understand if any aspects could occur on the project site or within the area of influence. All the information has been compiled into their respective lists.

Mitigation Measures

After analyzing the parkland, shown in Figure 3.6, along with the query through the U.S. Fish and Wildlife IPaC, continued development in the areas considered would not have a substantial adverse effect directly or indirectly on the species and habitats identified as threatened or endangered. Since the HEU would not have a substantial adverse effect, mitigation is not required.

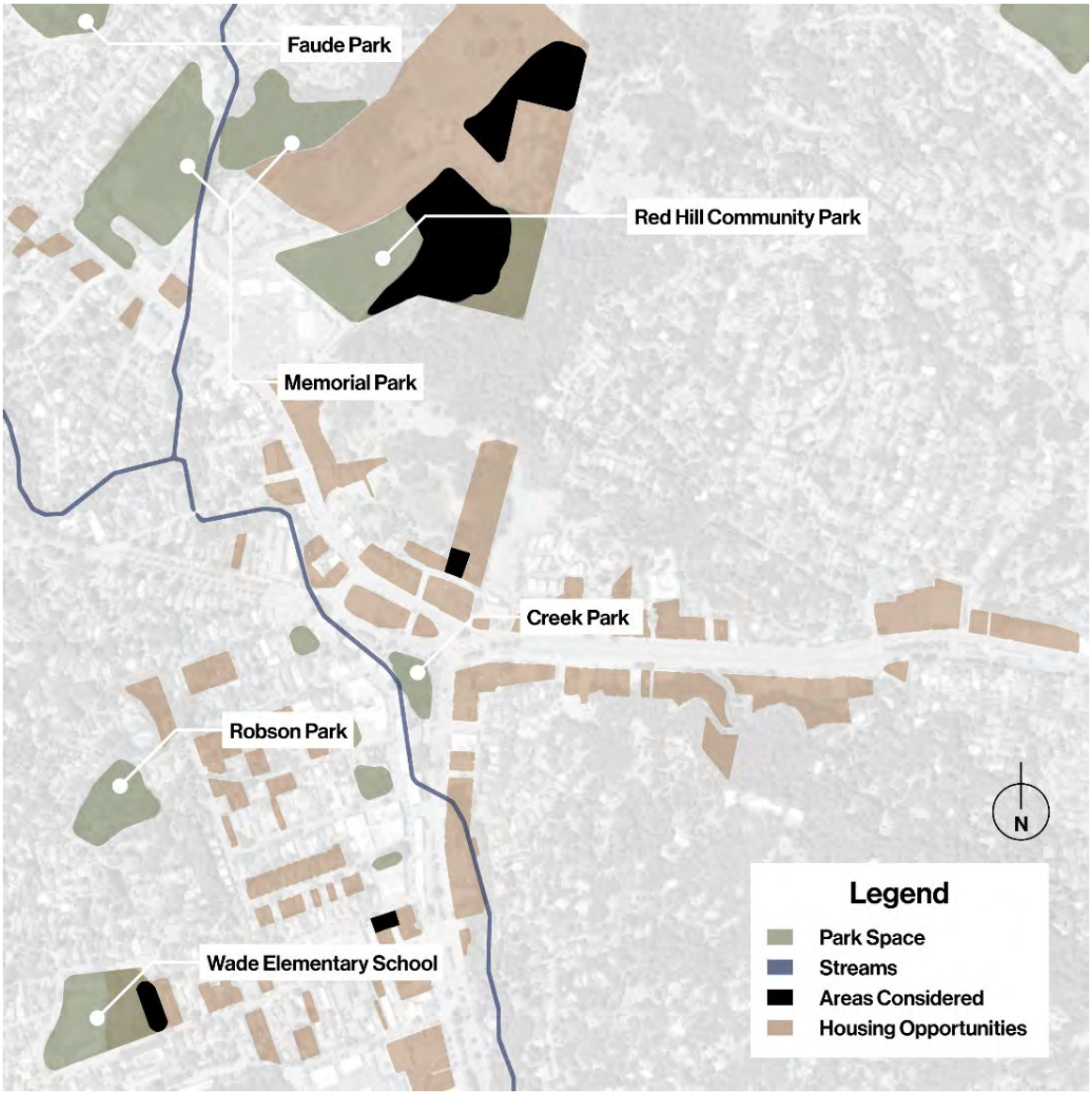


Figure 3.6 This image reflects the nearby parks/open space in the Town of San Anselmo along with the surrounding areas considered and Housing Element.

The U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife (CDFW) lists species as threatened or endangered under the Federal Endangered Species Act (FESA) or the California Endangered Species Act (CESA). The United State Fish and Wildlife can designate critical habitat that identifies specific areas that are critical to the conservation of a listed species.

The HEU does not propose construction of housing or other development; rather, this plan provides capacity for future housing development. Of the 151 candidate housing sites, all but

three (3) parcels are listed as being “improved.” The three (3) that are unimproved comprise fewer than 4.2 acres, are all adjacent to developed parcels.

Habitat and site inventories are subject to constant change. Species and populations of biological resources are under revision. Species that were once listed in an area may have moved on, or sadly may no longer exist. Likewise, when conditions are right, new species may appear.

The future housing development could impact candidate, sensitive, or special status wildlife or plant species through direct and indirect disturbance and elimination of essential habitat. However, based on the current location and size of the sites, no critical habitats are directly related to the individual parcels.

The San Anselmo Creek, however, is a resource that must be considered critical. Development may put additional stress on this important waterway. However, some impacts may be lessened as sites will be retrofitted to meet modern day water quality standards.

Future development will need to mitigate impacts to sensitive habitats as part of the development review process.

The HEU sites are concentrated in area that have been developed. No on-site potential exists to negatively impact native resident or migratory species. Impacts from run-off to San Anselmo Creek will be reviewed on a more site-specific basis. The HEU will not impede movement of any species migratory or resident. However, the long-term consequences of those aquatic species populations in San Anselmo Creek will need to be scrutinized.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Conclusion

In reviewing the information in this section, any impacts to the Town's creeks and waterways are minimized through the Town's regulatory permitting process, therefore, since the majority of the HEU will utilize sites that are currently developed the environmental impacts to these populations will be limited.

Mitigation Measures

The Town's Municipal Code and regulatory process ensures no adverse impacts and therefore, no mitigation is required.

3.5 Cultural Resources

CEQA requires that the lead agency determine potential impacts to historical resources and tribal cultural resources. Tribal cultural resources are discussed in section 3.18 and letters to local tribal communities were sent out as a component of this Initial Study (see letters and responses in Appendix B).

Environmental and Regulatory Setting

The California Code of Regulations §15064.5 provides guidance on identifying and evaluating historical/cultural resources and measuring the significance of impacts. A historical resource is defined as a resource listed in, or determined to be eligible for listing in, the California Register for Historical Resources (CRHR); a resource included in a local register for historical resources; or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. CRHR uses the following criteria to determine qualification as a historical resource:

- 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.
- Associated with the lives of people important to local, California, or national history.
- Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A project is considered to have significant impact on these resources if:

- The project results in physical demolition, destruction, relocation, or alternation of the resource of its immediate surroundings such that the significance of a historical resource would be materially impaired.
- Physical characteristics that justify its inclusion in the CRHR and convey its historical significance are demolished or altered in an adverse manner.

Analysis Methodology and Thresholds of Significance

The following databases and registers have been searched to find any cultural resources that fall within the Town boundaries of San Anselmo. If a property falls within the Town boundaries, it is identified and any chance of impact from the increased housing density is discussed. If the cultural resource lies on one of the Housing Opportunity sites (refer to Figure 2.3 on page 14), an impact mitigation measure is identified.

Search of the California Historical Resources[i] – There are no historical resources registered on the California Historical Resources within the Town of San Anselmo.

Search of the National Register of Historic Places[ii] – No registered properties fall within the boundaries of the Town of San Anselmo.

Search of the California Historical Landmarks – Of the 15 landmarks located in Marin County, none are located within the boundaries of the Town of San Anselmo.

San Anselmo Historical Museum Virtual Guided Tour – Although the sites identified on this tour are not legally designated as historic or cultural resources, this effort identifies sites of potential significance only. The tour was developed by members of the San Anselmo Historical Commission and provides some local perspective on locations that are historically and culturally significant in the context of overall Town composition. This tour, while referring to sites of "historical significance" does not include resources that meet the CEQA definition. The sites that overlap with Housing Opportunity Sites are:

- *Comfort's Restaurant at 335 San Anselmo Avenue* - An eagle emblem on the building represents the fact that this building used to be the post office from 1947-1969. Since this building has already been redeveloped it does not retain any historical integrity and there are no mitigation measures required. The eagle emblem should be preserved, if possible, but a placard could also pay homage to this place of local significance.

- *San Francisco Theological Seminary at 105 Seminary Road* – The San Francisco Theological Seminary dates to 1892 and is the Town's oldest institution. Buildings on the campus are considered Town landmarks and hold historical significance. Although the Theological Seminary does not directly overlap with the Housing Opportunity Sites, the 14-acre campus does sit directly adjacent to these sites and increased activity, parking, and noise impacts will have to be considered throughout this process. Those impacts are

outlined in greater detail in their respective sections of this study and the subsequent Environmental Impact Report.

The sites that have been identified as Housing Element Sites are located on parcels that are currently developed. Although this analysis included a search of the registries above, it is also important to note that archeological and historic sites would have been identified during the previous development of these 151 sites. The previous grading, construction, and use of these developments would have surfaced any underlying archaeological, historic, and cultural resources. This leads us to the conclusion that no mitigation will be required for this project.

The same logic is applied to unknown burial grounds. The previous development on these sites suggests that burial grounds have not been discovered. Previous cultural resource analyses for this project area do not identify burial grounds[iii]. If any human remains are found during the redevelopment of the Housing Opportunity Sites, the subsequent action would be guided by California Health and Safety Code §7050.5:

- In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent remains. The area remains undisturbed until the coroner of the county has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law.

- If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐
Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

Conclusion

There will be little to no impact on cultural resources because of the HEU. This is primarily because of the lack of official cultural resources that lie within the Town boundaries.

Mitigation Measures

Since there are no official historical, cultural, or archaeological resources within the project boundaries, there will be no substantial adverse effect directly or indirectly cultural resources. Mitigation is not required.

3.6 Energy

Environmental and Regulatory Setting

California is one of the lowest per capita energy users in the United States. According to 2021 data provided by the United States Energy Information Administration (EIA), California ranks 48th in the nation for energy consumption. This is attributed to its mild climate and progressive State-wide energy efficiency programs and goals. The single largest end-user sector for energy consumption in California is transportation (34%), followed by Industry (25%), Residential (22%), and Commercial (19.6%) sectors. (EIA-March 2022).

Renewable energy provides 30% of the State's electricity. Wind, solar, photovoltaic, geothermal and biomass are all methods that contribute to this total. In 2021, California was first in the nation for producing renewable energy from all sources (EIA – March 2022).

Senate Bill (SB) 100 calls for the Sate to rely on renewable energy by 2045 and to reduce Statewide vehicle emissions. The State of California requires all motor vehicles to use Reformed Gasoline. This gas is produced wholly from in-State refineries. Gasoline is the fuel of choice for California motorists and end-users with diesel fuel coming in a close second. Diesel is a staple of heavy duty-truck, delivery vehicles, large transportation alternatives such as buses, trains, ships, boats, barges, farm equipment and heavy-duty military vehicles. (California Energy Commission)

Local Conditions

Based on the Town of San Anselmo's growth strategy and this project calls for 833 new units to meet the Town's RHNA. Most of the proposed HEU sites are along the existing commercial corridors and in areas already served by energy providers. Redevelopment of these areas not only ensures existing service connections, but also provides the opportunity to update existing equipment that will supply modern and energy efficient energy.

The HEU will require no significant changes in any energy related actions and will have almost zero impacts. However, energy use during construction of the new 833 units will impact fuel consumption. This will come in the form of the gasoline and diesel fuel required to operate heavy equipment, light duty trucks, vehicles, machinery, and there is the potential for lighting impacts through night work and security. Temporary access to the power grid for construction trailers or electric construction equipment will be constant throughout the construction and development phase of this effort.

Housing site development will require permanent grid connections for electricity and natural gas service to power internal and exterior building lighting, heating and colling systems. Development will be subject to energy conservation requirements of the California Energy Code (Title 24, Part 6)

Construction strategies will need to comply with the California Air Resources Board (CARB) regulations that restrict construction vehicle idling and the use and replacement of heavy-duty motor vehicles and equipment.

Construction activities associated with the development efforts will require the use of fuel-efficient equipment consistent with federal and State regulations. This should reduce inefficient, wasteful and unnecessary consumption of energy resources.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Conclusion

The HEU provides new housing opportunities and proposes these housing options near high quality transit areas and existing commercial and retail services. These choices will reduce trip distances and encourage the use of alternative transportation modes including cycling and walking. This represents among the most energy-efficient means to accommodate housing needs.

Mitigation Measures

As established Federal, State, and Local energy policies address any mitigation required, no additional mitigation is needed for this HEU.

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3.7 Geology and Soils

Environment and Regulatory Setting

San Anselmo is generally associated with the Pacific Border physiographic province. The Pacific Border straddles the boundaries between several of Earth's moving plates on the western margin of North America. This region is one of the most geologically young and tectonically active in North America. The generally rugged, mountainous landscape of this province provides evidence of ongoing mountain-building. Characteristic features in this province include lowlands on the eastern margin coupled with mountains and coasts to the west.

According to the General Plan, most of the available land in the Town of San Anselmo has already been developed. The remaining undeveloped parcels are located on steep hillsides and ridgetops and tend to be more difficult to build on due to remote access or geologic instability.[iv] The Town of San Anselmo, located in proximity to several active faults in the Bay Area, is at a 62 percent chance of experiencing one or more earthquakes of magnitude 6.7 or greater in the next 20 years. [v]

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Zoning Act regulates where development can occur in relation to traces of active faults in California. A structure for human occupancy must be located at least fifty feet from an active fault, defined as one that has ruptured in the last 11,000 years. Project sites within the Alquist-Priolo Earthquake Fault Zone require additional studies to ensure that no structures are built directly above these zones. [vi] The Act also requires the State Geologist to establish earthquake fault zones throughout California, which are available through the California Earthquake Hazards Zone Application (EQ Zapp) interactive map. [vii] Upon review of the map for the San Anselmo area, it has been determined that the project site is not located within an Alquist-Priolo Earthquake Fault Zone.

Seismic Hazards Mapping Act of 1990

The Seismic Hazards Mapping Act (SHMA) of 1990 requires the Department of Conservation, California Geological Survey to map areas prone to earthquakes, liquefaction, landslides, and amplified ground shaking. [viii] These areas can be viewed on the EQ Zapp. A review of this application shows that the Town of San Anselmo is not within a designated earthquake hazard zone.

Town of San Anselmo Resolution No. 3856
Under this resolution, the Town of San Anselmo adopted minimum residential building standards to retrofit residential buildings to withstand earthquake related hazards and seismic activity. The Town endorsed a "Standard Plan A: Residential Seismic Strengthening Plan" as a prescriptive seismic strengthening plan. [ix]

Town of San Anselmo General Plan
The Town of San Anselmo General Plan, states that available geologic information indicates that the Town is not within the presence of active faults or rift zones. It mentions that additional data on earthshaking and other seismic hazards will be available once the State Division of Mines survey of the San Anselmo area is completed. The Town of San Anselmo has a policy to discourage construction located on land that is prone to earthquake, erosion, and landslides. [x]

Analysis Methodology and Thresholds of Significance

Preliminary Soil Analysis
A preliminary desktop soil analysis was conducted using the National Resources Conservation Service (NRCS) Web Soil Survey to generate a custom soil report for the project site. [xi] Most of the site rests upon soils belonging to the Xerorthents soil group (with a slope between 0 to 9 percent and landforms characterized by tidal flats and valley floors. The next common soils, the Tocaloma-Saurin soil group, is characterized by extremely steep slopes ranging from 50 to 75 percent, has a medium runoff potential, and whose landform is characterized by hills. The following two soil groups that occur in frequency within the project site share the physical properties and characteristics of the Tocaloma-Saurin soil group. Caution must be taken when siting and designing these higher density developments to ensure that they are not located upon steep hills or on highly erodible soils.

A map of Expansive Soils in the project area, sourced from Marin GeoHub, was reviewed. Expansive soils contain minerals such as certain clays that can expand 10% or more in volume when they absorb water. Pressure exerted by soil expansion can damage building foundations, and soil gaps formed by the shrinkage of expanded soil can cause foundation instability. According to the map, approximately 30 to 35 of the 151 housing opportunity sites are in an area of moderately expansive soil. These parcels are all located north of Sir Francis Drake Boulevard and Red Hill Avenue and include the housing opportunity site on Sunny Hills Drive. The presence of moderately expansive soil tends to match areas of greater elevation. All other housing opportunity site parcels are in areas with a "nil" rating for expansive soil.

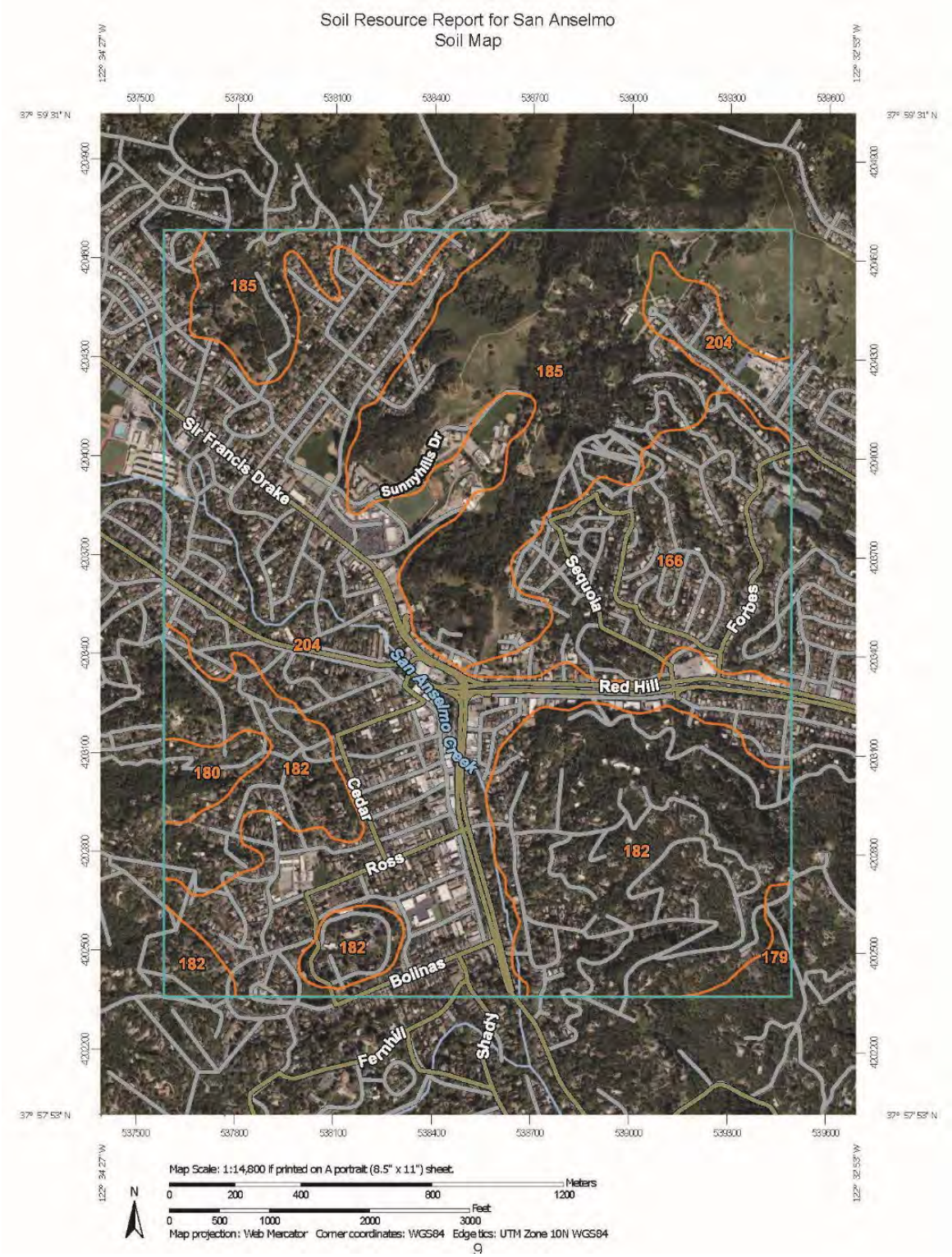


Figure 3.7 Soils map for area of HEU Opportunity Sites, from USDA WebSoilSurvey. See table on next page for soil type descriptions.

Table 3.1. Soil types in HEU Opportunity Site Area (refer to Figure 3.7 on previous page for soil locations)

Soil type number (see Figure 3.7)	Soil type description
166	Saurin-Urban land-Bonnydoon complex, 30 to 50 percent slopes
179	Tocaloma-McMullin complex, 30 to 50 percent slopes
182	Tocaloma-McMullin-Urban land complex, 30 to 50 percent slopes
185	Tocaloma-Saurin association, extremely steep
204	Xerorthents-Urban land complex, 0 to 9 percent slopes

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☒
Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
Strong seismic ground shaking?	☐	☐	☐	☒
Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
Landslides?	☐	☐	☐	☒
Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒

Be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
Is soil incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Conclusion

Increasing the density of the area is not anticipated to directly or indirectly cause potential substantial adverse effects related to Geology and Soils. The project site has been shown to be located on land not within an Alquist-Priolo Earthquake Fault Zone nor any area prone to earthquakes, liquefaction, landslides, and seismic ground shaking. The project action is not anticipated to result in substantial soil erosion or loss of topsoil most of the sites designated for development are on urban, previously developed land. Therefore, the project action will have no significant impact.

While most of the project site lies within already developed urban lands with a gentle slope, some portions of the project site intended for density increase include land with steeper slopes and soils whose potential for runoff range from medium to high. Existing building permit requirements that review soil conditions and appropriate design response can mitigate these potential issues. In following the guidelines set forth in the General Plan, the project action will have a less than significant impact on the area.

It is anticipated that all developments located within the project site will be connected to a sewer system. Therefore, there will be no impact to septic tank requirements from the project action.

The project action is not anticipated to destroy any paleontological resource, site, or unique geologic feature. Therefore, there will be no impact to this concern from the project action.

Although there are no active faults in the Project area, the proposed Project site is located near several active faults and is in an area subject to strong ground shaking from earthquakes along the active San Andreas and Hayward faults. Therefore, there is a possibility that the site may experience ground shaking from periodic minor earthquakes and possibly a major earthquake.

Mitigation Measures

The Town's policies and regulations address development on project sites with expansive soil, therefore no mitigation is required.

3.8 Greenhouse Gas Emissions

Environment and Regulatory Settings

In 2018, the California Natural Resources Agency finalized amendments to the CEQA Guidelines (section 15064.4), which address the analysis of greenhouse gas emissions.

- The focus of the lead agency's analysis should be on the project's effect on climate change, rather than simply focusing on the quantity of emissions and how that quantity of emissions compares to Statewide or global emissions. (See CEQA Guidelines, § 15064.4, subd. (b).)
- The impacts analysis of greenhouse gas emissions is global in nature and thus should be considered in a broader context. A project's incremental contribution may be cumulatively considerable even if it appears relatively small compared to Statewide, national or global emissions. (See CEQA Guidelines, § 15064.4, subd. (b).)
- Lead agencies may rely on plans prepared pursuant to section 15183.5 (Plans for the Reduction of Greenhouse Gases) in evaluating a project's greenhouse gas emissions. (See CEQA Guidelines, § 15064.4, subd. (b)(3).

In the context of global climate change, the greenhouse gas impacts of this project, which, when added to similarly "insignificant" impacts throughout the world, may be considered significant and might require mitigation.

In the same round of amendments, however, the California Natural Resources Agency stipulated:

"In determining the significance of a project's impacts, the lead agency may consider a project's consistency with the State's long-term climate goals or strategies, provided that substantial evidence supports the agency's analysis of how those goals or strategies address the project's incremental contribution to climate change and its conclusion that the project's incremental contribution is consistent with those plans, goals, or strategies." (See CEQA Guidelines, § 15064.4, subd. (b)(3).)

The San Anselmo Climate Action Plan (CAP) 2030 was adopted by the Town Council on June 11, 2019. The CAP is the Town's local policy took to develop strategies and guide the implementation of local, measurable actions needed to address climate change by dramatically reducing the Town's greenhouse gas emissions (GHG). Specifically, the CAP includes measures designed to support and implement the Six Pillars and the goals of the State of California's 2017

Climate Change Scoping Plan on a local level. Through this plan, San Anselmo expects to achieve a 54% GHG emissions reduction by 2030 from a 2005 baseline (or 45% below 1990 level and a higher than the current California goal of 40% below 1990 levels by 2030). Additionally, they expect that they will reach carbon neutrality no later than 2045 (same as Governor Jerry Brown's Executive Order B-55-18).

Specific actions that apply to the Housing Element include:

- **Green Building Reach Code** - Investigate adopting a green building ordinance for new and remodeled commercial and residential projects that requires green building methods and energy efficiency savings above the State building and energy 22 codes. Consider utilizing the County's green building ordinance as a model and including the use of photovoltaic systems and all-electric building systems as options to achieve compliance.
- **Streamline Permit Process and Provide Technical Assistance** - Analyze current green building permit and inspection process to eliminate barriers and provide technical assistance to ensure successful implementation of green building requirements. Participate in countywide efforts to make it easier for contractors and building counter staff to simplify applications and identify incentives.
- **Zero Emission Vehicles** - Implement an Electric Vehicle Strategy that will result in 3,000 zero emission vehicles (ZEVs), including plugin electric vehicles (EVs) and hydrogen fuel cell electric vehicles, in San Anselmo by 2030.
- **Urban Forests and Ecosystems** - Increase carbon sequestration, and improve air quality and natural cooling, through increasing appropriate (e.g., native, drought resistant, fire resilient) tree cover, other vegetation, and healthy soils in San Anselmo. Especially:
    - Continue to regulate and minimize removal of large trees and require planting of replacement trees and other appropriate vegetation as per San Anselmo Municipal Code 4-13.06.
    - Require that the site planning, construction and maintenance of new development preserve existing healthy trees and native vegetation on site to the maximum extent feasible, considering fire safety. Replace trees and vegetation not able to be saved, consistent with fire department Vegetation Management Plans.
    - Encourage community members to plant appropriate tree species on private land. Evaluate creating a tree giveaway event or providing lower-cost trees to the public through a bulk purchasing program.

- Encourage the creation of community no-till gardens and healthy soils management on public lands by community groups and on private lands by individual households.
- Provide information to the public, including landscape companies, gardeners and nurseries, on carbon sequestration rates, drought tolerance, soil management, and fire resistance of different tree and vegetation species as well as healthy soils management.

Many of these policies have already been implemented.

As mentioned above, the HEU does not propose new land development. Rather, San Anselmo intends to meet the additional housing capacity consistent with State law through maximizing capacity on the existing developed parcels though redevelopment. These future housing sites are required to adhere to all federal, State and local requirements for minimizing construction and operational pollutant emissions.

The Housing Element supports the San Anselmo Climate Action Plan by supporting Smart Growth Development. As the plan stipulates:

- **Smart Growth Development** - Maintain existing zoning that allows for infill, higher density, and mixed-use development near transit and within walking distance to shopping, schools, and services.

The Housing Element goes beyond this measure by further increasing residential density in certain zoning districts.

The Housing Element also supports the Marin County Climate Change Action Plan supporting transit-oriented mixed-use development and rezoning single family homes. The Plan states that "over 50% of countywide emissions are attributed to the transportation sector and this development approach would decrease dependence on cars for mobility. Existing zoning may need revisions to allow for increased density and mixed-uses near transit, e.g. SMART train stations."

By making these zoning changes, including changes that rezone single family areas into higher density districts, San Anselmo is contributing to an ongoing process of densifying Marin County, which: "will allow more people to live near transit and job sites, reducing transportation related GHG emissions. It will also allow Marin to house its workers and residents without encroaching

on our protected open space. Without rezoning, there is limited opportunity for new housing development in Marin."

These local plans support regional efforts. The Bay Area Plan 2050: A Plan for the Future (2021) encourages a mix of residential densities and transit-oriented development patterns to improve transportation and environmental impacts for residents in Bay-Area towns like San Anselmo:

"Transportation and environmental strategies that support active and shared modes, combined with a transit-supportive land use pattern, are forecasted to lower the share of Bay Area residents that drive to work alone from 50% in 2015 to 33% in 2050. Greenhouse gas emissions from transportation would decrease significantly because of these transportation and land use changes, and the Bay Area would meet the State mandate of a 19% reduction in per capita emissions by 2035 — but only if all strategies are implemented."

Analysis Methodology and Thresholds of Significance

As indicated above, the HEU is consistent with relevant regulations, plans, policies, and regulatory programs for greenhouse gas emissions. The development of denser residential zones is expected to create homes with reduced greenhouse gas emissions through increased energy efficiency and lower VMT per resident through smart growth and transit-oriented development.

California Senate Bill 743 (2013) mandated a change in CEQA guidelines to utilize VMT as opposed to vehicle flow or traffic congestion as a more appropriate metric for assessing traffic impacts associated with projects, especially those with goals of helping to achieve climate commitments and improving health and safety.

A benefit from increased residential density is increased energy efficiency per housing unit. Denser housing typologies, such as multifamily, attached, and semi-attached units, require less energy. California's established Title 24 Energy Code will continue to require greater energy efficiency and reduced greenhouse gas emissions from new and renovated buildings. With increased residential density near transit and commercial zones, there is a significant opportunity to reduce trips and transition commuters away from frequent personal vehicle use.

As mentioned above, construction projects are required to comply with CARB and other State and federal regulations that restrict vehicle idling and require the use of fuel-efficient equipment. This will reduce energy use and air pollution, including greenhouse gases.

A significant number of the affected residential areas in the Housing Element are located on Sir Francis Drake Boulevard and Red Hill Avenue. These commercial corridors are served by Marin Transit bus routes 22, 23, 23x, 68, 132, and 228, several of which connect to the SMART San Rafael and Larkspur rail stations. Along with the existing retail mix, available parking, and transit access, the increased density in these areas supports transportation-oriented development (TOD).

The Institute for Transportation-Oriented Development cites many advantages to TOD development, including the following environmental and housing benefits:

- Reduced traffic congestion
- Reduced household spending on transportation, resulting in more affordable housing
- Healthier lifestyle with more walking
- Increased foot traffic and customers for area businesses
- Greatly reduced dependence on foreign oil, reduced pollution, and environmental damage

The benefits of this development pattern is underscored by the transportation analysis conducted by Parisi Transportation Consulting, which concludes that the project would decrease VMT:

"…the Project would generate daily home-based VMT per resident of 11.1, which represents a reduction of 29.6% from the County average of 15.8. This figure is below the threshold of significance (13.4), and hence indicates that development of Housing Element Update housing units would result in a less than significant transportation impact. This result is due to most housing opportunity sites being located near complementary land uses near downtown and with access to alternative means of transportation. These attributes reduce vehicle trips and trip length, both of which reduce VMT."

The continuing effort to build communities in keeping with this more sustainable strategy will, over time, help transition residents away from more fossil fuel-dependent lifestyles and significantly reduce greenhouse gas emissions.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Conclusion

The HEU is expected to have less than significant impact on greenhouse gas emissions. The HEU is consistent with all relevant regulations, plans, policies, and regulatory programs that promote greater residential density and increased transportation mode options to fight greenhouse gas emissions.

Mitigation Measures

As established Federal, State, and Local policies will minimize greenhouse gas emissions associated with the HEU, no additional mitigation is necessary.

3.9 Hazards and Hazardous Materials

Environmental and Regulatory Setting

Federal Regulations

Toxic Substances Control Act/Resource Conservation and Recovery Act/Hazardous and Solid Waste Act. The Federal Toxic Substances Control Act of 1976 and Resource Conservation and Recovery Act (RCRA) established a program administered by the U.S. EPA for the regulation of the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act, which affirmed and extended the "cradle to grave" system of regulating hazardous wastes.

State Regulations

California Department of Toxic Substances Control

The California Department of Toxic Substances Control (DTSC) regulates hazardous waste primarily under the authority of the RCRA and Title 22 of the California Public Health and Safety Code. The DTSC regulates hazardous waste, maintains a public database of potentially contaminated properties (through its List and Hazardous Materials Division [HMD] database), cleans up existing contamination, and research ways to reduce the hazardous waste produced in the State. The HMD is the Certified Unified Program Agency (CUPA) for Marin County and is responsible for regulating hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, above ground petroleum storage, and risk management plans.

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies, and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. Government Code section 65962.5 requires the California Environmental Protection Agency (CEPA) to develop at least annually an updated Cortese List. DTSC is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List.

DTSC's Brownfields and Environmental Restoration Program (Cleanup Program) EnviroStor database provides DTSC's component of Cortese List data by identifying Annual Workplan (now referred to State Response and/or Federal Superfund), and Backlog sites listed under Health and Safety Code section 25356. In addition, DTSC's Cortese List includes Certified with

Operation and Maintenance sites. None of the sites listed in this database are in the Town of San Anselmo.

Local Hazard Mitigation Plan

The Disaster Mitigation Act of 2000 requires all local governments to create such a disaster plan to qualify for hazard mitigation funding. As of 2018, the Town of San Anselmo has adopted a Local Hazard Mitigation Plan (LHMP). These plans are specific to natural disaster response.

Guidelines in this analysis are generally not geared toward the creation of housing sites. These guidelines target more industrial and commercially oriented projects. However, environmental exposure to hazardous materials can occur through transportation accidents; environmentally unsound disposal methods; improper handling of hazardous materials or hazardous wastes (particularly by untrained personnel); and/or emergencies, such as explosions or fires. The severity of these potential effects varies by type of activity, concentration and/or type of hazardous materials or wastes, and proximity to sensitive receptors.

Demolition and construction activities associated with future housing development facilitated by the HEU may require transport of hazardous materials (e.g., asbestos-containing materials, lead-based paint, and contaminated soils). Transport of hazardous materials during construction would be limited in duration since construction impacts are typically short term and cease upon project completion. Projects that require demolition would be required to comply with handling measures specified by the County's Department of Environmental Health and San Anselmo's Construction and Demolition permit policies and regulations. These measures include standards and regulations regarding the storage, handling, and use of hazardous materials.

Future housing projects facilitated by the HEU will be reviewed individually and on a case-by-case basis. Limited construction exposure is concerning. However, overall, if redevelopment is a catalyst for addressing environmental concerns from the past, the result can be a project that addresses many levels of environmental concerns.

Future housing development facilitated by the HEU would not involve ongoing or routine use of substantial quantities of hazardous materials during the final site operations (occupancy of future housing). Only small quantities of hazardous materials would be anticipated including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. Additionally, according to the General Plan Safety Element, the Hazardous Waste Management Plan provides policy direction and action programs to address hazardous waste management issues that require local responsibility. Additionally, the storage, management, and disposal of

any hazardous materials is required to be done in accordance with the federal, State, and local regulations.

The HEU would not result in direct housing construction but would facilitate future housing development. Therefore, excavation and grading activities associated with future housing development could expose construction workers and the public to unknown hazardous materials present in soil or groundwater. All future housing development on the candidate housing sites in the Town would be reviewed to confirm compliance with all applicable requirements, including the Town's development review process and consistency with the regulatory framework for minimizing upset associated with hazardous materials.

Future housing development on currently developed candidate housing sites would be subject to demolition permits, which would be subject to the Town's Building Division building permit plan check review process. It is possible that unknown wastes or suspect materials could be discovered during construction. Therefore, implementation of site-specific processes would be required. The State of California provides specific guidelines when contractors identify suspected hazardous wastes that are inadvertently discovered during construction. Future assessments for future housing projects would include a review of local, State, tribal, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps, and physical setting sources.

Although future housing development construction could accidentally involve the release of hazardous materials into the environment, the Town's development review process, compliance with the State and County policies germane to this topic ensure that no significant hazard would be created. Following compliance with the established regulatory framework, all federal, State, and local ordinances will apply and be followed.

CEQA requires an analysis of any risks of hazardous materials being released within a quarter mile of a school. It goes without saying that housing and schools are compatible and desired companion land uses. Typically housing projects and proximity to schools are desirable combinations. This project by its nature is not one that would generate large amount of hazardous waste or volatile materials that may be the case with more commercial and industrial site developments such as a fuel dispensing business. However, this analysis will look at all aspects of this concern.

Any future housing development facilitated by the HEU would need to adhere to mandatory requirements and regulations related to the emissions or handling of hazardous materials,

substances, or wastes near schools to reduce the potential for impacts to schools. Housing sites and schools are generally desired and compatible.

Adherence to California Hazardous Waste Control Law, California Health and Safety Code, and RCRA regulations, which regulate how to transport and handle hazardous and non-hazardous materials and waste, would reduce potential impacts associated with the accidental release of hazardous materials. As a result, future housing development facilitated by the HEU would not conflict with any State or local plan aimed at preventing emissions or handling of hazardous materials near schools. Therefore, the HEU's impact would be less than significant, and no mitigation is required.

Government Code Section 65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, Department of Health Services lists. No sites in San Anselmo were observed on this list.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
Impair implementation of or physically interfere with an adopted emergency	☐	☐	☐	☒

response plan or emergency evacuation plan?				
Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Conclusion

The HEU does not create any risks regarding Hazardous Materials beyond the risks that are inherent to every construction project. Those risks of accidents, spills, etc. are to be addressed by pre-existing legislation, permitting, and inspection requirements.

Mitigation Measures

Mitigation with regards to Hazardous Material is not required as the result of the HEU. The project is proposing housing and not sites that are typically considered to be high risk or associated with large amounts of these types of materials. Additionally, the Town is not within an airport land use plan or within two miles of a public airport.

The HEU will occur within the town's existing footprint. The proposed housing sites are not impacting large number of undeveloped lands, nor it this update being proposed in areas that have not been developed prior to this update. Hazard response should be known and while some updating of these plans will be required to accommodate the proposed increased density, this will occur after the construction process and may be the course of regular and routine plan updates

While the checklist specifically mentions conditions related to wildfires, the Town of San Anselmo does have known issues with flooding and issues related to the San Anselmo Creek overtopping its banks. The established development plan review and building permit processes will ensure that any appropriate hazard mitigation for properties near this waterway is adequately taken into consideration.

3.10 Hydrology and Water Quality

No hydrological studies were prepared for this document. Candidate housing sites were evaluated in this Study at a programmatic level based on information available to the Town of Anselmo where reasonably foreseeable, direct and indirect changes in the environment could be considered. Detailed analysis was not conducted.

Environmental and Regulatory Setting

Federal Regulations

Clean Water Act (CWA) - establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. The basis of the CWA was enacted in 1948 and was called the Federal Water Pollution Control Act, but the Act was significantly reorganized and expanded in 1972. "Clean Water Act" became the Act's common name with amendments in 1972.

Under the CWA, EPA has implemented pollution control programs such as setting wastewater standards for industry. EPA has also developed national water quality criteria recommendations for pollutants in surface waters.

The CWA made it unlawful to discharge any pollutant from a point source into navigable waters, unless a permit was issued. National Pollution Discharge Elimination System (NPDES) permit program controls discharges.

- Point sources are discrete conveyances such as pipes or man-made ditches.
    - Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need a NPDES permit;
    - Industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters.

State Regulations

Porter-Cologne Water Quality Control Act (Water Code, § 13000 et seq.) This is the principal law governing water quality within the State of California. This act establishes the framework to protect water quality and establish the criteria for the beneficial uses of water. Unlike the Clean Water Act, the Porter-Cologne Act applies to both ground water and surface water.

Regional Regulations

In 1993, the Marin County Flood Control and Water Conservation District, which is comprised of Marin's 11 cities, towns, and the County, established the Marin County Stormwater Pollution Prevention Program (MCSTOPPP). Each MCSTOPPP member agency implements a local stormwater pollution prevention program and funds the countywide MCSTOPPP, which provides for the coordination and consistency of approaches between the local stormwater programs. MCSTOPPP staff implement permit compliance tasks and track stormwater regulations on behalf of the member agencies. We also document local and countywide permit compliance efforts in annual reports to the San Francisco Bay Regional Water Quality Control Board.

Local Regulations

To ensure protections to hydrology and waterways, the Town has the following regulatory policies:

1. Title 5, Chapter 8, Urban Runoff Pollution Prevention, of the San Anselmo Municipal Code. The purpose of this chapter is to ensure the future health, safety, and general welfare of Town of San Anselmo citizens and to protect and enhance watercourses, fish, and wildlife habitat by:

   (a) Minimizing discharges other than storm runoff to storm drains or watercourses;

   (b) Responding to the discharge of spills, preventing and controlling the discharge of spills to storm drains or watercourses, and prohibiting dumping or disposal of materials other than stormwater;

   (c) Reducing pollutants in stormwater discharges to the maximum extent practicable;

   (d) Requiring operators of construction sites, new or redeveloped land, and industrial and commercial facilities to install, implement, and maintain appropriate best management practices (BMPs); and

   (e) Requiring development projects to maintain or reduce the volume, velocity, peak flow rate, and duration of runoff as compared to the pre-development stormwater runoff rates; and preventing stormwater pollution whenever possible, through stormwater management controls and ensuring that these management controls are properly maintained.

   The intent of this chapter is to protect and enhance the water quality of the State's and Nation's watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Clean Water Act (33 U.S.C. §1251 et seq.), the Porter-Cologne Water Quality Control Act (California Water Code Section 13000 et seq.), and the Phase II Small Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System

(NPDES) Permit, Water Quality Order No. 2013-0001—DWQ, General Permit No. CAS000004 (Phase II Stormwater Permit) and subsequent revisions and amendments thereto.

2. Title 7, Chapter 11, Protection of Flood Hazard Areas, of the San Anselmo Municipal Code. The purpose of the regulations is to ensure the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by legally enforceable regulations applied uniformly throughout the community to all publicly and privately owned land within flood prone, mudslide [i.e. mudflow] or flood related erosion areas. These regulations are designed to:

   (a) Protect human life and health; and

   (b) Minimize expenditure of public money for costly flood control projects; and

   (c) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; and

   (d) Minimize prolonged business interruptions; and

   (e) Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard; and

   (f) Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage; and

   (g) Ensure that potential buyers are notified that property is in an area of special flood hazard; and

   (h) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

3. Title 7, Chapter 12, Watercourses, of the San Anselmo Municipal Code. The purpose of this chapter is to ensure proper drainage and the free and unobstructed flow of water in the Town.

Analysis Methodology and Thresholds of Significance

Water quality within the Town is regulated by the State Water Resources Control Board through the National Pollution Discharge Elimination System (NPDES) program, which was established by the Clean Water Act. The San Francisco Bay Regional Water Quality Control Board issues and enforces the NPDES permits for discharges to water bodies in the portion of Marin County that drains to the San Francisco Bay.

Projects disturbing more than one acre of land during construction are required to file a notice of intent to be covered under the NPDES General Permit for Storm Water Discharges Associated with Construction Activity for discharges of storm water associated with construction activities. The applicant must propose storm water quality control measures that are consistent with this permit and consistent with recommendations and policies of the local agency and the Regional Water Quality Control Board. The General Construction Permit requires development and implementation of a Storm Water Pollution Prevention Plan that includes storm water best management practices to control runoff, erosion and sedimentation from the site both during and after construction. The Town enforces the NPDES regulations through required compliance with regulations in the municipal code.

There are provisions for erosion control regulations focused on preventing sedimentation and damage off-site, as well as regulations regarding urban runoff and minimization of erosion that can impact surface water quality. Its purposes are, in part, to require operators of construction sites, new or redeveloped land, and industrial and commercial facilities to install, implement, or maintain appropriate best management practices that that substantially reduce urban pollutants in storm water runoff discharged from a site during construction and operations.

The regulations also include a standard that requires maintaining pre-development stormwater runoff rates under post-development conditions and preventing nonpoint source pollution through on-site stormwater management controls and ensuring that these controls are properly maintained. Compliance with the requirements of the NPDES General Permit as enforced by municipal code regulations would ensure that potential water quality impacts are less than significant.

The Town of San Anselmo is located within the Ross Valley Groundwater Basin and receives a nominal amount of water from the Santa Rosa Groundwater Basin (Marin Municipal Water District 2021). The proposed project would increase demand for domestic water supply and according to the Marin Municipal Water District Plan, there is an excess capacity in the system to meet the projected growth.

Several Housing Element sites are located adjacent to the San Anselmo Creek. Development on these sites would be required to maintain setbacks such that no alteration of the creeks would occur. Since all but 3 of the sites are already developed, there would not be a significant change in impervious surfaces and the Town's regulatory process will ensure proper drainage and water quality.

All sites being pursued through the land development process will implement the most modern stormwater best management practices pursuant to NPDES requirements as enforced through regulations in the municipal code. One of these practices to prepare a stormwater control plan, which identifies the best management practices for stormwater quality management to be implemented on a development site and to demonstrate that a new development project would not increase the rate of stormwater discharge from a site relative to predevelopment conditions. This uniformly applied regulation would ensure that runoff from new development on the opportunity sites does exacerbate existing flood hazards or exceed the capacity of the existing stormwater management system.

Flooding

According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center, portions of the Town are within a flood hazard zone (Federal Emergency Management Agency 2022). Some of these sites are developed and are within a flood hazard zone. Risks to public safety from new development within a flood hazard zone are managed through the federal, State, and local regulations. New development within a flood hazard zone would have the potential to impede or redirect flood flows in a manner that exacerbates upstream or downstream flooding primarily by reducing flood storage capacity.

The federal, State, and local regulations include provisions for construction in a floodway that require new development to implement measures that avoid increasing the base flood elevation such that such development would avoid impeding or redirecting flood flows in a manner that exacerbates existing flood hazard potential. Required conformance of qualifying projects with these uniformly applied regulations would ensure that this potential impact would less than significant.

There are no tsunami or seiche hazards zones in the Town. As described above, several of the opportunity sites are in flood hazard zones. These sites include existing residential and/or commercial development. Under the proposed Housing Element Update, these sites could be developed with the same types of uses, neither of which involve use of acutely hazardous

materials with significant potential to cause substantial environmental impacts if released a during flood event.

The Sustainable Groundwater Management Act is a state law requiring groundwater basins to be sustainable. The Act enables eligible local agencies to form groundwater sustainability agencies, whose roles are to develop groundwater sustainability plans for designated basins to ensure that groundwater supply is managed to be sustainable.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
I.) result in a substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
II) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite	☐	☐	☒	☐

III). create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
IV). impede or redirect flood flows?	☐	☐	☒	☐
V). In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
VI). Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Conclusion

All future housing development facilitated by the HEU would be subject to the Town's development review process, which may include review pursuant to CEQA, and be required to comply with General Plan policies, local, county, State and federal standards, and required to adhere to all requirements for avoiding and minimizing conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan. As a result, future housing development facilitated by the HEU would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts would be less than significant

Mitigation Measures

The Town's current policies and regulations in place address any potential impacts and no mitigation is required.

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3.11 Land Use and Planning

This section describes and evaluates potential impacts related to land use and planning as a result of the San Anselmo HEU. This section includes 1) a description of the existing environmental setting for land use and planning; 2) a summary of the federal, State, and local regulations related to land use and planning; and 3) an analysis of the potential impacts to land use and planning associated with the implementation of the Housing Element.

CEQA Guidelines section 15125 states that the EIR shall discuss "any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans." Because the project under evaluation is a change to the local general plan, it will be evaluated for alignment and compliance with the relevant regional, State, and federal regulations.

Environmental and Regulatory Setting

California Housing Element Law – Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. Local governments meet this requirement by adopting housing elements as one of the eight parts of their general plan. The General Plan is also a requirement issued by the State. State funding programs for transportation, infrastructure, and housing often require compliance with Housing Element Law. The State of California is now on its 6th HEU cycle. housing element update cycle.[xii]

AB 686: all State and local agencies must ensure that their laws, programs, and activities affirmatively further fair housing, and take no action inconsistent with this obligation. All housing elements must include a program that promotes and affirmatively furthers fair Housing Element throughout the community. The housing elements must include an Assessment of Fair Housing consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing Final Rule of 2015, timeline of concrete actions, a land inventory, and site identification.[xiii]

Regional Housing Needs Allocation (RHNA) – Since 1969, the State of California has required each jurisdiction to plan for its share of the State's housing needs for people of all income levels. Every eight years, the allocation for each jurisdiction is determined and divided into four income categories: very low, low, moderate, and above moderate. The San Anselmo HEU has been developed to meet these requirements and create a policy environment that allows for 833 additional housing units within the Town. To achieve this, the strategy emphasizes building to allowable unit density, and in some cases, increasing the allowable density. The Housing

Element is written specifically to meet the requirements of the Regional Housing Needs Allocation and, therefore, does not conflict with it.

Analysis Methodology and Thresholds of Significance

This Initial Study covered the major plans and regulations that either govern or are meant to complement the Town of San Anselmo HEU. For land use, this mainly includes zoning regulations governing land use and development density. See the table below for a summary of housing opportunity site location and density changes across the nine zoning districts represented.

Table 3.2. Housing Opportunity Site Inventory by Zoning District

Zoning District	Parcel count *% of total*	Land Area (acres) *% of total*	Housing unit count		Density (housing units/acre)	
			Existing	Potential new *% of total*	Current limit	Proposed limit
C-2 Downtown Commercial	10 6.62%	2.28 5.04%	1	44 5.51%	20	20
C-3 General Commercial	70 46.45%	22.02 48.66%	44	425 53.26%	20	30
C-L Limited Commercial	12 7.95%	3.36 7.42%	2	64 8.02%	20	30
PPD Preliminary Planned Development	1 0.66%	5.33 11.78%	0	112 14.04%	Varies	30
SPD Specific Planned Development	5 2.9%	1.75 3.87%	2	33 4.14%	Varies	30
R-1	38 25.21%	7.52 16.62%	36	78 9.77%	6	6

Zoning District	Parcel count *% of total*	Land Area (acres) *% of total*	Housing unit count		Density (housing units/acre)	
			Existing	Potential new *% of total*	Current limit	Proposed limit
Single Family Residential						
R-1-H Single Family Residential – Very Low Density	1 0.66%	0.28 0.62%	0	5 0.63%	1	30
R-2 Medium Density Residential	13 8.61%	2.7 5.97%	19	34 4.26%	12	30
R-3 High Density Residential	1 0.66%	0.15 0.03%	0	3 0.38%	20	30
Total	**151**	**45.26**	**104**	**798**		

The total of 798 potential new units indicated in the preceding table plus the 37 pipeline projects totaling 54 units, have been either entitled or being reviewed by the building permit process exceeds the 833 units proposed in the HEU by 54 units. This recognizes that not all potential units are expected to be created during the HEU timeframe due to property owner preference or other factors. This Initial Study focuses on impacts of 833 potential units.

Of the 151 parcels proposed as housing opportunity sites, 148 or 95% already have been improved with either a building and/or infrastructure improvements, such as parking lots. Of the remaining three vacant parcels, two are vegetated with grass and one is wooded. Thus, the proposed housing opportunity sites primarily involve parcels that have already been altered through development.

The primary proposed change is an increase in allowable housing unit density (measured in units per acre) on the designated housing opportunity sites. The extent of increase varies among the zoning districts in which the housing opportunity sites are located. In all cases, the

proposed density increase can be readily accommodated within existing dimensional regulations that define maximum permissible building envelope. A two-story height limit applies to all parcels. Residential zone parcels are further restricted by a maximum site coverage of 35% and setbacks. Commercial zone parcels allow up to 100% lot coverage, but this is reduced by required setbacks at adjoining residential zones, and by maximum floor area ratios (gross building floor area divided by parcel area) of 1.0 in C-3 and C-L zones and 2.0 on C-2 and PPD zones. Accommodating the proposed Housing Element program would not require exceeding these envelopes.

Over two-thirds of the potential new housing units on proposed housing opportunity sites are in commercial and SPD zones along San Anselmo's major streets. This approach is advocated in Objective 3 of San Anselmo's General Plan. By transforming commercial corridors into neighborhoods (with continued presence of community-serving commercial services), this approach offers potential to expand and connect areas of strong neighborhood character. It would not physically divide neighborhoods.

The proposed housing sites and density increase are consistent with current development policy by zoning district:

- **C-2:** Housing is currently allowed subject to a Conditional Use Permit in the C-2 Zoning District and has a density of 20 dwelling units per acre and a 2.0 existing maximum floor area ratio. The HEU would include a Zoning Code amendment to allow residential units as a permitted use. The proposed Zoning Code for the C-2 Zoning District would be compatible with the surrounding development patterns and would create negligible impacts.
- **C-3:** Housing is currently allowed subject to a Conditional Use Permit in the C-3 Zoning District and has a density of 20 dwelling units per acre with a 1.0 existing maximum floor area ratio. The HEU would include a Zoning Code Amendment to allow residential units as a permitted use, increase the density from 20 dwelling units/acre to 30 dwelling units/acre, increase the maximum floor area ratio to 2.0, and increase the height of a structure from 30-feet to 35-feet. The proposed Zoning Code Amendments for the C-3 Zoning District would be compatible with the surrounding development patterns and would create negligible impacts.
- **C-L**: Housing is currently allowed subject to a Conditional Use Permit in the C-L Zoning District and has a density of 20 dwelling units per acre with a 1.0 existing maximum floor area ratio. The HEU would include a Zoning Code Amendment to allow residential units as a permitted use, increase the density from 20 dwelling units/acre to 30 dwelling units/acre, increase the maximum floor area ratio to 2.0, and increase the height of a structure from 30-feet to 35-feet. The proposed Zoning Code Amendments for the C-L Zoning District

would be compatible with the surrounding development patterns and would create negligible impacts.

- **R-1:** Housing is a permitted use in the R-1 Zoning District with densities up to 6 dwelling units/acre. Proposed density is limited to adding a second unit per parcel and is consistent with the provisions of San Anselmo's existing policy on Ministerial Housing Units (Zoning code Chapter 4). San Anselmo's General Plan indicates there is already many examples of second units on R-1 parcels.
- **R-1-H:** Housing is a permitted use in the R-1 Zoning District with densities up to 1 dwelling unit/acre. Proposed density is limited to adding a second unit per parcel and is consistent with the provisions of San Anselmo's existing policy on Ministerial Housing Units (Zoning code Chapter 4). San Anselmo's General Plan indicates there is already many examples of second units on R-1-H parcels.
- **R-2**: Housing is a permitted use in the R-2 Zoning District with densities up to 12 dwelling units/acre. The building typologies allowed by zoning – single family, duplex and triplex – are adequate to accommodate the proposed housing densities on the proposed parcels. The HEU would include a Zoning Code Amendment to allow 50% of the parcels to be developed with lot/building coverage.
- **R-3:** Housing is a permitted use in the R-3 Zoning District with densities up to 20 dwelling units/acre. Only one housing opportunity parcel falls in this zoning district, and the three proposed units can be accommodated with single family, duplex and/or triplex building typologies typical of the R-1 and R-2 zones at nearby parcels. The HEU would include a Zoning Code Amendments to allow densities up to 30 dwelling units/acre.
- **PPD and SPD:** Proposed densities of up to 30 units per acre would be consistent with surrounding development patterns and zoning. Development of housing on the former school site on Sunny Hills Drive is supported by Objective 20 of San Anselmo's General Plan. Site-specific town review of proposals for the six housing opportunity sites in these zones will provide further opportunity for review and mitigation of any impacts.

Based on the regulations reviewed, no significant impacts were identified.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Physically divide an established community?	☐	☐	☐	☒
Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Conclusion

No significant impacts were identified and no need for mitigation has been identified.

Mitigation Measures

Since the HEU aligns with other local codes, laws, and plans and will not cause physical barriers between established communities, mitigation is not required.

3.12 Mineral Resources

Environmental and Regulatory Setting

The conservation of mineral resources and reclamation of mining lands in California is managed by the State Mining and Geology Board.

According to the California Department of Conservation, Division of Mine Reclamation *Mine Online Database*, Nicasio Rock Quarry, Redwood/ Silveria Quarry, and Dutra Materials are the only sites in Marin County designated the State Mining and Geology Board as containing mineral deposits of regional significance. [xiv] A search on the Division of Mine Reclamation database yielded nine (9) mining sites in Marin County that are regulated under the Surface Mining and Reclamation Act of 1975 (SMARA) in California. [xv]

None of these mineral and mining sites are located within the Town of San Anselmo. These sites are more than 5 miles away from the project site.

Impacts to Mineral Resources

The project site is not on or adjacent to the mining sites within Marin County. The project would not result in a loss of availability of a known mineral resource that would be of value to the region and to the residents of California.

The project site is not located in an area of San Anselmo or Marin County with known mineral resources or mining sites. Therefore, the project would not result in the loss of availability of a mineral resource recovery site.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	☐	☐	☐	☒

Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Conclusion

The project would not result in the loss of availability of a known mineral resource.

Mitigation Measures

Since there are no mineral deposits of regional significance located within a 5-mile boundary of the Town of San Anselmo boundaries, mitigation is not required.

3.13 Noise

Environmental and Regulatory Setting

Noise is generally considered unwanted sound that is typically louder than background sounds. The absolute loudness, or volume, of sound is generally measured in decibels (dB). For the analysis of noise, planners and regulators typically use A-weighted decibels (dBA), which is an expression of sound that gives a higher value to frequencies that can be perceived by the human ear.

According to the San Anselmo Municipal Code, a noise disturbance of 5 dBA that is declared a public nuisance is considered a violation, Section 4-7.404. Factors that influence whether a noise is, in fact, a public nuisance, include, per Section 4-7.401:

- The level of the noise;
- Whether the nature of the noise is usual or unusual;
- Whether the origin of the noise is natural or unnatural;
- The level of the background noise, if any;
- The proximity of the noise to residential sleeping facilities;
- The nature and zoning of the area within which the noise emanates;
- The density of the inhabitation of the area within which the noise emanates;
- The time of the day or night the noise occurs;
- The duration of the noise;
- Whether the noise is recurrent, intermittent, or constant; and
- Whether the noise is produced by a commercial or noncommercial activity.

Analysis Methodology and Thresholds of Significance

Is there generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The development of an average of 110 units per year over the course of 8 years will create an increased level of noise from construction activity, with the necessary use of heavy vehicles and machinery.

Building codes are in place for the management of construction and demolition noise. For instance, Section 4-7.203 makes it “unlawful to operate any powered equipment if the

operation of such equipment emits a noise level of…eighty (80) dBA" when measured at the loudest point fifty (50) feet away from the equipment.

There are additional restrictions on when construction and demolition activity may occur and the type of impact tools (jackhammers) that may be used. Existing policies are expected to be sufficient to keep the noise impact at a less than significant level.

Noise will also increase somewhat due to additional vehicle traffic from ongoing construction and new residents. A transportation study for this Housing Element is pending; its findings will be integrated into this analysis as they become available.

Is there generation of excessive ground borne vibration or ground borne noise levels?

There will be somewhat increased noise and vibration from large construction vehicles, but this is not expected to be a significant impact. Construction noise is temporary in nature.

For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The closest airfield is the San Rafael Airport, 2.5 miles northeast from the San Anselmo boundary. New residential development that occurs because of this Housing Element is not expected to expose those residents or workers to excessive noise levels from aviation sources.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the	☐	☐	☒	☐

local general plan or noise ordinance, or applicable standards of other agencies?				
Generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Conclusion

Town of San Anselmo General Plan includes a goal to reduce noise levels throughout the community in general with special efforts aimed at major circulation arteries. To implement this, they have set the following policies.

1. Promulgate information to all residents of the need for and methods of obtaining reduced noise levels.
2. Adopt, budget for, and enforce an effective noise ordinance and other ordinances relating to noise reduction.
3. The Town shall cooperate in the establishment of a countywide program of noise abatement when it has been developed.
4. The Town will work actively with the California Highway Patrol to police noise levels on moving vehicles.

As these established policies will mitigate potential noise impacts of the HEU, additional mitigation measures are not required.

Mitigation Measures

Noise levels will not significantly increase because of the HEU, and established policies will address related impacts, therefore mitigation is required.

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3.14 Population and Housing

Environmental and Regulatory Setting

San Anselmo's Housing Element is the primary guiding policy on population and housing. It incorporates population and housing objectives of the town's General Plan as well as regional housing goals established by California's Regional Housing Needs Assessment (RHNA) policy. The Housing Element identifies rezoning and redevelopment strategies needed to reach the housing capacity required by the assessment.

Analysis Methodology and Thresholds of Significance

Because the proposed housing program comes from San Anselmo's proposed Housing Element, its impacts are inherently planned and anticipated. Notably, the proposed housing opportunity sites and their development potential do represent a significant increase in rate of housing development and population growth compared to past decades. The 2015-2023 Housing Element, for instance, anticipated population growth from 12,600 in 2020 to 13,000 in 2030, an increase of 400 people. The proposed housing element anticipates at least 833 new housing units by 2030. If these are occupied by households averaging 2.34 people in size (San Anselmo's 2010 average cited in 2015-2023 Housing Element), the resulting population increase could total approximately 1,500 people. Household sizes are trending lower, in part to larger numbers of seniors as a portion of the population, but nevertheless the 2020-2030 population growth could exceed three times the 400 people predicted in 2015. Recent trends toward more construction of multifamily housing, noted in the current General Plan and anticipated in the proposed Housing Element, provide means to accommodate this population growth with efficient use of land and other resources, and limited impacts on established neighborhoods.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Conclusion

No significant impacts were identified and no need for mitigation has been identified.

Mitigation Measures

No need for mitigation measures beyond the HEU itself has been identified.

3.15 Public Services

Environmental and Regulatory Setting

The State of California has laws that establish regulatory requirements for development projects that will increase the demand put on public services. The projects generated by the HEU will be subject to the regulations related to public service impacts.

Laws in the State of California can be complex and confusing. This list is not provided as legal guidance, nor is it comprehensive. This information is providing information about common options that are available for local governments regarding the use of Public Lands.

State Regulations

Assembly Bills (AB) 2926, 1600, and 2751. To assist in providing facilities to serve students generated from new development projects, the State enacted Assembly Bill (AB) 2926 in 1986, which allows school districts to collect impact fees from developers of new residential, commercial, and industrial developments. Development impact fees are also referenced in the 1987 Leroy Greene Lease Purchase Act, which requires school districts to contribute a matching share of the costs for the construction, modernization, or reconstruction of school facilities. Subsequent legislation has modified the fee structure and general guidelines.

In 1987, the provisions of AB 2926 have been expanded and revised by AB 1600, which limits the ability of a school district to levy School Fees unless (i) there is a need for the School Fee revenues generated, and (ii) there is a nexus or relationship between the need for School Fee revenues and the type of development project on which the school fee is imposed. (The requirements of AB 1600 were clarified with the passage in 2006 of AB 2751, which codifies the findings of Shapell Industries vs. Milpitas Unified School District.)

Assembly Bills (AB) 1486 and California Education Code 17388. Provide guidance on surplus school properties. While AB 1486 provides that surplus school properties be used to meet the needs of HEU, AB 17388 which is part of the Education Code suggests that these properties be used to meet the local needs for parkland.

Senate Bill 50 and California Education Code Section 17620. Senate Bill (SB) 50, the Leroy F. Greene School Facilities Act of 1998, was signed into law on August 27, 1998. These Assembly Bills provide a program for funding school facilities largely based on matching funds.

The Quimby Act. Adopted in 1975, the Quimby Act allows public agencies to develop parkland and recreational facilities. The fee is imposed on developers as a condition of public agency approval of a tentative map or land subdivision process. In 2013, AB 1359 was subsequently passed to provide that where the city or county is proposing to use the fees to provide parks must have fewer than three acres of park area per 1,000 members. Additional requirements include: The city or county must hold a public hearing before using the fees in another neighborhood; The city or county must find it reasonably foreseeable that the new subdivision's residents will use the park facilities in the other neighborhood; And finally, the city or county must use the fees in areas consistent with the city or county's local Quimby Act ordinance and General Plan. Municipalities may also enter into a joint or shared use agreement with other municipalities or the County to provide additional park and recreation access.

Local requirements

The Town of San Anselmo does not have any Quimby Act regulations, or any similar laws related to Public Services.

Non-government

Finally, the National Recreation and Parks Administration (NRPA) have suggested guidelines for park land acquisitions. NRPA is a non-government agency and is the leading not-for-profit organization dedicated to building strong, vibrant, and resilient communities through the power of parks and recreation. Under guidance from NRPA, 10 acres of parkland for every 1,000 people is recommended. However, these are suggested guidelines and NRPA advocates that each municipality knows the ideal park land metric to meet their individual scenarios.

Analysis Methodology and Thresholds of Significance

Fire Services

The Ross Valley Fire Department provides consolidated fire protection and related services for Ross, San Anselmo, Sleepy Hollow and Fairfax. There are three fire stations in this service area. Additionally, the San Anselmo Fire Department provides permit review and inspections. These are situations that are not expected and can put increase pressure on staff resources.

Police Services

Central Marin Police provide services for the Town of San Anselmo through a mutual aid Joint Powers Agreement (JPA). Central Marin Police authority has a compliment of 58 sworn officers and serves a population of 35,000 people. This equates to one officer for every 603 people in Marin County.

Schools and libraries

Two public school districts serve students living in San Anselmo. The Ross Valley School District include Brookside, Hidden Valley, Manor, Wade Thomas elementary schools, and White Hill. Middle school. –High school students attend the Tamalpais Union High School District. Archie Williams, high school is located within the Town of San Anselmo.

The San Anselmo library is the only public library in the project area.

Parks

San Anselmo Parks Department oversees parkland in six parks. Total municipal park land in the San Anselmo is a little less than 80 acres according to the Marin County Parks and Recreation Plan. This is consistent with the Town's General Plan projections of 4 acres of parkland for every 1,000 people in the population.

The HEU is developed to accommodate an increase of approximately 1,500 new people to the Town over the next 8-year housing cycle. This may result in an average growth rate of 2% over the 6th cycle.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	☐	☐	☒	☐

Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Conclusion

The HEU may add approximately 1,500 or more people to the Town of San Anselmo. The Town has processes in place to address increases in population and the decisions to add facilities and deliver new services are addressed through the annual budgeting process.

Mitigation Measures

To offset growth rates, municipalities, counties, and States have processes in place to manage annual increases in population based on specific demographic information that is collected as communities change. Therefore, no mitigation is required.

3.16 Recreation

Environmental and Regulatory Setting

Every person deserves access to high-quality, well-maintained parks and recreation options. While there are no federal, or local rules or regulations on how much parkland should be available per resident, the National Parks and Recreation Association (NRPA) does provide guidelines and metrics for parks and recreation facilities as these amenities are seen as increasingly valuable amenities to our communities. More specifically, NRPA Park Metrics provides a variety of scenarios including optimum parkland per resident information and site-specific facility planning.

The NRPA Metric database is the most comprehensive source of data standards and insights for providing parks and recreation services and facilities in America today. Park and recreation professionals advocate for the use of this benchmark data to gain more funding support, improve operations and better serve their communities.

According to the NRPA Park Metrics files, the "typical" park and recreation agency:

- Has 9.9 acres of parkland for every 1,000 residents
- Has 8.1 full-time equivalents (FTEs) on staff for every 10,000 residents
- Has annual operating expenses of $81.19 on a per capita basis
- Recovers 25.9 percent of its operating expenditures from non-tax revenues

No two park and recreation agencies are the same. While these medians mark national trends, these numbers are *not* recommended for all communities. Cities, towns and municipal agencies that provide parks and recreation amenities may set benchmarks that represent their specific situation.

The State of California Quimby Act of 1975 authorizes cities and counties to pass ordinances requiring developers to set aside land, donate conservation easements, or pay fees for park improvements. The Quimby Act sets a standard park space to population ratio of 3 acres of park space per 1,000 persons. Cities with an existing ratio of higher than three acres per 1,000 persons can set a standard of up to 5 acres per 1,000 persons for new development.

The Town Parks, Recreation and Public Facilities Element of San Anselmo's General Plan cites a standard of four acres of parkland per 1,000 residents as a benchmark. According to the General Plan, San Anselmo has about 56 acres of parkland today (including Sorich Ranch Park). For the 2021 population of approximately 12,700, this results in approximately 4.4 acres of

parkland per 1,000 residents. With a population increase of up to 1,500 resulting from the Housing Element (see section 3.14, Population and Housing), available parkland would drop slightly below the four-acre threshold, between 3.9-4.0 acres per 1,000 residents. In response, San Anselmo may want to consider increasing parkland area and/or the capacity to use existing park facilities.

In San Anselmo, there are six Town-managed parks with a variety of facilities.

- Creek Park
- Faude Park
- Lansdale Park
- Memorial Park, Elders' Garden, & Millennium Playground
- Robson-Harrington Park
- Sorich Ranch Park

San Anselmo's park and recreational opportunities are supplemented regional park amenities provided by Marin County, State of California and National Park Service. Town provides an ever-changing array of recreational programs and opportunities for the public on its parkland. Programming and facilities could potentially be expanded to address increased resident demand.

To improve the resident to parkland ratio to mitigate population growth, the Town of San Anselmo could add parkland in a variety of ways. One such method is to require new developments of specific size to provide recreational amenities back to the community. This can be done by having the developer build private recreation facilities that will be maintained by the community (a homeowner's association for example). Developers can also provide park land and/or amenities to the community. In lieu of providing land, depending on the number of new units, the developer may provide funding for improvements to existing park land. If these elements cannot be successfully negotiated or the new land being developed is very small, the Town of San Anselmo may elect to collect a fee that will be put to the purchase of new community park land or use the fees to make improvements to existing parks in the area.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Conclusion

The Housing Element Update will bring more residents and as a result, the demand for park land and recreational opportunities will likely increase. While growth and population increases are directly related to how well the economic conditions are, the need for Park land and recreational opportunities are likely to increase with the implementation of this update. As the General Plan assesses and responds to park and recreation needs over time, this established process will address any modification that may be needed, and no separate mitigation is justified at this stage.

Mitigation Measures

No mitigation is required.

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3.17 Transportation

This section was completed by the Town of San Anselmo using the consulting services of Parisi Transportation Consulting. The findings in this area suggest a Less Than Significant Impact to the Town of San Anselmo's transportation network. What is presented here is a shortened version of the overall analysis. To review the full findings and discussion completed by the Parisi Transportation Consulting, please refer to the full document located in Appendix B.

Environmental and Regulatory Setting

The Town of San Anselmo is in the San Francisco Bay Area in Marin County, situated in a series of small valleys and bordered by moderate to steep hillsides. This section describes attributes that provide and influence transportation patterns within the Town and between the Town and other vicinities.

Though there are no freeways within the Town limits, Red Hill Avenue and Sir Francis Drake Boulevard are major arterial streets that connect the Town to U.S. Highway 101 to the east, providing access to San Francisco and other major activity centers in the Bay Area. Sir Francis Drake Boulevard and Center Boulevard connect San Anselmo with the Town of Fairfax to the west. These roadways converge near downtown in a complex system of roadway intersections referred to as the Hub. Due to the topography, some local residential streets are steep, narrow, and winding.

The Town has limited bicycle facilities on some roadways consisting of Class II and Class III bikeways (on-street bike lanes and travel lanes shared with motor vehicles, respectively). The General Plan's Circulation Element includes objectives to identify areas which should be linked by bicycle and pedestrian paths in order to provide a viable active transportation system.[xxiv] Public transit service in San Anselmo is provided by Marin Transit and Golden Gate Transit. As of fall 2022, Marin Transit operates four standard routes and an express route with hourly service frequencies during weekday morning and afternoon peak periods, and an afternoon school route, while Golden Gate Transit operates one route with 30-minute service frequencies during weekday morning and afternoon peak periods. Routes operated by both agencies all pass through the Hub and/or downtown area along the major arterial streets, providing access to Fairfax, Ross, San Rafael, other Marin County destinations, and San Francisco.

In terms of land use patterns, the built environment is most appropriately characterized as suburban, without significant dense urban residential or retail centers. The Town is an

established residential community comprised of mostly detached single family dwellings with some multifamily dwellings. Land development availability is largely limited to infill sites, with some larger parcels situated on higher slopes and ridge tops as designated in the General Plan.[xxv] Neighborhood, downtown, and general commercial areas are concentrated along the major roadways in conjunction with public transit access.

Lastly, on February 28, 2023, the Town of San Anselmo Town Council adopted a Threshold of Significance Policy (see Appendix C).

Analysis Methodology and Thresholds of Significance

Table 3.3 provides a summary of the San Anselmo Housing Element Update CEQA determination for each of the criteria that could constitute potential transportation environmental impacts. A discussion of each finding is provided in Appendix B and consistent with the Town adopted Threshold of Significance Policy in Appendix C.

Table 3.3. CEQA Checklist Impact Determination

Impact	Question	CEQA Determination
TRA-1	Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Less Than Significant Impact
TRA-2	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less Than Significant Impact
TRA-3	Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	Less Than Significant Impact
TRA-4	Would the project result in inadequate emergency access?	Less Than Significant Impact

Source: Parisi Transportation Consulting, 2022

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
Result in inadequate emergency access?	☐	☐	☒	☐

Conclusion

As adequate emergency access is included as part of the Town requirements for individual projects, which will be reviewed by local officials as part of design review, the Project has a less than significant impact with respect to emergency access.

Mitigation Measures

No mitigation is required.

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3.18 Tribal Cultural Resources

Environmental and Regulatory Setting

In 2015, CEQA was amended by AB 52, which governs analysis of tribal cultural resources and imposes consultation requirements with Native American Tribes who request such consultation. A project that "may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Res. Code, § 21084.2.) To assist in the determination of a significant environmental effect, a lead agency is required to consult with any California Native America tribe that requests consultation and is traditionally and culturally affiliated with the area of the project. If a Native American Tribe wishes to participate in consultation, it must respond to the lead agency within 30 days of a formal notification.

Tribal cultural resources are defined as: 1) sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe that are listed, or determined to be eligible for listing, in the national or state register of historical resources; or 2) listed in a local historical register of historic resources. (Pub. Res. Code, § 21074.) If a lead agency determines that a project may cause a substantial adverse change to a tribal cultural resource, measures must be considered to mitigate the impact. (Pub. Res. Code, § 20184.3(b)(2).)

Here, no known tribal cultural resources have been identified in the project area. On February 14, 2022, the Town mailed formal notification letters to tribes affiliated with the Coast Miwok communities (listed below) offering consultation regarding the HEU along with a description of the project. These communities are listed with the Native American Heritage Commission (NAHC). The Town did not receive a request for consultation within the 30 day time limit. Should any tribal cultural resources be found with relation to any particular project under the UHE, further analysis and notifications would occur per AB 52.

The Town of San Anselmo prepared and mailed AB 52 notifications letters to tribes affiliated with the Coast Miwok communities. These communities are listed with the Native American Heritage Commission (NAHC). While no consultation is expected, the process is on-going, and a detailed summary of the outcome will be provided in the Tribal and Cultural Resources Section planned for the Environmental Impact Report (EIR). No other follow-up action is anticipated.

Coast Miwok-affiliated Tribes:
Federated Indians of Graton Rancheria
6400 Redwood Drive, Ste 300
Rohnert Park, CA 94928
Phone: (707) 566 – 2288
Fax: (707) 566-2291
gbuvelot@gratonrancheria.com

Guidiville Indian Rancheria
Donald Duncan, Chairperson
P.O. Box 339
Talmage, CA, 95481
Phone: (707) 462 – 3682
Fax: (707) 462-9183
admin@guidiville.net

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☐	☒
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of	☐	☐	☐	☒

historical resources as defined in Public Resources Code section 5020.1(k), or				
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Conclusion

No known tribal cultural resources have been identified in the project area. The Town did not receive any requests for consultation in response to its formal notification letters. Should any tribal cultural resources be found with relation to any particular project under the HEU, further analysis and notifications would occur per AB 52.

Mitigation Measures

No resources in the location of the 151 sites are known at the present time. No mitigation is required.

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3.19 Utilities and Service Systems

This section describes the utilities and service systems and public services that could be affected by this HEU. Water supply and distribution systems, wastewater collection and treatment systems, solid waste collection and disposal, stormwater conditions, electricity, natural gas and telecommunication impacts are described here to support the environmental impact analysis.

Environmental and Regulatory Setting

Water Service

In California, water service is provided by towns, cities, counties, special districts, and private utilities. Most service providers get their water from surface water, groundwater or a combination of both, and serve a wide range of connections, from just a few connections to thousands. Water rights, water contract agreements, groundwater pumping limitations, and the infrastructure required to treat, pump, and deliver water are the factors that limit the amount of water available to service providers.

Water supply to San Anselmo is provided by the Marin Municipal Water District (MMWD). The water supply is reservoir based. According to the Water Resources Plan 2040 prepared in 2017 by the consultant firm Woodard and Curran, the MMWD has adequate capacity. The report demonstrates that the district's current supply portfolio is sufficient to meet demands in each of the reliability threats modeled except the Six-Year Severe Drought. It should be noted that the probability of the Six-Year Severe Drought occurring is low. Should this type of drought occur, shortages would not be expected until the fifth year of the drought, which provides time to re-assess and move forward implementation of resiliency options after the Water Resources Plan 2040 MMWD 1-3 drought starts. Further, use of supplies in emergency storage, combined with mandatory conservation / rationing, would allow the district to manage supplies through the Six-Year Severe Drought condition without shortfalls.

This report also notes that since the district's current supply portfolio is sufficient to meet demands under most conditions evaluated, there is no immediate need to invest in infrastructure to secure additional resiliency at this time. However, to continue strengthening the district's water supply resiliency, it is recommended that the district expand its existing water efficiency programs. Currently MMWD serves approximately 191,000 customers and capacity is well over anticipated needs.

Locally, as the HEU advances into the construction phase, and housing occurs incrementally throughout the Town, upgrades to local pipes and infrastructure may be required. These

upgrades and improvements to the efficiency and delivery of these resources would be subject to individual environment review and all future upgrades would be reviewed at the time of building permit review and would be completed to the satisfaction of the Town of San Anselmo Development Review authority and the Town of San Anselmo Engineer.

Wastewater Generation

The Ross Valley Sanitary District (RVSD) manages wastewater treatment and the related infrastructure within the Town of San Anselmo. The RVSD was established in 1899 and is believed to be California's oldest sanitary district. The RVSD serves the communities of Sleepy Hollow, Fairfax, San Anselmo, Ross, Larkspur, Kentfield, and Greenbrae, serves Murray Park by contract, and conveys wastewater to the Central Marin Sanitation Agency (CMSA) wastewater treatment plant.

The RVSD is responsible for approximately 194 miles of gravity sewer lines, also known as mains. These mains range in diameter from 4 inches to 42 inches in size. The sanitary system is serviced through 4313 manholes and 1250 rod holes distributed throughout the system. Where gravity flow is not practical, the RVSD pumps wastewater through 19 pump stations and lift stations and 8.4 miles of sewer force mains to convey flows to the Central Marin Sanitation Agency (CMSA) wastewater treatment plant in San Rafael. The CMSA was established in 1979 as a joint powers' agency comprised of the RVSD, the San Rafael Sanitation District, and Sanitary District No. 2 of Marin County serving the Town of Corte Madera and some surrounding areas.

There are also about 200 miles of privately-owned sewer service laterals that convey wastewater to the RVSD's system.

According to the 2019 Sewer System Management Plan and the 2021 Infrastructure Asset Management Plan Update the overall system is fully functional and operating at a level that is compatible with the existing community needs.

It should be noted that portions of the Town of San Anselmo are serviced by existing force mains. These service areas are primarily north and east of San Anselmo Creek. All residential developments will be reviewed incrementally as new plans are proposed. The precise connections and pipes required will be scrutinized at the time of submittal for construction permits. Should any new lines, connections or upgrades be required, these improvements will be subject to environmental review. Line modifications and connection into the existing force main must be designed to all applicable provisions of the local building code and to the satisfaction of the Town and the District.

Stormwater

Storm water is defined by US EPA as the runoff generated when precipitation from rain and snowmelt events flows over land or impervious surfaces without percolating into the ground. Storm water is often considered a nuisance because it mobilizes pollutants such as motor oil and trash. In most cases, storm water flows directly to water bodies through sewer systems, contributing a major source of pollution to rivers, lakes, and the ocean. Storm water discharges in California are regulated through National Pollutant Discharge Elimination System (NPDES) permits. However, storm water may also act as a resource and recharge groundwater when properly managed.

New use will require stormwater infrastructure to meet new demand. Since the Town is largely proposing opportunities that provide for redevelopment, the new development will be in areas that are currently served by stormwater drainage systems. The addition of new housing on some of these older developed lot areas may provide opportunities to implement the most modern-day stormwater infrastructure design. Redevelopment may reduce impervious surface areas in some areas and allow more infiltration thus reducing overall stormwater runoff.

Electricity, Natural Gas and Telecommunications

Electric Power In 2018, California produced approximately 194,842 gigawatt-hours of electricity and imported approximately 90,646 gigawatt-hours (CEC 2019). Generally, electric power is generated by power plants or renewable energy resources such as hydropower, geothermal, biomass, and solar energy. Energy is transferred through electricity substations, transformers, and power lines that relay the energy from the producer to the consumer. California is part of the western transmission system that helps keep electricity flowing reliably and safely throughout the western United States. On a more local scale, balancing authorities help to ensure that demand and supply are regionally balanced. California has eight balancing authorities:

- Balancing Authority of Northern California
- California Independent System Operator
- Imperial Irrigation District
- Los Angeles Department of Water & Power
- PacifiCorp West
- NV Energy
- Turlock Irrigation District
- Western Area Lower Colorado

The California Independent System Operator operates in all 58 California counties and operates the flow of electricity through three main investor-owned utilities (Pacific Gas and Electric Company, Southern California Edison, and San Diego Gas and Electric Company) in addition to several other municipal operators.

Natural Gas Natural gas consists of many different compounds such as methane and natural gas liquids (ethane, propane, butanes, and pentanes). It is formed through the decomposition of historic animals and plants that have been converted to hydrocarbon fuels by high pressure and temperatures deep under the earth's surface.

In 2018 California withdrew approximately 202,616 million cubic feet from gas, oil, and shale gas wells within its boundaries. Out of the 30.59 trillion cubic feet of natural gas used in the United States in 2018, California was the second largest consumer, using approximately 7.1 percent of natural gas used in the U.S. (EIA 2019).

Nearly 90 percent of California's natural gas supply comes from out-of-state imports; approximately 45 percent of the natural gas burned in California is used for electricity generation, 21 percent is consumed in the residential sector, 25 percent in the industrial sector, and 9 percent in the commercial sector. Natural gas facilities in the State provide residents with electricity, heat buildings, fuel vehicles, and provide many other uses. Natural gas is generally delivered to residents and users through pipelines and tanks in the form of compressed natural gas. These facilities are located throughout the State.

Telecommunication The California Public Utilities Commission develops and implements policies for the telecommunication industry to achieve the following goals:

- Ensure fair, affordable universal access to necessary services.
- Develop clear rules of the game and regulatory tools to allow flexibility without compromising due process.
- Remove barriers that prevent a fully competitive market.
- Reduce or eliminate burdensome regulations.

In California, telecommunication facilities are being shifted to wireless facilities such as small cells and distributed antenna systems. Many of these facilities are proposed for installation in public rights-of-way. U.S. Code Title 47, Section 332 (47 USC 332) maintains local authority over local decisions regarding the placement, construction, and modification of personal wireless telecommunication facilities.

Electricity is provided to the Town of San Anselmo by Marin Clean Energy. Pacific Gas and Electric is the provider of natural gas resources and telecommunications services are typically provided by major suppliers including AT&T, Verizon, T Mobile and are the discretion of the end user. While the HEU does create new user demand and long-term operating concerns, the review of these service providers' current capacity and long-range plans indicate that the update will not cause concerns for long term use or operations. No capacity issues are identified in this initial study and each of the companies is consistently looking to provide more efficient ways to increase capacity and deliver services in a more environmentally sustainable manner.

Each of these elements will be more closely evaluated in the development of the Environmental Impact Report.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the	☐	☐	☐	☒

project's projected demand in addition to the provider's existing commitments?				
Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Conclusion

The HEU will require more resources and capacity. Based on the current systems in place, local conditions may be impacted, and site-specific improvements may be necessary. However, the expansion and construction of new facilities to support this growth can be adequately addressed through established services management systems, therefore no mitigation measures are needed.

Mitigation Measures

Current existing services providers have the capacity to meet the broad needs of the HEU for the Town of San Anselmo. Additional housing proposed in the Housing Element is not causing extreme stress or impacting existing utilities systems that will demand major system upgrades. However, individual projects will need to be evaluated independently for any site-specific upgrades, including infrastructure improvement requirements and environmental impacts.

3.20 Wildfire

Environmental and Regulatory Setting

The State of California is required by law to map the areas of significant fire hazards based on fuels, terrain, weather, and other fire hazards. These areas, designated as Fire Hazard Severity Zones (FHSZ), mandate certain site and building selection, design, and construction practices to reduce risk associated with wildfires. [xvi]

Parts of California sensitive to fire hazards are often a part of the wild-land urban interface (WUI), where development and wildland vegetation meet. [xvii] To help protect lives and property from the disastrous effects of wildfire, the National Fire Plan identifies communities within these WUI. The Town of San Anselmo is listed on the California Communities at Risk List. [xviii]The project site is located within an already developed portion of San Anselmo with predominantly residential and commercial development within the adjacent areas.

The Town of San Anselmo is designated as a Local Responsibility Area (LRA) by the California Department of Forestry and Fire Protection (CalFIRE) which means that the local government, not the State, have financial responsibility for wildland fire protection in this area. According to the CalFIRE, FHSZ maps in Marin County, the project is not located within a Very-High Fire Hazard Severity Zone for wildland fires. [xix]

The Town has adopted a Local Hazard Mitigation Plan. Additionally, the Town has a Fire Code to address WUI compliant construction materials and vegetation management.



Figure 3.8 Fire Hazard Severity Zones in areas of state responsibility for fire control

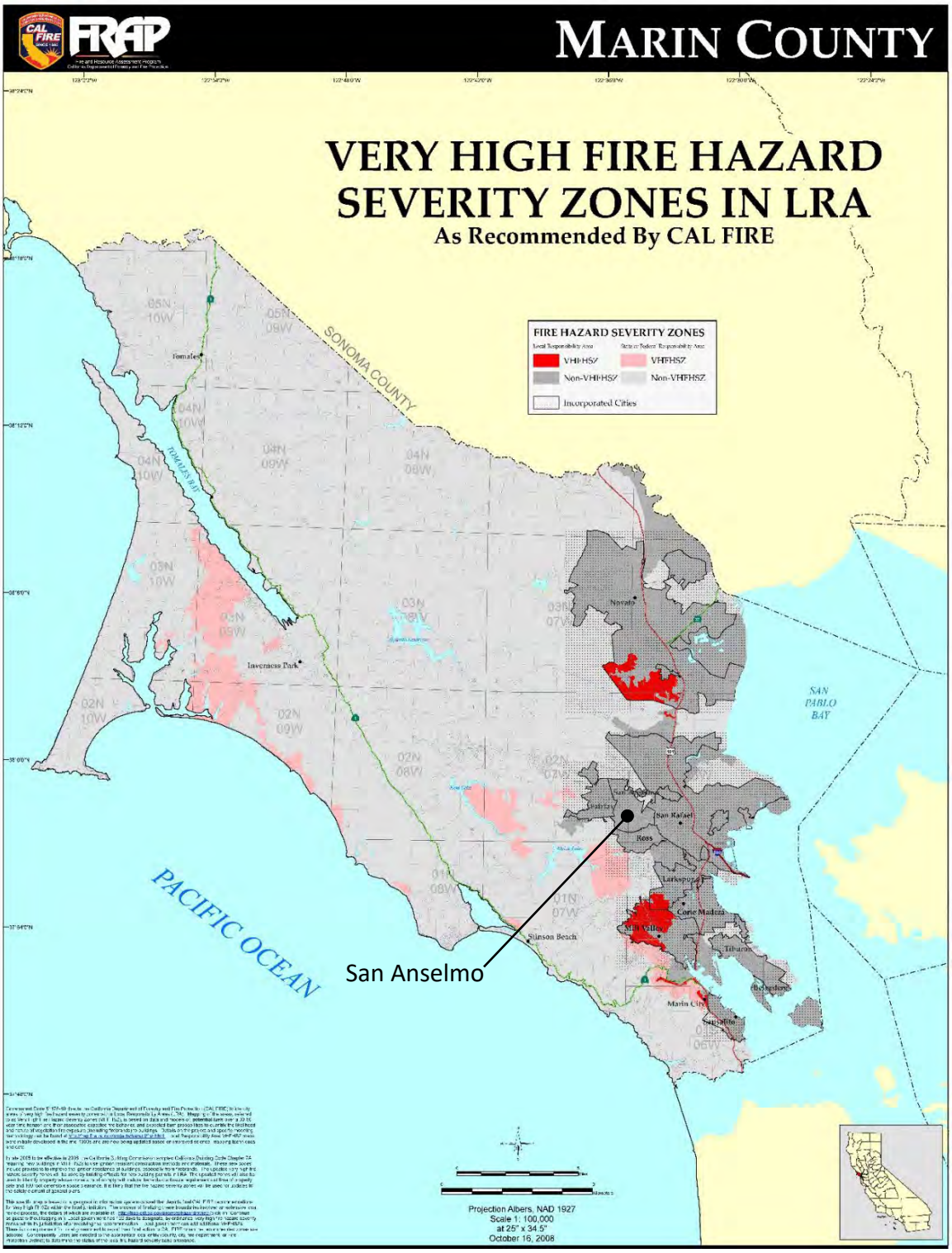


Figure 3.9 Fire Hazard Severity Zones in areas of local responsibility for fire control

Analysis Methodology and Thresholds of Significance

The Town of San Anselmo has several policies in its latest General Plan that are geared towards mitigating wildfire potential within fire hazard areas. They include those under Objective 13 and 14 which are meant to ensure that existing and future development have adequate water supplies to protect structures from fires and are sited, designed, and constructed in such a way as to reduce the potential for fires. [xx]

The Ross Valley Fire Department provides firefighting and emergency response services for the Town of San Anselmo. Fire Station 19, located at 777 San Anselmo Avenue in downtown San Anselmo and within the project site, serves the Town. It is also the administrative headquarters of the Ross Valley Fire Department. [xxi] Due to the proximity of the fire station's location to the project site, swift emergency response times in the case of a fire emergency are anticipated.

Checklist and Discussion of Impacts

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
Due to slope, prevailing winds, and other factors, wildfire risks exacerbate and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a	☐	☐	☐	☒

result of runoff, post-fire slope instability, or drainage changes?				

The action is not anticipated to impair any adopted emergency response plan or emergency evacuation plan. Fire prevention plans including the State of California's Fire Hazard Planning Technical Advisory and the Marin County Fire Department's Community Wildfire Protection Plan have been referenced to determine the impact of the action. The increased density and housing developments will not change the role of major roads like Sir Frances Drake Boulevard, Red Hill Avenue, and Center Boulevard as designated evacuation routes. Impacts from additional parking and the added capacity of drivers to these roads are still to be determined based on the findings from the transportation analysis. Therefore, the action will have a less than significant impact.

The action of increasing density within the project sites is not anticipated to significantly expose occupants to pollutant concentrations from wildfire or uncontrollable spread of wildfire. As the site comprise of multiple parcels spread across various elevation, angles of prevailing wind, and street grids within the vicinity of Downtown San Anselmo, the degree of impact to occupants living in these higher density developments may vary. An assessment of air quality impacts and wildfire risks to those living in higher elevations and/or upper floors of a multi-story development will be conducted in the air quality analysis. Overall, the impacts of the project action have a less than significant to project occupants.

The action of increasing density within the project sites may involve upgrades to existing electric, storm sewer, water and other utilities to accommodate the increased demand on the associated infrastructure. While capacity may increase with higher density development, the fire risk may be lowered when compared to low-density, single-family development. This is because the high-density development will likely be built on previously developed land and tap into existing associated infrastructure as opposed to being built on undeveloped land further from the urban core and closer to more fire-sensitive areas.

The project sites are located within a developed river valley environment where impervious surface is the predominant surface type and primarily located outside of the Town's Wildland Urban Interface. As the increase in density will take place on mostly developed land, it is not anticipated that occupants will be at greater risk of natural hazards such as flooding, landslides, and post-fire slope instability. Therefore, the action is anticipated to have no impact.

Conclusion

The project would not exacerbate the risk of residents and structures to wildfire and the Town has current Fire Codes and building regulations to address any impact related to construction.

Mitigation Measures

No mitigation is required.

LIST OF PREPARERS

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LIST OF REVIEWERS

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Heidi Scoble, Planning Director

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4.0 Supporting Documentation

APPENDIX A: Acronyms and Abbreviations

BAAQMD - Bay Area Air Quality Management District
BMP - Best Management Practices
CAA - Clean Air Act
CAAQS - California Ambient Air Quality Standards
CARB - California Air Resources Board
CalFIRE - California Department of Forestry and Fire Protection
CCAA - California Clean Air Act
CDFW - California Department of Fish and Wildlife
CESA - California Endangered Species Act
CEQA - California Environmental Quality Act
CHPlanning – CHPlanning, Ltd.
CO - Carbon Monoxide
COG - Council of Governments
CMSA - Central Marin Sanitation Agency
CRHR - California Register for Historical Resources
EQ Zapp - California Earthquake Hazards Zone Application
CUPA - Certified Unified Program Agency
dB - decibels
dBA - A-weighted decibels, an expression of sound that gives a higher value to frequencies that can be perceived by the human ear.
Department of Toxic Substances Control (DTSC)
DPM - Diesel Particulate Emissions
DUA – Dwelling Units per Acre
EIR - Environmental Impact Report
EPA - Environmental Protection Agency
ESA - Endangered Species Act
EVSE - Electric Vehicle Supply Equipment
EV - Electric Vehicles
FESA - Federal Endangered Species Act
FHSZ - Fire Hazard Severity Zones
FMMP - Farmland Mapping and Monitoring Program
FTEs - Full-Time Equivalents
GIS - Geographical Information System
HCD - Housing and Community Development

HEU - Housing Element Update
HL – Houseal Levigne
HMD - Hazardous Materials Division
IPaC - Information for Planning and Consultation
IS/ND - Initial Study leading to a Negative Declaration
Km - Kilometer
LRA - Local Responsibility Area (LRA)
Local Hazard Mitigation Plan (LHMP)
µg/m3 - Micrograms per Cubic Meter
MBTA - Migratory Bird Treaty Act
MMWD – Marin Municipal Water District
M – Miles
MND - Mitigated Negative Declaration
Native American Heritage Commission (NAHC)
National Pollutant Discharge Elimination System (NPDES)
National Parks and Recreation Association (NRPA)
National Resources Conservation Service (NRCS)
OAK - Oakland Airport
O3 - Ozone
PG&E - Pacific Gas and Electric
PM 10 - Particulate Matter 10
PM 2.5 - Particulate Matter 2.5
Ppm - Parts per Million
RCRA - Resource Conservation and Recovery Act
RHNA - Regional Housing Needs Allocation
R-HO - Residential Housing Opportunities District
ROG - Reactive Organic Gas
SHMA - Seismic Hazards Mapping Act
SPD – Special Planned District
SFBAAB - San Francisco Bay Area Air Basin
SFO - San Francisco Airport
SMARA - Surface Mining and Reclamation Act of 1975
SO2 - Sulfur Dioxide
SIP - State Implementation Plans
TOD - Transportation-Oriented Development
The Town - Town of San Anselmo
U.S. - United States
VMT - Vehicle Miles Traveled

ZEV – Zero Emission Vehicles

Zoning Category Abbreviations

C-1 Neighborhood Commercial
C-2 Downtown Commercial
C-3 General Commercial District.
C-L Limited Commercial District.
R-1 Single Family Residential
R-1-C Low Density Residential Conservation
R-1-H Very Low Density Residential
R-2 Medium Density Residential District.
R-3 High Density Residential District.
Preliminary or Specific Planned Development (PPD) or (SPD) District

Memo

To: Laura Connelly and Ben Carlson, CHPlanning

CC: Jackie Wells, Houseal Lavigne
Heidi Scoble and David Donery, Town of San Anselmo

From: Jimmy Jessup, Parisi Transportation Consulting

Date: December 16, 2022

Subject: San Anselmo Housing Element Update CEQA Impact Analysis

This memorandum summarizes the potential transportation-related impacts associated with the Town of San Anselmo ("Town") Draft Housing Element 2023-2031 Update ("Project").[xxii] The Project includes 833 housing units distributed over four income categories, consisting of single-family dwelling units and multi-family housing developments.

This analysis utilizes the sample environmental significance criteria checklist form included in the California Environmental Quality Act (CEQA) guidelines that may be used to foster agency review.[xxiii] The Project would result in a significant transportation impact if it would:

- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities
- Conflict or be inconsistent with CEQA Guidelines Section 15063.4, Subdivision (b) regarding vehicle miles traveled (VMT)
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), or
- Result in inadequate emergency access

The Project is determined to result in a less than significant impact against these four checklist items. This analysis determines that the home-based VMT per resident associated with implementation of the Housing Element Update is below the threshold of significance and would result in a less than significant transportation impact.

ENVIRONMENTAL SETTING

The Town of San Anselmo is located in the San Francisco Bay Area in Marin County, situated in a series of small valleys and bordered by moderate to steep hillsides. This section describes attributes that provide and influence transportation patterns within the Town and between the Town and other vicinities.

Though there are no freeways within the Town limits, Red Hill Avenue and Sir Francis Drake Boulevard are major arterial streets that connect the Town to U.S. Highway 101 to the east, providing access to San Francisco and other major activity centers in the Bay Area. Sir Francis Drake Boulevard and Center Boulevard connect San Anselmo with the Town of Fairfax to the west. These roadways converge near downtown in a complex system of roadway intersections referred to as the Hub. Due to the topography, some local residential streets are steep, narrow, and winding.

The Town has limited bicycle facilities on some roadways consisting of Class II and Class III bikeways (on-street bike lanes and travel lanes shared with motor vehicles, respectively). The General Plan's Circulation Element includes objectives to identify areas which should be linked by bicycle and pedestrian paths in order to provide a viable active transportation system.[xxiv] Public transit service in San Anselmo is provided by Marin Transit and Golden Gate Transit. As of fall 2022, Marin Transit operates four standard routes and an express route with hourly service frequencies during weekday morning and afternoon peak periods, and an afternoon school route, while Golden Gate Transit operates one route with 30-minute service frequencies during weekday morning and afternoon peak periods. Routes operated by both agencies all pass through the Hub and/or downtown area along the major arterial streets, providing access to Fairfax, Ross, San Rafael, other Marin County destinations, and San Francisco.

In terms of land use patterns, the built environment is most appropriately characterized as suburban, without significant dense urban residential or retail centers. The Town is an established residential community comprised of mostly detached single family dwellings with some multifamily dwellings. Land development availability is largely limited to infill sites, with some larger parcels situated on higher slopes and ridge tops as designated in the General Plan.[xxv] Neighborhood, downtown, and general commercial areas are concentrated along the major roadways in conjunction with public transit access.

CEQA IMPACT ANALYSIS RESULTS

Table 1 provides a summary of the San Anselmo Housing Element Update CEQA determination for each of the criteria that could constitute potential transportation environmental impacts. A discussion of each finding follows.

Table 1. CEQA Checklist Impact Determination

Impact	Question	CEQA Determination
TRA-1	Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Less Than Significant Impact
TRA-2	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less Than Significant Impact
TRA-3	Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	Less Than Significant Impact
TRA-4	Would the project result in inadequate emergency access?	Less Than Significant Impact

Source: Parisi Transportation Consulting, 2022

TRA-1: WOULD THE PROJECT CONFLICT WITH A PROGRAM, PLAN, ORDINANCE, OR POLICY ADDRESSING THE CIRCULATION SYSTEM, INCLUDING TRANSIT, ROADWAY, BICYCLE, AND PEDESTRIAN FACILITIES?

Transportation aspects of land use projects are shaped by adopted plans and policies at various levels of government and agencies. These plans and policies are consulted as part of the Housing Element Update to evaluate against applied principles and efforts to mitigate environmental effects. Discussion of this Project with respect to the framework established by federal, State, regional, and local plans and policies for purpose of mitigating significant environmental effects is presented in this section. This section includes rationale behind the conclusion that the proposed Project does not conflict with any described plans and policies and presents no CEQA impact. Policies and plans addressing the transportation aspects of this Project include:

- State: Senate Bill 743: Signed into law in 2013, Senate Bill 743 mandated a change in CEQA guidelines to utilize VMT as opposed to vehicle flow or traffic congestion as a more appropriate metric for assessing impacts associated with projects, in line with goals of helping to achieve climate commitments, improving health and safety, and

prioritizing co-located land uses. This Project ensures compliance with this technical advisory by following the California Office of Planning and Research (OPR) *Technical Advisory* guidelines in its VMT analysis.

- Regional: Plan Bay Area 2050 (2021): In 2021, the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) adopted Plan Bay Area 2050 as the official regional long-range transportation and land use plan for the Bay Area.[xxvi] Strategies in this plan include encouraging land use patterns that foster shared transportation modes, lessen the share of single-occupancy work commutes, and reduce greenhouse gas emissions. The Project's focus on multifamily housing sites with transit access, affordability, and overall housing unit share in existing low-VMT areas is in line with the emission reduction objectives of Plan Bay Area 2050.
- Regional: TAM Congestion Management Program (2021): The Transportation Authority of Marin is the congestion management agency for Marin County and develops and updates its mandated short-range Congestion Management Program (CMP) every two years to describe strategies to assess and monitor the performance of the county's transportation system, address congestion and improve performance of a multimodal system among local jurisdictions.[xxvii] Major developments that generate a net increase of more than 100 PM peak hour vehicle trips are subject to a CMP analysis and traffic impact study. Future projects within the Housing Element Update that generate more than 100 PM peak hour vehicle trips would be obliged to comply with these requirements.
- Local: San Anselmo General Plan Circulation Element (1988): The San Anselmo General Plan is a comprehensive long-range guide for future development of the Town. The Circulation Element relates closely to the Land Use Element and describes standards and proposals for provision of the Town roadway network, traffic, and other transportation facilities. The Circulation Element includes goals for development of a circulation system that balances system user needs, maintains safe roadways, improve traffic circulation, expands the bikeway network and pedestrian pathways, and encourages and supports vehicle trip reduction. Development of Housing Element Update housing units would result in increased use of the circulation system, and

integration of driveway entrances, curb cuts, and upgrades to facilities would be subject to applicable design standards and guidelines related to roadways, bikeways, and sidewalks. Required VMT assessment of future multifamily housing developments, associated transportation demand management plans, and facilitation of housing unit development in areas of existing low VMT is consistent with policies in the General Plan.

Impact Conclusion

The Project would not conflict with any programs, plans, ordinances, or policies related to the transportation network. The impact of the Project is therefore determined to be less than significant.

Mitigation Measure

No mitigation is required.

TRA-2: WOULD THE PROJECT CONFLICT OR BE INCONSISTENT WITH CEQA GUIDELINES SECTION 15064.3, SUBDIVISION (B)?

In December 2018, OPR published a *Technical Advisory on Evaluating Transportation Impacts in CEQA* ("*Technical Advisory*").[xxviii] These guidelines direct lead agencies how to evaluate project transportation impacts based on Vehicle Miles Traveled (VMT), as required by Senate Bill 743. The use of VMT as a performance measure allows for the evaluation of fuel consumption by motor vehicles for distances traveled and impacts associated with greenhouse gas (GHG) emissions.

VMT Impact Analysis Methods

The VMT impact analysis has been performed in accordance with guidance from OPR, and accounts for the latest Housing Element Update site list of housing units approved by the Housing Element Advisory Committee as of December 1, 2022. VMT generated by potential housing units was determined by using outputs from the Transportation Authority of Marin (TAM) Demand Model.

The base travel forecasting model structure was developed by the Metropolitan Transportation Commission (MTC) and was further refined to represent a more detailed reflection of the circulation network and land use patterns in Marin County. The model utilizes socioeconomic inputs aggregated into geographic areas called transportation analysis zones (TAZ) to derive VMT estimates and are further processed into micro-analysis zones (MAZ) to provide finer understanding of travel patterns at a more granular level.

This study was performed at the MAZ level of geography in order to leverage most detailed data on housing unit VMT generation. The 833 housing units from the most recent Housing Element Update, which consist of pipeline projects, Accessory Dwelling Units (ADUs), and other developments on identified opportunity sites, were assigned to the MAZ associated with each unit's parcel. VMT was derived for each housing unit utilizing the TAM Demand Model output according to the metric applied by the jurisdiction for impact analysis. For residential land uses in San Anselmo, VMT is expressed as home-based VMT per resident. The existing average home-based VMT per resident for each MAZ in which Project housing units are associated, along with the proposed number of housing units planned for each MAZ, is displayed in Table 2.

Table 2. Existing VMT/Resident and Project Housing Units by Micro Analysis Zone (MAZ)

MAZ	Existing VMT/Resident	Housing Units
810.019	12.9	164
810.024	8.9	7
810.371	9.5	9
810.373	13.6	4
810.382	9.1	15
811.065	9.2	10
811.320	14.7	1
811.331	13.3	1
811.352	17.6	1
811.417	13.2	29
811.418	11.2	27
811.419	8.4	52
811.423	16.5	44
811.491	12.1	1
811.563	8.5	70
811.635	10.5	1

MAZ	Existing VMT/Resident	Housing Units
812.256	13.6	1
812.431	17.4	1
812.619	11.8	1
812.636	9.2	3
812.741	10.5	5
812.744	7.7	10
813.037	20.5	1
813.321	12.2	1
813.322	7.7	1
813.456	15.3	1
813.642	9.1	118
813.643	20.3	63
813.644	11.4	1
813.647	9.5	62
813.653	13.3	7
813.854	17.2	1

811.703	9.7	3	813.856	12.4	1
811.747	6.8	56	813.863	13.1	8
811.750	8.7	31	813.869	12.1	28
811.751	7.6	10	813.999	7.8	15
811.764	13.0	1	814.076	13.0	1
812.038	13.2	1	814.358	17.6	2
812.137	17.7	1	814.437	14.7	2

Source: TAMDM, Parisi Transportation Consulting, 2022. Note: MAZ 810.019 does not have existing housing units; existing VMT/resident was determined by applying weighted average of neighboring MAZs.

VMT Thresholds of Significance

CEQA Guidelines Section 15064.3, subdivision (b),[xxix] gives lead agencies the ability to set and apply the most appropriate significance thresholds and methodologies for evaluating VMT impacts. VMT screening thresholds and thresholds of significance specific to San Anselmo for assessment of land use projects have been recommended in a separate draft memo issued December 8, 2022, and these thresholds are applied to the analysis.[xxx]

As the Housing Element Update is a programmatic update of the San Anselmo General Plan and includes multiple opportunity sites, the Project itself does not meet any VMT screening thresholds and is subject to a detailed VMT analysis, with the following threshold of significance:

- Residential projects: a proposed project that exceeds a project generated level of 15 percent below existing County average home-based VMT per resident may indicate a significant transportation impact.

This analysis compares VMT generated by the Project against existing 2015 baseline year VMT for Marin County, which is calculated as 15.8 daily home-based VMT per resident. The Baseline Scenario threshold of significance for determining VMT impacts is 15% below Town average, or 13.4 daily home-based VMT per resident.

VMT Impacts

As displayed in Table 3, in the Project would generate daily home-based VMT per resident of 11.1, which represents a reduction of 29.6% from the County average of 15.8. This figure is

below the threshold of significance (13.4), and hence indicates that development of Housing Element Update housing units would result in a less than significant transportation impact. This result is due to most housing opportunity sites being located near complementary land uses near downtown and with access to alternative means of transportation. These attributes reduce vehicle trips and trip length, both of which reduce VMT. The majority of proposed housing units are associated with MAZs that exhibit VMT well below the Marin County average, as seen in Table 2.

Table 3. Housing Unit Element Generated Home-Based VMT per Resident

Analysis Scenario	Home-based VMT per resident	Change from County Average	Below Threshold of Significance?
Marin County Average	15.8	-	-
Threshold of Significance	13.4	-15.0%	-
Project Generated	11.2	-28.8%	Yes

Source: TAMDM, Parisi Transportation Consulting, 2022. Note: Adopted threshold of Significance is equivalent to 15% below County average.

Cumulative Impacts

The OPR *Technical Advisory* describes technical considerations in assessing cumulative VMT impacts accounting for the project's influence in context of effects of other past, present, and future developments. If a project's transportation impact analysis determines that a VMT efficiency metric such as VMT per resident falls below the threshold of significance, and if the project is aligned with long-term environmental goals, it should be concluded that the project "would have no cumulative impact distinct from the project impact." This study determines that the Project VMT is below the threshold of significance, which would lead to a reduction in GHG emissions and is aligned with long-term environmental goals. Hence, the cumulative VMT impacts of the Project are less than significant.

Impact Conclusion

The Project generated VMT per resident is below the threshold of significance, hence the impact would be less than significant without mitigation.

Mitigation Measure

No mitigation is required.

TRA-3: WOULD THE PROJECT SUBSTANTIALLY INCREASE HAZARDS DUE TO A GEOMETRIC DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G. FARM EQUIPMENT)?

The Project does not include specific transportation network design considerations that may potentially increase sharp curves or other geometric hazards. Off-site transportation network alterations because of specific housing development projects would be considered as part of the project planning process. Other improvements to the circulation network undertaken by the Town would be implemented over time and in accordance with adopted design standards and guidelines.

All housing units proposed as part of the Housing Element Update are intended for residences within single-family or multifamily dwellings and are near existing residential land uses. Vehicle trips generated by these units would be primarily personal vehicle trips and do not introduce or present an incompatible transportation mode use.

Impact Conclusion

As the Project is not incompatible with surrounding land uses, there are no off-site road geometric design alterations, and potential hazards associated with circulation patterns will be addressed by individual projects, the Project would result in a less-than-significant impact.

Mitigation Measure

No mitigation is required.

TRA 4: WOULD THE PROJECT RESULT IN INADEQUATE EMERGENCY ACCESS?

Sir Francis Drake Boulevard and Red Hill Avenue are designated as evacuation routes for use in the event of an emergency which shall be maintained in usable conditions at all times. During progressing fire or flood events, public response authorities monitor developing conditions when deciding to issue instructions regarding evacuation. Individual developments associated with the Project would be required to be assessed for impact to emergency vehicle access and designed in accordance with all applicable design standards for emergency access within and around the site. Requirements include considerations for very high severity fire hazard zone developments, minimum lane width of the internal on-site drive aisles to allow for passing of emergency vehicles within multifamily developments, and fire safety plan review and approval. Potential impacts to roadway emergency access during construction would be addressed through the construction traffic control plan and reviewed and approved by appropriate Town departments.

Impact Conclusion

As adequate emergency access is included as part of the Town requirements for individual projects, which will be reviewed by local officials as part of design review, the Project has a less than significant impact with respect to emergency access.

Mitigation Measure

No mitigation is required.

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Memo

To: Heidi Scoble and David Donery, Town of San Anselmo

From: Jimmy Jessup, Parisi Transportation Consulting

Date: January 10, 2023, updated March 3, 2023

Subject: Recommended VMT Significance Thresholds for Land Use Projects in the Town of San Anselmo

This memorandum offers recommendations for performing vehicle miles traveled (VMT) impact analyses for land use projects within the Town of San Anselmo ("Town"). The results are based on consideration of guidance from the California Office of Planning and Research (OPR), Transportation Authority of Marin (TAM), Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC), while accounting for the specific local geography, land use patterns, and circulation network contexts of the Town. This memo update incorporates changes to the original memo resulting from the February 28, 2023 Town Council meeting.

This memo recommends that the first step in determining if a project would result in a significant VMT impact is to perform a comparison against five VMT screening thresholds. If a project does not meet any of these VMT screening thresholds, a detailed VMT impact assessment should be performed, utilizing the recommended thresholds of significance to determine potential impacts. Determination of a project's potential impact should account for VMT reduction associated with applicable VMT mitigation measures.

VMT OVERVIEW

Vehicle miles traveled (VMT) is a measurement of miles traveled by vehicles for a specified time period and refers to the amount and distance of automobile travel. VMT is calculated based on the sum of individual vehicle trips generated and their associated trip lengths. The use of VMT as a performance measure allows for the evaluation of fuel consumption by motor vehicles for distances traveled and impacts associated with greenhouse gas (GHG) emissions.

VMT is a versatile measurement, which can be assessed for travel associated with specific location-based trips or full travel tours, can be measured as a total value or on a per-capita basis, and can be tailored to relate to land use types of corresponding development. VMT is often estimated for a typical weekday to measure transportation impacts. Increase in VMT for gasoline-powered vehicles would cause an increase in the GHG emissions from vehicles making these trips.

Parisi
TRANSPORTATION CONSULTING

Senate Bill 743, signed into law in 2013, mandated a change in California Environmental Quality Act (CEQA) guidelines to utilize VMT, as opposed to vehicle flow or traffic congestion, as a more appropriate metric for assessing impacts associated with projects, in line with goals of helping to achieve climate commitments, improving health and safety, and prioritizing co-located land uses. The State of California gives the lead agency discretion in selecting an appropriate methodology and significance threshold for VMT impacts.[1] In December 2018, OPR published its *Technical Advisory on Evaluating Transportation Impacts in CEQA* ("Technical Advisory").[2] These guidelines direct lead agencies on how to evaluate project transportation impacts on the basis of VMT, as required by Senate Bill 743.

San Anselmo has not yet set VMT significance thresholds for CEQA analysis. In developing thresholds of significance that are generally consistent with OPR recommendations, the Town should account for local geographic and land use considerations. A series of modules and technical assistance documents were prepared by ABAG and MTC for Marin County jurisdictions containing considerations for VMT metrics, impact thresholds, and mitigations for VMT assessments conducted within Marin County.[3] TAM has made available a memo that includes suggestions for VMT thresholds of significance to be incorporated into its travel demand forecasting model for use by local lead agencies.[4] These materials, along with guidance from the OPR *Technical Advisory*, were utilized to develop VMT threshold recommendations appropriate for the Town of San Anselmo to assess potential impact significance of future land use projects.

DETERMINING POTENTIAL CEQA TRANSPORTATION IMPACTS

RECOMMENDED SCREENING THRESHOLDS

Lead agencies may adopt screening thresholds that facilitate rapid identification of projects which are expected to cause a less-than-significant VMT impact without conducting a detailed VMT study. If projects meet any of the screening criteria, they are considered to be "screened-out," and it is presumed that VMT impacts for the project would be less-than-significant. In these cases, a detailed VMT analysis is not required for transportation CEQA analysis purposes. The following recommendations for San Anselmo VMT screening thresholds are aligned with OPR, ABAG, and MTC guidance:

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[1] CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, *Guidelines for Implementation of the California Environmental Quality Act*, Article 5, §15064.3(b). December 28, 2018.
[2] California Governor's Office of Planning and Research, *Technical Advisory on Evaluating Transportation Impacts in CEQA*. Issued December 2018. https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf. Accessed Nov 14, 2022.
[3]. Association of Bay Area Governments and Metropolitan Transportation Commission, *Marin County VMT Policy Adoption Technical Assistance (SB743)*. https://abag.ca.gov/technical-assistance/marin-county-vmt-policy-adoption-technical-assistance-sb743. Accessed December 5, 2022.
[4] Transportation Authority of Marin, *2015 & 2040 TAMDM Marin County VMT Estimates*. Issued November 2, 2020.

1. Projects near transit stations: projects within ½ mile of high-quality transit (either a rail station, or a bus stop with service at least every 15 minutes during the AM and PM peak periods)
2. Projects located in low-VMT generating areas: residential and office projects located in areas with average VMT less than 15 percent below the existing County average
3. Small projects: projects that generate fewer than 110 vehicle trips per day
4. Affordable residential development: projects containing at least 50 percent affordable residential development
5. Local-serving retail projects: projects consisting of less than 30,000 square feet of development and determined by the Town to be local-serving
6. Housing for senior residents: senior housing development projects

In addition, projects would not meet screening threshold 1 or 2 above if any of the following VMT generating indicators are true about the project:

- Project has a Floor to Area Ratio (FAR) of less than 0.75
- Project provides more parking than is required by municipal code
- Project replaces existing affordable housing units with a smaller number of market rate units

VMT METRICS

VMT can be measured and displayed using a wide variety of metrics. A jurisdiction has responsibility to select VMT metrics that reflect geographic and travel pattern characteristics in a manner that provides a consistent comparison across land use applications. The process of selecting VMT metrics involves consideration of such options as VMT generated by a project versus a project's effect on VMT, total VMT versus partial VMT, and absolute VMT versus per capita VMT. Selecting thresholds of significance based on chosen VMT metrics involves consideration of additional factors, such as comparative geographic areas, baseline year and reduction targets.

VMT metric selection requires consideration of San Anselmo's existing attributes and land development patterns. The Town has a population of over 12,000 residents and is primarily comprised of residential-zoned areas without major employment centers. Neighborhood, downtown, and general commercial areas are concentrated along major roadways in conjunction with public transit access. The built environment is most appropriately characterized as suburban, without significant dense urban residential or retail centers. San Anselmo exhibits slightly lower VMT per capita than Marin County as a whole.

individual project. Vehicle trip reduction calculations for San Anselmo land use projects should be developed and performed in line with CAPCOA guidelines.

Large-scale or comprehensive planning projects at the Town level have two primary avenues for reducing VMT, either through aspects related to the built environment such as land use mix, density, and transportation infrastructure or policy, or through programs that reduce VMT of individual projects, such as a transportation demand management (TDM) program. Often, the ability of individual projects to reduce VMT is limited to TDM measures. In San Anselmo, which hosts a public transit network with moderate service frequencies and relatively dispersed residences, VMT reduction can be achieved principally through increasing the number of housing units developed in existing low-VMT areas of Town or through comprehensive parking policies.

It is understood that reducing VMT through TDM programs in a largely suburban and rural setting such as San Anselmo presents challenges. Because TDM measures (e.g., subsidizing transit passes, providing secure bike parking facilities, reducing private parking provision, etc.) are more effective in areas where varied land uses are closely located and alternative means of transportation to personal vehicles are readily available, the application of TDM programs in San Anselmo may not be as effective as those in more dense and urban settings. The CAPCOA *Handbook* notes that TDM measures in suburban settings such as San Anselmo are generally expected to result in net VMT reduction of 10 percent or less.

In cases where the travel catchment of residents is limited and the region or county is substantially larger than the geography over which most workers would be expected to live, it can be appropriate to refer to a smaller geography than the full Bay Area region that better characterizes localized travel patterns for the purpose of assessing VMT impacts. Geographic areas that contain urbanized land use patterns, high residential unit density and access to high quality public transit corridors will not serve as appropriate comparisons for travel patterns, trip length, trip generation, or VMT reduction targets for projects in San Anselmo. Because San Anselmo shares a similar built environment and travel network with the rest of Marin County, it is recommended that VMT impact assessments for land use projects compare VMT metrics against Marin County's average VMT per capita rather than against Bay Area region VMT per capita.

VMT impacts of land use projects other than residential or office types should be determined on a case-by-case basis. In the *Technical Advisory*, OPR suggests that retail projects should be evaluated based on net increase in total VMT. Similarly, education, religious, recreational, and other projects should be evaluated to determine if the project largely attracts trips from local or regional origins.

The following numeric thresholds of significance for land use projects in San Anselmo are recommended:

1. Residential projects: a proposed project that exceeds a project generated level of 15 percent below existing County average home-based VMT per resident may indicate a significant transportation impact
2. Office projects: a proposed project that exceeds a project generated level of 15 percent below existing County average work-based VMT per employee may indicate a significant transportation impact
3. Other projects: a proposed project that results in a net increase in daily VMT may indicate a significant transportation impact.

VMT MITIGATION MEASURES

Projects that do not meet VMT screening thresholds and are assessed to exhibit VMT above the VMT thresholds of significance would require implementation of mitigation measures to reduce VMT. The California Air Pollution Control Officer Association (CAPCOA) describes various VMT mitigation options for development projects with associated levels of demonstrated effectiveness. [5] These measures should be assessed within the context of regional VMT impacts and complexity of underlying factors influencing VMT generation in San Anselmo and for the

[5] California Air Pollution Control Officers Association, *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*. Issued Dec 2021.

Large projects have potential to impact overall vehicle travel patterns and influence vehicle trip generation and trip length of circulation network users. In these cases, measuring a project's effect on VMT is informative. However, projects of small and medium size will exert a minor influence to overall VMT exhibited within a region. As projects in San Anselmo would be appropriately represented by a simpler measurement matching the scale of anticipated development, it is recommended that application of a metric based on project generated VMT as opposed to the project's effect on VMT will be sufficient to represent future impacts.

Whereas "total VMT" seeks to represent all trips and associated trip lengths made by a vehicle user to and from numerous destinations throughout a day, "partial VMT" only reflects trips and trip lengths to or from a particular location such as home or work. Total VMT forecasting employs a tour-based model, which relies on availability of a wide range of data and assumptions regarding vehicle trips between remote sites. Conversely, partial VMT estimates leverage most readily available and commonly utilized inputs without introducing unnecessary complexity. In order to allow for the most straightforward VMT comparison with existing development patterns in a manner that scales across projects of varying sizes, it is recommended that VMT should be expressed as partial VMT as opposed to total VMT for residential and office projects.

Lastly, measuring VMT as an efficiency metric per capita as opposed to absolute VMT offers understandable values, accounts for consistency as population or employment numbers evolve, and results in the most straightforward set of metrics, and reflects guidance from TAM.

Thus, the following VMT metrics for land use projects in San Anselmo are recommended:

- Residential projects: project generated home-based VMT per resident
- Office projects: project generated home-based work VMT per employee

Home-based VMT per resident reflects the total miles traveled from trips beginning or ending at a residence in the Town, including trips to and from all destinations such as work, school, retail, etc. Home-based work VMT per employee is equal to miles traveled on trips between places of employment within the Town and employee residences.

RECOMMENDED THRESHOLDS OF SIGNIFICANCE

The VMT metrics described above determine how VMT can be measured and expressed consistently. From these metrics, thresholds of significance must be selected for use in VMT impact assessments to determine if a project would result in a significant environmental impact.

Several VMT reduction levels are described in the OPR *Technical Advisory* that may appropriately reflect if a project would result in a significant environmental impact. Though other options are available, achieving 15 percent lower per capita VMT than existing development is seen as both generally achievable and sufficiently contributing to emission reduction goals.

APPENDIX D: List of General Plan and Zoning Code Amendments

General Plan Amendment List

1. Land Use Designation Map Amendments to reflect Housing Element Opportunity Sites

2. Repeal and replace Housing Element

3. Amendments to Land Use Element
    a. Introduction- Typographical and/or grammatical correction
    b. Existing Land Use- Typographical and/or grammatical correction
    c. Issues, Objectives, and Policies Issues: Residential Densities Objective 3-
        i. Policy 3.1- Typographical and/or grammatical corrections
        ii. Policy 3.2- Typographical and/or grammatical corrections
        iii. Policy 3.3- Add the term "affordable" and remove the term "opportunity."
        iv. Policy 3.4- Add the term "affordable" and remove the term "opportunity."
    d. Issues, Objectives, and Policies Issues: Protection of Hillside and Ridge Properties Objective 9-
        i. Policy 9.8- Typographical and/or grammatical correction
        ii.
    e. Issues, Objectives, and Policies Issues: Protection of Hillside and Ridge Properties Objective 10-
        i. Policy 10.1- Typographical and/or grammatical correction
    f. Issues, Objectives, and Policies Issues: Preservation of Neighborhood Character, Images, and Quality of Life- Objective 11-
        i. Policy 11.3- grammatical error correction
    g. Issues, Objectives, and Policies Issues: Maintenance of Adequate Water Services and Fire Flow in Hillside and Ridge Areas- Objective 13-
        i. Policy 14.1- Typo
    h. Issues, Objectives, and Policies Issues: Maintenance of Adequate Water Services and Fire Flow in Hillside and Ridge Areas- Objective 14-
        i. Policy 14.1- Typo
    i. Issues, Objectives, and Policies Issues: Reuse of Surplus School District Land- Objective 18-
        i. Policy 18.3- grammatical correction
    j. Land Use Categories
        i. Very Low Density- grammatical correction

ii. Single-Family Residential-Conservation (1 Unit/Gross Acre or Less)- grammatical correction
iii. Single-Family Residential (1-6 Units/Gross Acre)- grammatical correction and amendments
iv. Medium Density Residential (5-12 Units/Gross Acre)- Amendments
v. High Density Residential (13-30 Units/Gross Acre- Amendments
vi. Downtown Mixed Residential (6-30 Units/Gross Acre- Grammatical corrections and amendments
vii. Affordable Housing Overlay (13-40 Units/Gross Acre- Grammatical corrections and amendments. Changed land use category from Housing Opportunity Areas/Apartments to Affordable Housing Overlay
viii. Commercial- Typographical corrections
ix. Central Commercial- Typographical and/or grammatical corrections
x. General Commercial- Grammatical corrections and amendments. Reference height increase from 30 to 35 feet tall.
xi. Limited Commercial- Typographical and/or grammatical corrections and amendments. Reference height increase from 30 to 35 feet tall.
xii. Neighborhood Commercial/Mixed Residential- Typographical and/or grammatical corrections and amendments. Reference floor area increase to address Government Code Section 65589.5(h)(2).
xiii. Professional- Typographical and/or grammatical corrections
xiv. Parks and Open Space- Grammatical correction
xv. Public Facilities- Amendment to add possibility of residential uses on Town land.

k. Implementation- Grammatical corrections
l. Code Revisions
    i. Zoning Code and Map- Grammatical corrections and amendments to change the reference to the Housing Opportunity section to Affordable Housing Overlay.
m. Future Planning
    i. Affordable Housing Overlay Areas Map- Amendments related to change from Housing Opportunity Area Map description to Affordable Housing Overlay.
    ii. Historic Preservation Ordinance

Zoning Code Amendment List

1. Article 2. Designation and Establishment of Districts
    a) Repeal and Replace Section 10-3.201

2. Article 3. Land Use Regulations

a) Repeal and Replace Section 10-3.302 Land Use Regulations Table

i. New Uses

These uses were added for one of the following reasons: to conform with State law requirements, to respond to recurring or common requests from community members, or to reflect modern planning and land use best practices.

1. Service Organizations and Clubs
2. Low Barrier Navigation Centers
3. Farmers Markets
4. Mini-Storage
5. Temporary Uses and Events
6. Wireless Telecommunications Facilities
7. Mail Services
8. Offices, Ancillary
9. Research and Development

ii. Renamed Uses

These uses were renamed to use modern terminology, match the naming convention of other similar uses, or clarify the intention of the use.

1. Churches renamed as Religious Institutions
2. Day Care, Large Family Day Care Home renamed as Day Care Homes, Large Family
3. Day Care, Small Family Day Care Home renamed as Day Care Homes, Small Family
4. Rental Libraries renamed as Libraries and Museums
5. Amusement, Places of and Entertainment, Places of renamed as:
   a. Indoor Entertainment Facilities
   b. Theaters and Meeting Halls
6. Parks, Public renamed as Parks and Playgrounds, Public
7. Residential, Multi-Family divided and renamed as: Residential, Multi-Family (2 to 4 units) and Residential, Multi-Family (5+ units)
8. Building Supplies and Lumber when within a Building renamed as Building Material Stores
9. Wireless Sales renamed as Cell Phone & Wireless Stores
10. Nursery, Garden renamed as Nurseries
11. Wholesale Distribution renamed as Wholesale and Distribution

12. Professional, Medical Clinics renamed as Medical Services, Clinic, Urgent Care
13. Hospitals renamed as Medical Services, Hospitals
14. Professional, Veterinary Clinics renamed as Medical Services, Veterinary Clinics and Hospitals
15. Transportation Services, Bus Depots renamed as Transportation Services, Transit Stop

iii. Combined Uses

Many uses were combined with other similar uses to create one overarching use, reducing duplication, removing outdated terminology, and streamlining use definitions. In some instances, the uses were combined under a new name. In other cases, an outdated or duplicative use was added under the name of an existing use and the definition for the overarching use was revised to clarify that outdated/ duplicative use falls within the overarching use.

1. Day Care Centers includes:
   a. Day Care Centers
   b. Nursery School
   c. Preschool
2. Elementary and Secondary Schools includes:
   a. Schools, Public
   b. Schools, Private
   c. Schools, Religious
3. Schools, Specialized Education and Training includes:
   a. Schools, Private
   b. Schools, Religious
4. Recreation, Places of added to Fitness Center and Parks and Playgrounds, Public (previously named Parks, Public)
5. Other Residential Care Facilities includes:
   a. Foster Family Homes
   b. All other types of miscellaneous residential care facilities were added for the Housing Element Update (see the definition for description of what those facilities include).
6. Residential Care Facilities, Large includes:
   a. Residential Care Facility, Large
   b. Residential Care Facility for Persons with Chronic Life-Threatening Illness, Large

c. Residential Care Facility for the Elderly, Large

7. Residential Care Facilities, Small includes:
   a. Residential Care Facilities, Small
   b. Residential Care Facility for Persons with Chronic Life-Threatening Illness, Small
   c. Residential Care Facility for the Elderly, Small
8. Grocery Store includes:
   a. Food Stores (6:00 a.m.-11:00 p.m. only)
   b. Food Stores, Before 6:00 a.m. and After 11:00 p.m.
   c. Butcher Shops
   d. Dairy Products Store

Note: The timing limitations associated with the old Food Stores use terms were moved to the definition of Grocery Store.

9. Drinking Establishments includes:
   a. Bars
   b. Alcohol, On-Sale
10. Restaurants includes:
   a. Bakery
   b. Bakery Goods Store
   c. Delicatessens
   d. Restaurants
   e. Restaurants, Cafes
   f. Restaurants, Take-Out

Note: This definition does not include an allowance for a restaurant serving alcohol. Staff have created a separate new use to allow for restaurant use that includes alcohol and/or live entertainment.

11. Restaurants, With Alcohol and/or Entertainment includes:
   a. Restaurants
   b. Alcohol, On-Sale
12. Auto, Vehicle, and Parts Sales and Rentals includes:
   a. Automotive, Rental
   b. Automotive, Sales
   c. Motorcycle, Sales
13. Banks and Financial Services, Retail includes:
   a. Banks
   b. Savings & Loan Institution
   c. Financial/Real Estate Services
14. Retail Stores, General Merchandise includes:

a. Animal Grooming Supplies
b. Audio/video Sales and Services
c. Bakery Goods Store (No on-site baking)
d. Bicycle, Sales and Repair
e. Candy Shops
f. Cigar Stores
g. Clothing Stores
h. Computers, Sales and Repair
i. Florists
j. Furniture Stores
k. Hardware Stores
l. Jewelry Stores
m. Leather Goods Stores
n. Musical Instruments Sales and Service
o. Paint Stores
p. Pet Stores
q. Pharmacy
r. Photographic Equipment Sales and Service
s. Professional, Optician
t. Sporting Goods Stores
u. Stationery Stores
v. Toy Stores
w. Wall Paper Stores

15. Personal Services includes:
    a. Animal Grooming
    b. Barber Shops
    c. Beauty Parlors
    d. Beauty Support Services
    e. Shoe Repair
    f. Tool Repair, Commercial
    g. Travel Bureaus
16. Repair and Maintenance, Consumer Products includes:
    a. Appliances, Repair and Domestic
    b. Audio/video Sales and Services
    c. Bicycle, Sales and Repair
    d. Business Machine Sales and Repair
    e. Computers, Sales & Repair
17. Service Stations includes:

a. Automotive, Gasoline, Full and Self-Service
b. Automotive, Gasoline, Service Station, Full and Self Service
c. Automotive, Gasoline with Convenience Market
d. Automotive, Wash

18. Vehicle Repair and Maintenance includes:
    a. Automotive, Service and Repair
    b. Motorcycle, Services and Repairs
19. Business Support Services includes:
    a. Business Support Services
    b. Business Machine Sales and Repair
    c. Blueprinting Shops
    d. Computers, Sales and Repair
    e. Mail Services
    f. Printing Shops
    g. Tool Repair, Commercial
20. Offices includes:
    a. Financial/Real Estate Services
    b. Professional, Offices
    c. Professional, Real Estate
    d. Studios
21. Medical Services, Doctor Offices includes:
    a. Professional, Dental
    b. Professional, Medical
    c. Professional, Optometrist
22. Medical Services, Extended Care includes:
    a. Alcoholism and/or Drug Treatment Facility Small
    b. Alcoholism and/or Drug Treatment Facility, Large
    c. Convalescent Homes
    d. Drug Stores, Including Drug and/or Alcoholism Treatment Facility, Small
    e. Drug Stores, Including Drug and/or Alcoholism Treatment Facility, Large
    f. Pediatric Day Health and Respite Care Facility
23. Laundry, Dry-Cleaning, and Laundromats includes:
    a. Dry Cleaners
    b. Dry Cleaners, Self-Service
    c. Laundries
    d. Laundry, Self-Serve

iv. Removed Uses

These uses were removed because they were outdated terms or uses.

1. Manufacturing, Light
2. Variety Stores
3. Wholesale Warehouses

3. Article 4. Development Standards

a) Repeal and Replace Section 10-3.402 Development Standards Table

- **i.** Modify Density in the R-3, C-L, C-3 Zoning Districts from 20 units/acre to 30 units/acre
- **ii.** New Minimum density requirements in the R-2, R-3, P, C-1, C-2, C-L, and C-3 Zoning Districts
- **iii.** Modify Lot Coverage in the R-2 Zoning District from 35% to 50%
- **iv.** Modify Floor Area Ratio Maximum in the C-1, C-L, and C-3 Zoning District to comply with state law.
- **v.** Modify the maximum story height of a building in the C-L and C-3 Zoning Districts from 2 stories to 3 stories
- **vi.** Modify the maximum height of a building in the C-L and C-3 Zoning Districts from 30-feet to 35-feet.
- **vii.** Amended and added new footnotes

4. Article 5. Parking and Loading Regulations

a) Repeal and replace Section 10-3.502
   - **i.** Modified parking requirements in the residential and commercial

b) Repeal and replace Section 10-3.512- Loading space: Requirements

c) Repeal and replace Section 10-3.516- Electric vehicle parking

d) Add Section 10-3.518 Bicycle racks

e) Add Section 10-3.519- Existing Structures and Uses

f) Add Section 10-3.520- Expansion or intensification in Use

g) Add Section 10-3.521 Parking calculation

h) Add Section 10-3.521- Joint use parking

5. Article 13. Conditional Use Permit

a) Repeal and replace Article 13. Conditional Use Permit

6. Article 17. Definitions

a) Repeal and replace Article 17. Definitions
   - **i.** Amend definition of Accessory Use

ii. Amend definition of Ally
iii. Amend definition of Services, Retail
iv. Amend definition of Bed and Breakfast Inn
v. Amend definition of Convalescent homes
vi. Amend definition of Day Care Center
vii. Amend definition of Day Care Home, Large Family
viii. Amend definition of Day Care Home, Small Family
ix. Amend definition of Duplex
x. Amend definition of Emergency Shelter
xi. Amend definition of Fitness Center(s)
xii. Amend definition of Hotel
xiii. Amend definition of Mail Service
xiv. Amend definition of Parking Garages, Commercial
xv. Amend definition of Parking Lot, Commercial
xvi. Amend definition of Restaurants
xvii. Amend definition of Restaurants, fast food.
xviii. Amend definition of Service Stations
xix. Amend definition of Temporary Use
xx. Amend definition of Transitional Housing
xxi. Amend definition of Transportation Services
xxii. Amend definition of Triplex
xxiii. Amend definition of Wholesale and Distribution
xxiv. New definition for Alcoholic Beverage Sales, Off-Premises
xxv. New definition for Ancillary
xxvi. New definition for Animal Boarding
xxvii. New definition of Auto, Vehicle, and Parts Sales and Rentals
xxviii. New definition for Automated Teller Machines
xxix. New definition for Building Material Store
xxx. New definition for Business Support Services
xxxi. New definition for Cell Phone and Wireless Stores
xxxii. New definition for Department Store
xxxiii. New definition for Drinking Establishment
xxxiv. New definition for Drug and/or Alcoholism Treatment Facility, Large
xxxv. New definition for Drug and/or Alcoholism Treatment Facility, Small
xxxvi. New definition of Elementary and Secondary Schools
xxxvii. New definition of Farmers Market
xxxviii. New definition of Fitness Centers, Classes as a Primary Use
xxxix. New definition of Grocery Stores

xl. New definition of Indoor Entertainment Facilities
xli. New definition of Laundry, Dry Cleaning and Laundromats
xlii. New definition of Libraries and Museums
xliii. New definition of Light Manufacturing
xliv. New definition of Live-Work
xlv. New definition of Live-work, Ground Floor Commercial
xlvi. New definition of Low-Barrier Navigation Center
xlvii. New definition of Medical Services, Clinics and/or urgent care
xlviii. New definition of Medical Services, Doctor Offices
xlix. New definition Medical Services, Extended Care
l. New definition of Medical Services, Hospitals
li. New definition of Medical Services, Veterinary Clinics and Hospitals
lii. New definition of Mini-Storage
liii. New definition of Nurseries
liv. New definition of Offices
lv. New definition of Other Residential Care Facilities
lvi. New definition of Outdoor Sales and Rental, Ancillary
lvii. New definition of Parks and Playgrounds, Public
lviii. New definition of Personal Services
lix. New definition of Religious Institution
lx. New definition of Repair and Maintenance, Consumer Products
lxi. New definition of Research and Development
lxii. New definition of Residential Care Facilities, Large
lxiii. New definition of Residential Care Facilities, Small
lxiv. New definition for Residential, Multi-Family (2-4 Units)
lxv. New definition for Residential, Multi-Family (5+ Units)
lxvi. New definition for Restaurants, with Alcohol and/or Entertainment
lxvii. New definition for Retail Stores, General Merchandise
lxviii. New definition of Schools, Specialized Education and Training
lxix. New definition of Service Organizations and Clubs
lxx. New definition of Storage, Ancillary
lxxi. New definition of Theaters and Meeting Halls
lxxii. New definition of Vehicle Repair and Maintenance
lxxiii. New definition of Wireless Telecommunications Facilities.
lxxiv. Remove definition for Child day care facility
lxxv. Remove definition of Family daycare home
lxxvi. Remove definition of Drug treatment and/or alcoholism
lxxvii. Remove definition of Mini-warehouse

lxxviii. Remove definition of Nursery
lxxix. Remove definition of Office, Medical
lxxx. Remove definition of Office, professional
lxxxi. Remove definition of Places of Entertainment
lxxxii. Remove definition of Professional dental
lxxxiii. Remove definition of Professional, Medical
lxxxiv. Remove definition of Professional, medical, day treatment center
lxxxv. Remove definition of Professional, optician
lxxxvi. Remove definition of Professional, optometrist
lxxxvii. Remove definition of Professional, real estate
lxxxviii. Remove definition of Professional, veterinary
lxxxix. Remove definition of Residential Care facility for the elderly, large
xc. Remove definition of Residential Care facility for the elderly, small
xci. Remove definition of Residential care facility for persons with chronic life-threatening illness, large
xcii. Remove definition of Residential care facility for persons with chronic life-threatening illness, small
xciii. Remove definition of Residential, multi-family
xciv. Remove definition of School, preschool
xcv. Remove definition of School, private
xcvi. Remove definition of School, public
xcvii. Remove definition of School, religious
xcviii. Remove definition of Small family daycare home

7. Title 10, Chapter 12, Emergency Shelter

a) Repeal and replace Chapter 12 Emergency Shelter

8. Title 10, Chapter 20 Objective Development Design Standards for Residential Development.

a) Repeal and replace Chapter 20 Objective Development Design Standards for Residential Development

9. Chapter 6, Article 1, Accessory Dwelling Units and Junior Accessory Dwelling Units Purpose, Definitions, Permit Requirement and Exemption

a) Amend Section 1-6.302- Definitions to add a definition for “Attached accessory dwelling unit.”

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APPENDIX E: Footnotes

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[xxiii] CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act, Appendix G. December 28, 2018

[xxiv] Town of San Anselmo, *General Plan Circulation Element*. Adopted December, 1988, with subsequent amendments.

[xxv] Town of San Anselmo *General Plan Land Use Element.* Adopted December 1998, with subsequent amendments.

[xxvi] Metropolitan Transportation Commission and Association of Bay Area Governments, *Plan Bay Area 2050, A Vision for the Future*. Adopted October, 2021.

[xxvii] Transportation Authority of Marin, *2021 Congestion Management Program Final Draft Report.* Issued September 2021.

[xxviii] California Governor's Office of Planning and Research, *Technical Advisory on Evaluating Transportation Impacts in CEQA*. Issued December 2018. https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf. Accessed Nov 14, 2022.

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[xxx] Parisi Transportation Consulting, Draft Memo: *Recommended VMT Significance Thresholds for Land Use Projects in the Town of San Anselmo*. December 9, 2022.

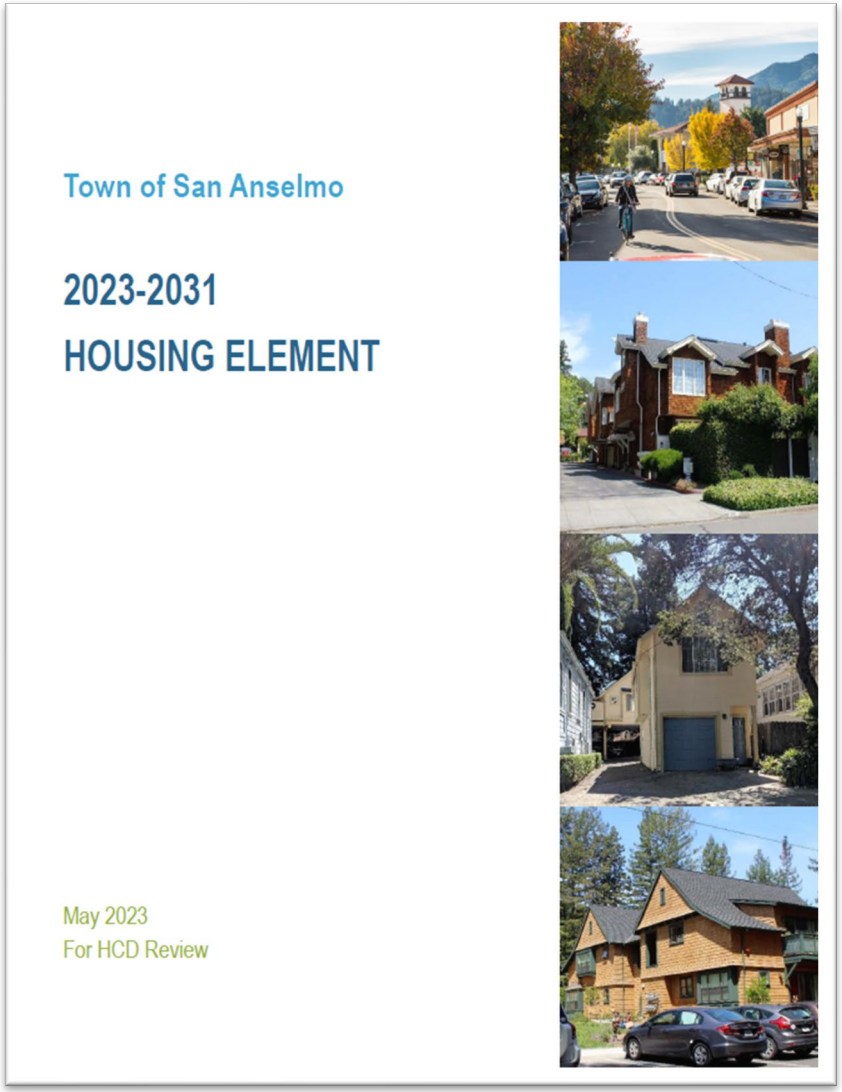
San Anselmo Town Council

HOUSING ELEMENT REZONINGS AND TEXT AMENDMENTS AND RELATED ACTIONS

July 25, 2023

Purpose:

- Public Hearing for consideration of the following related actions:
  - Adopt a Resolution for:
    - General Plan Land Use Amendments
    - General Plan Land Use Designation Map Amendment
    - New Safety Element
    - CEQA Findings
  - Adopt an Ordinance for:
    - Title 10 (Planning and Zoning) Text Amendments
    - Title 10 Zoning Map Amendment
    - CEQA findings
- Accept Public Comments
- Discuss Next Steps



Background-RHNA Allocation:

- Housing Element required to be updated every 8 years
  - Planning for 6th Cycle- 2023-2031
  - 5th Cycle ended on January 31, 2023
- 833 Units Regional Housing Needs Allocation
  - Assigned by State via ABAG
  - Projected number of new units needed in the region over 8 years

Association of Bay Area Governments

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
TOTAL:	*833*
AMI = Area Median Income *AMI for Marin County = $166,000/year for a family of four*	

Background- Housing Element:

- Since July 2022, the Town has been working on an update to the Housing Element and the preparation of a new Housing Element
  - *2 Public Workshops*
  - *7 Housing Element Advisory Committee Meetings*
  - *3 Planning Commission Meetings*
  - *4 Town Council Meetings*
- June 2, 2023, the revised Draft Housing Element was submitted to the HCD for a 60-day review.
- July 17, 2023, the Planning Commission conducted a public hearing and unanimously recommended approval for the proposed General Plan and Zoning Code text and map amendments.
- August 2023 the Town expects to receive comments back from the HCD



Background- Safety Element:

- June 15, 2023 the Draft Safety Element was made available for public review
  - *Draft Safety Element was emailed to the Department of Conservation for review*



Background-Housing Element Opportunity Sites and Need for Rezonings:

Table 6.3: RHNA 6th Cycle Less Pipeline Projects Delta Table

Income Level	RHNA Allocation	Pipeline Projects	RHNA Less Pipeline Projects
Very Low-Income (0-50% AMI)	253	11	242
Low-Income (51-79% AMI)	145	9	136
Moderate-Income (80-119% AMI)	121	9	112
Above Moderate-Income (120% AMI+)	314	25	289
Total	**833**	**54**	**779**

Table 6.6: RHNA 6th Cycle Less Pipeline Projects and ADUs Delta Table

Income Level	RHNA Less Pipeline Projects	Projected ADUs	RHNA Less Pipeline Projects and ADUs
Very Low-Income (0-50% AMI)	242	48	194
Low-Income (51-79% AMI)	136	48	88
Moderate-Income (80-119% AMI)	112	48	64
Above Moderate-Income (120% AMI+)	289	16	273
Total	**779**	**160**	**619**

Table 6.7: RHNA 6th Cycle Less Pipeline Projects and ADUs Plus 20% "No Net Loss" Delta Table

Income Level	RHNA 6th Cycle Less Pipeline Projects and ADUs	20 Percent "No Net Loss" Buffer	RHNA 6th Cycle Less Pipeline Projects and ADUs Plus 20 Percent "No Net Loss" Buffer
Very Low-Income (0-50% AMI)	194	38.8	232.8
Low-Income (51-79% AMI)	88	17.6	105.6
Moderate-Income (80-119% AMI)	64	13.8	77.8
Above Moderate-Income (120% AMI+)	273	55.8	328.8
Total	**619**	**126**	**745**



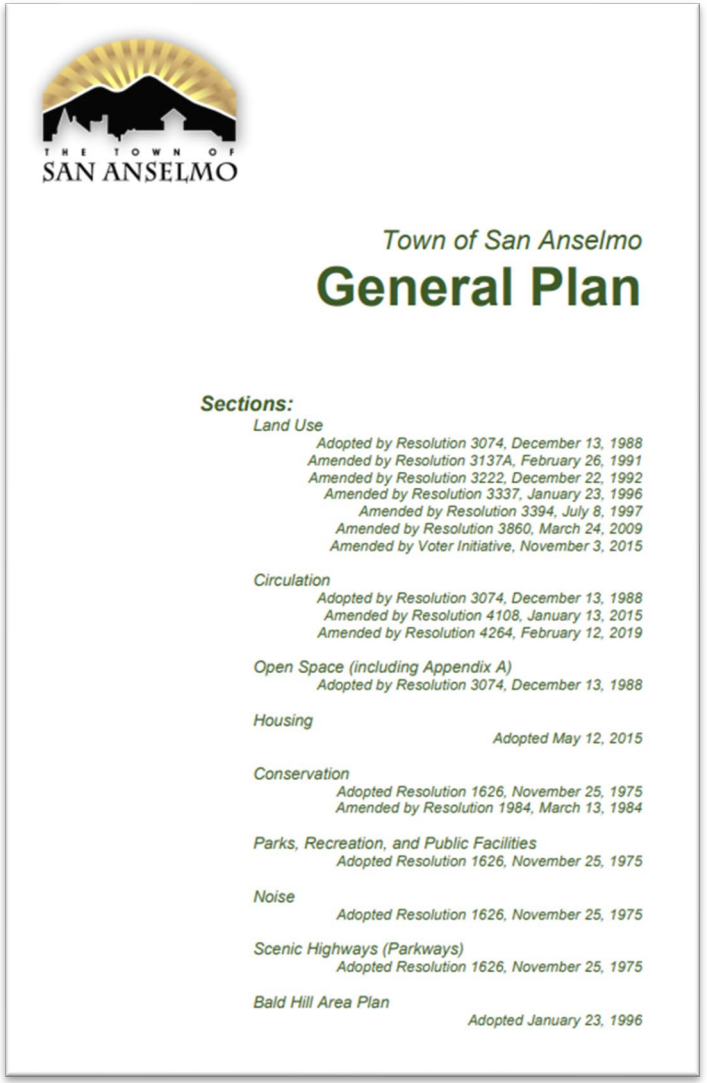
151 Sites totaling 745 Units

Background-Housing Element Opportunity Sites and Need for Rezonings:

- 3 Policies, 5 Programs, and 13 Actions in Chapter 8, Policies, Programs, and Actions, of the Housing Element
- Housing Element Actions include the following amendments:
  - *Allow Single-room occupancies in the R-3 Zoning District*
  - *Allow 30 units/acre density in the R-3, C-L, C-3, and P Zoning District and establish minimum densities*
  - *Rezone Housing Element Opportunity Sites to accommodate the RHNA*
  - *Amend SPD Zoning to allow for up to 30 units/acre*
  - *Allow Low-Barrier Navigation Centers in commercial zoning districts pursuant to AB 101*
  - *Amend the Definition of transitional and supportive housing*
  - *Amend the definition and standards for Emergency Shelters to ensure compliance with SB2, AB 2339, and AB 139*
  - *Allow residential care facilities (small and large) in all Zoning Districts*

General Plan Land Use Element Amendments:

- General Cleanup
  - *Typos and grammar*
- Renaming of terminology
  - *Change "Opportunity" to "Affordable"*
- Land Use Density Changes
  - *20-30 units to the acre for High Density Residential, Downtown Mixed Residential, General Commercial, Limited Commercial*
  - *13-40 units to the acre for Affordable Housing Overlay District (former Housing Opportunity Areas/Apartments)*
- Reference to height increase from 30 to 35 feet in the General Commercial and Limited Commercial Land Use Designations
- Reference to floor area increase to address Government Code Section 65589.5(h)(2) for the Neighborhood Commercial/Mixed Residential Land Use Designation
- Add residential uses to Public Facilities land uses


THE TOWN OF SAN ANSELMO

Town of San Anselmo

General Plan

Sections:

Land Use
Adopted by Resolution 3074, December 13, 1988
Amended by Resolution 3137A, February 26, 1991
Amended by Resolution 3222, December 22, 1992
Amended by Resolution 3337, January 23, 1996
Amended by Resolution 3394, July 8, 1997
Amended by Resolution 3860, March 24, 2009
Amended by Voter Initiative, November 3, 2015

Circulation
Adopted by Resolution 3074, December 13, 1988
Amended by Resolution 4108, January 13, 2015
Amended by Resolution 4264, February 12, 2019

Open Space (including Appendix A)
Adopted by Resolution 3074, December 13, 1988

Housing
Adopted May 12, 2015

Conservation
Adopted Resolution 1626, November 25, 1975
Amended by Resolution 1984, March 13, 1984

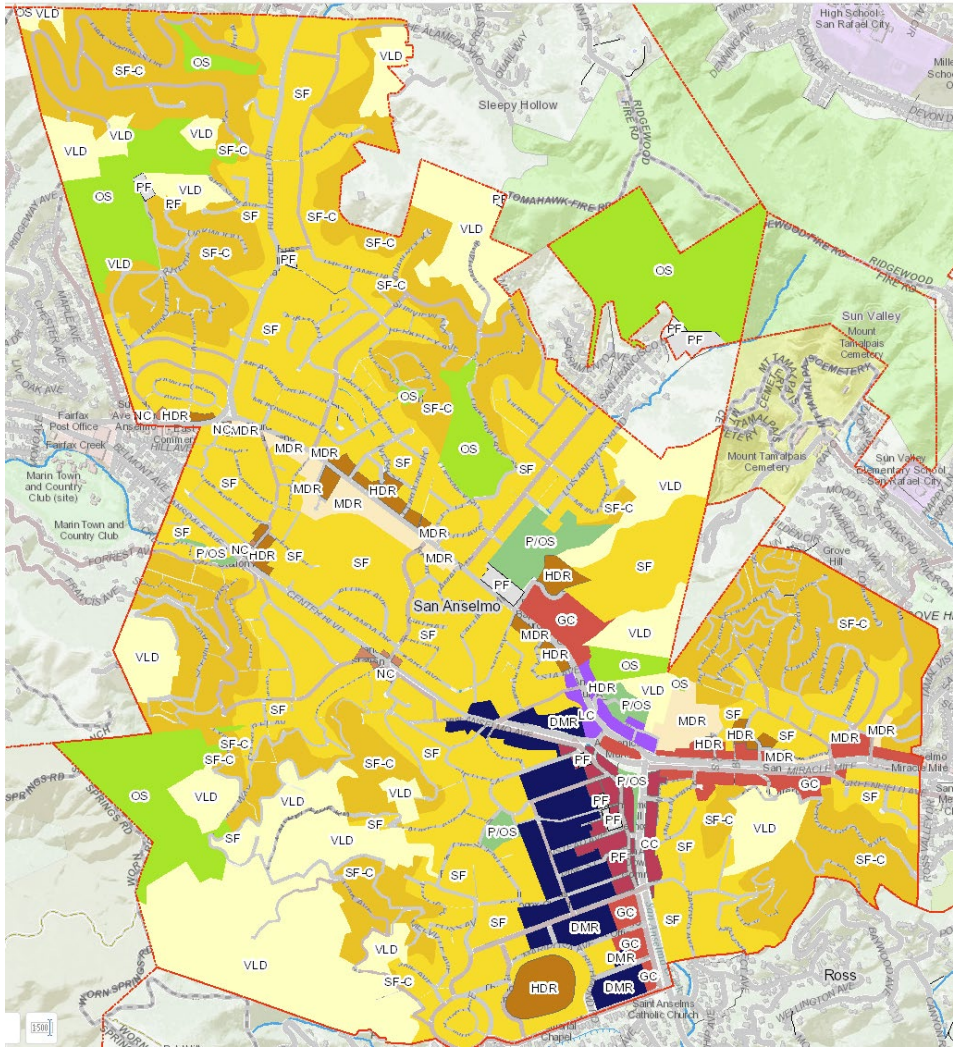
Parks, Recreation, and Public Facilities
Adopted Resolution 1626, November 25, 1975

Noise
Adopted Resolution 1626, November 25, 1975

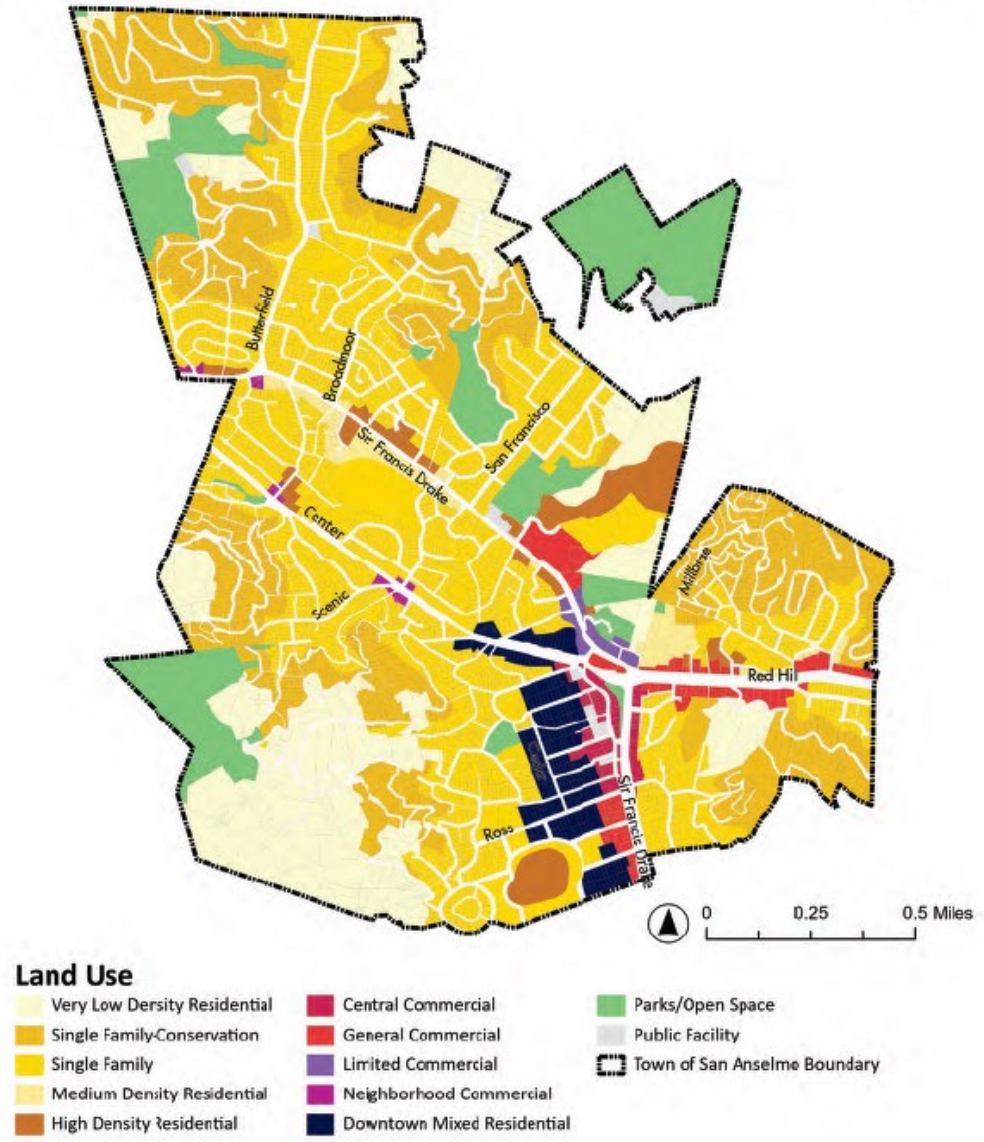
Scenic Highways (Parkways)
Adopted Resolution 1626, November 25, 1975

Bald Hill Area Plan
Adopted January 23, 1996

General Plan Land Use Designation Map Amendment:



Existing Map



Proposed Map

General Plan Safety Element:

- State law requires a General Plan to include a Safety Element and that Safety Element's be updated with a Housing Element Update

- Draft Safety Element includes:
  - A vulnerability assessment that identifies the risks climate change poses to the Town and the geographic areas at risk from climate change;
  - A set of adaptation and resilience goals, policies, and objectives based on the information specified in the vulnerability assessment; and
  - Feasible implementation measures designed to carry out the goals, policies, and objectives identified in the adaptation objectives.

- Complies with State law regarding information and programs related to new wildfire, evacuation routes, and climate adaptation and resilience requirements in an integrated manner. The Safety Element is also consistent with the Town's 2018 Marin County Multijurisdictional Local Hazard Mitigation Plan (Town Council Resolution No. 4218) and the Town's Municipal Code.



Title 10 (Planning and Zoning) Text Amendments:

- ***Article 2. Designation and Establishment of Districts***
  - Repeal and replace entire section
  - Changes include reformatting, grammatical changes, amended densities, amended floor area ration requirements with the C-1 Zoning District, changed Residential Housing Opportunities (R-HO) District to a new Affordable Housing Overlay District

~~code.~~

(g) ~~P~~ 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) ~~C-1~~ 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 ~~0.65~~1.0, except that the maximum Floor Area Ratio for housing development projects with eight to ten 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) ~~C-2~~ 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

Title 10 (Planning and Zoning) Text Amendments:

- ***Title 10, Chapter 3, Article 3. Land Use Regulations, Table 3A***
  - *Repeal and Replace*
  - *New Land Uses*
    - Low Barrier Navigation Center
  - *Renamed Uses*
    - "Residential, Multi-Family" to "Residential, Multi-Family (2 to 4 units)" and "Residential, Multi-Family (5+ units)"
  - *Combined Uses*
    - "Other Residential Care Facilities" ,"Residential Care Facilities, Large", and Residential Care Facilities, Small".
  - *New Footnotes*
    - 1, 10, 11, 12, 13, 14, 15, 16, and 17

LAND USE REGULATIONS TABLE
TABLE 3A

"P" = Permitted Use
"C" = Conditionally Permitted Use
"-" = Not Permitted

LAND USES	DISTRICT	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
Accessory Uses		P	P	P	P	P	[5] P	C	C	[1] C	C
Alcoholism and/or Drug Treatment Facility, Small		P	P	P	P	P	-	-	-	-	-
Alcoholism and/or Drug Treatment Facility, Large		C[8]	C[8]	C[8]	C	C	-	-	-	-	-
Alcohol, Off-Sale		-	-	-	-	-	-	C	C	[1] C	[2] C
Alcohol, On-Sale		-	-	-	-	-	-	-	C	-	C
Amusement, Places of		-	-	-	-	-	-	-	C	-	C
Animal Boarding		-	-	-	-	-	-	-	C[1]	C[1]	C[1]
Animal Grooming and Supplies		-	-	-	-	-	-	-	P	P	P
Appliances Repair, Domestic		-	-	-	-	-	-	P	P	P	P
Appliances Sales, Domestic		-	-	-	-	-	-	-	P	P	P
Audio/Video Sales and Service		-	-	-	-	-	-	-	P	[1] C	C

Existing Table 3A

LAND USE REGULATIONS TABLE
TABLE 3A

"P" = Permitted Use "C" = Conditionally Permitted Use "-" = 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[2,3]	C[2,3]	C[2,3]	C[3]	C[3]	C[3]	C[3]	C[3]	-	C[3]
Day Care Homes, Large Family	C[3]	C[3]	C[3]	C[3]	C[3]	C[3]	C[3]	C[3]	-	C[3]
Day Care Homes, Small Family	P	P	P	P	P	P[4]	C[3]	C[3]	-	C[3]
Elementary and Secondary Schools	-	-	P[2]	P	P	P	C[3]	C[3]	-	C[3]
Fitness Centers	-	-	-	-	-	-	C[3]	C[3]	C[3]	P
Fitness Centers, Classes as Primary Use	-	-	-	-	-	-	C[3]	C[13]	-	P
Indoor Entertainment Facilities	-	-	-	-	-	-	-	C[3]	-	C[3]
Libraries and Museums	-	-	-	-	-	-	P	P	-	P
Religious Institutions	-	-	C[2,3]	C[3]	C[3]	-	C[3]	C[3]	C[3]	C[3]
Schools, Specialized Education and Training	-	-	C[2,3]	C[3]	C[3]	C[3]	C[3]	C[3]	-	C[3]
Service Organizations and Clubs	-	-	-	-	-	P/C[15]	P/C[15]	P/C[15]	P/C[15]	P/C[15]
Theaters and Meeting Halls	-	-	-	-	-	-	-	C[3]	-	C[3]
Parks and Playgrounds, Public	P[2]	P[2]	P[2]	P	P	P	P	P	-	C[3]
Residential										
Emergency Shelters	-	-	-	-	-	P	-	-	P	P
Live-Work - Ground Floor Commercial	-	-	-	-	-	-	P	P	P	P[14]
Low Barrier Navigation Centers	-	-	-	-	P	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[3]	C[3]	C[3]	C[3]	C[3]
Residential Care Facilities, Small	P	P	P	P	P	C[3]	C[3]	C[3]	C[3]	C[3]
Residential, Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P
Residential, Multi-Family (2 to 4 units)	C[3]	C[3]	P	P	-	C[3]	P	P[10]	P	P[14]
Residential, Multi-Family (5+ units)	P[6]	P[6]	P[6]	-	P	C[3]	P/C[3,16]	P/C[3,10,16]	P/C[3,16]	

Proposed Table 3A

Title 10 (Planning and Zoning) Text Amendments:

- ***Title 10, Chapter 3, Article 4. Development Standards***
  - *Repeal and Replace Section 10-3.402 Development Standards Table as follows:*
    - Density changes for R-3, C-L, C-3 Zoning Districts
    - Minimum density requirements for R-2, R-3, P, C-1, C-2, C-L, and C-3 Zoning Districts
    - Modify Lot Coverage in the R-2 Zoning District from 35% to 50%
    - Modify Floor Area Ratio Maximum in the C-1, C-L, and C-3 Zoning District to comply with state law.
    - Increase height and number of stories for C-L and C-3 Zoning Districts
    - New footnote No. 3 added to address lot coverage requirements for projects with eight to ten units.
    - New footnote No. 4 was added to define unit and preclude accessory dwelling units (ADU) and junior accessory dwelling (JADU) units from being counted as a unit related to density.

Title 10 (Planning and Zoning) Text Amendments:

- *Title 10, Chapter 3, Article 4. Development Standards*

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	13	13	13	13	13	13
Density, Maximum (Units/Acre)		1	1	~~1~~ 6	12	~~20~~ 30	~~20~~ 30	20	20	~~20~~ 30	~~20~~ 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~~ 35%[1]	~~35~~50%[1]	50%[1]	50%[1]	-	-	-	-
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'

Title 10 (Planning and Zoning) Text Amendments:

- *Title 10, Chapter 3, Article 4. Development Standards*

DEVELOPMENT STANDARD	DISTRICT	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
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[4]		[1]	[1]	[1]	-	-	-	~~0.65~~ 1.0 /1.25[3] ~~1.0~~	2.0	~~-~~ ~~1.0~~ 2.0	~~-~~ ~~1.0~~ 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	~~2-3~~	~~2-3~~

Title 10 (Planning and Zoning) Text Amendments:

- *Title 10, Chapter 3, Article 4. Development Standards*

DEVELOPMENT STANDARD	DISTRICT	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
On lots with building footprint average slope at or greater than 25%		3	3	3	3	3	2	2	2	~~2~~ 3	~~2~~ 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′	~~30~~ 35′	~~30~~ 33 5′
On lots with building footprint average slope at or greater than 25%		35′	35′	35′	35′	35′	30′	30′	30′	~~30~~ 35′	~~30~~ 33 5′
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet		30′	30′	30′	-	-	-	-	-	-	-

Title 10 (Planning and Zoning) Text Amendments:

- ***Title 10, Chapter 3, Article 5. Parking and Loading Regulations***
  - Repeal and replace Article 5 as follows:
    - Amend Table 5A Parking Table
    - Repeal and replace Section 10-3.512- Loading space
    - Repeal and replace Section 10-3.516- Electric vehicle (EV) parking
    - Add Section 10-3.518 Bicycle racks
    - Add Section 10-3.519- Existing Structures and Uses

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 ~~and one-half (1½)~~ spaces per unit
3 or more bedroom living unit	~~Two (2) spaces~~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	~~Three (3) spaces PLUS O~~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 Buildings [5]	~~Three (3) spaces PLUS O~~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.

Title 10 (Planning and Zoning) Text Amendments:

- ***Title 10, Chapter 3, Article 5. Parking and Loading Regulations***
  - Repeal and replace Article 5 Cont.:
    - Add Section 10-3.519- Existing Structures and Uses to require that no additional off-street parking spaces would be required for authorized structures and uses legally existing at the time of the effective date of this ordinance.
    - Add Section 10-3.520- Expansion or intensification in Use. Like the proposed new Section 10-3.519, this section specifically addresses properties within the C-2 Zoning District.
    - Add Section 10-3.521 Parking calculation.
    - Add Section 10-3.521- Joint use parking.

Title 10 (Planning and Zoning) Text Amendments:

- ***Title 10, Chapter 3, Article 17. Definitions***
  - Repeal and replace Article 17
    - Amend, add, remove
      - *Related to housing and residential land uses*

- ***Title 10. Chapter 12- Emergency Shelter***
  - Repeal and replace Chapter 12 to comply with California Government Code Section 65583
    - Amended Definition of “Emergency Shelter”
    - Amended Performance Standards



Title 10 - PLANNING AND ZONING
Chapter 6 ACCESSORY DWELLING UNITS

"Residential Care Facilities, Large" means any use of a residential unit serving seven (7) or more persons on a twenty-four (24) hour per day basis. Also includes "group dwelling" and "group home."

~~Residential care facility for the elderly, large. "Large residential care facility for the elderly" means a state licensed care facility located in a residential unit for the voluntary care, supervision, and provision of support services for seven (7) or more persons sixty (60) years of age and for younger persons with compatible needs.~~

"Residential Care Facilities, Small" means any use of a residential unit serving six (6) or fewer persons on a twenty-four (24) hour per day basis. A small residential care facility is a state mandated residential use of the property. Also includes "group dwelling" and "group home."

~~Residential care facility for the elderly, small. "Small residential care facility for the elderly" means a state licensed care facility located in a residential unit for the voluntary care, supervision, and provision of support services to six (6) or fewer persons sixty (60) years of age and for younger persons with compatible needs. A small residential care facility for the elderly is a state mandated residential use of the property.~~

~~Residential care facility for persons with a chronic life-threatening illness, large. A state licensed residential care facility for seven (7) or more persons with a chronic life-threatening illness eighteen (18) years or older as defined in Health and Safety Code Section 1568.01.~~

~~Residential care facility for persons with a chronic life-threatening illness, small. "Small residential care facility for persons with a chronic life-threatening illness" means a state licensed residential care facility for six (6) or fewer persons with a chronic life-threatening illness eighteen (18) years or older as defined in Health and Safety Code Section 1568.01. A small residential care facility for persons with a chronic life-threatening illness is a state mandated residential use of the property.~~

~~Residential care facility, large. "Large residential care facility" means any use of a residential unit serving seven (7) or more persons on a twenty-four (24) hour per day basis. Also includes "group dwelling."~~

~~Residential care facility, small. "Small residential care facility" means any use of a residential unit serving six (6) or fewer persons on a twenty-four (24) hour per day basis. A small residential care facility is a state mandated residential use of the property. Also includes "group dwelling."~~

Residential, manufactured structure. "Manufactured residential structure" means a residential unit constructed off-site and delivered and installed on a lot. Also includes "residential, mobile home."

Residential, mobile home. Refer to "residential, manufactured structure."

"Residential, Multi-Family (2 to 4 units)" means a building having up to four (4) independent and attached residential uses. Such uses include a duplex, triplex, and quadplex.

"Residential, Multi-Family (5+ units) " means a building having five (5) or more independent and attached residential units.

~~Residential, multi-family. "Multi-family residence" means a building having four (4) or more independent and attached residential units.~~

Residential second unit. Refer to "accessory dwelling unit."

"Residential second unit - nonconforming." Refer to "Nonconforming accessory dwelling unit" in Title 10, Chapter 6, Section 10-6.103.

Residential, single-family attached. "Single-family attached residence" means a building containing two (2) or three (3) independent and attached residential units. Also includes "duplex" and "triplex."

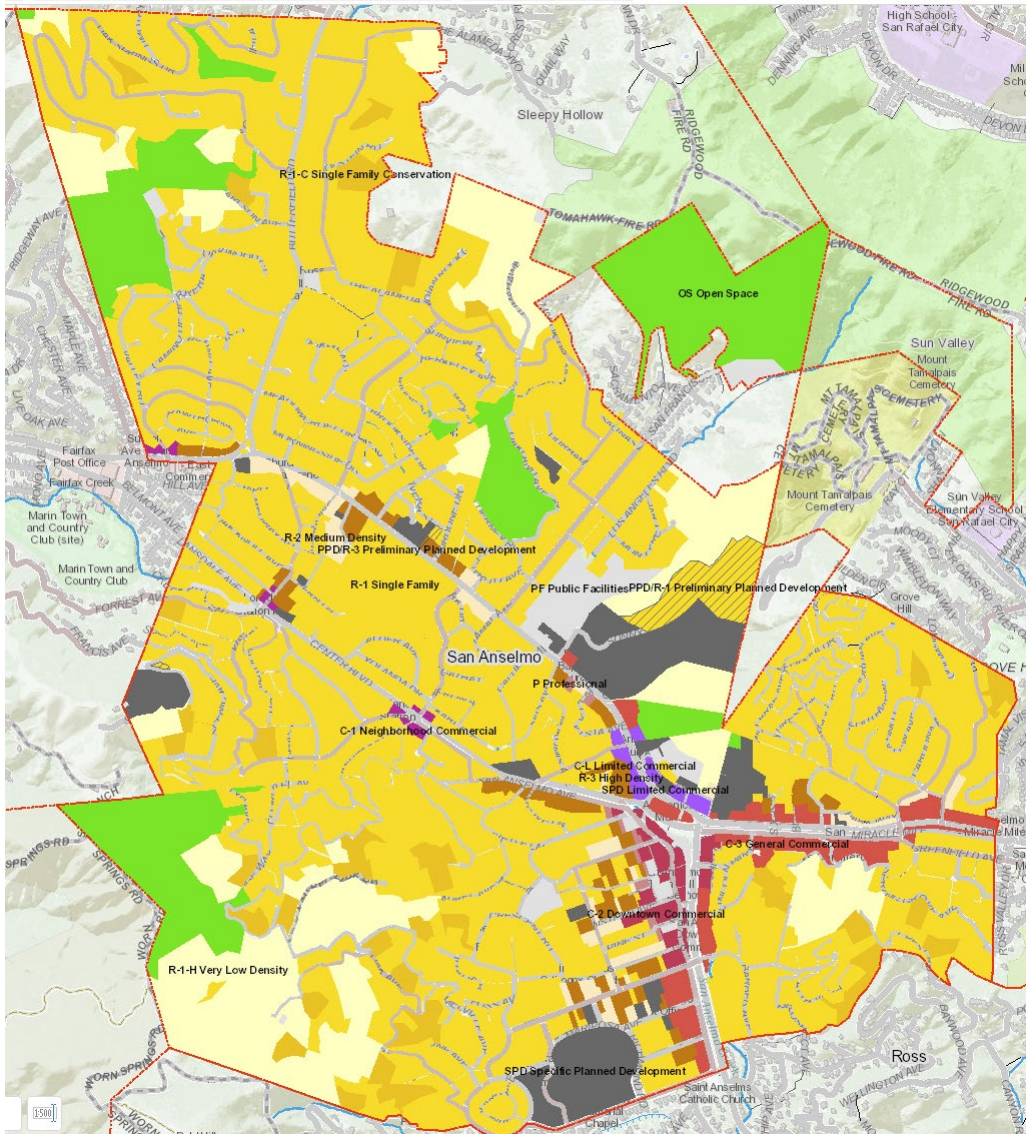
Residential, single-family detached. "Single-family detached residence" means a detached residential unit.

Title 10 (Planning and Zoning) Text Amendments:

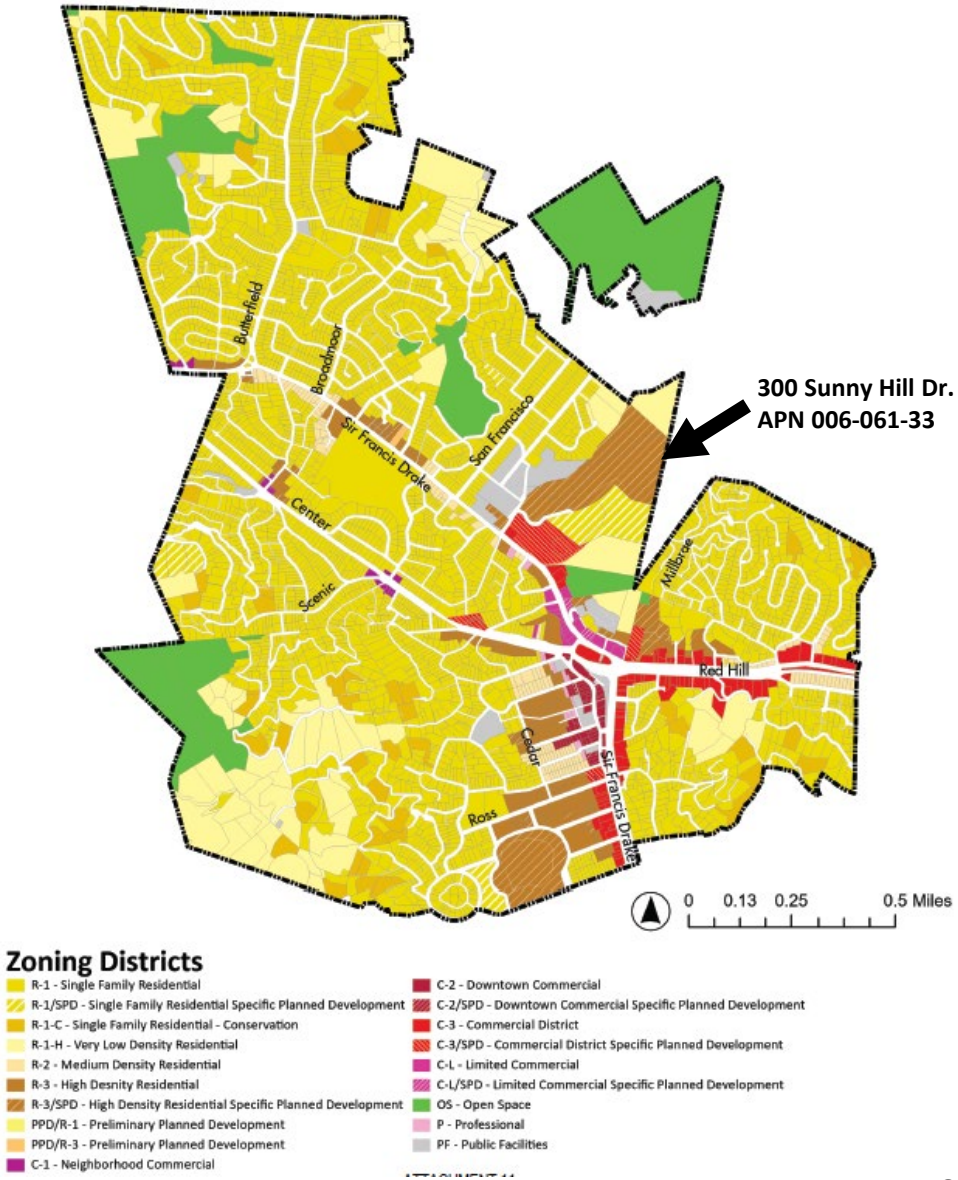
- ***Title 10, Chapter 6, Article 1- Accessory Dwelling Units and Junior Accessory Dwelling Units Purpose, Definitions, Permit Requirement and Exemption***
  - Amend *Section 1-6.302- Definitions to add a definition for "Attached accessory dwelling unit."*

"Attached Accessory Dwelling Unit" means an accessory dwelling unit that shares a common wall with:
(a) The primary dwelling unit; or
(b) An attached garage; or
(c) A detached garage
By being constructed as a physical expansion (i.e., addition) of the primary dwelling unit and/or attached or detached garage, conversion of an existing garage attached to the primary dwelling or detached garage, or installation of a new basement underneath an existing primary dwelling unit.

Zoning Map Amendment:

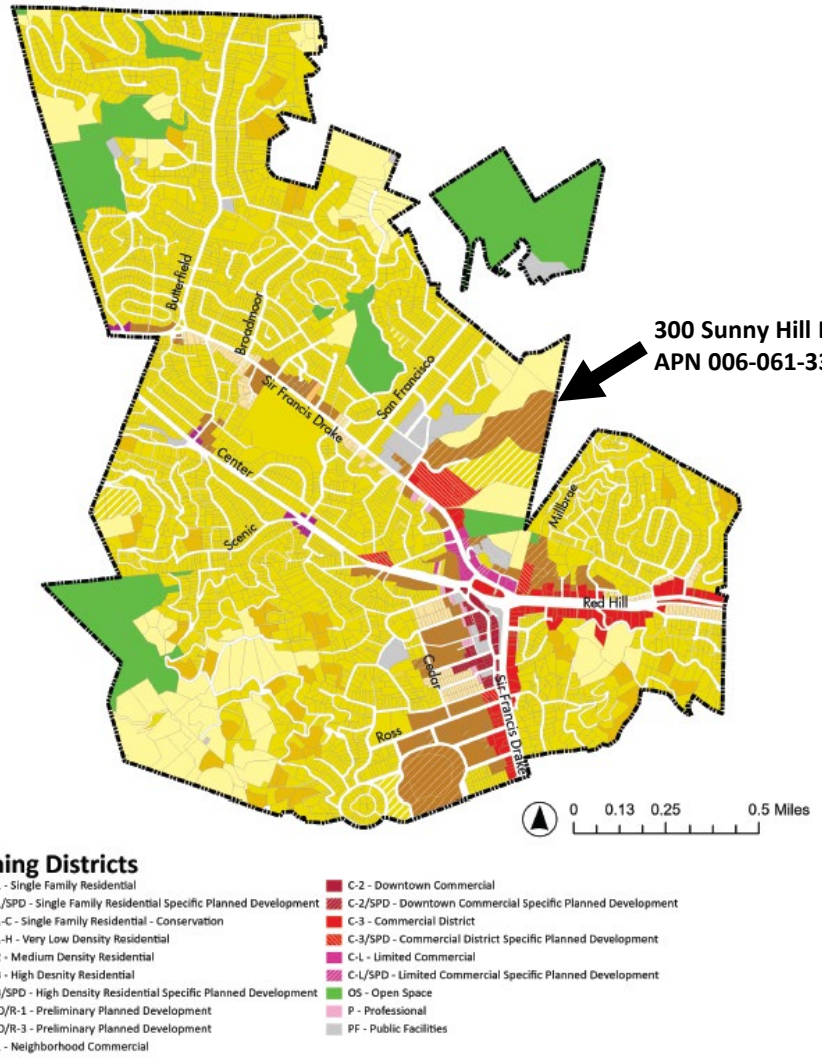


Existing Map

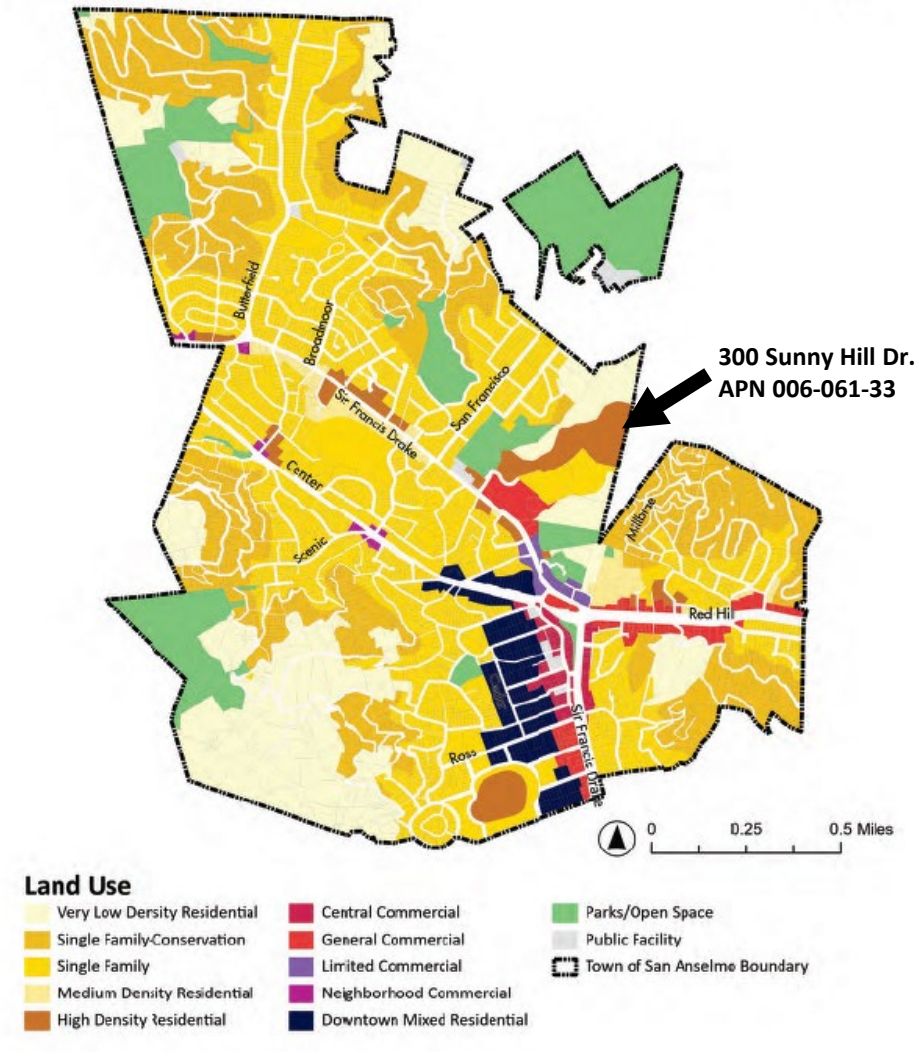


Previously Proposed Map

Zoning and General Plan Map Amendments:



Revised Proposed Zoning Map



Proposed General Plan Map

Other Title 10 (Planning and Zoning) Text Amendments- EDC Initiatives:

EDC Action Plan 2022

- *Action 2: Retain, Attract and Enhance Local Businesses… to Achieve and maintain a balanced and complementary mix of businesses serving residents and visitors."*
  - Action 2.4: Consider modifications to the Downtown zoning land uses to attract desired businesses.

SAN ANSELMO EDC ACTION PLAN 2022

GOAL: Maintain and enhance the economic viability of the Town's commercial districts through actions that attract, retain and nurture local businesses.

Action		Lead(s)	Timeline
1. Downtown Circulation, Parking, Streetscape and Bike/Pedestrian Improvements *Improve the convenience and availability of parking for visitors to the Downtown. Upgrade & beautify the Downtown through improved landscaping, streetscape, and other public amenities. Plan and promote highest and best use of curb space.*			
1.1.	**Expand Parking Availability and Parking and U-turn Enforcement**	Schneider/DPW/ Gomez	July 2022
1.2.	**Downtown Parklets/Outdoor Seating** – Identify and Explore Opportunities for permanent parklets and outdoor seating.	Condry/Schneider, Cico, Gomez, Rising	
1.3.	**Reduce visual/economic detriment created by vacant storefronts;** encourage activation of vacant space working with Arts Commission and Historical Commission.	Semonian, Burns, Warner	
2. Retain, Attract and Enhance Local Businesses *Achieve and maintain a balanced and complementary mix of businesses serving residents and visitors. Improve access to information and resources to facilitate the process of opening a new business or improving an existing business.*			
2.1	**Business welcome and onboarding program** – comprehensive program to welcome, inform new businesses, PR and Marketing announcement of new business opening	Bugas	Ongoing
2.2	**Poster Program** – Promote local businesses and town branding	Burns, Warner	Ongoing
2.3	Identify options, investigate/test "pop-up" in vacant spaces.		
2.4	**Zoning Changes in Downtown** – consider modifications to attract desired businesses	Fernandez, Rising, Gomez	
2.5	**Business Inventory**	Rising, Fernandez	
2.6	**Property Owner Survey** – develop communication and collect feedback on issues, including shared parking	Warner, Fernandez	

Other Title 10 (Planning and Zoning) Text Amendments

- **Amendments to Title 10, Chapter 3, Section 10-3.3-2, Table 3A**
  - New, renamed, combined, and/or removed land uses
  - Reassigned land uses permit authorization (e.g., “Permitted Use” and “Conditional Use”

- **Updated Article 17, Definitions to coincide with Section 10-3.3-2, Table 3A**
  - Updated definitions consistent with the Northern American Industry Classification System (NAICS)



Other Title 10 (Planning and Zoning) Text Amendments

- **Amend Title 10, Chapter 3, Article 13, Conditional Use Permit**
  - New Temporary Use Permit Process
    - Establishes new process for the Planning Director to authorize a Temporary Use for up to a year with an option for a one-time time extension not to exceed the length of the original approval
    - Requires public notice
    - Planning Director may refer to the Planning Commission
    - Appealable to the Planning Commission and Town Council
  - Other Article 13 reformatting and cleanup



Permit would allow such uses as a "Pop-Up" Store

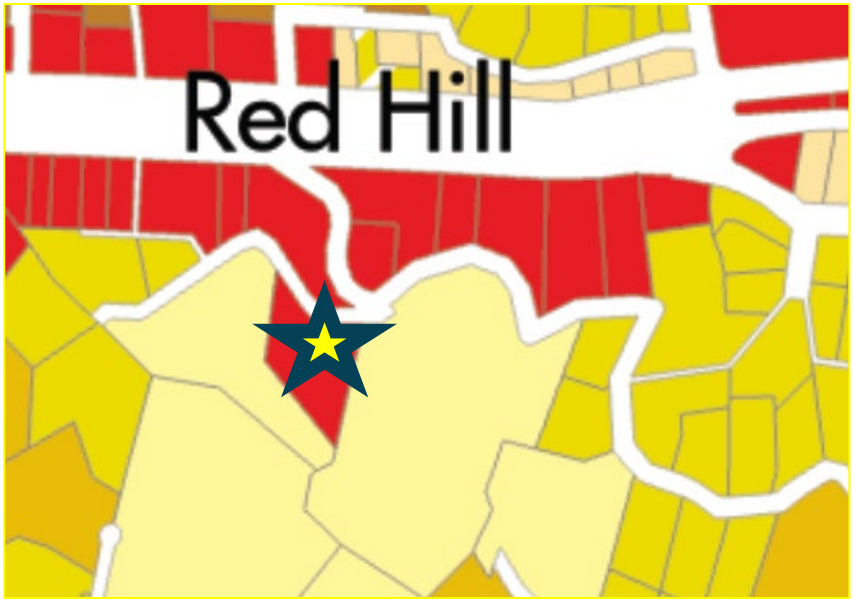
CEQA- Initial Study/Negative Declaration

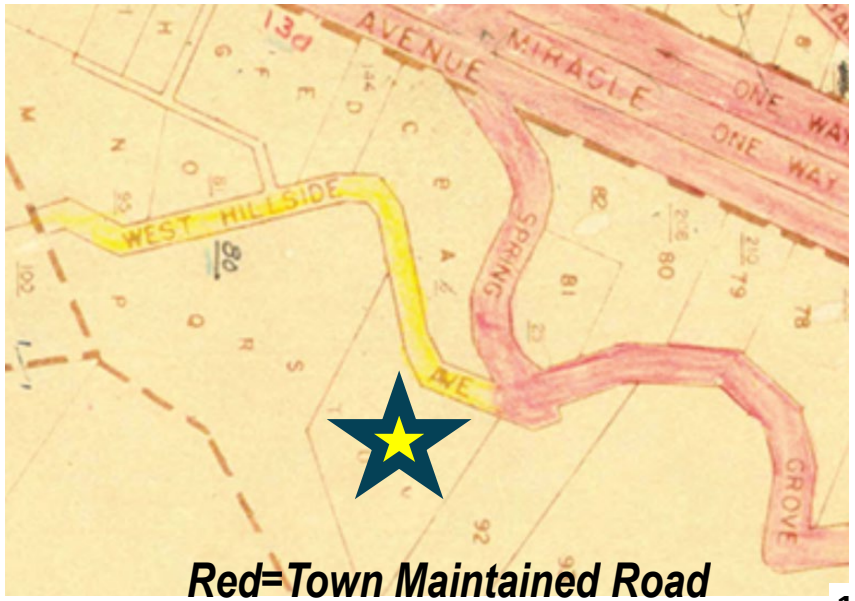
- CEQA requires all “Projects” to comply with CEQA.
- Housing Element and related actions considered to be a “Project”
- Initial Study (IS) prepared by CH Planning Ltd with assistance from Houseal Lavigne for the Housing Element and related actions, including the following:
  - General Plan Land Use Amendments
  - Revised General Plan Land Use Designation Map
  - Title 10 (Planning and Zoning) Text Amendments
  - Revised Zoning Map
  - Objective Development Design Standards
- IS concluded a “Negative Declaration” can be considered
- A Negative Declaration per the CEQA Guidelines prepared and sent to the California Department of Planning and Research State Clearinghouse
- Safety Element is considered to be exempt under the “General Rule” exemption of the CEQA Guidelines
  - Safety Element would not approve or implement a specific project or land use change



Late Mail Public Comment

- Public Comment: Zoning Map- 300 Sunny Hill Dr.
- Public Comment: 5 W Hillside Ave (APN # 006-172-02 / “Lot 25”).
  - Concerns raised include fire hazards and development on a private road.
  - Housing Opportunity Site 25





Red=Town Maintained Road

Yellow=Privately Maintained Road

Next Steps

- **July 25:** Town Council Public Hearing
  - *Adopt a Resolution to amend the General Plan's Land Use Element and Land Use Designation Map amendment and new add a new Safety Element*
  - *First reading and introduction of an Ordinance to adopt Title 10 Zoning Code text and map amendments*
- **August 2023:** Planning Commission Public Hearing
  - *Adopt a Resolution for a formal recommendation of the Housing Element*
- **August/September 2023::** Council Public Hearing
  - *Second reading and adoption of an Ordinance regarding Title 10 Zoning Code text and map amendments*
  - *Adopt a Resolution certifying the Housing Element and adoption of the Safety Element*



Recommendation:

- That the Town Council hold a public hearing and consider the Ordinance text and map a Amendments to the Planning and Zoning Code, Title 10; amendments to the General Plan Land Use Element and Map and associated Negative Declaration; and adoption of a General Plan Safety Element
- Motion to read the Ordinance by title only. The Town Manager will read the full title of the Ordinance.
- Motion to approve the first reading of the Ordinance text and map Amendments and waive future readings in their entirety.
- Motion to adopt a Resolution amending the General Plan Land Use Element and Land Use Designation Map and adopting associated Negative Declaration under CEQA; and adopting a General Plan Safety Element.

Bob Wisner
P.O. Box 2872
San Anselmo, Ca 94979

Dear San Anselmo City Council,

I live on West Hillside Ave and my property is adjacent to 5 West Hillside Ave (APN#006-172-02/lot 25) that you are proposing a zoning change to. This zoning change makes no sense for a variety of reasons. To begin with West Hillside Ave is a private non-city-maintained road within an urban wildland interface. It is not a major arterial road. It is a single lane, one car road with blind turns and a dead end. The five residents on this street would be negatively impacted by by increasing traffic, reducing safety and increasing the financial burden of maintaining the street. Whoever proposed this change did not do their homework, visit our street, or communicate with us. Think about what you are proposing as if you lived on West Hillside Ave.

Sincerely,

Bob Wisner

Jan Bolgla
P.O. Box 2872
San Anselmo, Ca 94979

Dear San Anselmo City Council,

I write this letter to address the proposed zoning change of 5 West Hillside Ave (APN#006-172-02/lot 25) to C1… that I was not notified about and it borders our property. This change makes no sense for many reasons.

1. This property has no easement to West Hillside Ave or any other access.
2. This road is not a major arterial road.
3. This is not a stable hillside.
4. There is a slide on the adjacent property.
5. It is an undevelopable piece of property.

If this change is made it would negatively impact the residents of West Hillside Ave. West Hillside Ave is currently comprised of 5 residences and is a single lane, one car, non-city-maintained road with blind turns, and no turn-outs. Quadrupling the units will increase traffic, reduce safety, and add unknowable maintenance cost borne by the residents…NOT THE CITY. Also, Spring Grove Ave, which is the cross street, is a one lane, one car road that cannot sustain the increased traffic if this change is made. Do the right thing for our neighborhood.

Thank you,

Jan Bolgla

From: Ronnie Bogart
To: Town Council
Subject: Town Council Meeting -- Agenda Item 2.2, Attachment 5 Chapter 6 -- Housing element
Date: Tuesday, July 25, 2023 3:10:00 PM

CAUTION: External Sender

If an occupied property has been identified as suitable for redevelopment, what does that mean for the current owner? At what point will they be advised and will there be opportunity to contest any plans to redevelop the property.

Regards,
Ronnie Bogart
6 West Hillside Ave

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 3.1

MEETING DATE: July 25, 2023

AGENDA TITLE: Update on Proposed Process to Solicit Public Input on Options for Tenant Protections

FROM: Administration

RECOMMENDATION

That the Town Council receive a report regarding the proposed public engagement process addressing options for tenant protections in San Anselmo and provide direction to staff.

BACKGROUND

At the June 21, 2023 San Anselmo Town Council meeting staff presented a report outlining existing state laws related to tenant protections and updated the Council on efforts in Fairfax and Larkspur to develop local rent stabilization and eviction protections rules. After a discussion that included public input, the Council directed staff to return with a plan for a public engagement process and to bring the results back to Council for discussion and direction.

For the purposes of this report and throughout the public engagement process and Council discussion, staff will use the term “tenant protections” when referring to rent stabilization and eviction protection options. These categories represent the two primary tools used in tenant protection ordinances.

DISCUSSION/ANALYSIS

The purpose of this report is to outline a proposed process for community engagement, including public forums and Council hearings, and to allocate funding for outreach costs. Staff have convened an internal working team (“team”) to develop and execute the proposed engagement process. This team, led by the Town Manager, includes the Planning Director, Deputy Town Attorney, Community Engagement Coordinator, Finance and Administrative Services Director and the Town Clerk.

Public Engagement Plan

Public Forums and Town Council Public Hearing

Staff proposes holding two community forum meetings, one designed to hear from tenants and the other designed to gather input from property owners. The forums would be facilitated by the team and will provide information on existing state laws around tenant protections, local and regional examples from other municipalities of local tenant protection ordinances followed by taking and recording public comments and input. If approved, these would be hybrid meetings which would allow for both in-person and online participation through Zoom.

Staff propose holding a public hearing at a Town Council meeting following the completion of the two public forums. At this meeting staff will present the input received at the public forums, provide analysis of the data and take direction from the Town Council regarding next steps.

Staff proposes the following schedule for these meetings:

1) *Tenant-Focused Public Forum -Thursday, September 14th*
2) *Landlord-Focused Public Forum – Thursday, October 5th*
3) *Town Council Public Hearing – Tuesday, October 24th*

Public Notification

One of the most challenging tasks affecting participation in engagement activities is developing a comprehensive information delivery plan. Staff proposes taking the following steps to ensure that San Anselmo residents, tenants, and landlords receive information regarding the opportunities to provide input at the public meetings:

- *Develop and send a postcard to all SA residences plus out of town landlords announcing public meetings*
- *Develop webpage with updated information regarding the Town's tenant protection discussions*
- *Place notice about public process in multiple weeks of the Town Manager's Newsletter including standalone releases the week of each meeting*
- *Notification poster placed on Town Hall bulletin board*
- *Send media press release*
- *Staff an informational table at one or more Live on the Avenue events*

Staff considered the development on an online poll as an alternate means of soliciting input but decided that without an opportunity to limit the comments to San Anselmo residents and landlords, any data from an online poll may not be useful.

FISCAL IMPACT

In addition to staff and attorney time, staff estimates hard costs for the public engagement process will include the design and mailing of a postcard to all addresses in San Anselmo and to landlords residing out of town to be approximately $3,000. In addition, staff requests a budget of $200 for materials needed to record public comments along with other administrative needs.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

This discussion regarding a public engagement process is not considered 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- June 21, 2023 Presentation
Attachment 2- June 21, 2023 Staff Report

RENT STABILILIZATION AND EVICTION PROTECTIONS

June 21, 2023

OUTLINE

1. Existing State Laws
2. Town of Fairfax
3. City of Larkspur
4. Living Unit Impact in San Anselmo

ITEM 3.1 - ATTACHMENT 1

EXISTING STATE LAWS

LOCAL REGULATION MUST CONSIDER STATE LAW

- Costa-Hawkins Rental Housing Act (February 1, 1995):
  - Exempts certain units (single family homes and condos).
  - Exempts units built after the Act took effect.
  - Prohibits "vacancy control."
- Vacancy control regulates how much the rent of a unit can increase when the tenant changes.

EXISTING STATE LAWS

LOCAL REGULATION MUST CONSIDER STATE LAW

Tenant Protection Act of 2019 (AB 1482)

- Established statewide rent regulation
  - Set rent increase ceiling at 5% + Regional CPI (max. of 10%)
  - Broader application than Costa-Hawkins Act
- Established statewide eviction protections
- Sunsets in 2030

SUMMARY

The Following Guidelines Apply Regarding Local Rent Control Ordinances:

Taken together, the following guidelines apply regarding local rent control ordinances:

- *No rent control allowed on buildings newer than 15 years, on a rolling basis.*
- *Rent control for pre-1995 buildings may be set at any amount.*
- *Rent control that results in lower rental increases than 5%+CPI/10% for buildings at least 15 years allowed is allowed.*
- *Condominiums, single-family homes, and buildings with two units one of which is owner-occupied, may not be rent-controlled.*
- *Landlord may set base rent at market rate upon change in tenancy.*

TOWN OF FAIRFAX

Process

March 2022 – Council receives presentation on rent stabilization by the Marin Democratic Socialists of America

May 2022 – Council directs staff and resources to draft a rent stabilization ordinance.

Sept 2022 – Held a Rent Stabilization and Just eviction forum

Sept 2022 – Introduces ordinances to Council

Oct 2022 – Reintroduced ordinances

Nov 2022 – Adopted ordinances

TOWN OF FAIRFAX

Process (continued)

May 2023 – Just Cause Eviction Workshop

June 2023 – Citizens Initiative to Allow for a Public Vote on the ordinances sent County Registrar of Voters for signature verification

TOWN OF FAIRFAX

Rent Stabilization

Ordinance introduced on Oct 11 and adopted on Nov 2, 2022

- Base rent set as of rate on Feb 2, 2022
- "Annual General Adjustment" shall be equal to 60% of the percentage of the Consumer Price Index

TOWN OF FAIRFAX

Eviction Protections

- Adopted a just cause eviction ordinance in 2019
- Updated ordinance introduced on Oct 11, and adopted on Nov 2, 2022

Ordinance exceeds state law in multiple categories

CITY OF LARKSPUR

Process

July 2022 – Council hears public comment from local tenant organization asking for a rent control ordinance

Aug 2022 – Council appoints an ad hoc committee to consider options around rent control

Sept/Oct 2022 – Ad hoc committee holds separate forums for tenants and property owners to solicit feedback

Jan 2023 – Holds workshop to review rent regulation, rent assistance and eviction protections

March 2023 – Council directs ad hoc committee prepare specific terms and regulations

CITY OF LARKSPUR

Process (continued)

May 8 and May 22, 2023 – Council holds public hearings to discuss rent stabilization and eviction protections

CITY OF LARKSPUR

Rent Stabilization

- Council introduced draft rent stabilization ordinance
- Council voted to approve a rent cap of 5% + CPI or 7%, whichever is lower

CITY OF LARKSPUR

Eviction Protections

- City Council is interested in three or four months of relocation assistance
- City Council consensus to establish the right of return no agreement on the time period reached

NUMBER OF POTENTIALLY IMPACTED UNITS IN SAN ANSELMO

Number of Duplexes: 191* (# of owner-occupied unknown)
Total Living Units: 382*

Number of Parcels with 3 or more Living Units: 117
Total Living Units: 838

Number of Parcels with 4 or more Living Units: 84
Total Living Units: 733

Total Number of Living Units in San Anselmo: 5,410

CONCLUSION

- Questions or Comments
- Next Steps

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 3.4

MEETING DATE: June 21, 2023

AGENDA TITLE: Update on Rent Stabilization and Eviction Protection Efforts in Marin County

FROM: Administration, Planning, Legal

RECOMMENDATION

That the Council receive an update on rent stabilization and eviction protection efforts in Fairfax and Larkspur and provide direction to staff

BACKGROUND

In the spring of 2022, the Town Council requested that staff return to a future Town Council meeting to report-out on the Town of Fairfax's rent stabilization and eviction protection discussions, process and programs. The process for the Town of Fairfax culminated in the approval of two ordinances in November of 2022 (Attachments 1 and 2). Details regarding this process and its outcomes are detailed below.

During the summer of 2022, based on requests from a local tenants association, the City of Larkspur began discussions regarding rent control. A draft rent stabilization ordinance along with discussions regarding tenant protections were presented to the Larkspur City Council on May 8,2023. The staff report and draft ordinance from this public hearing can be seen in Attachment 3. The Larkspur City Council held a second public hearing on May 22, 2023 that included sample ordinance from other jurisdictions. These can be seen on Attachment 4. Details regarding the Larkspur process and its outcomes are detailed below.

In this report, staff intends to provide the following:

1. *The landscape of current state laws related to rent stabilization and eviction protections.*
2. *Updates on rent stabilization and eviction protection discussions, processes and decisions in the Town of Fairfax and the City of Larkspur.*
3. *The number of living units potentially impacted by rent stabilization and eviction protection efforts in San Anselmo.*

DISCUSSION/ANALYSIS

When discussing local rent stabilization and eviction protection options in San Anselmo, it is important to understand what is currently in place at the State level:

State of California Tenant Protection Law Summary

State law governs certain tenant protections and places limitations on local rent control and tenant protection ordinances. Two main laws govern rent control, described in more detail below.

1. Tenant Protection Act (AB 1482): The Tenant Protection Act of 2019 imposes State-wide rent control for properties that are least 15 years old; contain at least 2 units; and were not already subject to a local rent control ordinance. Exemptions include condominiums, single-family homes, and structures with two units one of which is owner-occupied.

Annual rent increases are capped at 5% plus local inflation (tied to the Consumer Price Index) or 10%, whichever is lower, for properties that are at least 15 years old. Within the cap, a landlord may increase rent twice per year. There are no limitations placed on initial base rents upon a change in tenant, and the landlord may set the new rent at market-rate.

In addition, the Tenant Protection Act requires landlords to show "just cause" (e.g., failure to pay rent or explicit lease violation) prior to evicting a tenant that has resided on the property for at least one year. Tenants must be given the opportunity to cure prior to eviction. A landlord may evict a tenant for limited "no-fault" reasons including: 1) if the landlord or family intends to occupy the unit; 2) the landlord is withdrawing the unit from the rental market; 3) a government or court requires the property be vacated; or 4) the landlord intends to demolish or substantially remodel the property.

The rules in the Tenant Protection Act are not governed by any State or local authority, but rather are enforced through private litigation. Municipalities may continue to adopt local rent control ordinances at any level for properties constructed prior to 1995, consistent with the Costa Hawkins Act (below). Local jurisdictions may also adopt rent control that results in lower annual rent increases than the 5% + CPI/10% maximum in the Tenant Protection Act.

2. Costa-Hawkins: The Costa-Hawkins Rental Housing Act of 1995 (Civil Code, §§ 1954 *et seq*.) prohibits local rent control on units built after 1995. Separately alienable units, such as condominiums and single-family dwellings, are exempt. Local rent control may be imposed on units constructed before 1995.
In addition, Costa Hawkins generally requires that a landlord have the ability to reset the rental rate on a rent-controlled unit when it becomes vacant or when the rent-controlled tenant no longer permanently resides at the unit (i.e., has a subtenant).

3. Summary. Taken together, the following guidelines apply regarding local rent control ordinances:

- *No rent control allowed on buildings newer than 15 years, on a rolling basis.*
- *Rent control for pre-1995 buildings may be set at any amount.*
- *Costa-Hawkins prohibits all local rent control from being applied to rental units with a certificate of occupancy issued after February 1st, 1995. That means that units constructed after 1995 but that are more than 15 years old may still not be subjected to local rent control that exceeds AB-1482's cap of 5%+CPI/10%.*
- *Condominiums, single-family homes, and buildings with two units one of which is owner-occupied are not subject to rent control regulations.*
- *Landlord may set base rent at market rate upon change in tenancy.*

Online Resources Concerning Rent Regulation
California Tenants – A Guide To Residential Tenants' and Landlords' Rights and Responsibilities: https://landlordtenant.dre.ca.gov/resources/guidebook/index.html
Summary of AB1482 – Tenant Protection Act:
https://sfrb.org/article/summary-ab-1482-california-tenant-protection-act-2019

Tenants Together Tool Kit for AB1482:
https://actionnetwork.org/user_files/user_files/000/036/428/original/TT_AB_1482_Toolkit.pdf?link_id=1&can_id=3710757622930a4a8ff2ea10f2dd5792&source=email-new-toolkit-know-your-rights-under-ab-1482-rent-cap-eviction-protections&email_referrer=email_658492&email_subject=new-toolkit-know-your-rights-under-ab-1482-rent-cap-eviction-protections
California Apartment Association AB1482 Webpage:
https://caanet.org/topics/ab-1482/

Costa-Hawkins Rental Housing Act:
California Civil Code 1954.50 et seq.

The Ellis Act:
California Government Code 7060. et seq.

The California Tenant Protection Act of 2019 (AB 1482):
Civil Code 1946.2., 1947.12 and 1947.13

Local Rent Stabilization Tenant Protection Efforts
Below are summaries of rent stabilization and eviction protection effort and outcomes in the Town of Fairfax and the City of Larkspur.

Town of Fairfax

At their meeting on March 2, 2022 the Fairfax Town Council received a presentation on rent stabilization from the Marin Democratic Socialist of America. At their meeting on May 4, 2023, the Fairfax Town Council directed staff to ”Direct Town resources to review and draft a rent stabilization ordinance, and direct staff regarding which recommended option to pursue at this time”. At their meeting on September 7, 2022, the Fairfax Town Council held a rent stabilization and just cause eviction forum. At their meeting on September 21, 2023, the Fairfax Town Council introduced ordinances amending Title 5 of Fairfax Town Code Chapter 5.54, Just Cause Evictions, and Chapter 5.55, Mandatory Mediation for Rental Increases, with a Rent Stabilization Program. At a special Town Council meeting held on October 11, 2022, the Fairfax Town Council reintroduced the two ordinances with changes based on comments form the previous discussion.

The Fairfax Town Council adopted two ordinances to create a rent stabilization and just cause eviction program at their November 2, 2022, Town Council meeting. The Town of Fairfax Rent Protection webpage states, “Although these new ordinances are in effect, their provisions will not be implemented until sufficient agreements for support have been approved by the Town Council. Upon approval, the Council will set an implementation date by resolution.”

A summary of the Rent Stabilization and Just Cause Evictions Ordinances is below. The full text of the ordinances can be found on Attachment 1 and Attachment 2.

Rent Stabilization:

- The provisions of the Chapter apply to all properties in Fairfax that are hired, rented, or leased to households, including various types of dwelling units.
    - *There are exemptions from the provisions, such as rental units in hotels, certain institutional facilities, government-owned units, units with affordable rent restrictions, and other exemptions listed in the definition of stabilized rental units.*
- The Chapter establishes the stabilization of rents and allows for a reasonable return for landlords. Base rent is determined based on the rent in effect on a specific date, and annual general adjustments to rents are made based on the Consumer Price Index. Petitions can be filed for individual adjustments, and a hearing procedure is outlined.
    - *Beginning on the effective date of the Chapter, no landlord shall charge rent for any Stabilized Rental Unit in the amount greater than the rent effect for that unit on February 2, 2022, except for increases expressly allowable in this Chapter.*

  - *If there was no Rent in effect on February 2, 2022, the Base Rent shall be the Rent that was charged on the first date that Rent was charged following February 2, 2022.*
  - *The Annual General Adjustment shall be equal to 60% of the percentage increase in the Consumer Price Index (All Urban Consumers, San Francisco-Oakland-Hayward region, or any successor designation of that index that may later be adopted by the U.S. Bureau of Labor Statistics).*
  - *In no event shall the Annual General Adjustment be less than 0% nor greater than 5%.*

- The Town Manager or Town Council has the authority and duties to establish base rent, make adjustments in rent increases and decreases, set rents at fair levels, issue orders and regulations, conduct hearings, and collect fees.
- The Town Council can issue rules and regulations to further the purposes of the Chapter, and they must be publicized on the Town's website.
- The Town Manager may publicize the rental housing program to educate residents about their rights and duties as landlords and tenants. A brochure will be prepared and made available to the public, and each tenant should receive a copy from their landlord.
- Landlords are required to pay a rental housing fee, and failure to report or pay the fee may result in withholding of rent by tenants or a complete defense to an unlawful detainer lawsuit.
- Upon receipt of a petition by a Landlord and/or Tenant, the maximum allowable rent of individual stabilized rental units may be adjusted upward or downward.
  - *The Town Manager shall notify the Landlord, if the petition was filed by the Tenant, or the Tenant if the petition was filed by the Landlord and provide a copy of the petition.*
  - *A hearing examiner appointed by the Town Manager shall conduct a hearing to act upon the petition for individual adjustment.*
  - *Any person aggrieved by the decision of the hearing examiner may appeal to the Town Council acting as the Appeal Board.*
  - *A Landlord or Tenant aggrieved by any final action or decision of the Town Council may seek judicial review by appealing to the appropriate court within the jurisdiction. No action or decision by the Town Council shall go into effect until 30 days have expired.*

Just Cause Evictions:

- *This chapter outlines the applicability and exemptions of rental property regulations. It applies to all properties in Fairfax that are rented or leased to*

households and used for residential purposes. This includes multifamily dwellings, single-room occupancy structures, and residential structures used for non-conforming purposes. However, there are certain exemptions to these regulations.

- *Exemptions include rental units in hotels, motels, and inns that are primarily rented to transient guests for less than 30 days unless specific conditions apply. Rental units in certain institutions like hospitals, convents, and dormitories owned by accredited educational institutions are also exempt. Additionally, rental units fully owned, operated, and managed by government units or agencies are exempt if federal or state law exempts them from municipal rent stabilization. Rental units subject to legally binding restrictions that limit the rent to an affordable amount are also exempt.*

- *The chapter also specifies the grounds on which a landlord can terminate a tenancy. These grounds include failure to pay rent, breach of lease terms, nuisance, refusal to give access to the landlord, temporary vacation for substantial repairs, owner move-in for the landlord or their relatives, and eviction protection for elderly, disabled, or terminally ill tenants. Certain conditions and procedures must be met for each ground of termination.*
  - *A Landlord seeking to recover possession under this section must make relocation payments to the Tenant's household of the Rental Unit. The amount of the relocation benefit shall be equal to two months' Rent, at the rate of Rent applicable at the time of relocation.*
  - *Any Tenant household that, at the time of notice of intent to withdraw the rental unit includes a tenant who is 62 years of age or older, 17 years of age or young, Disabled, or certified as being terminally ill by the Tenant's treating physician shall be entitled to receive an additional payment of $3,000.*

- *If a tenant is displaced from their rental unit for renovation work lasting 30 days or less, the landlord must provide short-term relocation payments to the tenant. The tenant can choose to receive these payments or not, but if they do, they are still obligated to pay the rent in effect when they vacated.*

- *If the displacement lasts longer than originally notified, the landlord must pay additional relocation expenses on a weekly basis.*

- *The landlord must pay specific amounts to the tenant for each day of displacement, including hotel accommodations, meal expenses, laundry, and pet accommodation. These amounts are subject to yearly adjustment based on the CPI increase.*

- *The Landlord shall pay the Tenant:*
  - *Hotel or Motel accommodations: $168.15 per household*
  - *Meal expenses: $33.85 per occupant*
  - *Laundry: $1.12 per household*
  - *Pet accommodation: $32.73 per cat and $58.69 per dog*

- *If the landlord fails to provide relocation payments, the tenant has the right to pursue a civil action to recover the entitled amount.*

- *The document also covers provisions related to the re-rental of units within certain time periods after withdrawal, extensions of tenancy for elderly or disabled tenants, demolition restrictions, and reporting requirements for landlords and the town manager.*

  - ***Re-Rental of Rental Unit within Two Years** – The Landlord of the Rental Unit shall be liable to any Tenant who was displaced from the Property by that action for treble damages. Any action by a Tenant pursuant to this paragraph shall be brought within three years of the withdrawal of the Rental Unit from Rent or Lease.*
  - *The Town Manager may institute a civil proceeding against any Landlord who has re-offered a Rental Unit for Rent or lease for exemplary damages for the displacement of Tenants. Any action shall be brought within three years of the withdrawal of the Rental Unit.*
  - *Any Landlord who offers a Rental Unit again for Rent or lease shall first offer the unit for Rent or lease to the Tenant displaced.*
  - ***Re-Rental of Rental Unit within Five Years –** The Rental Unit shall be offered and rented or leased at the lawful Rent in effect at the tie any notice of intent to withdraw the Rental Unit is filed with the Town Manager, plus annual adjustments available.*
  - ***Re-Rental of Rental Unit within Ten Years –** A Landlord who offers a Rental Unit again for Rent or lease within 10 years from the date on which it is withdrawn, shall first offer the unit to the Tenant displaced from the unit by the withdrawal if that Tenant requests the offer in writing within 30 days after the Landlord has notified the Town of an intention to offer the Rental Unit again for residential Rent or lease. The Landlord of the Rental Unit shall be liable to any Tenant who was displaced by that action for failure to comply with this paragraph for punitive damages in an amount which does not exceed the contract Rent for six months, and the payment of which shall not be construed to extinguish the Landlord's obligation to comply with this subsection.*

City of Larkspur

During the City of Larkspur's July 20, 2022, City Council meeting public comment period, several speakers representing the Skylark Apartment Tenant's Association asked the Council to consider adopting a rent control ordinance. The City Council created an ad hoc committee at the August 3rd meeting to consider options surrounding rent control and report back as a standing item on future agendas.

The Ad Hoc committee held separate forums for renters and landlords in September and October to gather information.

At the January 11, 2023, City Council meeting there was a workshop to review rent regulation, rental assistance, and eviction protections. After public comment and Council discussion, Council directed the Ad Hoc committees to continue meeting and investigating these topics for continued discussion at a future City Council meeting. In March 2023, the Council of Larkspur transitioned from exploring the topics to preparing specific terms and regulations. On May 8 and May 22, 2023 the Larkspur City Council held public hearings to discuss rent stabilization and eviction protections.

Below is a summary of the draft ordinances for Rent Stabilization and Eviction Protections that the City of Larkspur is exploring and reviewing (Attachments 3 & 4).

Rent Stabilization

- *The draft ordinance includes provisions for local rent stabilization with a rent increase ceiling (cap), a fair return application process for landlords to appeal the cap, and a final determination by the City Manager or designee.*
    - *City Council voted to approve the cap at 5%+CPI (All Urban Consumers in San Francisco-Oakland-Hayward, CA Area) or 7%, whichever is lower at the May 22nd meeting.*
- *The draft ordinance also outlines the properties that would be exempt from rent stabilization regulations, such as single-family homes, owner-occupied duplexes, and affordable housing with a deed or regulatory restrictions.*
    - *The current draft of the rent stabilization regulations would apply to the same properties as the Tenant Protection Act. In addition, there was consensus among the City Council to exempt Accessory Dwelling Units (ADUS) and junior accessory dwelling units.*

- *Right to fair return application process by which a landlord can appeal to exceed the cap. The process would involve notice to all affected tenants to provide an opportunity for them to comment on the application. The draft ordinance delegates authority to the City Manager and staff to review the application with the use of experts in the economics of rental properties.*

- *The current draft before the City Council states the determination of the City Manager or designee is final and not subject to appeal. If the party is not satisfied*

with the determination, they would appeal to the courts. Some of the City's Councilmembers expressed a preference for an appeals board at the May 8th meeting. The City Manager recommends using the approach of the City of Fremont, which is to have an appointed board comprised of two landlords, two tenants, and a resident who is neither a landlord nor a tenant.

- *A rent stabilization fee shall be paid annually by landlords to fund the rent stabilization program. The fee would be to fund the City's cost to implement and enforce the provisions of the ordinance.*

Just Cause Evictions

- *Eviction protections complement rent stabilization by preventing evictions for the purpose of increasing rent. The Tenant Protection Act of 2019 codifies eviction protections into state law.*

- *The Act distinguishes between "At Fault" causes and "No Fault" causes for eviction. "At Fault" reasons include non-payment of rent, lease violations, criminal activity, and other violations. "No Fault" reasons include owner occupancy, withdrawal from the rental market, compliance with orders, and demolition or remodel.*

- *The Act provides relocation assistance equal to one month's rent for no-fault evictions. Local ordinances may specify a dollar amount or a certain number of months' rent for relocation assistance.*
    - *Staff recommended $5,000- or two month's rent, whichever is great.*
    - *City Council showed interest in wanting to establish relocation assistance at three or four months of rent with some sort of minimum.*

- *There was consensus by the City Council to establish a right of return but no agreement on a specific time period was reached.*
    - *Staff is recommending a period of one year for a unit that has been vacated through a no-fault eviction to remain off the market for a specified period.*
    - *Staff believes the right of return would be a sufficient provision if the landlord wants to rent the unit before the specified period ends.*
    - *Staff recommends that the evicted tenant have the right to return at the previously paid rental if the landlord wants to rent the unit before the specified time period ends.*

Potential Impact on San Anselmo

Considering the limitations placed by Costa-Hawkins Act on what type of housing can be considered in local rent control laws, the information below represents an estimate of the number of potential units impacted by additional rent control regulations.

In preparation for this discussion, the following table describes the number of properties with three or more units and four or more units for Council consideration:

Zoning	3 or more Parcels	Units	4 or more Parcels	Units
C-1	6	26	3	17
C-2	1	3	6	54
C-3	7	57	1	16
C-L	2	19	0	0
R-1	23	91	8	42
R-2	6	23	3	14
R-3	68	532	60	505
SPD	4	88	3	85
TOTAL:	**117**	**839**	**84**	**733**

In total, 117 parcels totaling 839 units would be potentially impacted by rent stabilization restrictions for those parcels that have three or more units. For those parcels with four or more units, 84 parcels would be impacted totaling 733 units.

FISCAL IMPACT

This discussion has no fiscal impact to the Town.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

This discussion regarding rent stabilization and eviction protections is not considered 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 – Town of Fairfax Rent Stabilization Ordinance
Attachment 2 – Town of Fairfax Just Cause Eviction Ordinance
Attachment 3 - City of Larkspur Rent Stabilization and Eviction Protection staff report and draft Rent Stabilization Ordinance from the May 8, 2023 public hearing
Attachment 4 – City of Larkspur Rent Stabilization and Eviction Protection staff report and draft Rent Stabilization Ordinance with sample ordinances from other jurisdictions from the May 22, 2023 public hearing

From: Christine Steccone
To: Town Council
Subject: Rent Control
Date: Sunday, July 23, 2023 2:38:17 PM

CAUTION: External Sender

Hello, this is a subject I am very passionate about. I lived in San Anselmo for 38 years as a single working person and then as a single mom of two children and working mother. I always paid my rent on time. When my son was 8 and my daughter was 13, I was fortunate enough to receive assistance from the Marin Housing Authority. Luckily for me, the manager of the place I was living at, decided to let me continue my stay with the Marin Housing Authority Assistance. Then, the owner of this property changed management companies and that is when my problems began. They immediately raised all the rents very high and made it clear that the owner may or may continue to honor the assistance I was receiving. This was a very stressful period. Eventually, they started evicting persons with housing assistance for whatever reason or not. This was a 10 unit property and 4 people had assistance. The new management company made it very clear that people with assistance were the scum of the earth, jobless, drunks, drug addicts, and so on. Eventually, they got to me. I frantically looked at many properties in San Anselmo, but once you mentioned housing assistance you were knocked out for any reason or no reason. I was at a point where I was even afraid to mention it, because I knew what the outcome would be. Eventually, I placed an ad on Nextdoor and I met the most amazing couple of owners that had a property in San Rafael near Dominican University. They had no experience with housing assistance, but interviewed me to find out what I was about and they decided to try it based on my character and references. That was the best move I ever made. I would never want to move back to San Anselmo after all this negative experience. This is a very real issue.

From a former longtime resident in San Anselmo.

From: wendy t
To: Town Council
Cc: Dave Donery
Subject: Public Input on Options for Tenant Protections
Date: Monday, July 24, 2023 7:45:21 PM

CAUTION: External Sender

Hello San Anselmo Town Council,

Thank you for considering the Administration's Proposed Process to Solicit Public Input on Options for Tenant Protections! The plan sounds solid to me and I appreciate the process that allows for tenants and landlords to have their own space to share experiences and ideas.

I encourage you all to be in alignment with what it is you want to learn from these sessions.

What are the outcomes you are expecting from these sessions? What is most important to learn from community members?

I hope that you design the sessions in such a way that allows you to get the answers you need to efficiently and effectively move forward on this topic.

For example, you may want to hear community feedback/input on certain aspects of the renter protections ordinance(s) that the Council might not currently have agreement on. In addition, the community meetings may be a good opportunity to hear from your constituents if they want you to lead the passage of an ordinance or want you to move it to a ballot initiative.

I am unable to attend the Town Council meeting on 7/25 and appreciate you reading my suggestions for next steps related to community engagement.

Thank you,
Wendy
53 HIllside Ave, San Anselmo

Wendy Todd, MPH
Facilitator + Strategic Planner + Equity Activist
www.WendyToddConsulting.com
415.596.0607

From: Wong, Wendy
To: Town Council
Subject: PROPOSED PROCESS TO SOLICIT PUBLIC INPUT ON OPTIONS FOR TENANT PROTECTIONS
Date: Tuesday, July 25, 2023 10:35:03 AM

CAUTION: External Sender

Dear San Anselmo Town Council:

Regarding outreach to San Anselmo residents about the upcoming community forum meetings, I would like to suggest getting the San Anselmo Library involved, which is a community resource that many residents of all income levels use. Placing visible postcards/flyers near the circulation desks would work well. Considering many lower income residents tend to work odd hour jobs or sometimes two jobs that do not offer paid time off, providing a means to communicate their input on the subject of tenant protections in a written manner would be welcomed, as they most likely would not be able to attend an in-person meeting.

I hope you will consider these suggestions, so that you can obtain a broader outreach.

Thank you for your time!

Warm Regards,

Wendy Wong
San Anselmo Resident

From: GALYNA IAKOVENKO
To: Town Council
Subject: A comment supporting rent control and tenant protections
Date: Tuesday, July 25, 2023 2:27:16 PM

CAUTION: External Sender

Greetings!

We have been residents of San Anselmo since 2012. We have many friends who live in San Anselmo and have been active in the community, including at local non profits and the local community garden at Robson Harrington park.

Our family belongs to a category of renters who can't afford to purchase a home for 1.5 or 2 million dollars, so our only option is to rent. We have been very fortunate to have been able to live in the apartment we have called home for the past 8 years in downtown San Anselmo. The town is our absolute favorite place to live in. We are a middle aged multicultural family and have both lived in different parts of the world at one point or another. As single adults and later as a married family with a child, we have both rented rooms or apartments from early on in our lives.

The current apartment we live in could not be in a better location on Magnolia Ave. However, after our original landlord passed away and a rental management company took over, the rent has steadily increased every year, and has come with additional fees on top of the rent. It's worth mentioning that our annual rent increase is the highest amount allowed by law. We are worried that we will soon be priced out and our child will not be able to grow up in the place that we have called home for so long.

Throughout the time we have lived here, we have had many, many friends with families who were forced to leave San Anselmo due to the exponentially rising cost of living here.

We welcomed our first child a couple of months ago and we would love to raise him in this safe, welcoming and educated area.

We welcome any tools the city can provide to protect us and our modest lifestyle in the community we call home.

Thank you for your consideration.

From: Katarina Jonholt
To: Town Council
Subject: In support of rent control and affordable housing
Date: Tuesday, July 25, 2023 9:50:13 AM

CAUTION: External Sender

San Anselmo
25 July, 2023

Dear Members of the San Anselmo Town Council,

Because I cannot attend this evening's meeting, I am writing this letter in support of rent control for our town.

A healthy community has members from all walks of life. Young people just starting out on their own, or coming home to start a family, should have a place here, as should our neighbors who are older and/or facing challenges to their health. Older community members are our living history. If we lose them, we lose our roots. Young people, it goes without saying, are our future, but also bring energy and inspiration to our present. The current cost of living here is driving these neighbors away. This is not only their loss, but ours, too.

I have heard and read many comments along the lines of, "Just move somewhere else if you can't afford to live here." That is incredibly cold. Starting over - building relationships and community - as an older adult is very difficult. Social isolation is not just unpleasant; it is deadly (https://www.cdc.gov/aging/publications/features/lonely-older-adults.html).

We can do better.
We deserve better.

Sincerely,
Katarina Jonholt, a teacher (20+ years), renter, and community member

From: louiedcat@earthlink.net
To: Town Council
Subject: rent stabilization and just cause eviction citizen support
Date: Tuesday, July 25, 2023 7:12:35 PM

CAUTION: External Sender

Esteemed council,

My name is Daniel Brogowski and I rent in San Anselmo on Woodside Drive. Like most people who live here, I love being part of this community, and I have made great efforts to be able to afford to stay when rents have been skyrocketing out of reach of many of my coworkers at Good Earth. I got lucky to find a shared rental situation that I could make work, while many of my co-workers have been forced to travel upwards of 40 minutes just to get to work. My current landlord is in his late seventies, at least, and while he has had a great relationship with the master tenant in our house, he is unlikely to retain ownership of this house for the entire time I expect to live here. Like almost all small holding landlords, he has been keeping rents lower than the market because of their existing relationship. When he passes the house to his heirs, it is unlikely that they will continue that favorable situation, and if they look to maximize their profits, or if they sell to a corporation which, by definition, must maximize their profits, they will certainly seek to increase rents at the maximum rate allowed by law. It is for this reason that I implore the council to actively and rapidly develop a comprehensive understanding of the population of the town and analyze that to come up with a reasonable rent stabilization and just cause eviction framework that enables people of middle and lower than middle class incomes to be able to keep our roots planted in this town that is so endearing and enchanting to us all. I wake up every morning and go to work, grateful to be living in such a beautiful place and helping people to live their best lives with everything I offer at Good Earth, and I can't imagine giving that up because I couldn't afford to live where I work. Please look at this issue thoroughly, actively, and swiftly, before the big corporate landlords continue their takeover of all rental properties everywhere they can get their hands on them. There is definitely a sweet spot where small landowners can continue to make a comfortable living into their retirement that doesn't leave it open for their successors to shut the door on our continued residence in town.

Respectfully,

Daniel Brogowski, wellness department manager at Good Earth and resident of Woodside Drive.

Sent from my cell phone - please forgive any typos.

From: Amy Peterson
To: Town Council
Subject: Rent control for San Anselmo
Date: Tuesday, July 25, 2023 8:24:25 PM

CAUTION: External Sender

Hello-
I am writing today regarding rent control for San Anselmo and to voice my support for adopting measures that would protect renters in San Anselmo. I have lived in San Anselmo for five years and loved this community. I am extremely worried that if the ownership of the apartment building I live in, for any reason, changes hands that rents would be unfairly raised. I completely understand that fair, periodic rent increases are necessary. I have no issue with fair rent increases. What concerns me is outrageous and excessive rent increases by unscrupulous and greedy owners or management companies. I value living in San Anselmo and do not want to be pushed out due to unfair rent increases.

Please consider putting in rent control in San Anselmo.

Thank you,
Amy Peterson