TOWN OF
SAN ANSELMO
EST. 1907

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

Town Council

Agenda

Tuesday, August 22, 2023 **6:00 PM**

Meeting held In-Person and via Zoom:

https://us02web.zoom.us/j/83221634246

Or Telephone: +1 669 900 6833 | Webinar ID: 832 2163 4246

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.

I. Interviews for Open Space Committee, Climate Action Commission and Racial Equity Committee - 6:00 PM

Six (6) Interviews by Time and Name:
Staff Report
6:00 PM - Oriana Bleecher Snyder - Open Space Committee- Application no Resume
6:10 PM - Robin Beers - Racial Equity Committee- Application no Resume
6:20 PM - Bridget Clark - Climate Action Commission- Application
6:30 PM - Diana Black Kennedy - Racial Equity Committee- Application
Diana Black Kennedy - Resume
6:40 PM - Mary Nahorniak- Racial Equity Committee- Application
Mary Nahorniak - Resume

6:50 PM - Nuria Montalvo - Climate Action Commission- Application
Nuria Montalvo - Resume

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 recitatior - 7:00 PM

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 Comments
Public Comment- Weintraub

Council requests for future agenda items.

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

Special Presentation.

Mayor's Proclamation Recognizing Rohana McLaughlin for Outstanding Community Service.

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 Meeting of July 25, 2023.
Staff Report (doc)
Attachment 1- Draft Minutes of the July 25, 2023 meeting

1.2 Adopt 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 (doc)
Attachment 1 - Ordinance

1.3 Receive and Acknowledge the Report of Checks Issued, July 2023.
Staff Report (DOC)
Attachment 1- Check Report July 2023 (PDF)

1.4 Receive and Approve the Revenue and Expenditure Reports for the month of July 2023.

Staff Report
Attachment 1 - Budget Comparison Report - Subcategory July 2023
Attachment 2 - Budget Comparison Report - Department July 2023

1.5 Approval of Resolution Establishing the 2023-2024 Appropriations Limit
Staff Report
Attachment 1 - Exhibit A
Attachment 2 - Exhibit B
Attachment 3 - Resolution Establishing Appropriations Limit for FY23-24

1.6 Adopt an Ordinance to Amend Title 10 (Planning and Zoning) of the San Anselmo Municipal Code Text Amendments and Zoning Map and Make the Associated CEQA Findings.
Staff Report
Attachment 1- Ordinance

1.7 Approval of Resolution Revising a Statement of Investment Policy for Fiscal Year 2023-2024
Staff Report
Attachment 1 - 2023-2024 investment policy resolution
Attachment 2 - 2023-2024 Statement of Investment Policy

1.8 Consider to Approve a Proclamation Recognizing George Lucas for His Outstanding Citizenship.
Staff Report
Attachment 1- Proclamation

1.9 Consider to Approve a Special Event Application - Goblins' BOOtacular.
Staff Report
Attachment 1 - Event Application

1.10 Consider to Approve a Special Event Application – Three Gents Theatre Company's Twelfth Night.
Staff Report
Attachment 1 - Event Application
Attachment 2 - Press Packet

2. Public Hearing: There are No Public Hearing Items

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 Memorial Park Athletic Field Renovation Project. The renovation project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 Class 1, because it involves repair of existing public facilities involving negligible or no expansion of

use. (14 Cal. Code Regs. § 15301).
Staff report (DOC)

3.2 Memorial Park Parking Lot Renovation Project contract award.
Staff Report (DOC)

3.3 Introduce an Ordinance Amending the Town's Green Building Regulations. Adoption of this Ordinance does not require review under the California Environmental Quality Act (CEQA) because it does not constitute a "project" pursuant to California Public Resources Code section 21065 and CEQA Guidelines section 15378, as its adoption does not involve an activity that has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment.
Staff Report (doc)
Attachment 1 - Proposed Ordinance (doc)
Attachment 1 - Proposed Ordinance Amended (doc)
Attachment 2 - CALGreen Tier 1 vs. Tier 2 Comparison (pdf)
Public Comment- Gundry (pdf)
Public Comment- Kamerick (pdf)
Public Comment- Moller (pdf)
Public Comment- Saunders (pdf)
Public Comment- Wahlstrom (pdf)

4. CLOSED SESSION

4.1 .Mayor Burdo announces that item 4.2 will be discussed in Closed Session.

4.2. Conference with Legal Counsel – Existing Litigation - Government Code section 54956.9(a) Name of Case: *George W. Lucas Jr. as Trustee of the GWL Living Trust v. All Persons Unknown, Claiming Any Legal or Equitable Right, Title, Estate, Lien, or Interest in the Property Described in the Complaint Adverse to Plaintiff's Title, et seq.* (Marin County Superior Court No. 2301412) Quiet Title Action.

4.3 PUBLIC COMMENT on Closed Session Items.

4.4 Council Adjourns to Closed Session.

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 September 12, 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.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: Interviews

MEETING DATE: August 22, 2023

AGENDA TITLE: Conducting Interviews for the Open Space Committee, Climate Action Commission and Racial Equity Committee

FROM: Serge Avila, Town Clerk

RECOMMENDATION

Staff recommends that the Town Council conducts interviews and makes no appointments as not all applicants are being interviewed at this round of interviews.

BACKGROUND/DISCUSSION

The Town Council conducts interviews for its Boards, Commissions, and Committees on a quarterly basis. Town staff has been promoting and encouraging the public to submit their applications to meet the August 15th deadline for various vacancies and upcoming vacancies.

With the applications received the Council will be conducting its first round of interviews as follows:

Interview Time	Name	Board or Commission
6:00 PM	Oriana Bleecher Snyder	Open Space Committee
6:10 PM	Robin Beers	Racial Equity Committee
6:20 PM	Bridget Clark	Climate Action Commission
6:30 PM	Diana Black Kennedy	Racial Equity Committee
6:40 PM	Mary Nahorniak	Racial Equity Committee
6:50 PM	Nuria Montalvo	Climate Action Commission

The next round of interviews has been tentatively scheduled for September 26, 2023, and there are other candidates that will need to be interviewed and considered for appointment, staff recommends not to make any appointments at this time.

FISCAL IMPACT

None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Conducting interviews is not defined as a project under CEQA (Section 15378 CEQA Guidelines).

ATTACHMENTS

6:00 PM	Oriana Bleecher Snyder	Open Space Committee
6:10 PM	Robin Beers	Racial Equity Committee
6:20 PM	Bridget Clark	Climate Action Commission
6:30 PM	Diana Black Kennedy	Racial Equity Committee
6:40 PM	Mary Nahorniak	Racial Equity Committee
6:50 PM	Nuria Montalvo	Climate Action Commission

Print

Boards & Committee Applications - Submission #1710

Date Submitted: 11/12/2022

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

11/12/22

I wish to apply for an appointment to a term/balance*

Open Space Committee

Name*

Oriana Bleecher Snyder

Home Address*

55 San Rafael Ave

Occupation*

none

Employer's Address

Home Phone*

7072255875

Work Phone

Cell Phone

E-Mail*

oriana.dedomenico@gmail.com

Number of years as resident of San Anselmo*

1

Number of years as a resident in Marin*

3

Education Level Achieved*

Graduate Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Danny Krebs

1.) Phone*

415.290.0708

2.) Name*

Alexis Fineman

2.) Phone*

415.531.4488

3.) Name*

Jonathan Braun

3.) Phone*

415.459.6973

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- ( ) YES
- (●) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I was on the Graduate Student Organizing Committee during my Ph.D. program. I have been on no boards or committees since.

Reasons for this appointment.*

I believe that maintaining healthy open space around San Anselmo is crucial to the health of the town itself, lessening the danger of catastrophic fires and floods, and enabling the physical exercise and connection to the outdoors that is an important component of human flourishing. I plan to spend the next few years learning about and working to implement regenerative land management projects in connection with my family's land, but I would also like to contribute to the land closer to my own home in San Anselmo.

What are your qualifications for this appointment.*

I come from an agricultural family with properties in Napa and Sacramento/San Joaquin counties. This includes 100 acres of open space in Napa county that resembles the hills around San Anselmo. In the last few years I have been educating myself about regional ecology and land management practices as I observed the impact of the 2020 fire on sections of the open space on of my family's land, met with County RCD members, and assisted in the implementation of an NRCS forest management contract. I am familiar with many of the county and state institutions and programs that provide advice and assistance to landowners in Napa and Sacramento counties. I have experience in grant writing and management from my time in academia as well as recent efforts on behalf of my family. I believe that these experiences will translate easily to Marin County.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

I believe that the two most important issues facing the Open Space Committee are: (1) managing the land under town control for fire safety as well as ecological health, and (2) raising the money to fund the acquisition of the Bald Hill and Upper Hawthorne properties.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

Open Space Committee

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Print

Boards, Committees and Commissions Application - Submission #1895

Date Submitted: 6/1/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

06/01/2023

I wish to apply for an appointment to a term/balance*

Racial Equity Committee

Name*

Robin Beers

Home Address*

103 Holstein Road

Occupation*

Organizational Consultant

Employer's Address

103 Holstein Road

Home Phone*

4159615051

Work Phone

Cell Phone

E-Mail*

robinbeers@gmail.com

Number of years as resident of San Anselmo*

7

Number of years as a resident in Marin*

7

Education Level Achieved*

Graduate Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Beth Flynn

1.) Phone*

415-310-9486

2.) Name*

Lelah Nichol

2.) Phone*

415-300-1567

3.) Name*

Brian Colbert

3.) Phone*

415-938-6852

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- ( ) YES
- (●) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- ( ) YES
- (●) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I
do not have previous experience serving in public office or civic commissions, etc. Previously, I served on the ODC Dance Company Board and diversity, equity, and inclusion was a focus during my tenure.

Reasons for this appointment.*

I am looking to be involved in the community and racial equity is a passion of mine.

What are your qualifications for this appointment.*

I
am an organizational psychologist (PhD) with a background in diversity consulting. I also have a master's degree in African American Studies. Other skills I bring include facilitation and design thinking problem solving.

https://www.linkedin.com/in/robin-beers-phd-designinsightsleader/

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

Given
the homogeneity of San Anselmo, I think a key issue for the committee is raising awareness around why racial equity matters to all citizens and what we can all gain by upping our equity IQ and focusing on inclusive behavior.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

None

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Print

Boards, Committees and Commissions Application - Submission #1922

Date Submitted: 7/13/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

July 13, 2023

I wish to apply for an appointment to a term/balance*

Climate Action Commission

Name*

Bridget Clark

Home Address*

63 Indian Rock Road

Occupation*

Care Manager

Employer's Address

San Anselmo

Home Phone*

4154544404

Work Phone

415-454-4404

Cell Phone

415-370-0740

E-Mail*

bridgetaclark@comcast.net

Number of years as resident of San Anselmo*

23

Number of years as a resident in Marin*

My whole life:)

Education Level Achieved*

College/University Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Susan Reed

1.) Phone*

415-717-7688

2.) Name*

Stacy Wilcox

2.) Phone*

415-686-0607

3.) Name*

Lisa Graham

3.) Phone*

415-450-7305

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- (●) YES
- ( ) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I've been serving as the Chair on the Bicycle Pedestrian Action Committee.

Reasons for this appointment.*

I feel it is critical that we focus on climate change and ways our community can focus on actions to help.

What are your qualifications for this appointment.*

I
am a graduate of the Environmental Forum of Marin class and have been a
member of the Plastics Free Marin Sierra Club group for the past 4
years.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

Getting
more people to consider alternative transportation and electric
vehicles to reduce carbon emissions. Look at trying to get the town to
adopt a green building ordinance - behavioral change can be helped with
incentives/rebates help and policies are key.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

None

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Print

Boards, Committees and Commissions Application - Submission #1942

Date Submitted: 7/29/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

07/29/23

I wish to apply for an appointment to a term/balance*

Racial Equity Committee

Name*

Diana Black Kennedy

Home Address*

128 Calumet Avenue

Occupation*

Educational Therapist

Employer's Address

128 Calumet Avenue

Home Phone*

5106106294

Work Phone

Cell Phone

5106106294

E-Mail*

teacherblack@yahoo.com

Number of years as resident of San Anselmo*

14

Number of years as a resident in Marin*

14

Education Level Achieved*

Graduate Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Ned Farnkoff

1.) Phone*

(415) 302-7681

2.) Name*

Dina Leitch

2.) Phone*

(415) 308-4461

3.) Name*

Rod Kerr

3.) Phone*

(415) 300-6700

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- ( ) YES
- (●) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

Although
not public office, I have been President of the Board of Marin Educators in Private Practice and on the board of the Association of Educational Therapists

Reasons for this appointment.*

I
have been dedicated to social justice my whole life and have studied it deeply and been motivated by it. I appreciate that the death of George Floyd and the Black Lives Matter movement has inspired the Town of San Anselmo to do what it can to face its own part in maintaining the status quo and to become part of the solution. (see Qualifications for further detail)

What are your qualifications for this appointment.*

Political
and social justice work permeated the atmosphere of my growing up. My father, Sterling Black, had been a New Mexico senator before I was born, and his father, Justice Hugo Black, was on the US Supreme court. That legacy informed much of my family's politics, ideology and identity. My mother met my father through politics. She was raised with the ideals of a liberal jew, dedicated to making the world a more just and equitable place. Her first activism was as a high schooler demonstrated for the integration of her Chicago high school in the early 1950's. My older sisters nurtured my inborn feminism from a very early age, which led me to establish LIWA—Liberated Women of America—in 4th grade, a group not quite as ambitious as its name suggests, but dedicated to countering the boys' group, the MEAT machine.

The development of my social justice ethic continued in my small, liberal private school in New Mexico, most directly supported by our beloved history teacher, Mr. Briley, a not-so-ex hippie who infused European and American history with an ongoing critique of colonialism and imperialism of the kind currently under attack in many southern states.

Not surprisingly, when I went to college at Northwestern University, I completed almost all of the requirements of a Women's Study degree, despite actually double-majoring in Radio/Television/Screen and Comparative Literature. I went on to get a Master's in English Literature with a focus on Minoritized Literature, expanding my formal studies from Feminism to Racial, Ethnic and Class-based literature and history.

After my Master's degree, I joined Teach for America and taught high school in rural Mississippi in Ruleville—the town where Fanny Lou Hamer emerged as a leader of the Civil Rights movement; and lived 20 minutes away from Greenville, where Emmet Till was killed, a town which still protected his killers. Those two years taught me more about race and class and the complex mechanisms maintaining the status quo than any class or book could possibly have done.

After my two years ended, I went to UC Berkeley for a master's in elementary education, where my master's thesis again focused on race and class, this time with a focus on discipline styles that supported independence and internalization or relied on forcing compliance through punishment and external control.

My first two years as a third grade teacher found me at Dolores Huerta, a small charter school in the Fruitvale district of Oakland, which served an almost completely Hispanic population of mostly new immigrants from Central and South America. Two years later, I moved to the second largest Oakland public school in east Oakland, a school with a 50% Hispanic and 50% Black population, and almost 100% segregated, nominally based on home language. There I saw first-hand the toxic mix of poverty, race, violence and trauma and its effect on the developing minds of children.

After a very difficult year of feeling helpless in the face of so much socio-emotional need and out of my depth due to the cultural mismatch of being a well-meaning middle class white woman in an impoverished, under-resourced, Black neighborhood school, especially in the realm of classroom management and discipline, I moved to a wealthy, over-privileged, suburban white Jewish day school in Foster City. There I strove to teach in the spirit of Mr. Briley, bringing minority and minoritized literature and history to my sheltered students.

During my ten years of classroom teaching in elementary school, middle school and high school, in rural Mississippi, urban Oakland and suburban Foster City, I not once had a meaningfully integrated classroom.

Simultaneously, I always found myself drawn to students with learning disabilities, which cut across race, class and gender. For each student I had who learned differently, I took a class or workshop to become a better teacher for them. Eventually, I got a certificate in Educational Therapy from UC Santa Cruz. When I moved to Marin with my husband in 2009, I made the leap from classroom teacher to full-time Educational Therapist. Here I work one on one with students with learning difficulties in my home office in private practice. I work with students of all ages who have a wide span of learning disabilities, from dyslexia, dyscalculia, ADHD and Autism Spectrum disorder to twice-exceptional children—those who are gifted and learning disabled. Add disabilities and ableism to my social justice concerns.

Currently, I am also teaching a two-course series on how to teach reading and writing (Structured Literacy I and II) to Educational Therapy students through UCSC's Educational Therapy certificate program. One of the units in my course is on the external circumstances that affect literacy acquisition—race, class, gender, ethnicity, home language and sexuality, and their complex intersectionality with each other and with learning disabilities. I have since presented webinars on the topic for study groups of the Association of Educational Therapists. The dual focus is on the mechanisms that translate societal inequality into individual academic performance; and what we, as a mostly white, middle class, female profession can do to help all of our

Political
and social justice work permeated the atmosphere of my growing up. My father, Sterling Black, had been a New Mexico senator before I was born, and his father, Justice Hugo Black, was on the US Supreme court. That legacy informed much of my family's politics, ideology and identity. My mother met my father through politics. She was raised with the ideals of a liberal jew, dedicated to making the world a more just and equitable place. Her first activism was as a high schooler demonstrated for the integration of her Chicago high school in the early 1950's. My older sisters nurtured my inborn feminism from a very early age, which led me to establish LIWA—Liberated Women of America—in 4th grade, a group not quite as ambitious as its name suggests, but dedicated to countering the boys' group, the MEAT machine.

The development of my social justice ethic continued in my small, liberal private school in New Mexico, most directly supported by our beloved history teacher, Mr. Briley, a not-so-ex hippie who infused European and American history with an ongoing critique of colonialism and imperialism of the kind currently under attack in many southern states.

Not surprisingly, when I went to college at Northwestern University, I completed almost all of the requirements of a Women's Study degree, despite actually double-majoring in Radio/Television/Screen and Comparative Literature. I went on to get a Master's in English Literature with a focus on Minoritized Literature, expanding my formal studies from Feminism to Racial, Ethnic and Class-based literature and history.

After my Master's degree, I joined Teach for America and taught high school in rural Mississippi in Ruleville—the town where Fanny Lou Hamer emerged as a leader of the Civil Rights movement; and lived 20 minutes away from Greenville, where Emmet Till was killed, a town which still protected his killers. Those two years taught me more about race and class and the complex mechanisms maintaining the status quo than any class or book could possibly have done.

After my two years ended, I went to UC Berkeley for a master's in elementary education, where my master's thesis again focused on race and class, this time with a focus on discipline styles that supported independence and internalization or relied on forcing compliance through punishment and external control.

My first two years as a third grade teacher found me at Dolores Huerta, a small charter school in the Fruitvale district of Oakland, which served an almost completely Hispanic population of mostly new immigrants from Central and South America. Two years later, I moved to the second largest Oakland public school in east Oakland, a school with a 50% Hispanic and 50% Black population, and almost 100% segregated, nominally based on home language. There I saw first-hand the toxic mix of poverty, race, violence and trauma and its effect on the developing minds of children.

After a very difficult year of feeling helpless in the face of so much socio-emotional need and out of my depth due to the cultural mismatch of being a well-meaning middle class white woman in an impoverished, under-resourced, Black neighborhood school, especially in the realm of classroom management and discipline, I moved to a wealthy, over-privileged, suburban white Jewish day school in Foster City. There I strove to teach in the spirit of Mr. Briley, bringing minority and minoritized literature and history to my sheltered students.

During my ten years of classroom teaching in elementary school, middle school and high school, in rural Mississippi, urban Oakland and suburban Foster City, I not once had a meaningfully integrated classroom.

Simultaneously, I always found myself drawn to students with learning disabilities, which cut across race, class and gender. For each student I had who learned differently, I took a class or workshop to become a better teacher for them. Eventually, I got a certificate in Educational Therapy from UC Santa Cruz. When I moved to Marin with my husband in 2009, I made the leap from classroom teacher to full-time Educational Therapist. Here I work one on one with students with learning difficulties in my home office in private practice. I work with students of all ages who have a wide span of learning disabilities, from dyslexia, dyscalculia, ADHD and Autism Spectrum disorder to twice-exceptional children—those who are gifted and learning disabled. Add disabilities and ableism to my social justice concerns.

Currently, I am also teaching a two-course series on how to teach reading and writing (Structured Literacy I and II) to Educational Therapy students through UCSC's Educational Therapy certificate program. One of the units in my course is on the external circumstances that affect literacy acquisition—race, class, gender, ethnicity, home language and sexuality, and their complex intersectionality with each other and with learning disabilities. I have since presented webinars on the topic for study groups of the Association of Educational Therapists. The dual focus is on the mechanisms that translate societal inequality into individual academic performance; and what we, as a mostly white, middle class, female profession can do to help all of our diverse students and be the teachers, advocates and allies they deserve.

I know this is probably longer than most application essays you receive, but I want to underscore the fact that social justice has been a key part of who I am since childhood, motivating my academic study, my career choices, my politics and my ethics. Marin has been an interesting place to find myself. Liberal yet very white, progressive yet profoundly segregated, purportedly dedicated to social justice but often against affordable housing and equitable school funding. I can't separate myself from being one of the white, privileged residents here, but I can do whatever I can in the fight towards equity and justice. I am hoping the Racial Equity committee will be a good place to continue and expand this work.

Political
and social justice work permeated the atmosphere of my growing up. My father, Sterling Black, had been a New Mexico senator before I was born, and his father, Justice Hugo Black, was on the US Supreme court. That legacy informed much of my family's politics, ideology and identity. My mother met my father through politics. She was raised with the ideals of a liberal jew, dedicated to making the world a more just and equitable place. Her first activism was as a high schooler demonstrated

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

Social
justice is such a huge, multi-faceted, systemic issue that it is almost impossible to pick just one or two issues as the most important—from affordable housing to educational equity to prison and bail reform to increasing diversity in positions of power and in citizenry. I suppose in this very white, very wealthy area, perhaps the lynch-pin is encouraging and facilitating more and more residents to understand and own their own privilege and to be inspired and educated to become meaningful and effective allies.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

None

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

ed therapy resume.docx

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Diana Kennedy, MA
Educational Therapist

mindspark
custom learning solutions

(510) 610-6294
128 Calumet Avenue
San Anselmo CA 94960
www.MindsparkLearning.com
dkennedy@MindsparkLearning.com

Areas of Excellence

- Assessing and supporting students with special needs
- Creating hands-on, child-centered, developmentally appropriate instruction
- Multi-sensory, research-based reading, writing and math instruction
- Dynamic, clear and practical presentations grounded in neuroscience and best practices in education

Credentials

Board Certification (BCET)	Association of Educational Therapists
Certificate in Educational Therapy	University of California, Santa Cruz
Professional Clear Multiple Subjects/CLAD	University of California, Berkeley

Education

MA, Education	University of California, Berkeley, 2000
MA, English	Indiana University, 1995
BS, Comp. Lit. & Radio/TV/Film	Northwestern University, 1992

Educational Therapy: MindSpark
San Anselmo, California
August 2009 to Present

- Work one-on-one with students of all ages struggling in reading, writing and math
- Assess students using a variety of formal and informal methods
- Create an Educational Plan reflecting individual needs of student, including all previous testing and in conversation with parents and teachers.
- Continually communicate with teachers, allied professionals and parents to monitor and track student needs and progress.

Teacher: UCSC Educational Therapy program
Santa Clara, California
July 2019 to Present

- Develop, write curriculum and gather instructional material for expanded two-course series, Structured Literacy I and II
- Adjust and implement Reading I curriculum for post-graduate adults enrolled in Educational Therapy certificate program
- Gather and organize supporting on-line materials for hybrid class,
- Work flexibly with students to insure mastery, address their learning needs, and differentiate curriculum according to their background and current level of mastery

Supervisor, Educational Therapy
San Anselmo, California
April 2021 to Present

- Supervise Educational Therapy Certificate students for their practicum
- Supervise Educational Therapists for their promotion from Associate to Professional level in the Association of Educational Therapists
- Meet regularly to discuss current work with students
- Assign homework to further reflection, synthesis of training and experience, and knowledge-base

Math Teacher: Star Academy
San Rafael, California
August 2011 June 2013

- Implement Pre-Algebra and Algebra curriculum using Making Math Real techniques with small groups of students impacted by learning disabilities
- Build curriculum based on IEP goals and revise and update learning goals
- Work one on one and in small groups with team of teachers for lower school math

Learning Specialist: Brandeis Hillel Day School
San Rafael, California
April 2011-June 2011; April 2013-June 2013

- Work one-on-one and in small groups with children, First through Eighth Grade, on reading, writing, organization and study skills
- Assess students using formal and informal methods

Ronald C.Wornick Jewish Day School
Foster City, California
August 2004 to July 2009

Eighth Grade Literature Teacher (2004 to 2009)
Third Grade Teacher (2006 to 2009)
Fifth Grade Teacher (2004-2006)

- Created and implemented third and fifth grade curriculum for reading, writing, social studies and science, independently and in collaboration with grade-level team.
- Created 8th grade literature curriculum with an emphasis on critical reading and analytical writing.
- Brought Words their Way spelling program to school and trained teachers, K-5.
- Implemented 6 Traits Writing, integrated with Writer's Workshop.
- Taught students with math-specific learning disabilities with multi-sensory, developmentally appropriate techniques, including Making Math Real.
- Developed social skills and conflict resolution curriculum and implemented in classroom and consulted for teachers.
- Implemented Responsive Classroom and trained teachers, K-8.
- Differentiated classroom instruction to meet the diverse academic and social needs of students, from profoundly gifted to learning disabled, independently and in collaboration with Learning Specialist.

- Created and produced weekly student newspaper.
- Integrated technology in instruction, project-based learning and assessment.

Writing Teacher, 8th Grade: **Academic Talent and Development Program**
Berkeley, California
Summers 2003, 2004, 2005, 2007

- Taught intensive writing class for highly motivated, academically gifted students finishing 6th, 7th and 8th grades.
- Wrote curriculum and created materials, integrating multiple learning modalities and project-based learning focused on analyzing multi-cultural literature.

Second Grade Teacher: **E. Morris Cox Elementary School**
Oakland, California
August 2002-June 2003

- Implemented Open Court literacy program, with special emphasis on Reader's and Writer's workshop to differentiate for wide range of ability.
- Developed and implemented a hands-on, manipulatives-based math program to teach California State Standards and critical thinking skills in developmentally appropriate way.
- Created an experiential, discovery-centered science program.
- Adapted management systems to work with emotionally troubled children, in consultation with school psychologist.

Third Grade Teacher: **Dolores Huerta Learning Academy**
Oakland, California
August 2000-June 2002

- Implemented reader's workshop with individualized one-on-one remediation for special-needs children.
- Produced monthly student literary magazine with Writer's workshop.
- Developed hands-on, differentiated math curriculum integrated with science, art and social studies.
- Developed experiential, discovery-based science program, including after school enrichment for gifted students.
- Developed, organized, ran after-school math camp; supervised volunteer teachers.
- Coordinated STAR and Sat 9 testing.
- Served as master teacher for co-worker: provided support for lesson planning; observed lessons; gave formal and informal feedback; wrote final evaluation.

9th/10th/12th grade English, French and Learning Strategies: **Teach for America**
Ruleville, Mississippi
1996-1998

- Created differentiated literature curriculum with focus on critical thinking skills.
- Used games, songs, art and literature to teach foreign language.
- Integrated social studies and literature to teach basic to advanced study skills.

Presentations, Webinars and Workshops

Speech to Print: Supercharging Structured Literacy
The Literacy Nest Reader's Academy — July 2023

Always Be Assessing: Bridging the Gap between Assessment and Instruction
Marin Educators in Private Practice — May 2023

External Circumstances and their Effect on Literacy Acquisition
East Bay AET Study Group — May 2023

Teaching the Struggling Student: How to Think Like An Educational Therapist
UCSC Extension Program — May 2023

Using Math Games to Develop Number Sense, Combat Anxiety & Differentiate Instruction
AET Webinar Series — April 2023

Understanding and Supporting *All* Students
Menlo Park City School District — March 2023

Writing: From Encoding to Empowerment
SoCal Tri-Counties IDA — October 2022
AET Chicago Regional Workshop — March 2020

Domain General Pathways to Reading Comprehension and Writing Comprehensibility
SoCal Tri-Counties IDA — May 2022

Integrate, increment, scaffold and be explicit: Four pillars of math instruction for all our kids
East Bay AET Study Group — May 2022

Multiple Pathways to Poor Reading Comprehension and Writing Comprehensibility
SoCal Tri-Counties IDA — March 2022

The Power Of Personal Narratives
SoCal Tri-Counties IDA — October 2021

The Empathy Solution
East Bay AET Study Group — January 2021
AET 42nd Annual National Conference — October, 2020

Play-full approaches to ADHD

LDA 56th Annual International Conference	February 2019

Math learning disabilities, dyslexia and ADHD: Understanding and remediating MLD

NCTM National Conference	April 2019
LDA 56th Annual International Conference	February 2019
NCTM Regional Conference, Seattle	November 2018
2018 Annual International Conference on ADHD	November 2018
Conference for the Advancement of Mathematics Teaching	July 2018
Carey School Staff Development	April 2018
So-Cal Tri-Counties IDA Webinar	April 2018
AET National Conference	October 2017
NCTM Regional Conference, Orlando	October 2017
Holy Names University	October 2017
Association of Educational Therapists Marin	September 2017
Midwest Academy, Indianapolis, Staff Development	June 2017
San Francisco Association of Educational Therapists	May 2017
LDA 54th Annual International Conference	February 2017
Parent Education Network's EdRev	April 2016

Crying Kids Can't Learn to Spell: How to Attend to the Socio-Emotional Needs of Your Students And Still Teach Everything Else

Council for Exceptional Children National Conference	January 2019
AET 38th Annual Conference	October 2016
So-Cal Tri-Counties IDA Annual Conference	March 2016
Nakornpayap International School, Thailand	May 2015
AET Virtual Study Group	October 2014
AET 36th Annual Conference	October 2014

Transitions to summer for kids with LDs

Flexible Learning Opportunities Parent Support Group	May 2018
Flexible Learning Opportunities Parent Support Group	April 2017

Strategies to get reluctant writers writing (and comprehending better, too!)

So-Cal Tri-Counties IDA Webinar	January 2018
Association of Educational Therapists Webinar	April 2016
https://www.youtube.com/watch?v=7Be736ce3kc&feature=youtu.be	
AET Marin/Marin Educators in Private practice	Sept 2014

Homework Help that Really Helps

Parent Education Network — November 2016
2013 CAIS Northern Regional Meeting — March 2013

FLO/All Kinds of Minds--Ross, CA — September 2012

The Who, What, When and Why of Reading Instruction
So-Cal Tri-Counties IDA Webinar — May 2016
Association of Educational Therapists East Bay — April 2016

San Francisco AET Study Group — May 2015
Learning Ally Webinar — September 2014
AET Marin/Marin Educators in Private Practice — September 2013

Supporting the Supporters — November 2015
Flexible Learning Opportunities Parent Support Group

Adventures in neurodiversity — May 2015
Think and Teach Like an Educational Therapist
AET Webinar
http://www.aetonline.org/events/webinars.php

Adventures in Neurodiversity: — February 2015
Reframing, Remediating and Responding to Learning Disabilities
LDA 52nd Annual International Conference — February 2015

Constructing Understanding: Giving Students the Tools for Critical Thinking
MVSU Education Department--Itta Bena MS — May 1998

Professional Writing
MindSparkLearning.com/blog

You Don't Have to Like It: Explicit Teaching about Life	January 2020
Nothing Motivates like Success	December 2019
Holiday Games: Do the Math!	December 2019
Spare the Rod: Purging the Puritan from our Schools	November 2019
Building a Million	November 2017
Maybe one of us will die	October 2016
Oui or si? Language learning and anxiety	August 2016
Going on vacation alone: a cautionary tale about individuation	March 2016
Six No-Prep Games for Literacy	January 2016
The Only Zero-Tolerance Policy that May Make Sense	November 2015
Nail Polish And Baseball Bats;	November 2015
Googling For Content With Your Student	
This article was reprinted in Language Magazine,	
http://languagemagazine.com/?p=124924	
Wise Women of The Association Of Educational Therapists	June 2015
An Homage to Mr. Briley, or It's the Relationship, Stupid	May 2015
Origins of Narcissism in Children: a Critique, 3 part series	April 2015
Grieving the Loss of the Ideal Child	February 2015
To Punish or Excuse?	December 2014
Beginning the Year Right	August 2014
What Dyslexia Isn't	June 2014
Two Pathways to Weak Reading Comprehension	June 2014
Phonics Conversation	May 2014
Why Audiobooks?	May 2014
Never Miss an Opportunity to Develop Grit	May 2014
With Bullying, the Teacher is the Best Secret Weapon	May 2014
This article first appeared on Smartblogs	*April 30*
http://smartblogs.com/education/2014/04/30/your-best-weapon-against-bullying-you/	
Learning Difference or Disability	April 2014
Mental Flexibility: Not Just for Students Anymore	April 2014
The Power of Story	April 2014
Born Gritty	April 2014
This article first appeared on Smartblogs	*April 2014*
http://smartblogs.com/education/2014/04/03/born-gritty/	
Neurodiversity in the Classroom	April 2014
Quick and Easy Ways to Bring Choice to your Lessons	March 2014
Phonics Card Games	March 2014
Teachers: Who's on your Team?	March 2014
Board Games Galore	February 2014
It's Not About You	February 2014
Games: Soothing the Amygdala	February 2014
To Reward or Not Reward	February 2014

Dissolving Writer's Block	February 2014
Two Birds with One Stone: Adding Tens	January 2014
In Defense of Pandering	January 2014
My Very Favorite Christmas Book of All Time	December 2013
Developing Details in Writing: Beyond Visualize and Verbalize pt. II	December 2013
Developing Details in Writing: Beyond Visualize and Verbalize pt. I	November 2013
In Praise of Neuro-Diversity	August 2013
First Day (Aaaahhh!) Jitters	August 2013
End of the Year Blues	August 2013

Association of Educational Therapists Website: Intervention Tips

Two Birds with One Stone: Adding Tens	January 2014
Card Games to Teach Phonics	March 2014
Developing Details in Writing: Beyond Visualize and Verbalize pt. II	December 2013
Developing Details in Writing: Beyond Visualize and Verbalize pt. I	October 2013
Word Sorts, à la Words Their Way	September 2013

Professional Affiliation

Association of Educational Therapists, Marin
Study Group Director
Marin Educators in Private Practice
Chair of Board
Secretary
CHADD
Council for Exceptional Children
International Dyslexia Association
Learning Disabilities Association of America
National Council of Teachers of Mathematics

Professional Development

EmPOWER	March-December 2022
Brainframes	July-August 2021
Syntax: A Language of Function, not Form	September 2020
Framing Your Thoughts	July 2020
LDA International Conference	February 2017
	February 2015
Spell-Links to Reading and Writing	February 2017
Research ILD	March 2016
	April 2014
International Dyslexia Association National Conference	November 2014
	October 2013
	October 2012
Association of Educational Therapists National Meeting	October 2016
	October 2015
	October 2014
	October 2012
	October 2011
Learning and the Brain	February 2014
	February 2012
	February 2011
	February 2009
Linamood-Bell	
Seeing Stars	August 2014
On Cloud Nine Math	December 2005
Visualizing and Verbalizing	January 2005
Peg Dawson: Smart but Scattered	February 2014
Sarah Ward: Executive Function Skills	November 2013
Making Math Real	
Algebra	March 2013
Pre-Algebra	April 2011
The Four Operations and all the Math Facts	Summer 2006
Fractions, Decimals & Advanced Place Value	Spring 2006
Overview	Winter 2006
Michele Garcia Winner Social Thinking	May 2012
Handwriting Without Tears	June 2010
Wilson Language Training Introductory Workshop	August 2009
Responsive Classroom	
Level I, 30 hours	August 2008
Introductory Workshop	August 2006
Aggression, Rage and Meltdowns	March 2008
Autism and Aspberger's Syndrome	February 2008

Words Your Way	June 2005
Dyslexia: The Symptoms, Cause and Solutions	January 2003
Classroom Accommodations for Dyslexic Students	January 2003
Open Court Reading 2000—New Grade Two	December 2002
Diversities in the Classroom	November 2002
Effective Second Language Acquisition: Stephen Krashen	July 2002
Orton-Gillingham Training for Students with Dyslexia (30 hours)	June 2002
Definitions and Accommodations for ADD/ADHD Students	March 2002
Eight-week Spanish immersion course in Antigua, Guatemala	Summer 2001
First Days of School	December 2001
Using a Literary Magazine for Writer's Workshop	January 2001
Creating a Classroom Community	March 2001

Print

Boards, Committees and Commissions Application - Submission #1954

Date Submitted: 8/10/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

08/03/2023

I wish to apply for an appointment to a term/balance*

Racial Equity Committee

Name*

Mary Nahorniak

Home Address*

148 Oak Ave

Occupation*

Teaching fellow, leadership coach

Employer's Address

Self-employed

Home Phone*

4436229986

Work Phone

Cell Phone

E-Mail*

marynahorniak@gmail.com

Number of years as resident of San Anselmo*

2

Number of years as a resident in Marin*

2.5

Education Level Achieved*

College/University Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*

Lauren Krause

1.) Phone*

(310) 508-0870

2.) Name*

Hannah Beggan

2.) Phone*

(415) 710-5798

3.) Name*

Tiffany Fontaine

3.) Phone*

(410) 258-5730

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- ( ) YES
- (●) NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I have not served in public office. Until recently, for the first 20 years of my career, I was a working journalist, and I was not permitted to do so based on the standards and ethics of my profession.

Reasons for this appointment.*

N/A

What are your qualifications for this appointment.*

I'm passionate about racial justice, at both the national and local levels. I volunteer with SURJ Marin (Showing Up for Racial Justice) and help facilitate weekly action hours for the group, as well as serve on the education and housing working groups.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

Like most of Marin, San Anselmo is majority white. The lack of diversity in our town and county is alarming, and its roots go back decades, to segregation, redlining and racist housing practices. (Truthfully, the roots go all the way to the founding of our country, founded on slavery and stolen land.)

I see two intertwined issues facing the racial equity committee. First, I want to continue to identify opportunities around the issue of housing, which includes renter protections, workforce housing and more affordable housing. I want to share this community with as many people as want to live here. Second, we need to make sure San Anselmo is welcoming to those folks who would hopefully come to live here. That includes looking at our policing, our town policies, our official and unofficial actions and the climate they create.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

None

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Mary Nahorniak resume.pdf

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Mary **Nahorniak**
marynahorniak@gmail.com
(443) 622-9986

Experience

Google News Lab April 2021 - present

- **U.S. teaching fellow**
  - Trained 3,000+ journalists on digital tools and innovation. Highlights include elections sessions ahead of midterms, series with Gannett, Hearst, press associations.
  - Collaborated with internal teams on Google News Initiative programs, including News Equity Fund, Community News Summit and key feedback shaping products.
  - Speaker at conferences for Online News Association, Military Veterans in Journalism, Association of LGBTQ journalists, Asian American Journalists Association.

Momentum Coaching and Consulting 2019 - present

- **Founder and executive coach**
  - Launched woman-owned coaching business with 200+ coaching hours and ACC-level credential from International Coaching Federation.
  - Served as trainer on digital transformation for Poynter Institute effort in Singapore, as well as at leadership academies in St. Petersburg, Florida.
  - Built internal coaching program at Gannett, focused on retaining people of color.
  - Guided managers in personal and professional growth at ESPN, Harvard Business Review, U.S. Department of Justice, as well as entrepreneurs and nonprofit leaders.

USA TODAY 2011 - 2020

- **Director of audience** (**2018 - 2020**)
  - Led audience-centered strategy for 24/7 digital team of 30 editors, balancing core platform stability with growth in off-platform experiences, including editorial partnerships, search and full suite of social.
  - Member of USA TODAY's top leadership team, driving network engagement strategy across 250+ local and national properties.
- **Deputy managing editor, digital** (**2015 - 2018**)
  - Developed and executed multiplatform promotion and audience strategy for Pulitzer Prize-winning series The Wall: Untold Stories, Unintended Consequences.
  - Created industry-first social graphics desk to build native stories for social platforms, including Facebook Editions alpha and early access to Instagram Live and Stories.
  - Hosted Tuesdays With Mary, a weekly indie music podcast.
- **Social media editor** (**2011 - 2015**)
  - Grew USA TODAY's following across social platforms to more than 10 million fans, through organic, paid and strategic efforts, while maintaining high engagement rates.
  - Executed multifaceted training program, including "Social Tuesdays" and visiting editors program.
  - Conceptualized and launched public beta of app for internal innovation program.

University of Maryland 2011 and 2014

- **Adjunct professor**
  - Taught intermediate multimedia journalism at Philip Merrill College of Journalism; course included HTML, CSS, social media, writing and online ethics.
  - Evaluated at 3.6/4, with highest marks in practical application and communication.

NewsTrust Baltimore 2011

- **Founding editor**
  - Launched first local site of national project to study regional news ecosystem.
  - Executed editorial strategy with emphasis on member participation, including regular topic-focused "news hunts," community fact-checking project, and in-depth examination of different media platforms.
  - Taught news literacy to high school and college students and educators.

YTL Communications 2009 - 2010

- **AVP, content and editorial**
  - Designed initial content strategy for groundbreaking wireless network in Kuala Lumpur, Malaysia, and defined plan for long-term expansion and future growth.
  - Conceptualized and oversaw build, programming and launch of customer homepage and product portal for desktops, mobile devices and integrated communication client.
  - Drove to completion deals with Malaysian and U.S. vendors for content, systems, development and design.

The Baltimore Sun 2005 - 2009

- **Director of audience engagement** (**2009**)
  - Established Baltimore Sun's voice by initiating audience outreach in social media.
  - Set vision for six community coordinators and managed performance.
  - Facilitated direct connections between readers and journalists through increased live coverage, live chats and community meetups.
- **Breaking news director / multimedia editor** (**2007 - 2009**)
- **Night news editor and copy editor** (**2005 - 2007**)

Education

American University 2019

- **Leadership Coaching for Organizational Performance**

University of South Carolina 2003

- **B.A., journalism, minor in Spanish**
  - Graduated magna cum laude, with honors, Phi Beta Kappa. Editor in chief of The Gamecock. Named outstanding young alumna, 2009.

Community Involvement

- Organizer with SURJ (Showing Up for Racial Justice) Marin, including membership on housing and education working groups and weekly Action Hour leader (2021-2023)
- Supporter with Friends of Golden Gate Village, the only majority-Black public housing complex in Marin County (2021-2023)
- Active participant in Maryland neighborhood racial-justice group (2020)
- Member of University of South Carolina Insights Lab steering committee (2018-2021)
- Co-founder and moderator of Entrepreneurs Organization peer forum (2018-2020)
- Led cohort of Takoma Mamas and Parents, community support group (2018)

Print

Boards, Committees and Commissions Application - Submission #1950

Date Submitted: 8/4/2023

TOWN OF SAN ANSELMO

APPLICATION FOR APPOINTMENT TO A SAN ANSELMO BOARD/COMMISSION/COMMITTEE

To: San Anselmo Town Council

Date*

8/4/2023

I wish to apply for an appointment to a term/balance*

Climate Action Commission

Name*

Nuria Montalvo

Home Address*

19 Woodside Drive San Anselmo CA 94960

Occupation*

Director of Sales, Media

Employer's Address

Home Phone*

6192536327

Work Phone

Cell Phone

6192536327

E-Mail*

nuriamontalvo1@gmail.com

Number of years as resident of San Anselmo*

1

Number of years as a resident in Marin*

1

Education Level Achieved*

College/University Degree (Major)

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

1.) Name*	1.) Phone*
David Letchworth	3109444155

2.) Name*	2.) Phone*
Kelley Crossley	4153026895

3.) Name*	3.) Phone*
Katie Nelson	4152443178

I would be able to regularly attend the meetings of this Board/Commission/Committee.*

- (●) YES
- ( ) NO

I would be available to attend additional meetings when they are necessary.*

- (●) YES
- ( ) NO

I am familiar with the responsibilities and functions of this Board/Commission/Committee.*

- ( ) YES
- (●) NO

I have attended meetings of the Board/Commission/Committee as a member of the public.*

- ○ YES
- ◉ NO

List briefly, previous experience serving the public office, and/or civic commissions,boards, or committees.*

I do not have previous experience serving in public office or civic commissions, boards or committees, so I'm looking to start!

Reasons for this appointment.*

As a newer San Anselmo resident, I would like to be considered for this commission as I believe I can help advance the mission and goals of the commission.

What are your qualifications for this appointment.*

With over 10 years of corporate experience, I have managed complex projects and large scale sales organizations and teams of over 50 people and millions in revenue. I think I am an effective project manager and leader and can help fit into whatever the needs are and learn quickly. I am also open to positions on other commissions as I am passionate about bettering the community and want to serve and get involved in whatever way I can without a specific area in mind.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?*

I believe climate change is one of the most if not the most pressing issues we are currently facing. I think making our community more energy efficient and actually implementing policies that will reduce our carbon emissions and reliance on gas will make San Anselmo a better place to live. I also think there is an opportunity to educate and raise awareness of the issues and what people can do since it can sometimes feel like an issue we have no influence on. I think distilling it down for residents and helping them implement small changes will make a big impact.

I understand that I and all other applicants will be personally interviewed by the Town Council as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the

Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.*

- (●) YES
- ( ) NO

Other Boards/Commissions/Committees on which you would be interested in serving if not appointed to this seat?*

Infrastructure and Fiscal Monitoring Committee

You may attach personal resumes or other information which you believe would be helpful to the Council in its selection process.

Nuria Montalvo - Resume .pdf

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, at townclerk@townofsananselmo.org or 415-258-4660.

Nuria Montalvo

19 Woodside Dr., San Anselmo, CA 94960 - (619) 253-6327 - nuriamontalvo1@gmail.com – www.linkedin.com/in/nuriamontalvo/

EDUCATION

University of California Berkeley **Berkeley, CA**
Bachelor of Arts in Economics 2013

WORK EXPERIENCE

Morning Brew **San Anselmo, CA**
Director of Sales, Growth & Performance January 2023 – Present

- Launched the Growth & Performance sector focused on mid-market, high growth and performance advertisers. Responsible for delivering revenue targets and QoQ growth. Delivered 270% QoQ growth from Q1 to Q2 to get the business up and running and pacing to +17% QoQ growth for Q3.
- Developing and upleveling a team of 8 Account Executives tasked with renewing, upselling/expanding and generating new business for our newsletters, multimedia, social and lead generation advertising products.
- Established process, structure and KPIs for the team that will set a foundation for expansion in H2.
- Refined go-to-market strategy for this segment and increased retention by 20% in H1.

Twitter, Inc. **San Francisco, CA**
Senior Manager - Sales and Customer Success January 2022 – December 2022

- Second-line manager responsible for delivering on US revenue targets. Revenue last 4 quarters trailing is $238M and consistently delivered double digit growth y/y. Q322: +28%y/y
- Led an organization of SMB Customer Success Account Managers and Outbound Sales, made up of 44 reps and 6 people managers.
- Outbound Sales drives new business acquisition, activation, & onboarding for advertising customers within all verticals. I worked with marketing and data science on lead generation strategy as well as execution of lead qualification, value proposition, onboarding and launch on Twitter's self-serve platform.
- Customer Success Account Managers grow and retain existing business. I worked on strategy and workflows for engaging, retaining and identifying upsell and growth opportunities within existing Twitter advertisers (~9,200 active customers).
- Drove business strategy around go to market and prioritization of high value ad agencies as well as growing verticals such as crypto and sports betting. This allowed our team to capitalize on the largest opportunity, while remaining well resourced and providing the right level of service for each customer.
- Worked to create, nurture and uplevel a pipeline of early career talent for the rest of the sales organization - prioritizing a diversity of backgrounds, location and underrepresented minorities to bring this value to the rest of Twitter. This led to 15% of the team moving to manager and Enterprise sales roles each year as well as having the most diverse customer facing team at Twitter.

Manager - Sales April 2020 – January 2022

- Second-line manager responsible for delivering on US Outbound revenue targets, delivering ~$50M in the first year of the team which was +66% y/y growth and 294% to our target.
- Launched net-new, in-house Outbound Sales organization of 22 reps and 3 managers.
- Responsible for driving net new acquisitions to Twitter's self serve platform. Served as the only new business acquisition channel.

Associate Manager - Sales October 2018 – April 2020

- Responsible for delivering on US Outbound vendor revenue targets, delivering $30M in revenue in 2019.
- Led the business case to the CRO and CFO and secured $4M to hire an in-house Outbound Sales organization.

Postmates, Inc. **San Francisco, CA**
Strategic Account Manager - Mexico City October 2017 – October 2018

LinkedIn Corporation **San Francisco, CA**
Account Manager – Talent Solutions April 2016 – October 2017
Account Analyst – Talent Solutions July 2015 – April 2016
Sales Development Specialist – Talent Solutions September 2014 – July 2015

Oracle America, Inc.
Redwood City, CA
Account Manager for Oracle Linux and Oracle Virtual Machine June 2013 – September 2014

Merrill Lynch Wealth Management **San Diego, CA**
Wealth Management Intern June 2012 – August 2012

SKILLS & INTERESTS

Training: Sandler Sales Methodology, Conscious Business, WeLead: UCLA Anderson School of Management
Languages: fully fluent in Spanish

Serge Avila

From: norman weintraub <rivstay2u@att.net>
Sent: Thursday, July 27, 2023 2:19 PM
To: Town Council
Subject: No expanded rent control

CAUTION: External Sender

Please do not any more ordinances for rent control and just cause evictions We have already lost several reasonable mom and pop landlords due to these expanded unfair ordinances that have caused landlords to remove their property from the market or just sold their property outright.
Don’t let what happened in Faifax happen in San Anselmo…PLEASE!!!
Norm Weintraub
Nuria Sthymmel
San Anselmo ca

Sent from my iPhone

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.1

MEETING DATE: August 22, 2023

AGENDA TITLE: Approval of the Draft Minutes of the Regular Town Council Meeting of July 25, 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 July 25, 2023.

ATTACHMENT:

Attachment 1- July 25, 2023 Draft Minutes

San Anselmo Council Draft Minutes
Regular Meeting
Town Council Chambers and via teleconference
Tuesday, July 25, 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: Dave Donery, Town Manager
Megan Acevedo, Town Attorney
Serge Avila, Town Clerk
Sean Condry, Public Works Director
Heidi Scoble, Planning Director
Lindsey Klein, Associate Planner
Dannielle Mauk, Recreation Director

Open Time for Public Expression

Jalen and Abby talked about the theater group they formed that is for all ages. It includes a local diverse cast.

Ms. Cathy O'Sullivan, Redwood Road, stated she received an invoice for some landslide/ roadwork repair work that was done on a portion of the road that is Town-maintained.

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

Vice Mayor Burke reported she attended the Arts Commission meeting; the Parks and Recreation Commission meeting; the Ross Valley Fire Board meeting; discussed affordable housing and a Town-owned low-income housing project in Novato; would like to see affordable housing at the Ross Valley School District's Red Hill site; she received emails regarding the proposed change in the use of some of the paths in Sorich Park

Councilmember Kullaway reported she attended the Climate Action Committee's Transportation Subcommittee; will attend tomorrow's meeting regarding Sorich Park at 4:00 p.m.; the Marin County Bicycle and Pedestrian Advisory Committee; a meeting of residents on San Anselmo Avenue and staff regarding speeding; discussed a project that makes it easier to get ebikes and strollers up the Alderney stairs; asked the Council to consider adopting the "1,2,3 Bias by Proxy" public awareness campaign at a future agenda. Mayor Burdo stated this should first be discussed by the Racial Equity Committee.

Councilmember Fineman reported she attended the Marin County Council of Mayors and Councilmembers (MCCMC) Climate Action Sub-Committee meeting; the meeting with Senator Mike McGuire, Mayor Burdo, and others ("shout-out" to Mayor Burdo for setting this up).

Councilmember Colbert agreed the "Bias by Proxy" issue should be sent to the Racial Equity

Committee; attended the Ross Valley Fire Board meeting; the Boba session on the lawn sponsored by the Library; the presentation for the $30 million grant to electrify Marin Transit buses and the depot; talked about the Sorich trail issue and noted there will be a public process; had questions about what is going on at Memorial Park.

Public Works Director Condry reported on the brown patches of grass at the Memorial Park fields. Staff is consulting with a lawn expert and a landscape architect to solve the problem.

Mayor Burdo reported staff is working on the Redwood Road issue; attended the Town Hall with Senator McGuire which was a great event with over 200 people in attendance; the Ross Valley Fire Board meeting; "Beatles Night" in the Park is scheduled for this Saturday from 6:00 p.m. to 8:30 p.m.; recent "On the Avenue" Events have been great- "shout out" to the Recreation Department; "San Anselmo Night" is coming back to the San Rafael Pacifics on August 1st; he signed on to the Youth Transforming Justice Team (formerly known as the Marin Youth Court) as a Peer Solutions member; he asked that a PowerPoint presentation by two young residents regarding health issue be placed on an upcoming agenda; the Council agreed to this request.

Mayor Burdo stated he would like to rearrange the order of the agenda and switch items #2.2 and #3.1

M/s, Burke/Colbert, Motion to switch agenda items #2.2 and #3.1
AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

1. Consent Agenda

1.1 Approve the Draft Minutes of the Town Council Meeting- June 21, 2023

1.2 Revenue and Expenditure Reports, June 2023

1.3 Receive and Approve the Check Report for the month of 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

1.5 Receive and File the Climate Action Update Report

1.6 Receive and Approve the Quarterly Treasurer's Investment Report, June 30, 2023

1.7 Authorize the Town Manager to Approve the Marin IT Management Support Agreement

Mayor Burdo opened the meeting to public comments.

There were no comments.

Mayor Burdo closed the meeting to public comments.

M/s, Colbert/Fineman, Motion to approve the Consent Calendar as submitted.
AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

2. Public Hearings

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

Planning Director Scoble presented the staff report.

Mr. Bob Brown, consultant, gave a PowerPoint presentation. Associate Planner Klein discussed the objective components of the Town's Heritage Tree Ordinance. Mr. Brown and staff answered questions from the Council regarding ceiling heights; the Heritage Tree Ordinance; whether the Council could change the ceiling height minimum and move forward tonight.

Mayor Burdo opened the meeting to public comments.

Mr. Jonathon Braun, Scenic Avenue, stated the Building Code minimum ceiling height is 7 feet six inches and the ODDS should reflect this height.

Renee stated the Zoning Map is not consistent with the Land Use Element with respect to the Sunny Hills Parcel.

Mr. Spencer Sais, Sturdevant Avenue, agreed with Mr. Braun. The proposal would add to the expense of construction.

Mr. Guy Meyers discussed mandated housing, the limiting of local control, the need to address environmental concerns, and how to achieve a beautiful planet.

Ms. Stacy Sais agreed with Mr. Braun and Mr. Sais.

Jenny stated she is concerned that the ODDS as written will be overly prescriptive and too restrictive to meet the needs of San Anselmo.

Mr. Johnson, member of the Marin Environmental Housing Coalition, was concerned about the lack of work-force housing. He asked if a nine-foot ceiling height would contribute to affordable housing.

Mayor Burdo closed the meeting to public comments.

Vice Mayor Burke reminded everyone about the RHNA numbers and how the ODDS is one method of establishing some local control over the development of multi-family structures. She supports the ODDS as proposed.

Councilmember Colbert supports the proposed ODDS and thanked the Planning Department and the Planning Commission for the good work. He is comfortable with the nine foot ceiling height.

Councilmember Fineman stated the comments about the ceiling heights pertained to aesthetics and the desire to limit costs. She stated it was a "coin toss".

Councilmember Kullaway stated she was concerned about the cost of materials and the associated environmental impacts. The overall height of the building with nine foot ceilings would be the same.

Mayor Burdo agreed with Councilmember Fineman and noted there would be off-setting costs.

Vice Mayor Burke made a motion, seconded by Councilmember Colbert, to Introduction and Waive 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 10, 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.

There was a second motion. The Council voted on the second motion.

M/s, Fineman/Burdo, Motion to Introduction and Waive 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 10, 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, replacing the nine foot minimum ceiling height with an eight foot minimum ceiling height.
AYES: Fineman, Mayor Burdo
NOES: Colbert, Kullaway, Vice Mayor Burke

This motion failed. The Council voted on the first motion.

M/s, Burke/Colbert, to Introduction and Waive 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 10, Objective Design and Development Standards and the Objective Design and Development Standards Zoning Map, including Associated Amendments to Section 10-3.1702, definitions and making associated CEQA Exemption Findings
AYES: Colbert, Fineman, Kullaway, Vice Mayor Burke, Mayor Burdo

Mayor Burdo noted this is a living document and the Council will have an opportunity to review it in the future.

3. Council Business Items

3.1 Update on Proposed Process to Solicit Public Input on Options for Tenant Protections

Town Manager Donery presented the staff report. Staff answered questions from the Council regarding the reason for breaking up the focus meetings (landlords and tenants); how a “safe space” would be created; if Town staff would facilitate the meetings; if the meetings could be structured so the feedback would be actionable.

Mayor Burdo opened the meeting to public comments.

Joey stated big out-of-town corporations who buy property in Marin County do not care about the property, tenants, or the Town of San Anselmo.

Sara supported Rent Stabilization that protects community members.

Ms. Lucy Dilworth urged the Council to be careful with this issue. It makes sense to let residents vote on the issue.

Mr. Domingo Alvarez stated rents are determined by the value of the property. Rents are high because we live in an expensive community.

Ms. Stacy Sais stated she and her husband own one of the “mom and pop” rentals and they focus on the tenants. She urged the Council to determine ahead of time the purpose of the forums, the questions that will be asked, and the problems that need to be solved.

Ms. Mary Hornia stated she liked what she is hearing about process. Diversity in San Anselmo is very important and protecting renters is a bit part of that.

Mr. Curt Reese, Co-Chair of the Marin Chapter of the Democratic Socialists of America, supported rent control. He discussed census information, rent burden, and how this is an urgent issue.

Mr. Spencer Sais applauded the process and stated it should include the possibility of a vote by residents. He asked the Council to consider the law of unintended consequences.

Mr. Ford Greene agreed with Mr. Sais. He is also a “mom and pop” landlord. He discussed the successful petition in Fairfax and noted this needs to be a part of the discussion in San Anselmo. One of the forums should include both sides at the table.

Ms. Catherine Smith stated the fastest growing homeless populations in Marin County are seniors. She was worried about constant rent increases.

Ms. Sara Sweet stated she has moved out of San Anselmo due to increasing rents. She urged the Council to listen to the tenants.

Mr. John Meadows stated he has always struggled finding a place to live in Marin County. He is concerned about others who struggle. He is in favor of Rent Stabilization and Just Cause Eviction Ordinances.

Kate stated it is important to have the people who work in the community also live in the community.

Ms. Pat Johnstone stated she is a “mom and mom” landlord and supports a Rent Stabilization and Just Cause Ordinance. Two forums might not be sufficient.

Ms. Laura Star stated she ran the numbers- the average rent for a one bedroom apartment is $3,093 and economists recommend that housing make up no more than 30% of income. A person would need to make $120,000 per year to comfortably afford a one bedroom apartment. She cited the income levels for several professions and stated the numbers do not add up.

Ms. Alexis Arguello, representing the North Bay Labor Council, supported Rent Stabilization and Just Cause Ordinances.

Mr. Collins supports rent control across Marin County and a balanced process.

Ms. Jenny Sullivan supports rent stabilization for San Anselmo. She opposed taking this to a vote because it is not the typical legislative process.

Mayor Burdo closed the meeting to public comments.

Councilmember Colbert stated they should focus the context of rent control and how to address the displacement of working families in San Anselmo. The process should be robust and not try to presuppose that public comment can be managed.

Councilmember Fineman stated it would be important to focus on what already exists and what it is applicable to, what can the Council change, and what the Council should change. The questions raised would be different in a "tenant only" and "landlord only" forum. Residents should be able to submit questions prior to the forums.

Vice Mayor Burke stated she is not sure about holding two, separate meetings. All issues should be addressed including the potential for a vote, "banking" rent raises, the clear divide between "mom and pop" and corporate landlords, and what the Town can and cannot do. She is not interested in what outside organizations think the Town of San Anselmo should do.

Councilmember Kullaway stated she likes the process that is suggested since it would be useful to receive direct questions. She asked if staff could survey the audience on-line for feedback while the meeting is going on.

Mayor Burdon stated clear guidelines should be set prior to the focus meeting. He discussed how this came up and what they will be looking at. He supports more, rather than less, communication.

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

Councilmember Colbert stated he must recuse himself since he lives within 500 feet of one of the zones.

Vice Mayor Burke stated she lives within 300 feet of one of the proposed zoning changes and must recuse herself.

The Council took a break starting at 9:49 PM.

Council reconvened at 9:56 PM.

Planning Director Scoble presented the staff report and a PowerPoint presentation. She answered questions from the Council regarding the properties deemed "suitable" for redevelopment; if property owners are being given more, as opposed to fewer, options; the outreach process for owners of parcels identified for rezoning; if there will be more thorough review of the Safety Element and other General Plan Elements.

Mayor Burdo opened the meeting to public comments.

Mr. Renee Voss thanked the Council for putting the Heritage Tree Ordinance in the ODDS. The upslope side of the Sunny Hills parcel contains the Memorial Ridge Trail. He is helping write the Action Plan to revise the Open Space Element

Mr. Jim Burman opposed putting the 5 West Hillside site on the list for a commercial unit. This is a very short private road that has experienced recent litigation.

Mayor Burdo closed the meeting to public comments.

M/s, Fineman/Kullaway, Motion to read title only the 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.

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

M/s, Fineman/Kullaway, Motion to Adopt the Resolution Amending the General Plan Land Use
Element and Land Use Designation Map, the Safety Element, and the Associated CEQA Findings.
AYES: Fineman, Kullaway, Mayor Burdo
RECUSED: Colbert, Vice Mayor Burke

M/s, Kullaway/Fineman, Motion to adjourn the meeting at 10:30 p.m.
AYES: Fineman, Kullaway, Mayor Burdo
ABSENT: Colbert, Vice Mayor Burke

Respectfully submitted,

Toni DeFrancis,
Recording Secretary

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.2

MEETING DATE: August 22, 2023

AGENDA TITLE: Adopt 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

RECOMMENDATION: Adopt the attached Ordinance entitled, "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."

BACKGROUND/DISCUSSION

On July 25, 2023, the Town Council conducted a public hearing for consideration of proposed zoning amendments to create objective design and development standards for 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. Following the hearing, the five members of the Town Council voted unanimously to conduct the first reading of the proposed Ordinance (see Attachment 1). The purpose of this agenda item is to adopt the subject Ordinance.

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

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.

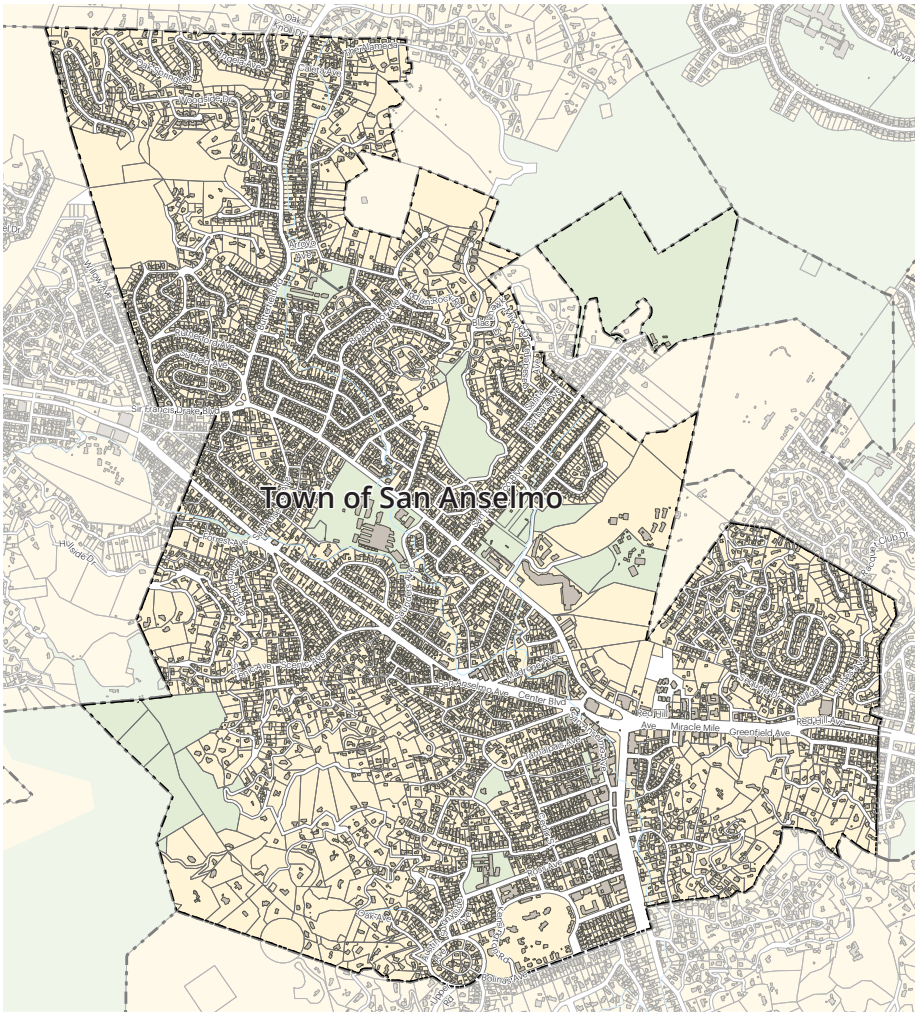
EXHIBIT B: Title 10, Chapter 20 "Objective Design and Development Standards"
EXHIBIT C: Objective Design and Development Standards Zone Map

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









Title 10, Chapter 20: Objective Design and Development Standards

Adoption Hearing Draft

Prepared for Town of San Anselmo

June 09, 2023

OPTICOS

This page intentionally left blank

Table of Contents

Article 1:	**Introduction**	**1**
10-20.01.010	Purpose	1
10-20.01.020	What is a Form-Based Code?	1
10-20.01.030	Guiding Principles	2
10-20.01.040	Applicability	3
10-20.01.050	Relationship to San Anselmo General Plan	4
10-20.01.060	Relationship to the San Anselmo Municipal Code	4
10-20.01.070	Application of the Form-Based Code	4
Article 2:	**Establishment of Zones**	**5**
10-20.02.010	Purpose	5
10-20.02.020	Zones Established	5
10-20.02.030	Sub-Zones	6
10-20.02.040	Zone Map	6
Article 3:	**Zones**	**7**
10-20.03.010	Purpose	7
10-20.03.020	General Requirements	7
10-20.03.030	Overview of Zones	12
10-20.03.040	Neighborhood.Small (N.S)	15
10-20.03.050	Neighborhood.Medium (N.M)	19
10-20.03.060	Main Street.Small (MS.S)	23
10-20.03.070	Adjacency Requirements	27
Article 4:	**Use Standards**	**29**
10-20.04.010	Use Standards	29

Article 5: General to Development Sites **31**

10-20.05.010 Purpose 31
10-20.05.020 Screening 31
10-20.05.030 Landscaping and Lighting 33
10-20.05.040 Parking and Loading 36
10-20.05.050 Slope Standards 44
10-20.05.060 Public Frontage Standards 49
10-20.05.070 Privacy Standards 52
10-20.05.080 Service and Utility Standards 53

Article 6: Specific to Building Types **55**

10-20.06.010 Purpose 55
10-20.06.020 Building Types 55
10-20.06.030 Overview of Building Types 58
10-20.06.040 Ancillary Building 60
10-20.06.050 House 62
10-20.06.060 Duplex Side-by-Side 64
10-20.06.070 Duplex Stacked 66
10-20.06.080 Cottage Court 68
10-20.06.090 Fourplex 70
10-20.06.100 Neighborhood Townhouse 72
10-20.06.110 Neighborhood Courtyard 74
10-20.06.120 Pocket Neighborhood 77
10-20.06.130 Multiplex 80
10-20.06.140 Main Street Building 82
10-20.06.150 Massing Compositions 84

Article 7: Specific to Private Frontage Types 91

10-20.07.010 Purpose 91
10-20.07.020 Private Frontage Types 91
10-20.07.030 Overview of Private Frontage Types 92
10-20.07.040 Porch Projecting 94
10-20.07.050 Porch Engaged 96
10-20.07.060 Dooryard 98
10-20.07.070 Forecourt 100
10-20.07.080 Maker Shopfront 102
10-20.07.090 Shopfront 104
10-20.07.100 Terrace 106
10-20.07.110 Gallery 108

Article 8: Specific to Architectural Design 111

10-20.08.010 Purpose 111
10-20.08.020 Applicability 111
10-20.08.030 Architectural Design Standards 111
10-20.08.040 Overview of Architectural Styles 113
10-20.08.050 Contemporary 117
10-20.08.060 Craftsman 129
10-20.08.070 Main Street Classical 141
10-20.08.080 Mediterranean 151

Article 9: Specific to Signage Types 163

10-20.09.010 Signage Standards 163

Article 10: Specific to Large Sites **165**

10-20.10.010 Purpose 165

10-20.10.020 General to Walkable Community Design 166

10-20.10.030 Walkable Neighborhood Plan 173

10-20.10.040 General to Civic Space 174

Article 11: Administration **183**

10-20.11.010 Purpose 183

10-20.11.020 Procedures 183

10-20.11.030 Adjustments to Standards 197

Article 12: Definitions **203**

10-20.12.010 Purpose 203

10-20.12.020 Definitions 203

10-20.12.030 Measurement Methods 203

This page intentionally left blank

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)

This page intentionally left blank

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.

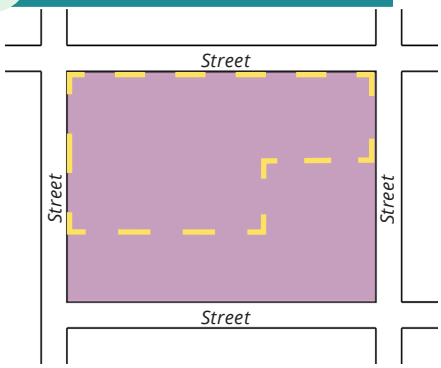
   B. Table A (Applicability of Development Site Requirements) identifies the requirements for projects which include a portion of a parcel, an entire parcel, or multiple parcels.

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)

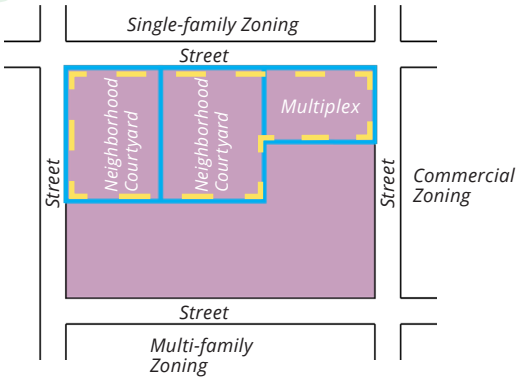
Figure 10-20.030.020.1 Example of Applying Development Sites on Existing Right of Way Network

1 Identify Zone(s)



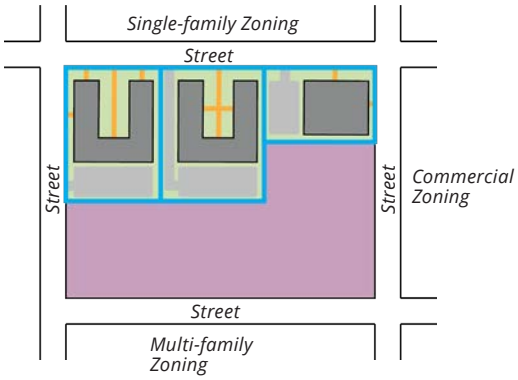
- See Form-Based Zone Map.
- See Article 3 (Zones) for development site requirements.

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

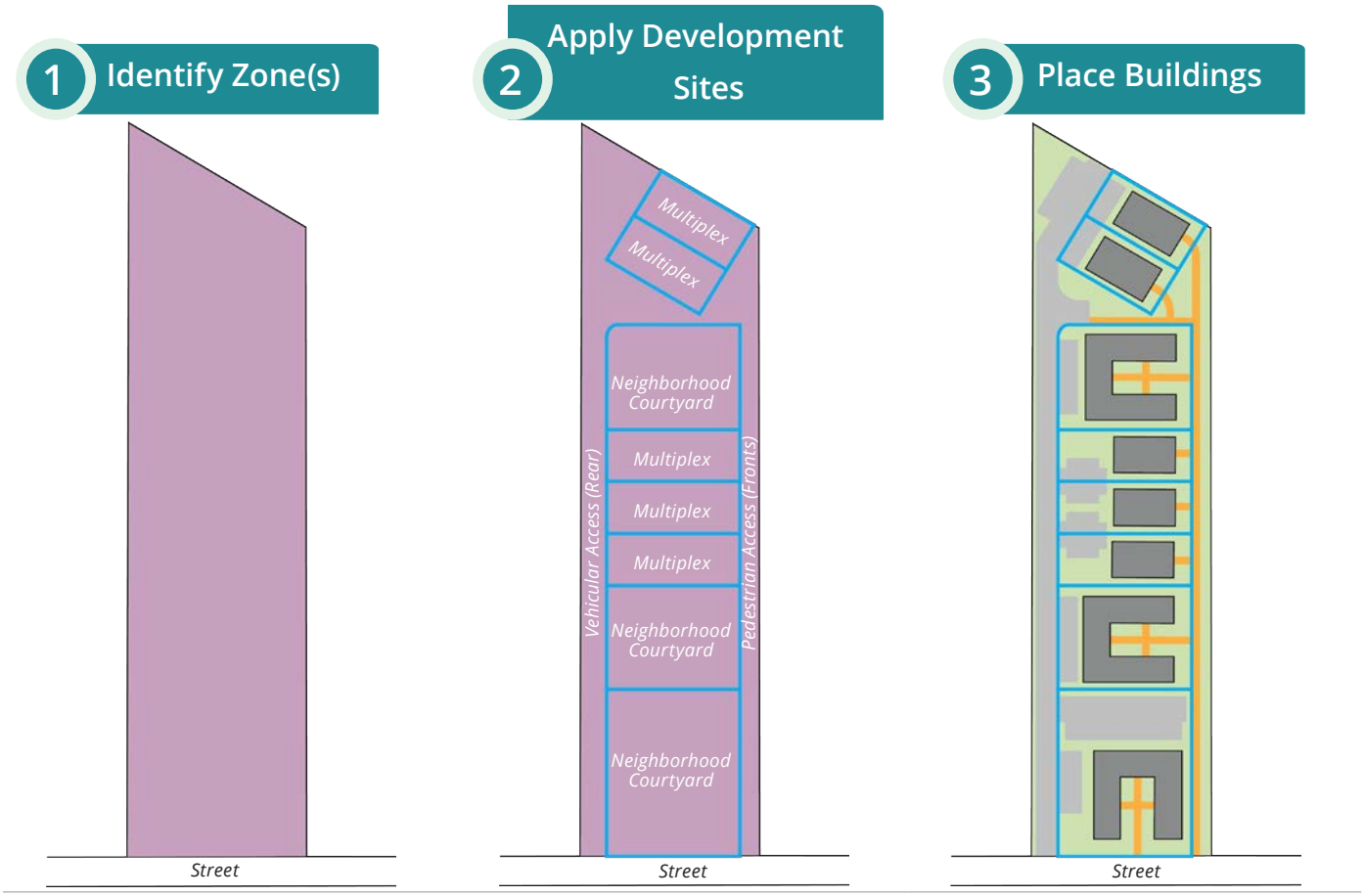


- Place each primary building on its development site in compliance with the required setbacks and other standards of the zone (see Article 3).
- Each building is required to front onto the adjacent street or civic space.
- Select and apply frontage types to each building/unit entry (see Subsection 8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

This page intentionally left blank

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

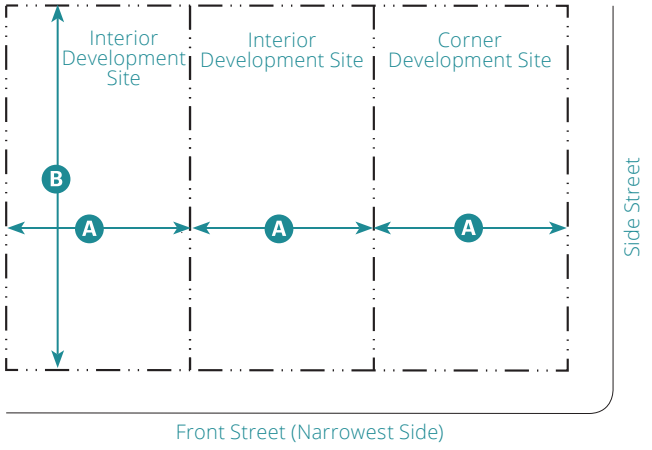
A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.

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	

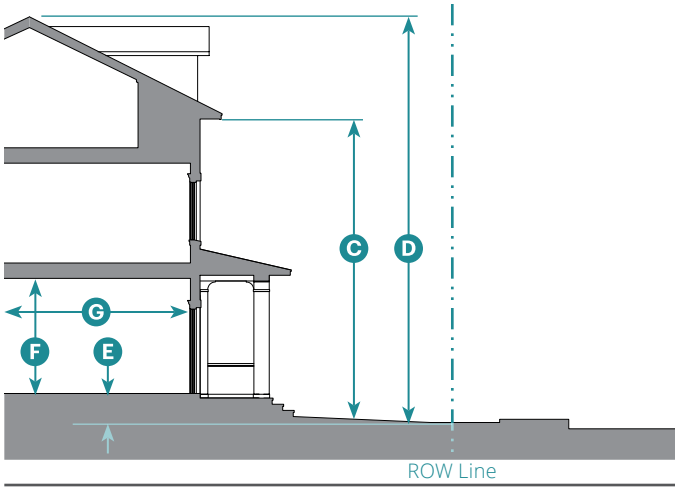
2. Sub-Zone(s)

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

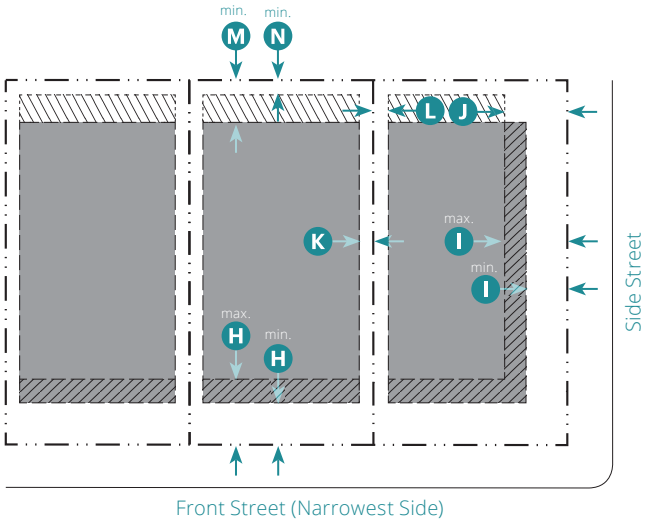
4. Building Form		
Height		
Primary Building[5]		
Stories	2.5 max.	
To Highest Eave/Parapet	24' max.	C
Overall	30' max.	D
Ground Floor Finish Level		E
Residential	6" min.[6]	
Non-Residential	6" max.	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)[7]	**2 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

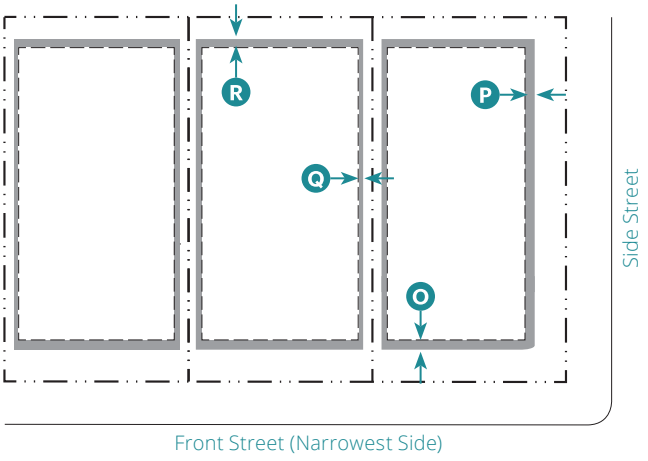
Building Facade		
Facade Zone	**Front St.**	**Side St.**
Façade Zone Defined by Primary Building/Frontage (See Subsection 10-20.12.030.2)	65% min.	55% min.

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).

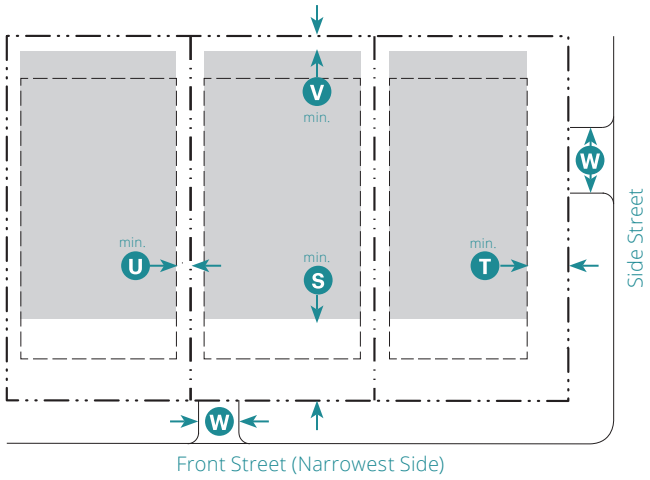
[11] No encroachment allowed for Accessory Structures.

[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

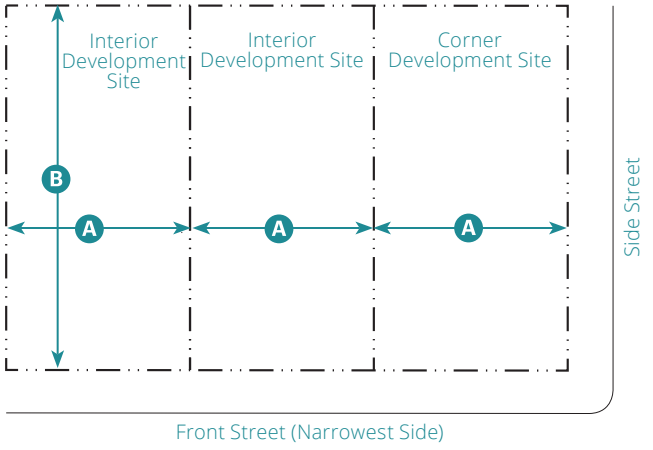
A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, including mixed-use buildings with neighborhood-serving retail and services.

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	

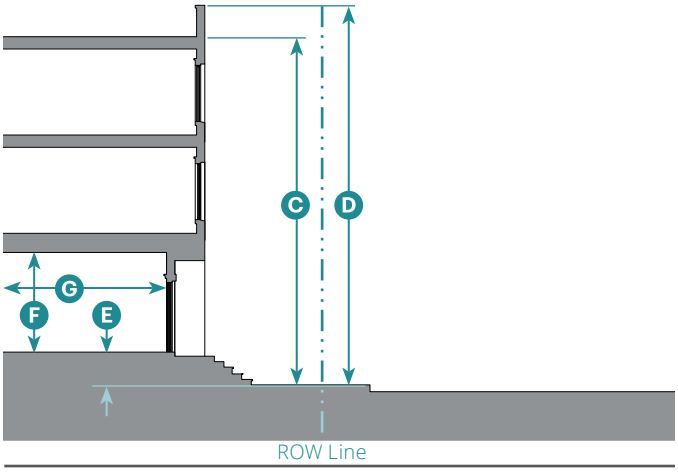
2. Sub-Zone(s)

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

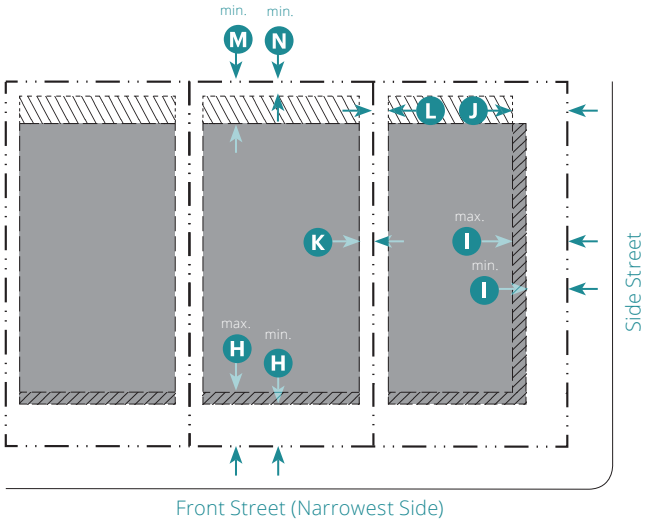
4. Building Form		
Height		
Primary Building[5]		
Stories	3 max.	
To Highest Eave/Parapet	26' max.	C
Overall	35' max.	D
Ground Floor Finish Level		E
Residential	6" min.[6]	
Non-Residential	6" max.	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)[7]	**1 max.**	
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

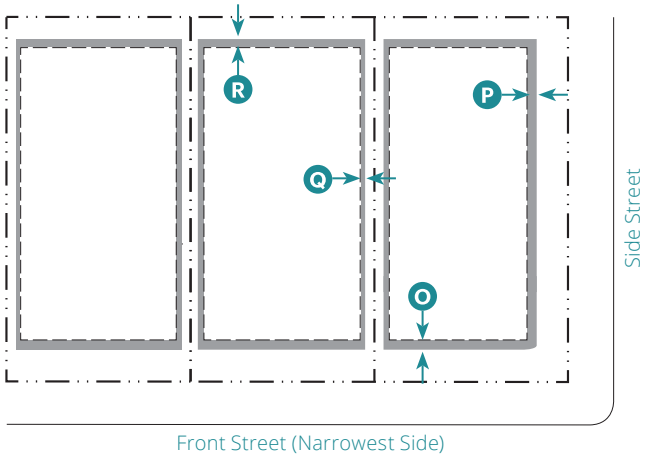
Setback (Distance from ROW/ Development Site Line)[9]		
Front (Facade Zone)		H
Interior Development Site	10' min.; 15' max.	
Corner Development Site	10' min.; 15' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 15' max.	I
Accessory Structure(s)	15' min.	J
Side		
Primary Building	5' min.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

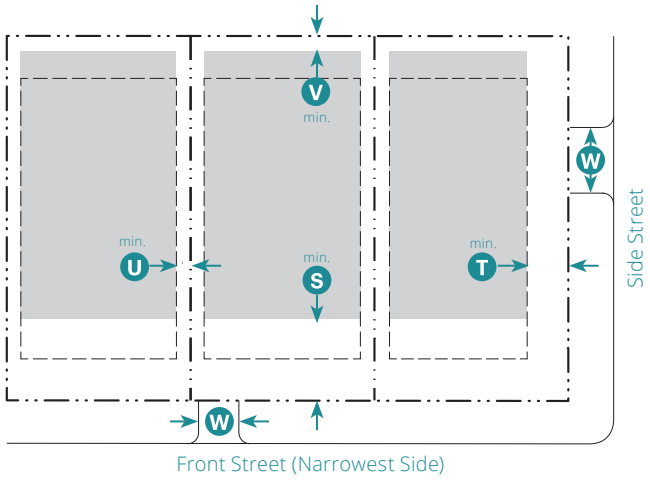
[10] No encroachment allowed for Accessory Structures

[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.

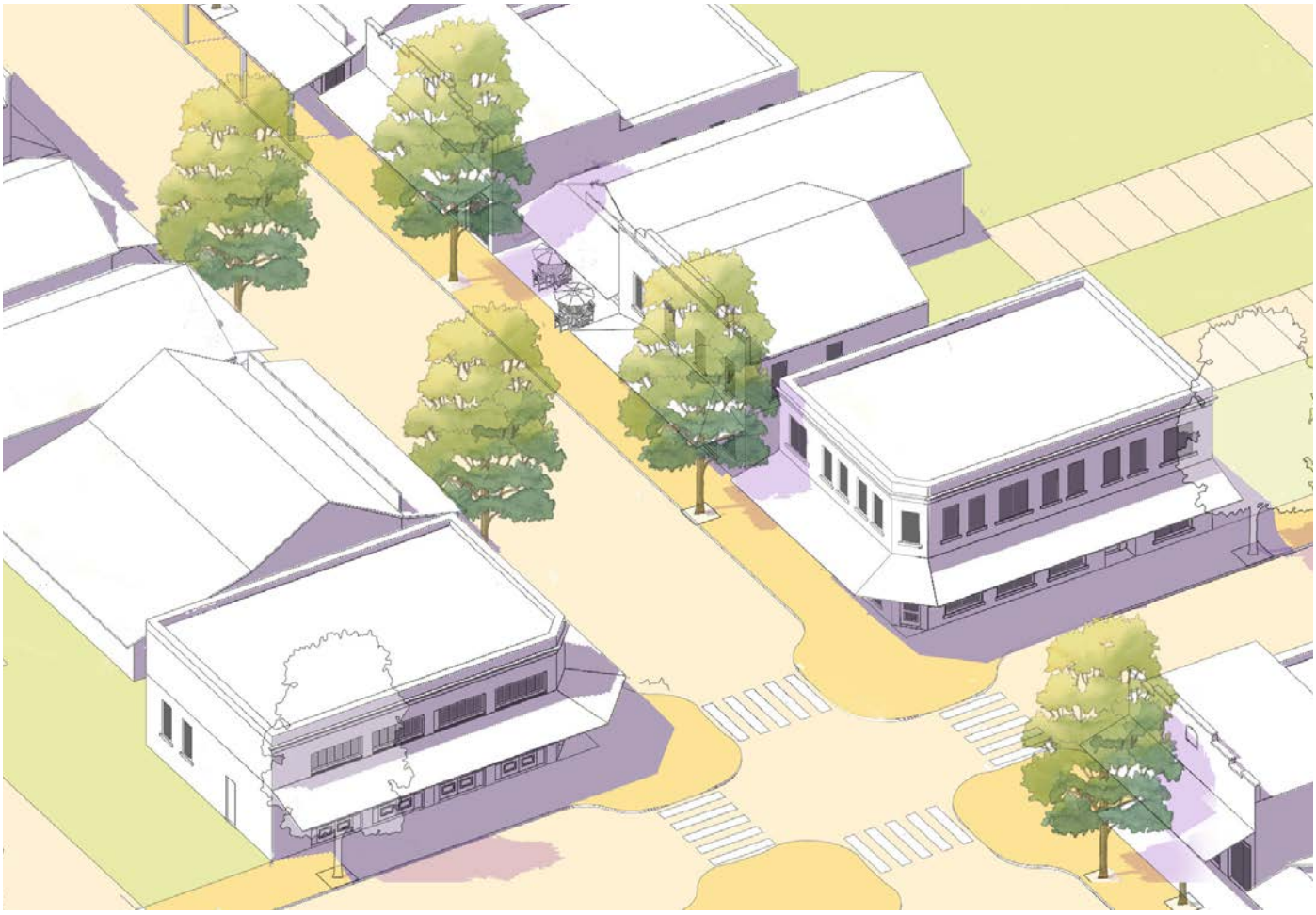
[14] See Subsection 10-20.05.040.3 for additional standards.

[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

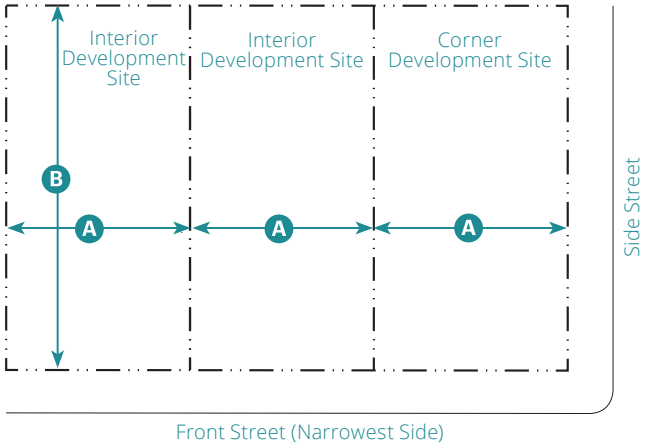
A walkable district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

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)	

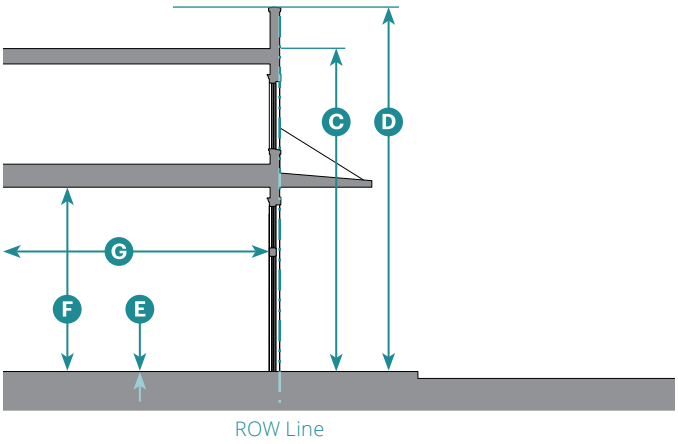
2. Sub-Zone(s)

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

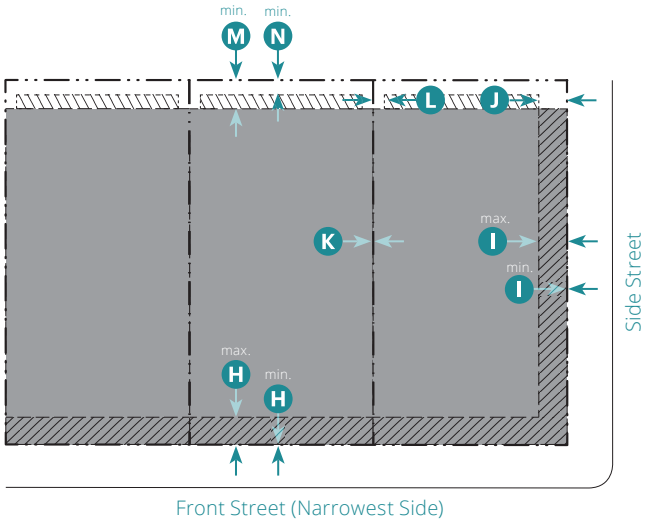
[5] See Article 6 (Specific to Building Types) for refinements to massing and height standards.

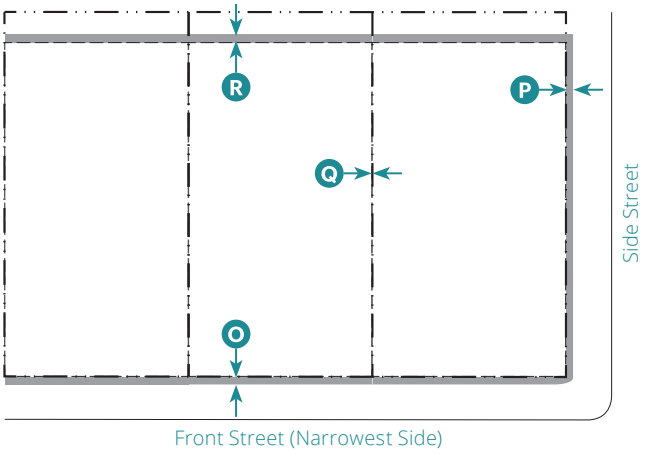
[6] Common entries may be set at grade in compliance with local and federal accessibility standards.

[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).

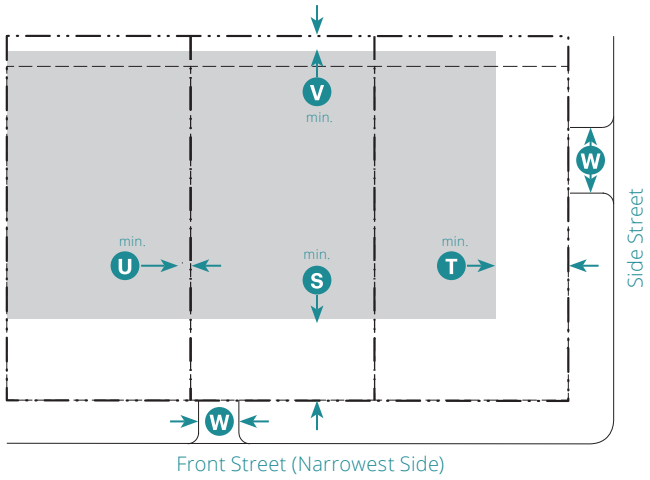
Encroachments into Public Right of Ways (ROW)

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.

This page intentionally left blank

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)

This page intentionally left blank

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**

(1) On-site trees of caliper size 12 inches minimum, measured at 52 inches above grade, shall be protected trees. On-site trees of caliper size 22 inches minimum, measured at 52 inches above grade, shall be heritage trees. In compliance with Ross Valley Fire Department Standard 220 (Vegetation Management Plan), Acacia, Eucalyptus, Plum, Privet, and Monterey Pine trees are neither protected trees nor heritage trees and may be removed.

(2) Protected trees shall be replaced at a ratio of two replacement protected or heritage trees to one removed protected tree (2:1). Heritage trees shall be replaced at a ratio of three replacement heritage trees to one removed heritage tree (3:1).

(3) All protected and heritage trees removed for construction of a residential unit shall be replaced on-site with a minimum 24-inch box tree. Table B below defines the tree types that qualify as eligible replacements.

Table 10-20.05.030.B: Tree Species	
Common Name	**Botanical Name**
Arroyo willow	*S. lasiolepis*
Big-leaf maple	*Acer macrophyllum*
Bishop pine	*Pinus muricata*
Blue oak	*Q. douglasii*
Box elder	*A. negundo var. californicum*
California bay	*Umbellularia californica*
California black oak	*Q. kelloggii*
California buckeye	*Aesculus californica*
California nutmeg	*Torreya californica*
Canyon live oak	*Q. chrysolepis*
Chaparral oak	*Q. wislizeni*
Coast live oak	*Quercus agrifolia*
Coast redwood	*Sequoia sempervirens*
Douglas-fir	*Pseudotsuga menziesii*
Giant Chinquapin	*Castanopsis chrysophylla*
Hawthorn	*Crataegus douglasii*
Mountain-mahogany	*Cercocarpus betuloides*
Narrow leaved willow	*Salix exigua*
Shreve's oak	*Q. parvula var. shrevei*
Oregon ash	*Fraxinus latifolia*
Oregon oak	*Q. garryana*
Pacific madrone	*Arbutus menziesii*
Pacific yew	*Taxus brevifolia*
Red alder	*A. rubra*
Red elderberry	*Sambucus racemosa*
Red willow	*S. laevigata*
Sargent cypress	*Cupressus sargentii*
Scouler's willow	*S. scouleriana*
Service-berry	*Amelanchier tahensis*
Shining willow	*S. lucida ssp. lasiandra*
Silk tassel	*Garrya elliptica*
Sitka willow	*S. sitchensis*
Tanbark oak	*Lithocarpus densiflorus*
Valley oak	*Q. lobata*
Wax myrtle	*Myrica californica*
White alder	*Alnus rhombifolia*

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 C:

Table 10-20.05.030.C: 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).

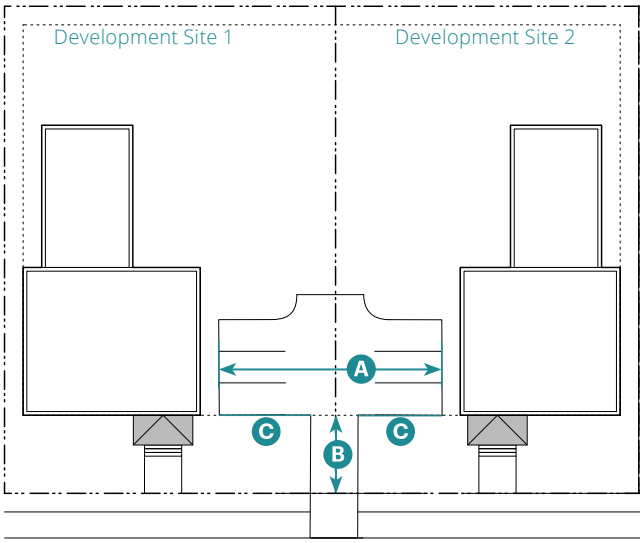
(5) Stacked Parking System. Parking spaces are arranged in a system that provides two to three spaces in the horizontal area of one space. This type of system is within a podium parking garage.

(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.

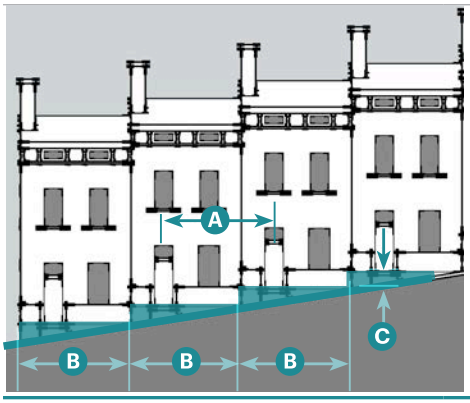
      (1) Figure 1 (Site Grading for Small-to-Medium Detached and Attached Building Forms) and Figure 2 (Site Grading for Large or Attached Building Forms) in this Section illustrate allowed and non-allowed site grading methods.

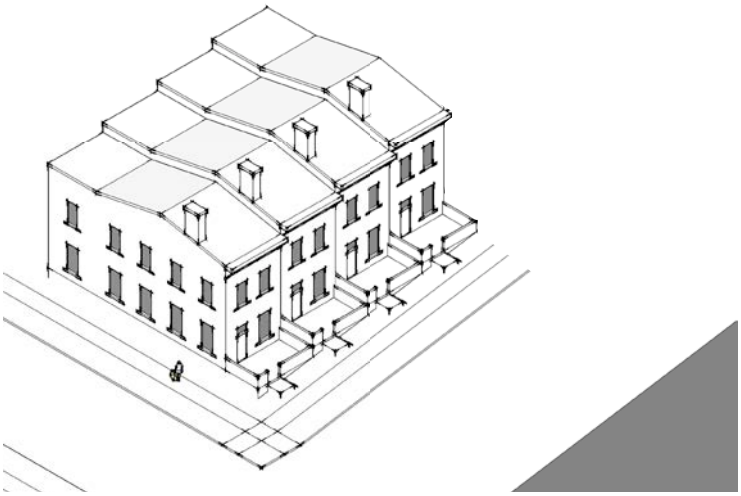
   B. **Exposed Basements.** Basements do not count toward the maximum stories allowed in the zone if exposed less than half of the basement's story height below the average adjacent finished grade.

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.

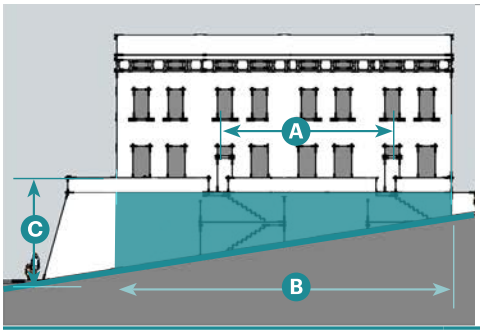
Allowed. Grading that results in each new modified building stepping and reflecting the topography of the parcel or development sites, and that connects each building with the adjacent street and public realm.

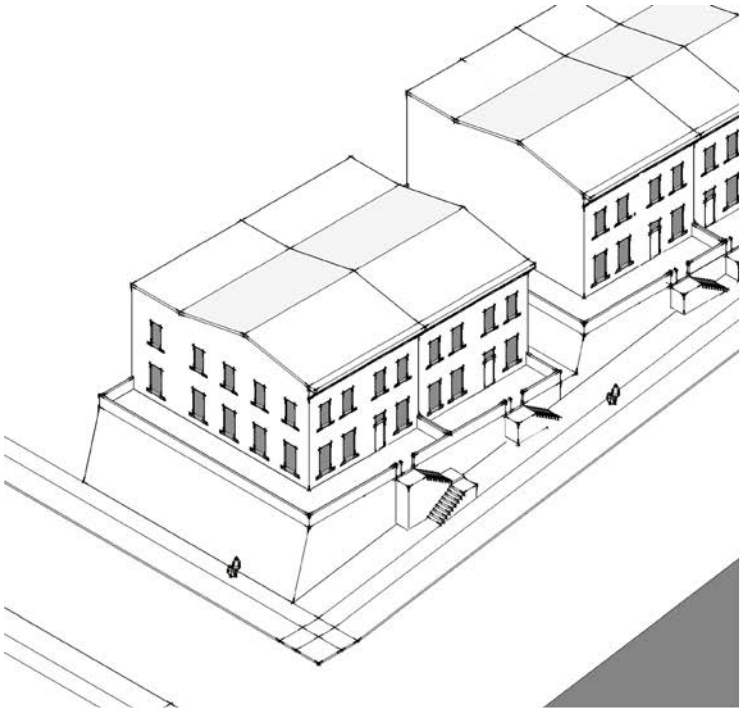




Distance between building entries on slopes greater than 6% shall not exceed 50'.	A
Building footprint width steps with slope.	B
Finished grade of terraced development site is less than 4 feet from the adjacent street/right-of-way.	C

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.



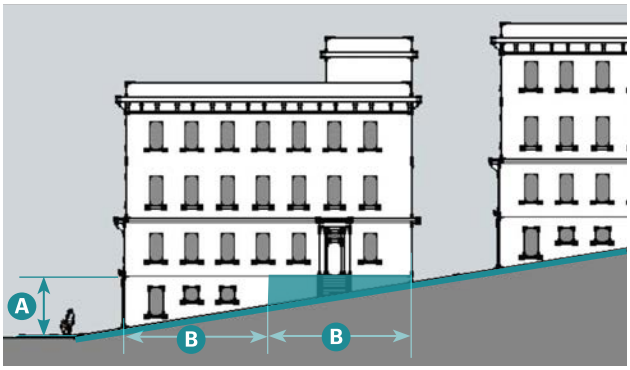


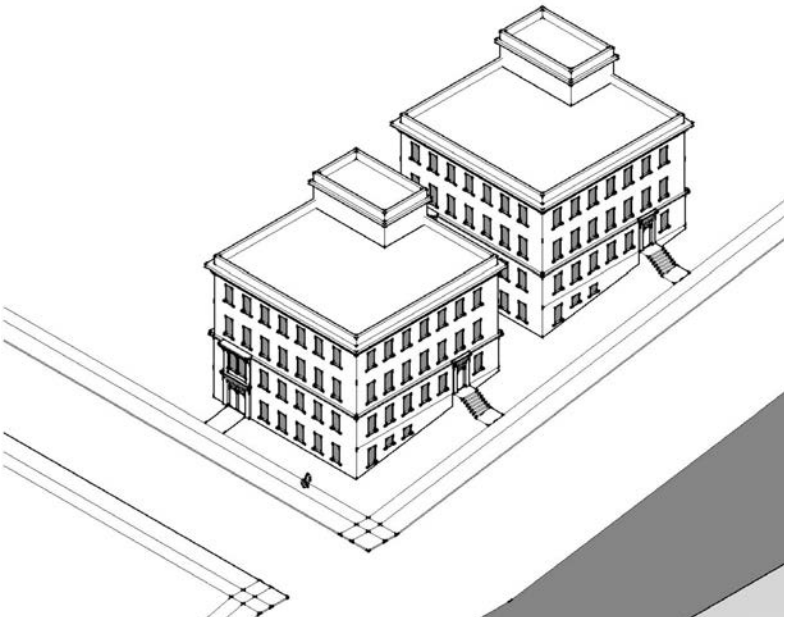
Distance between building entries on slopes greater than 6% exceeds 50'.	A
Building footprint width does not step with slope.	B
Finished grade of terraced development site is more than 4 feet from the adjacent street/right-of-way.	C

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.

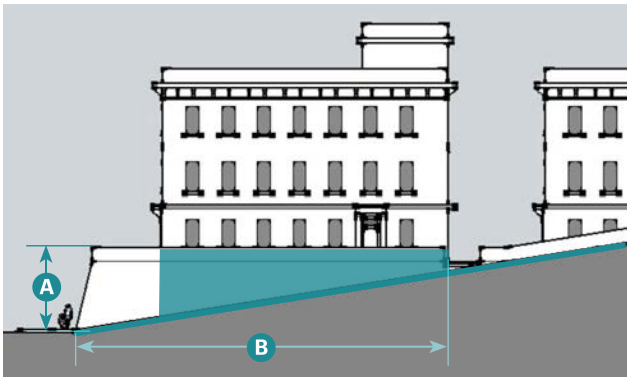
Allowed. Grading that results in each new or modified building fronting on the adjacent street(s), and that connects the building facades to the adjacent street and public realm, and avoids large blank retaining walls.

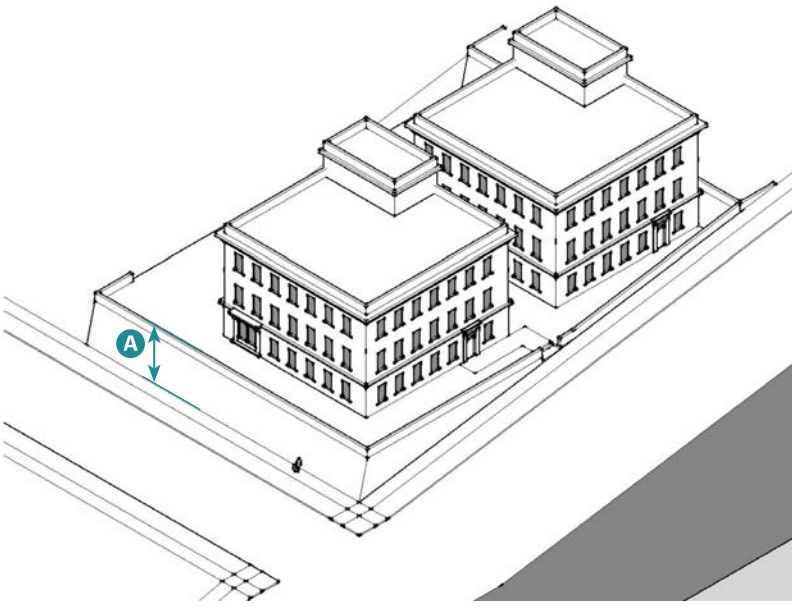




Slope is used to express the ground floor.	A
Building footprint steps with slope through a partial ground story.	B

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

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).

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.

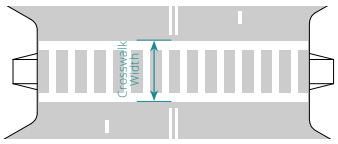
   C. Planting and landscape selection shall be in compliance with Title 9, Chapter 22 (Water Efficient Landscaping).

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

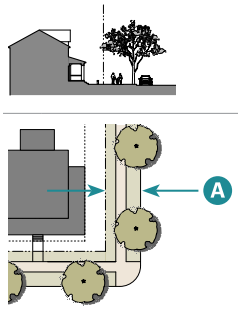
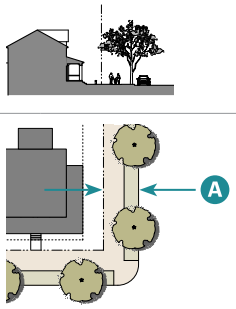
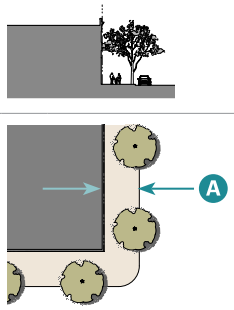
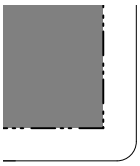
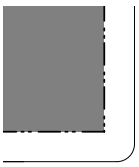
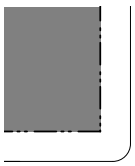
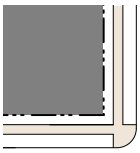
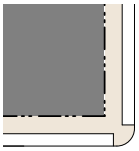
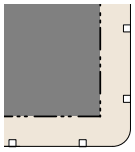
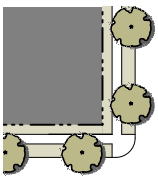
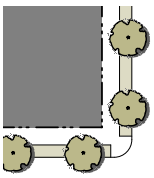
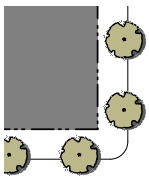
Table B (Public Frontage Types Overview) provides an overview of the allowed public frontage types in or abutting each zone.

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

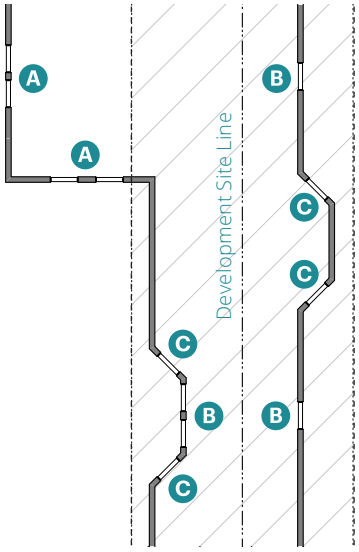
         (b) More than six feet from interior side development site lines

   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.

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

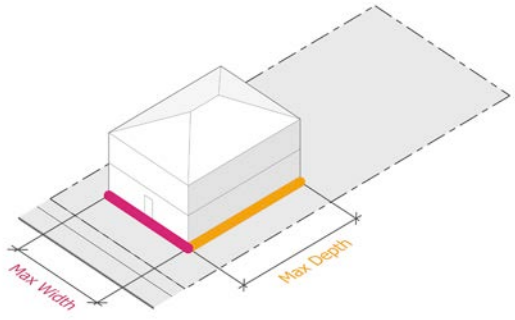
1. Building types are used to articulate size, scale, and intensity according to the intent of each zone.
2. Building types are categorized into two groups: House-Scale Buildings and Block-Scale Buildings. See Figure 1 (Example of House-Scale and Block-Scale Buildings) for examples.
    A. **House-Scale 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.

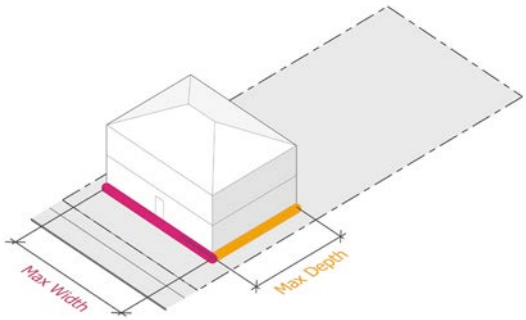
Figure 10-20.06.020.1 Example of House-Scale and Block-Scale Buildings

House-Scale Buildings

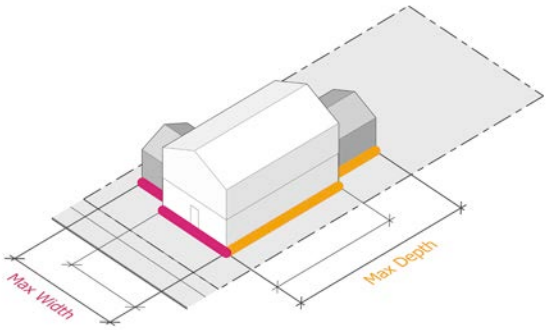
Main body only



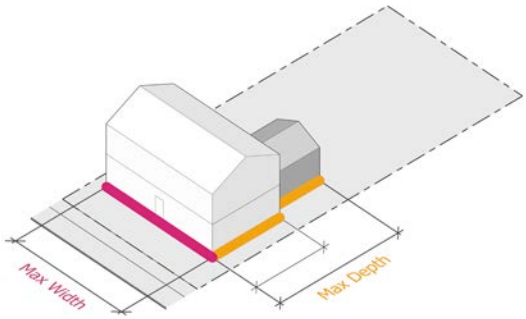
Main body only



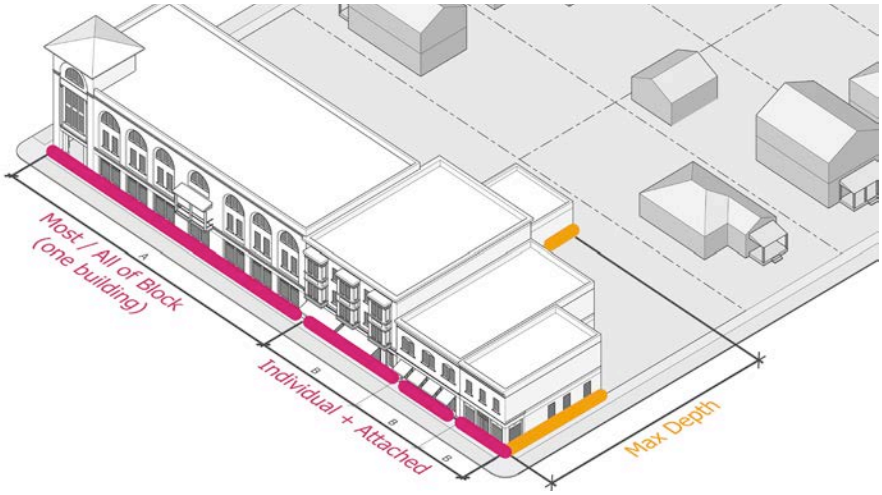
Main body with side and rear wings



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

This page intentionally left blank

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).

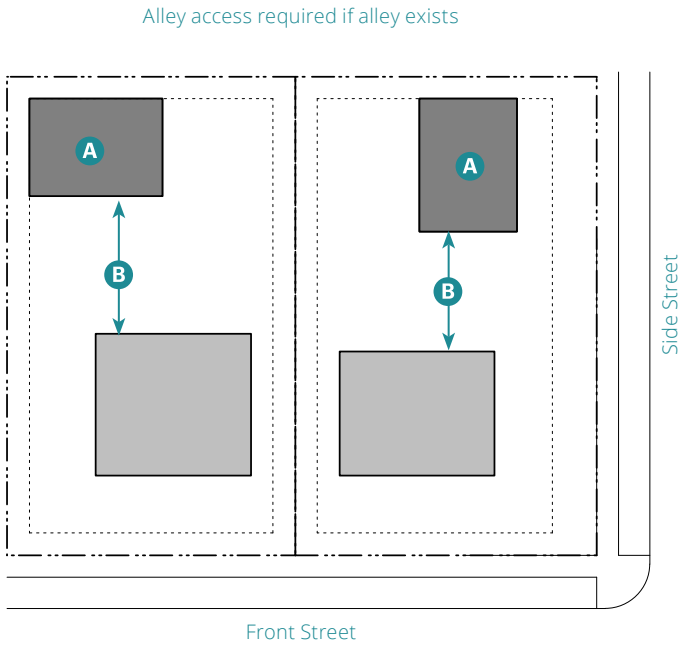
Synonym: Granny Flat, Carriage House

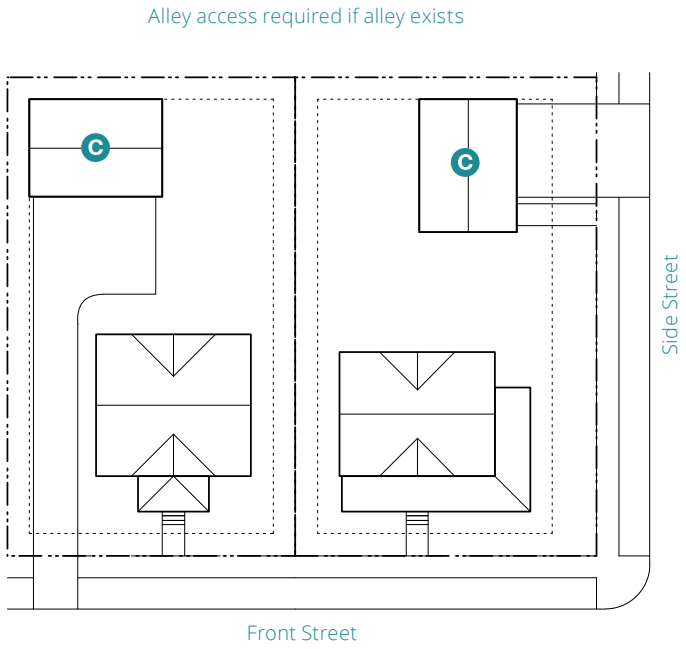
2. Number of Units

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.

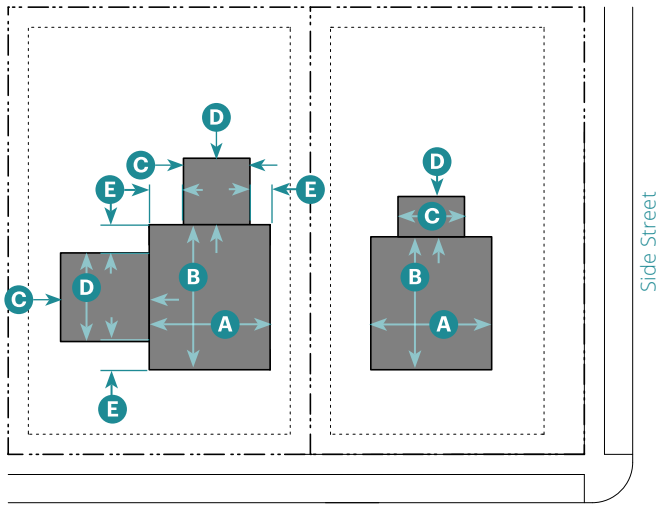
2. Number of Units

Units per Building	1 max.
Buildings per Development Site	1 max.[1]

[1] Not including ADU

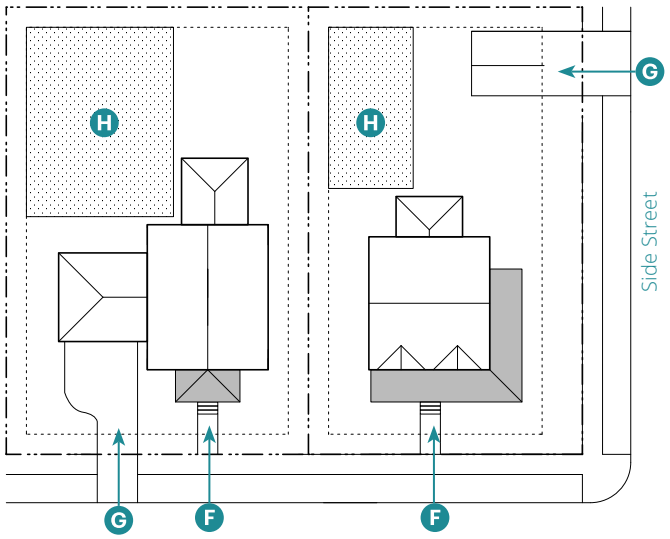
General Note: Photos on this page are illustrative, not regulatory.

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

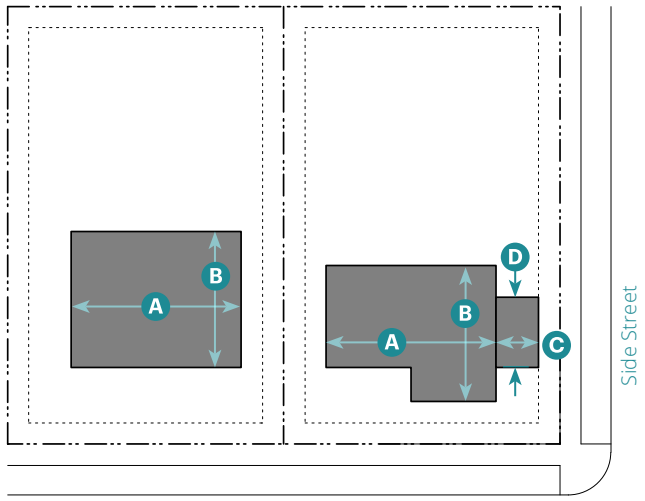
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single Building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Development Site	1 max.

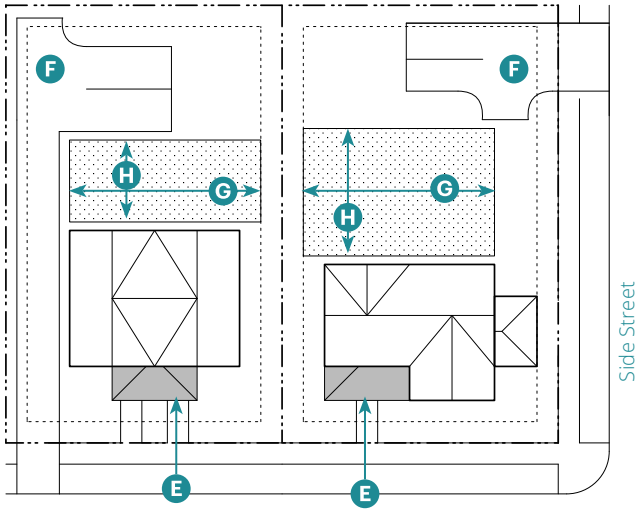
General Note: Photos on this page are illustrative, not regulatory.

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

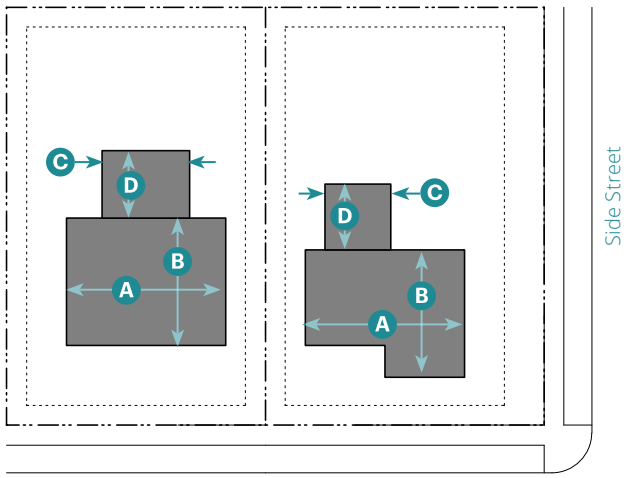
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Development Site	1 max.

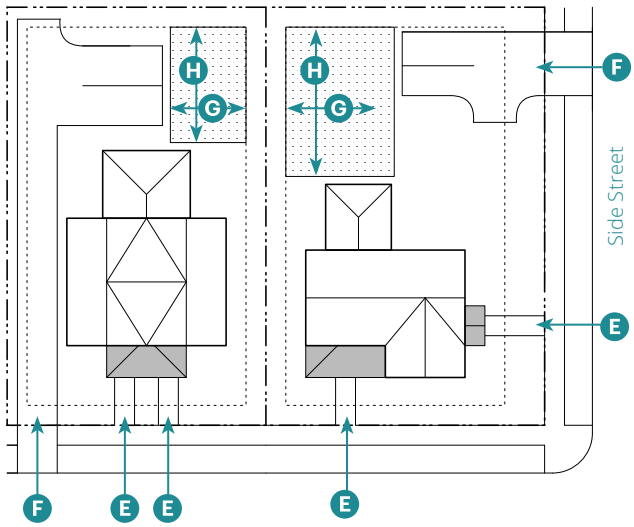
General Note: Photos on this page are illustrative, not regulatory.

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

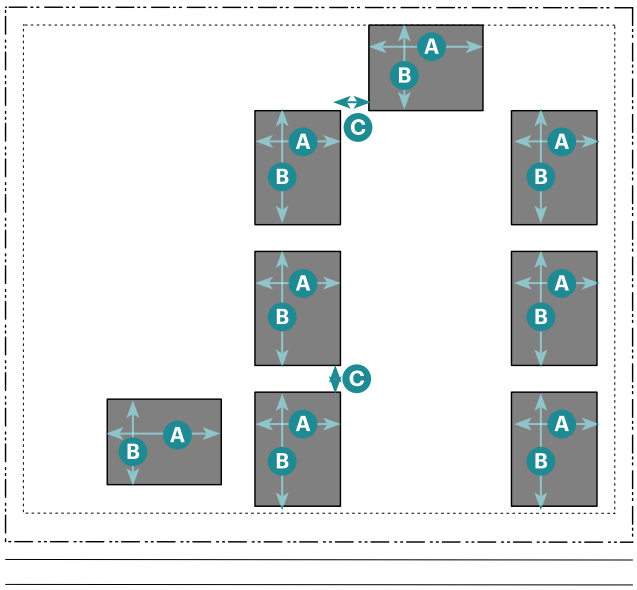
2. Number of Units	
Units per Building	1 max.
Buildings per Development Site	3 min.; 9 max.[1]

[1] In the N.S zone, the rearmost Cottage may contain up to 2 units, for a total of 10 units.

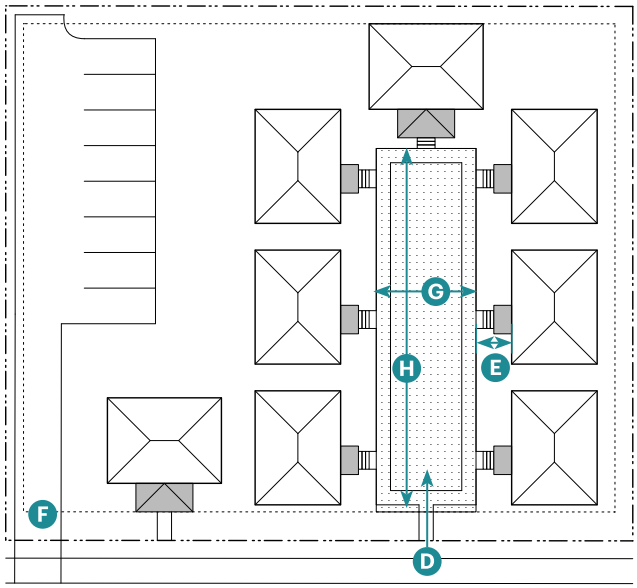
3. Building Size and Massing	
Stories	1.5 max.
To Highest Eave/parapet	18' max.

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

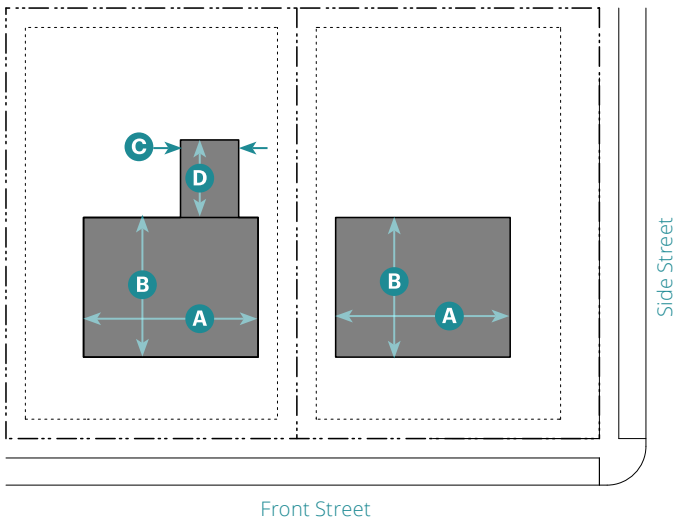
A small-to-medium-sized, detached, House-Scale Building that consists of three to four side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

2. Number of Units

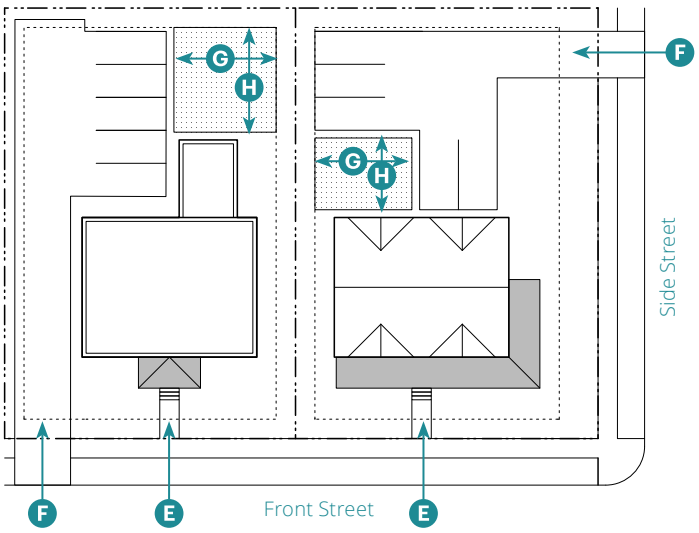
Units per Building	3 min.; 4 max.
Buildings per Development Site	1 max.

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

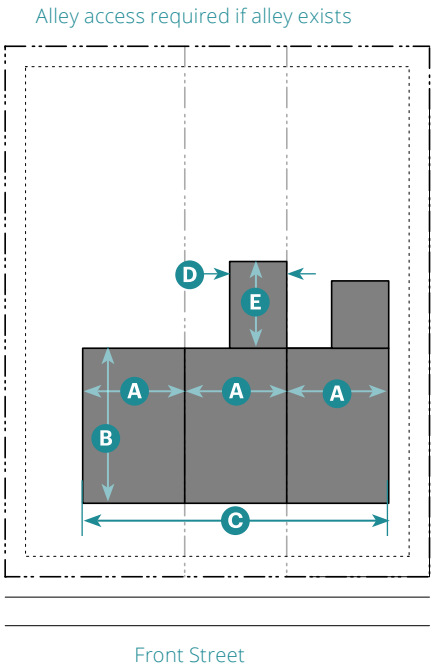
A small-sized, typically attached, House-Scale Building (up to four units side-by-side) with a rear setback. Each Neighborhood Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.

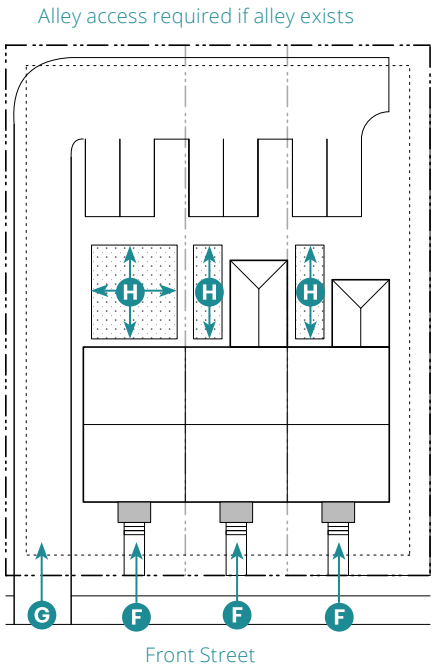
Synonym: Rowhouse

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

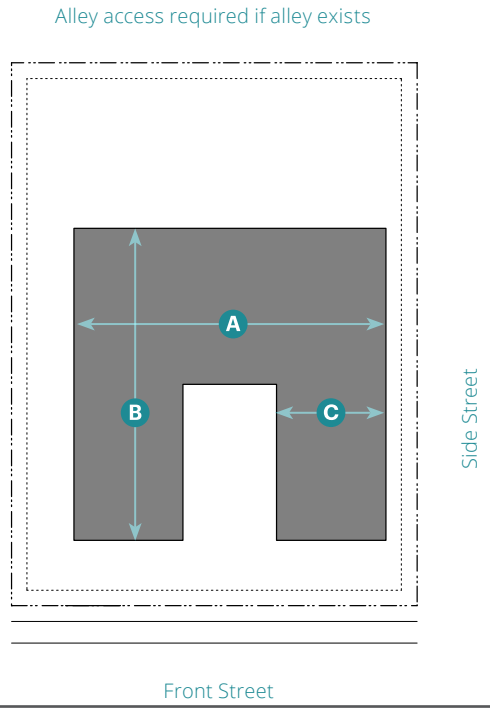
A detached, House-Scale Building that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

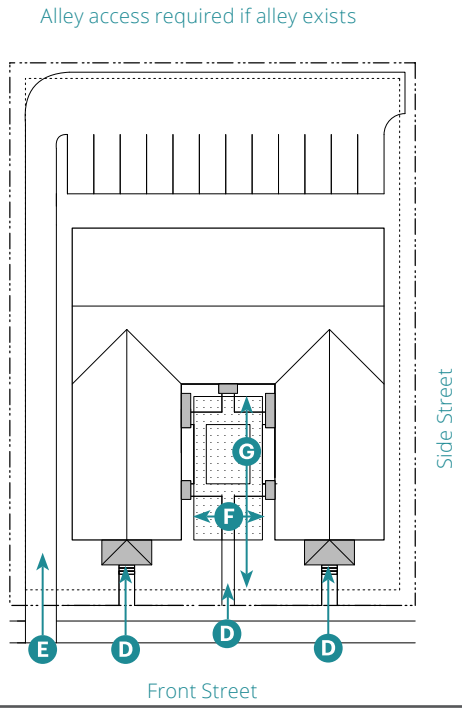
Synonym: Courtyard Apartment

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.

This page intentionally left blank

10-20.06.120 Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood

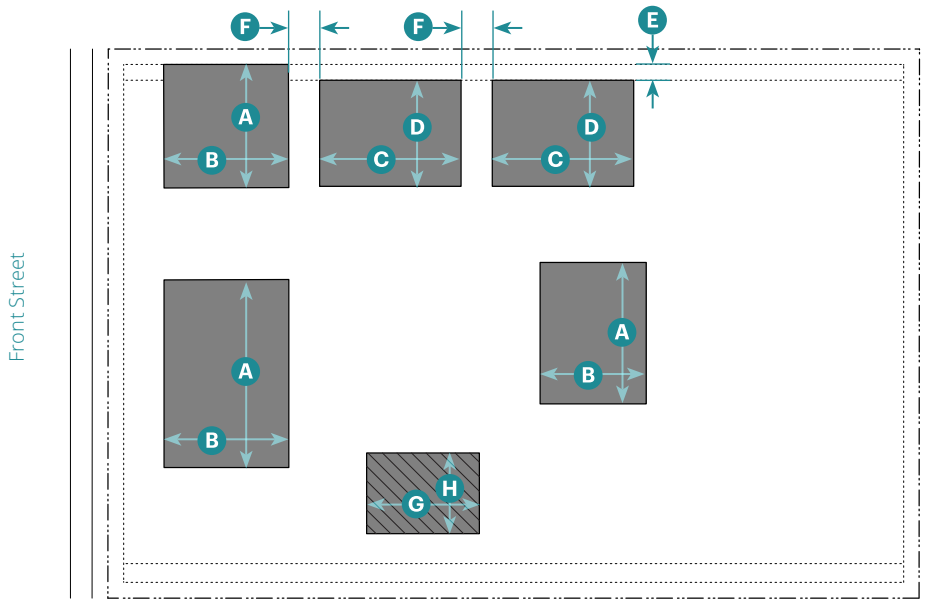
1. Description

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

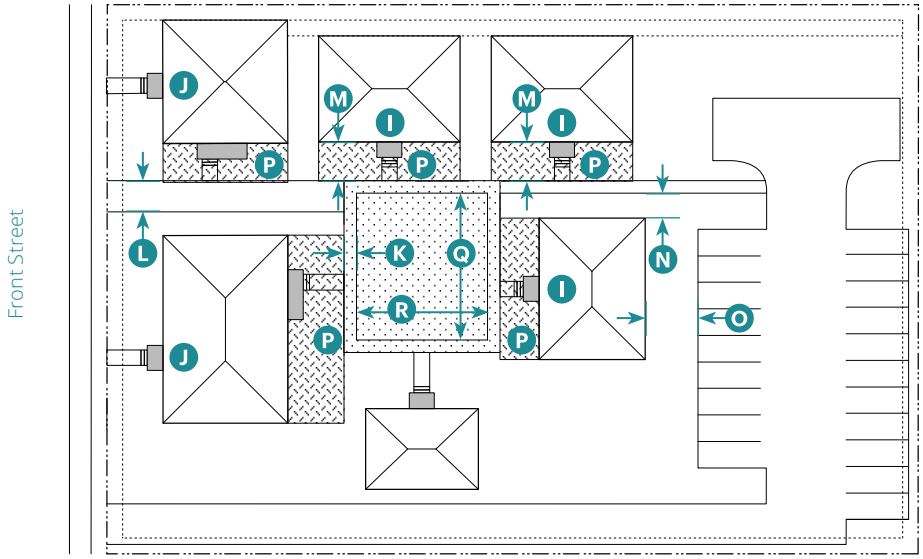
Building Setback Line

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.

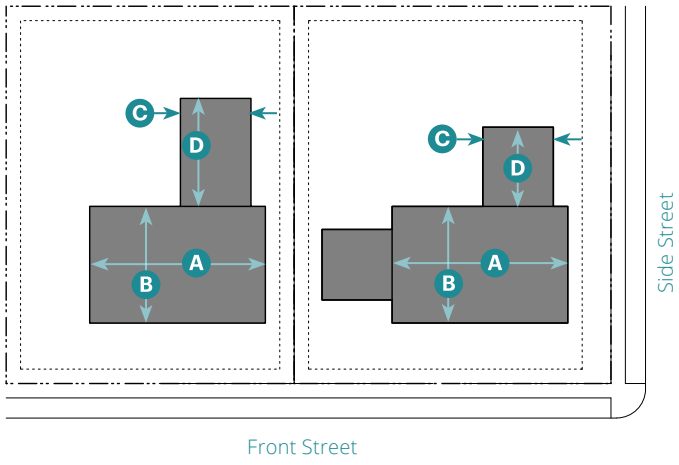
Synonym: Mansion Apartment

2. Number of Units

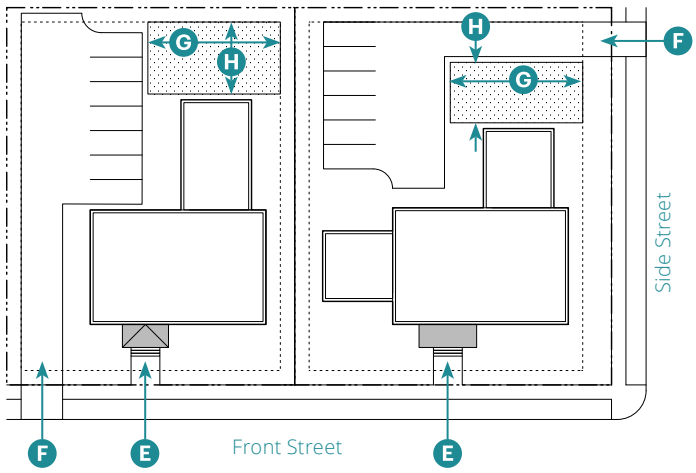
	N.S	MS.S
Units per Building	8 max.	12 max.
Buildings per Development Site	1 max.	

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

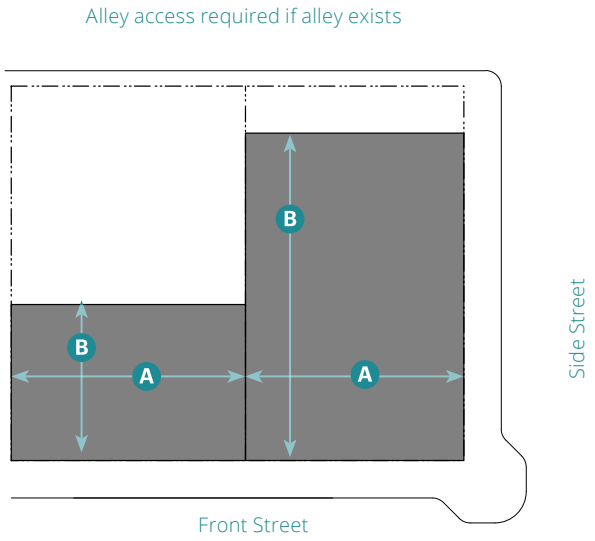
A small-to-large-sized, Block-Scale Building, typically attached, but may be detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

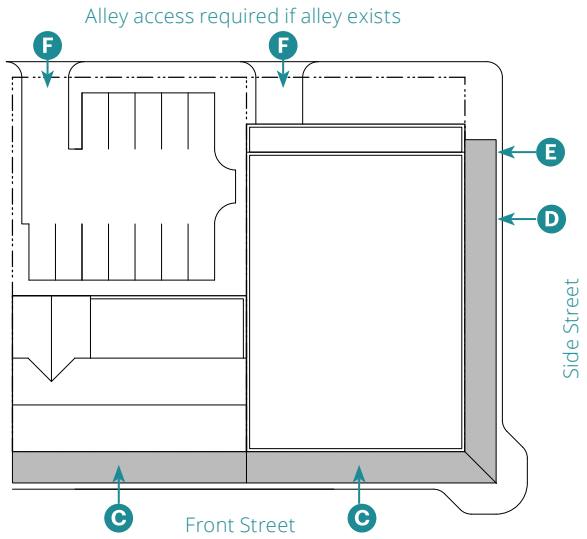
2. Number of Units

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'.

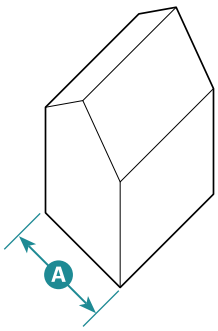
   B. Each façade shall contain at least 2 bays and no more than 9 bays.

   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

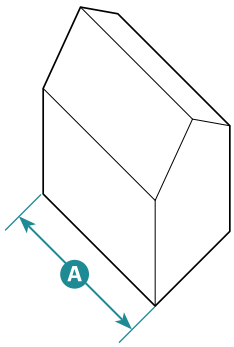


This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of the building type (A)

B. Sloped Roof Bar



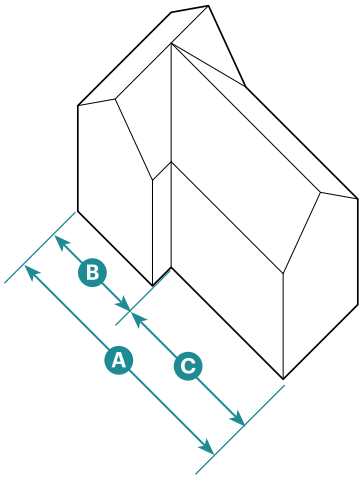
This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped, gabled, or shed.

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

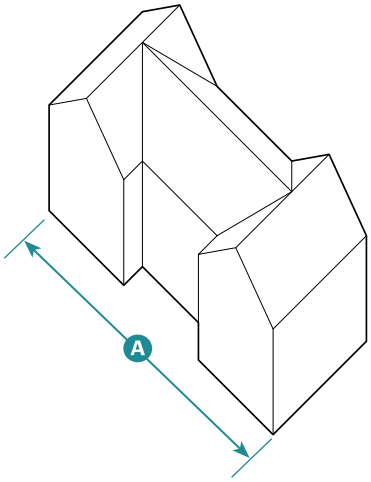


This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is sloped and may be either hipped, gabled, or shed on each volume.

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



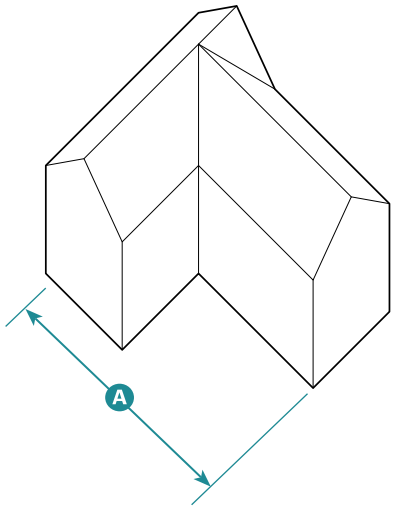
This massing type divides the façade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped, gabled, or shed.

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)

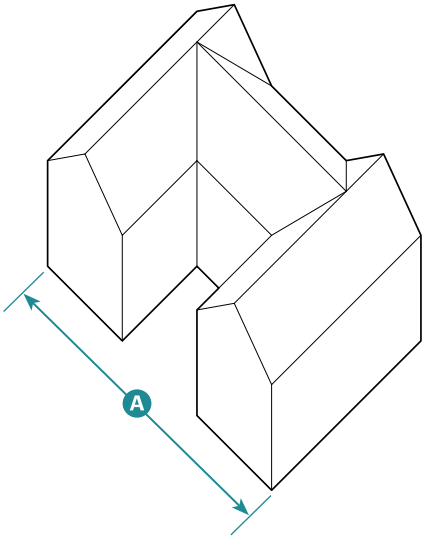
E. Sloped L Courtyard



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

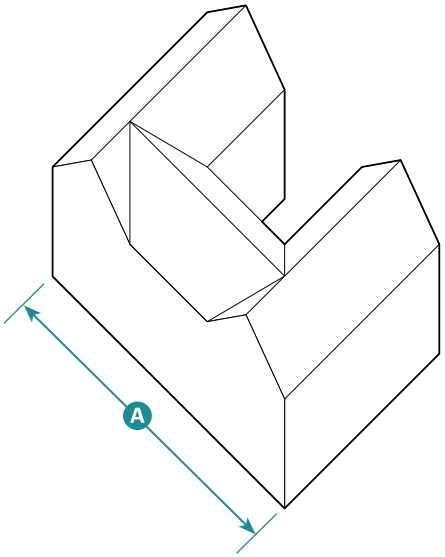


This massing type divides the façade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped, gabled, or shed.

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

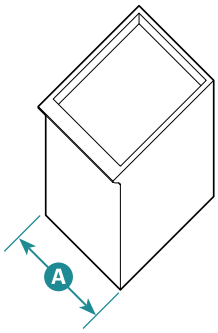


This massing type divides the rear façade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is sloped and may be either hipped, gabled, or shed.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A

H. Flat Roof Box

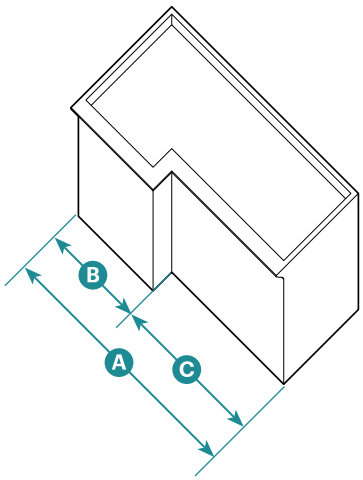


This massing type is a simple rectilinear form with a flat roof.

Main Body

Main Body Width	Max. allowed by Subsection 3 of this building type	A

I. Flat Roof L



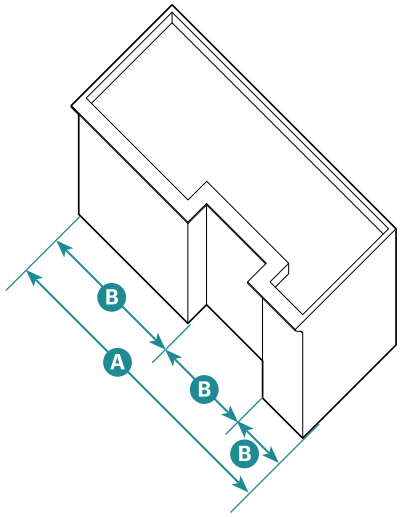
This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is flat.

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)

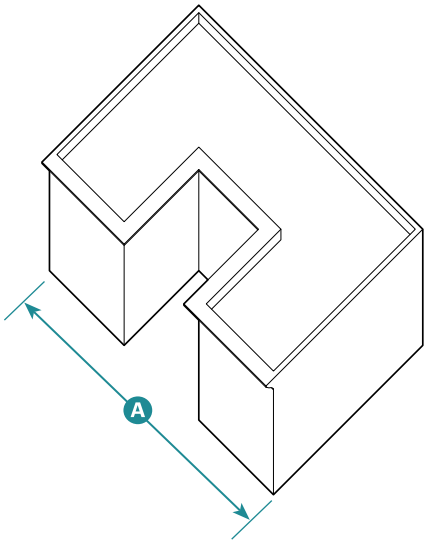
J. Flat Roof T



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

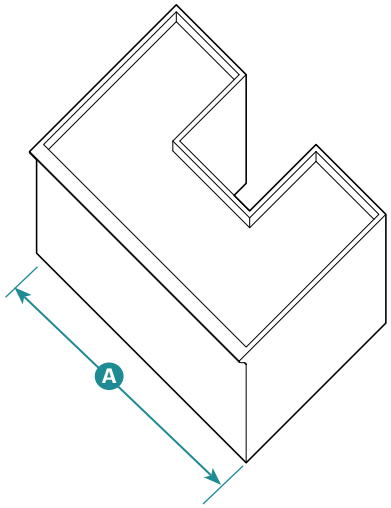


This massing type divides the façade into three parts, with the middle part set back substantially to create a deep open space. The roof is flat.

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

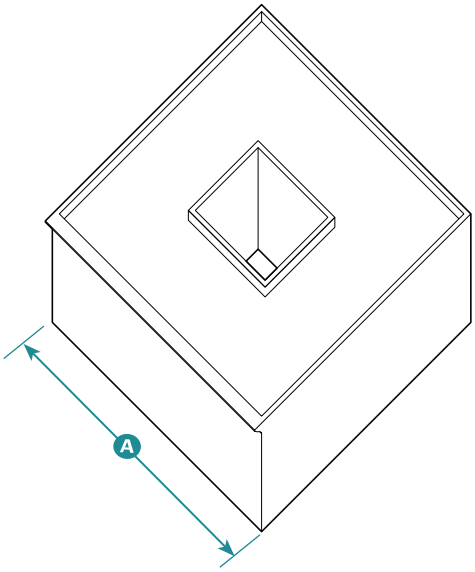


This massing type divides the rear façade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is flat.

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)

This page intentionally left blank

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

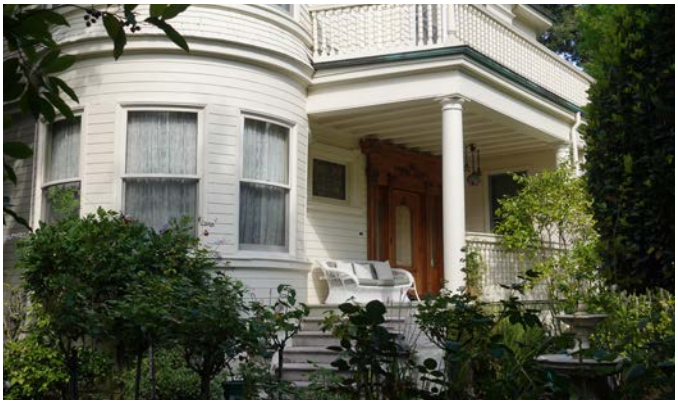
Key P = Allowed O = Allowed Only in Open Sub-Zone or Side Street X = Not Allowed

This page intentionally left blank

10-20.07.040 Porch Projecting



Example of a Projecting Porch



Example of a Projecting Porch

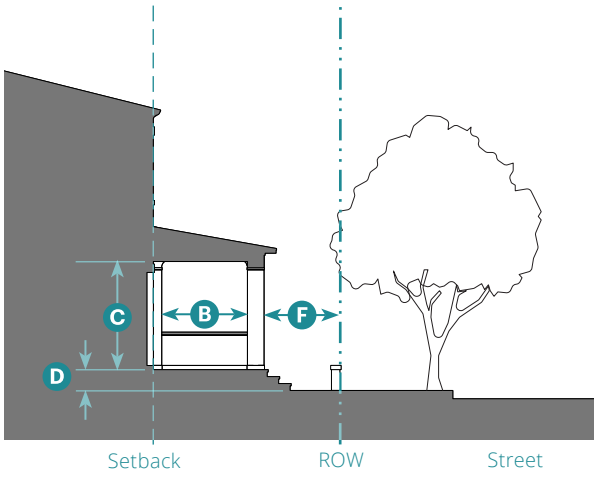


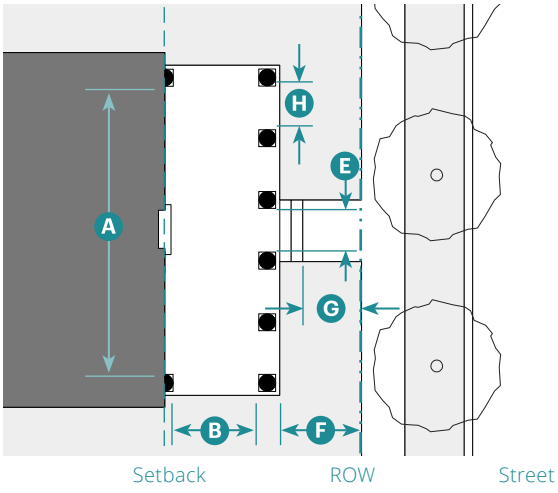
Example of a Projecting Porch

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

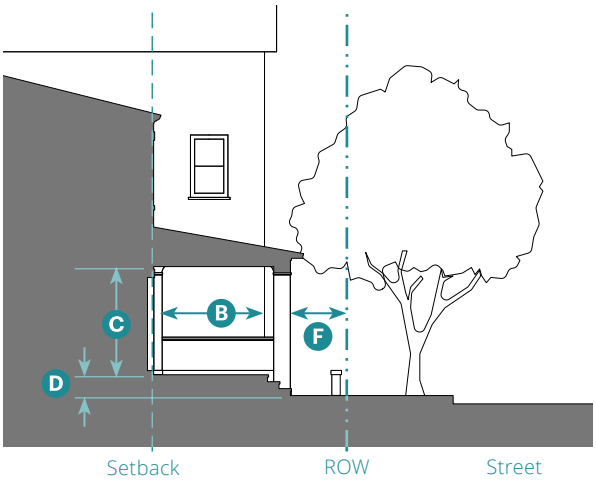


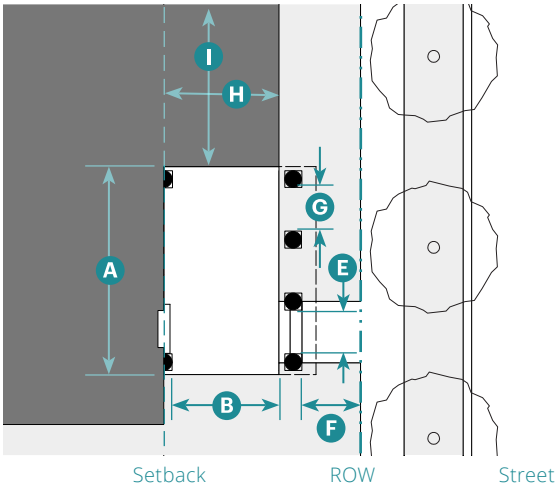
Example of an Engaged Porch

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.

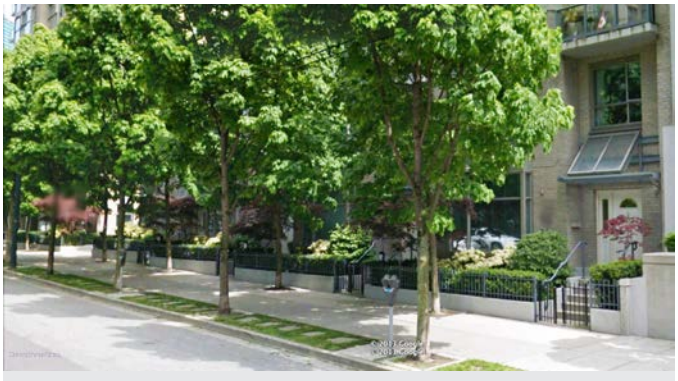
10-20.07.060 Dooryard



Example of a residential Dooryard



Example of a commercial Dooryard

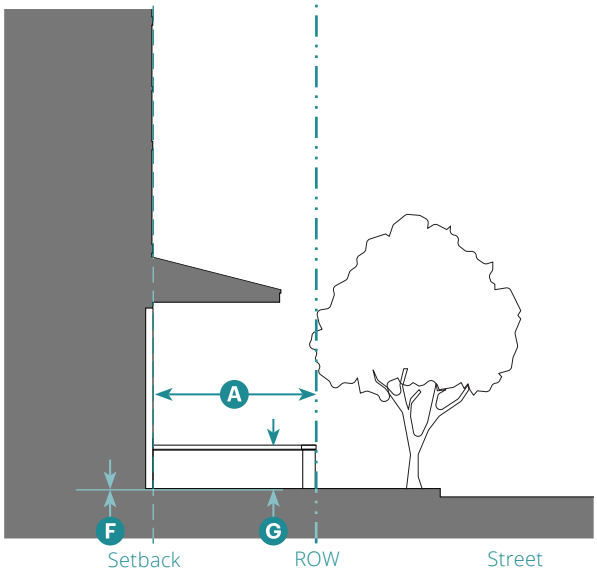


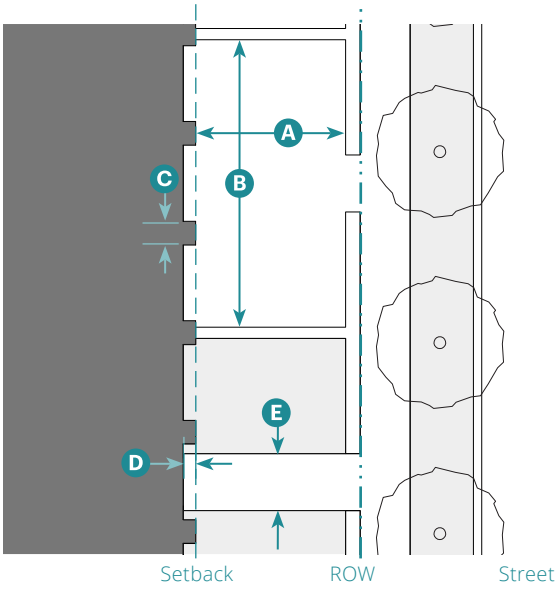
Example of a residential Dooryard

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

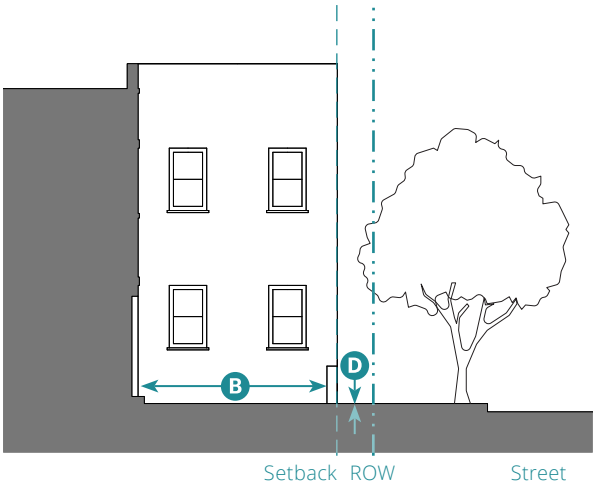


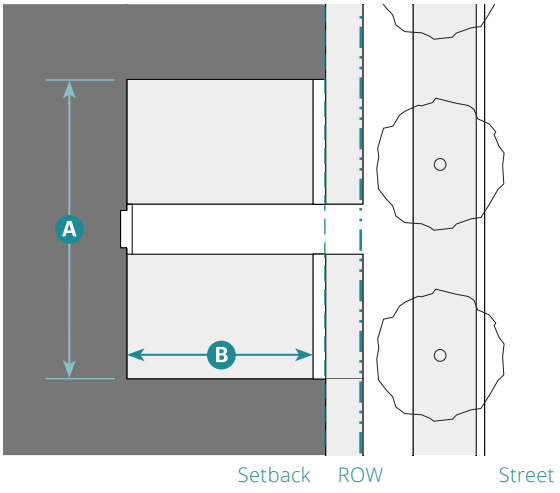
Example of Forecourt

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.





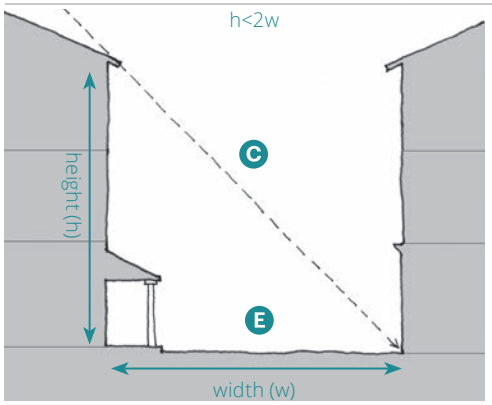
Key

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

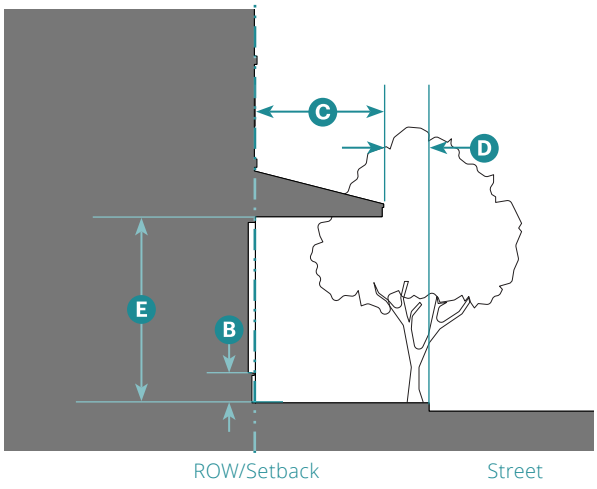


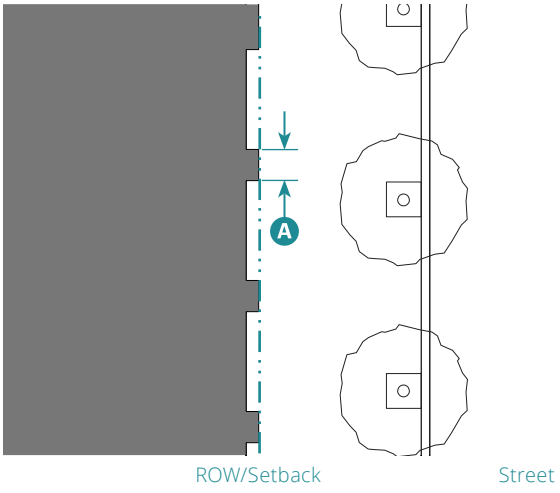
Example of a Maker Shopfront

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

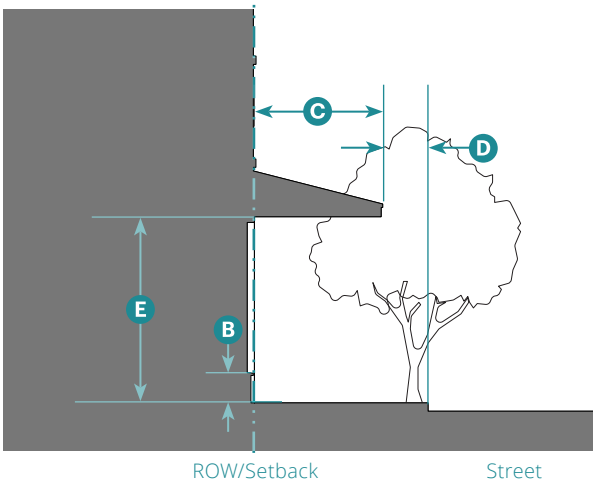


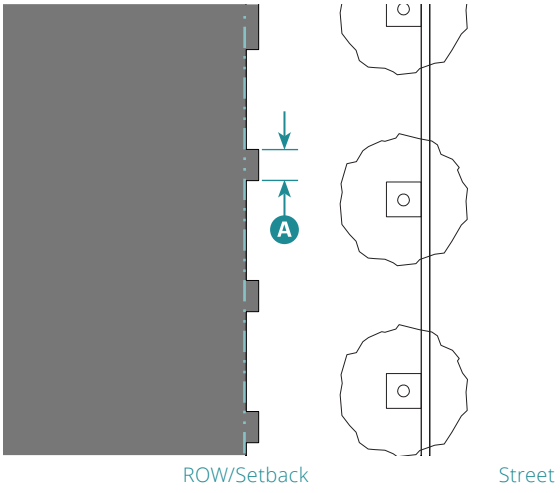
Example of a Shopfront

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

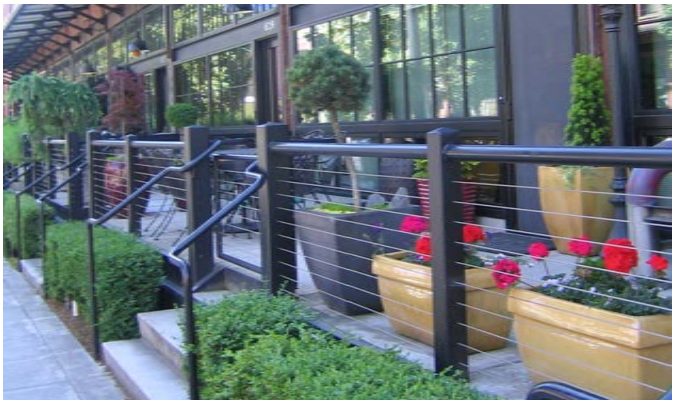
2. Size		
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 24" max.	B
3. Awning		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

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

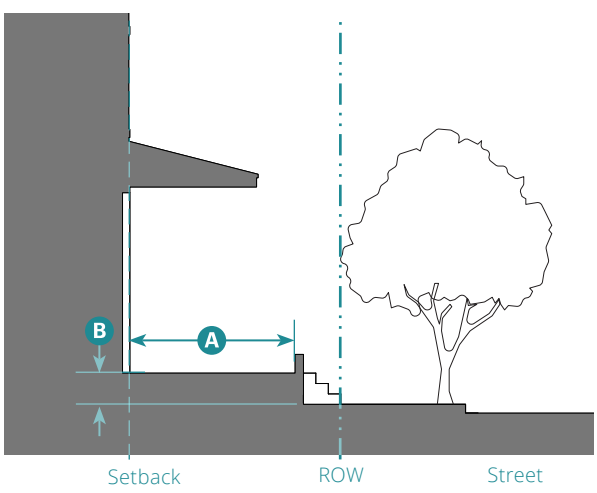


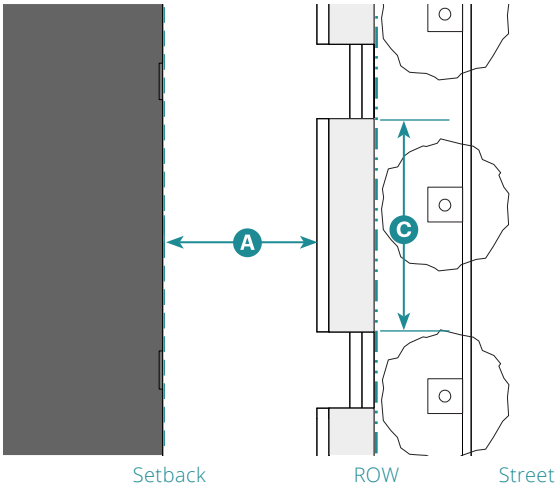
Example of a residential Terrace along a courtyard

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

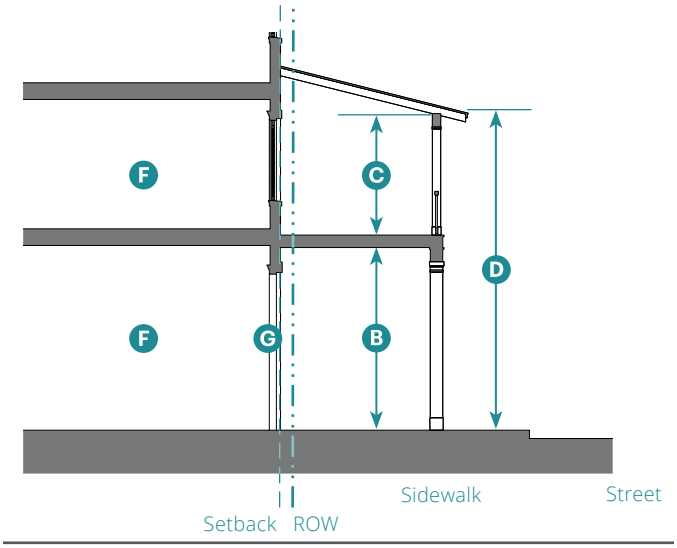


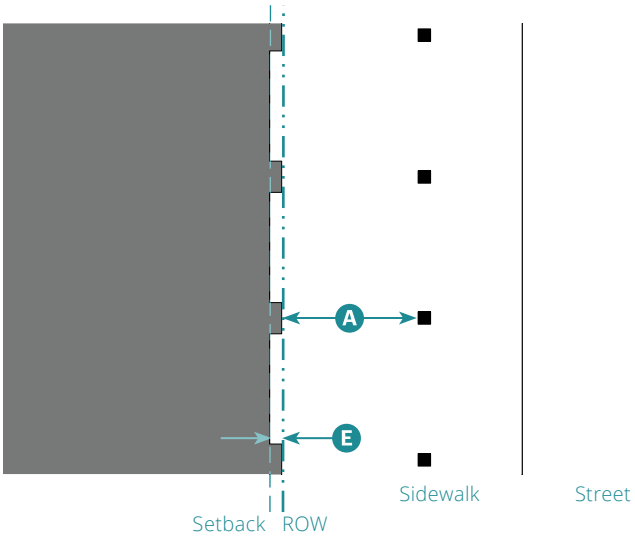
Example of a Gallery with shopfronts

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.	

This page intentionally left blank

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.

This page intentionally left blank

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

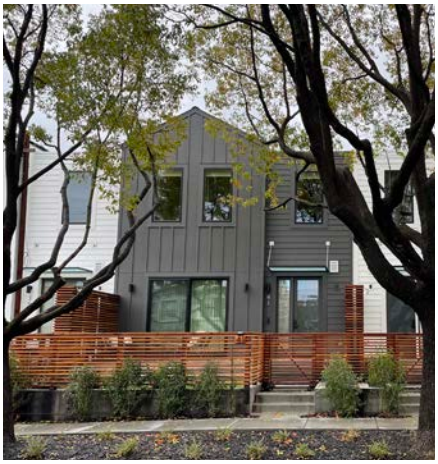
The following graphic is intended as a summary guide. Please refer to San Anselmo's written permit procedures and application standards for all necessary information.

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

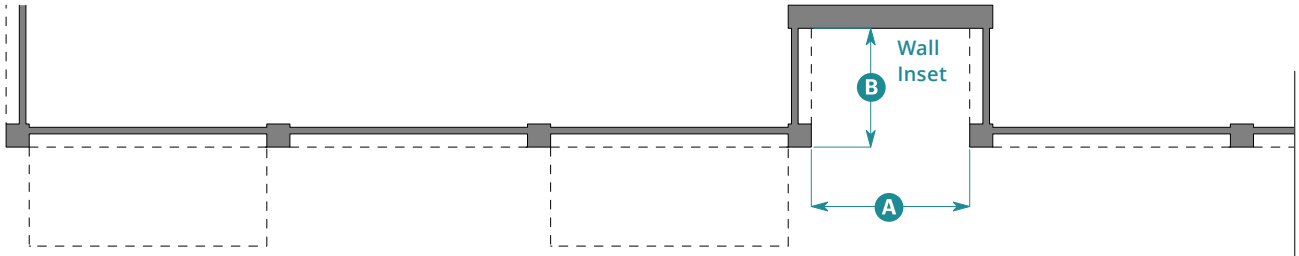
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



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

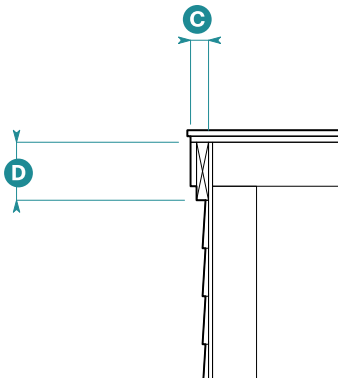


Prototypical Building Elevation

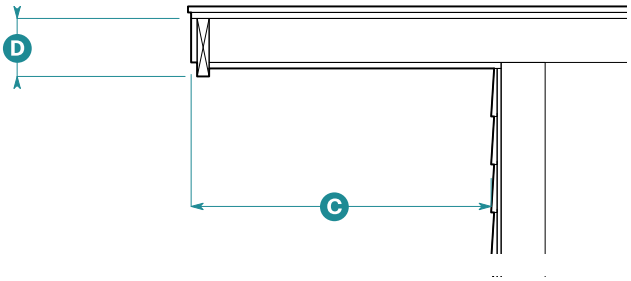
3. Wall
Wall Inset
A wall inset from the primary facade is required for buildings greater than 75' in width.
Wall inset shall be continuous for the full height of the building.
Roof and wall projections may encroach into wall inset.

3. Wall (Continued)		
Wall Inset Dimensions		
Width	8'0" min.; 12'0" max.	A
Depth	6'0" min.	B

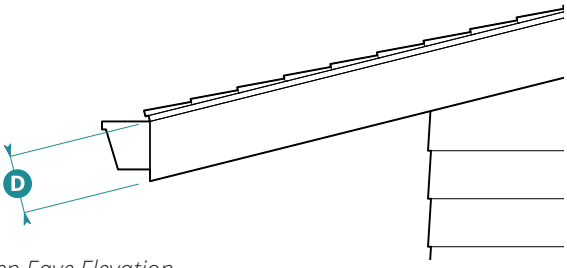
4. Base
No base is required for this style.



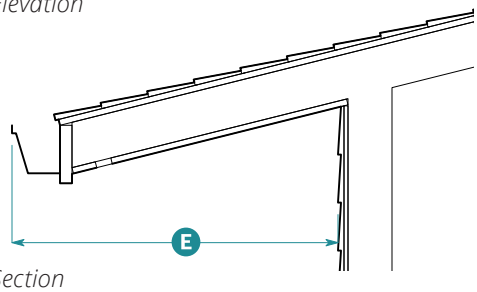
Flush Profile Rake Section



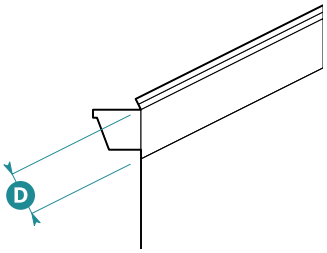
Projecting Profile Rake Section



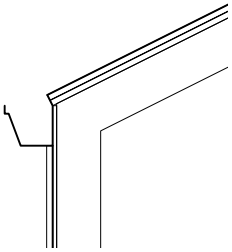
Open Eave Elevation



Open Eave Section



Closed Eave Elevation



Closed Eave Section

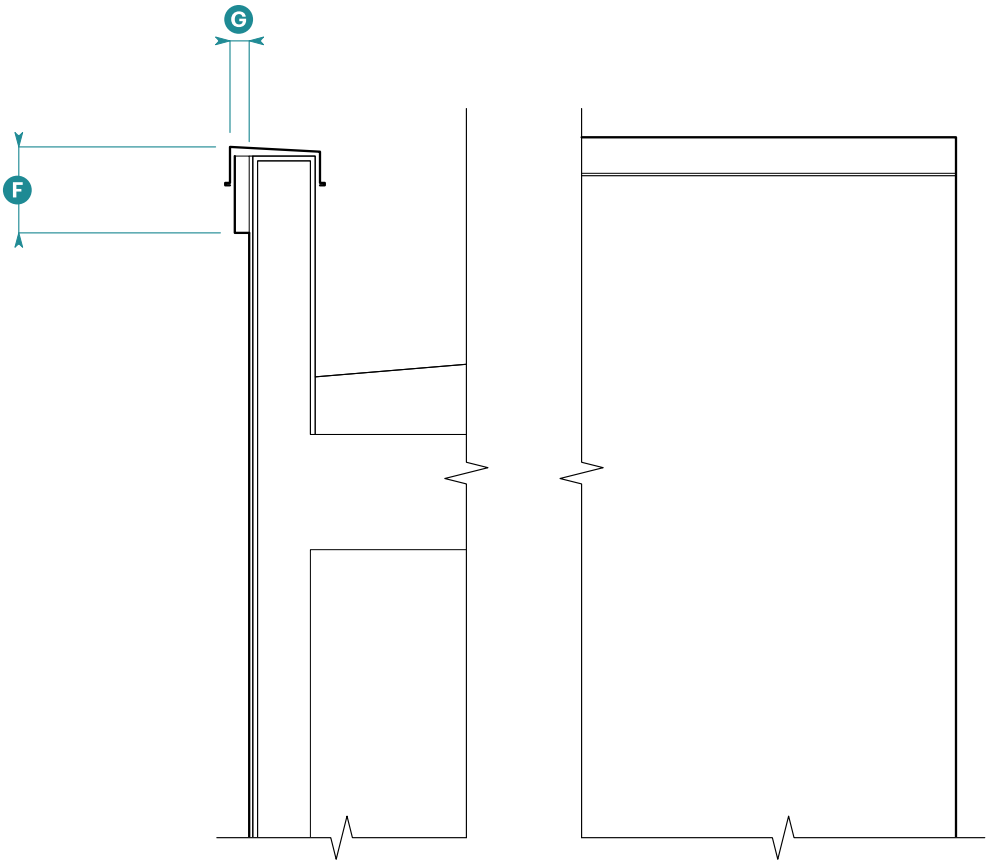
5. Building Roof		
Building Roof Standards	**Buildings with Half-Story Heights**	**Buildings with Full-Story Heights**
Roof Form		
Type	Shed	Flat
Pitch	2:12 min.; 6:12 max.	N/A
Applicable Subsections		
6. Rake	A	A
7. Eave	A	N/A
8. Parapet	N/A	A

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*

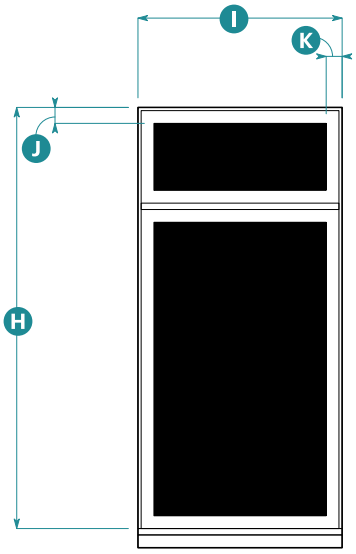
8. Parapet		
Height		
Projection	0" min.; 6" max.	F
Horizontal Projection		
Overall	0" min.; 3" max.	G

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.	

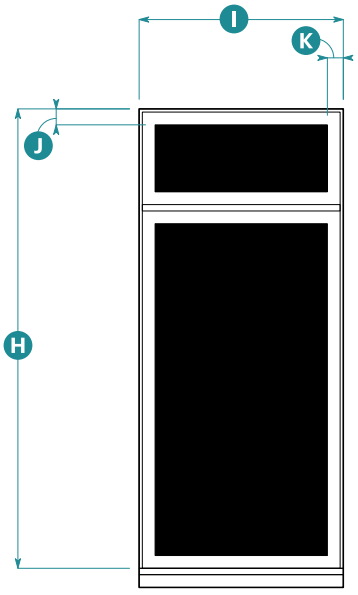
"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

[1] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.

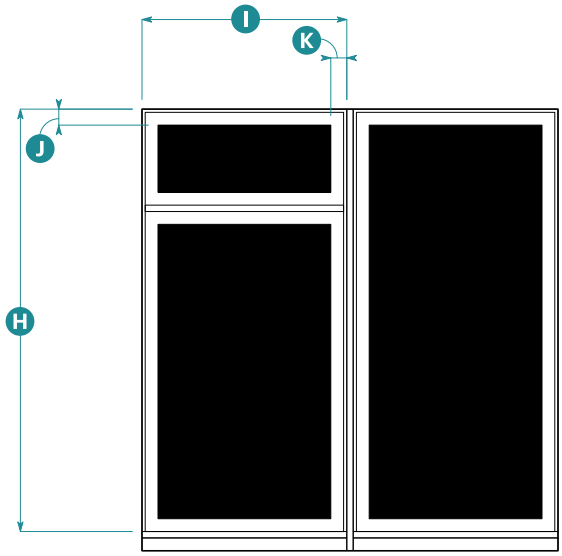
[2] Trim required for windows only on buildings or parts of buildings with lap siding.



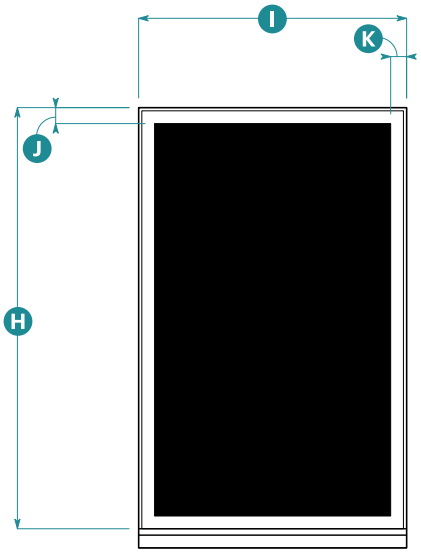
Upper Floor Typical Window Elevation



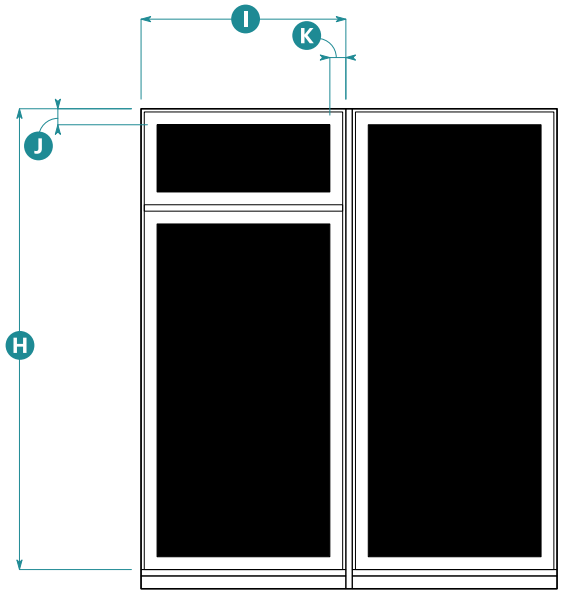
Ground Floor Typical Window Elevation



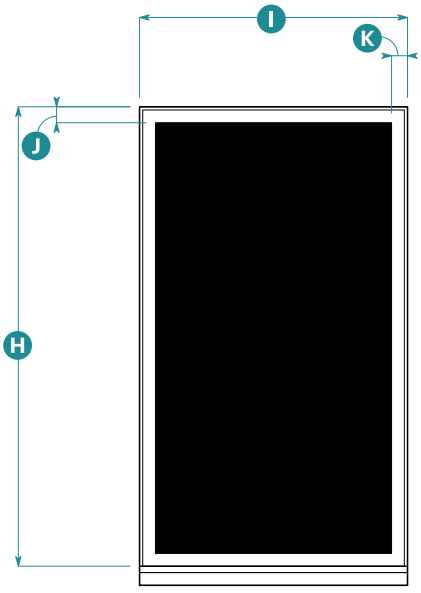
Upper Floor Ganged Window Elevation



Upper Floor Picture Window Elevation



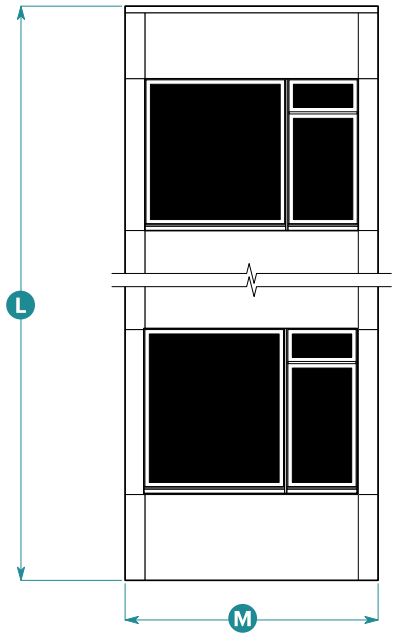
Ground Floor Ganged Window Elevation



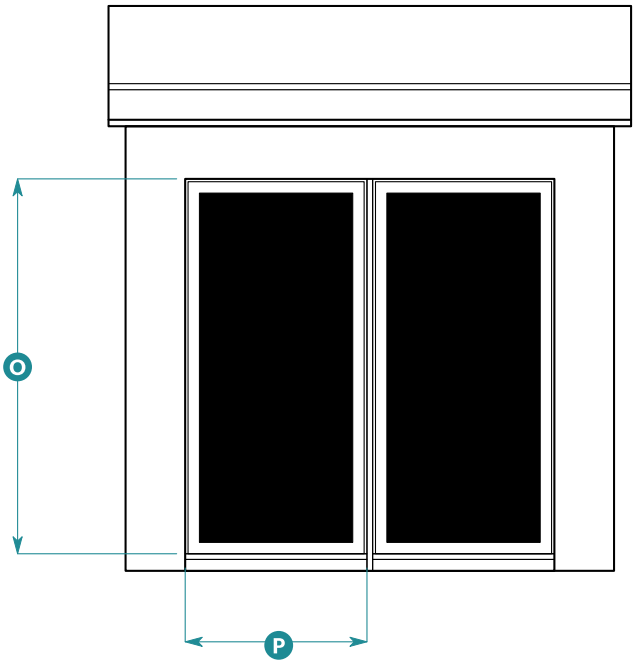
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation

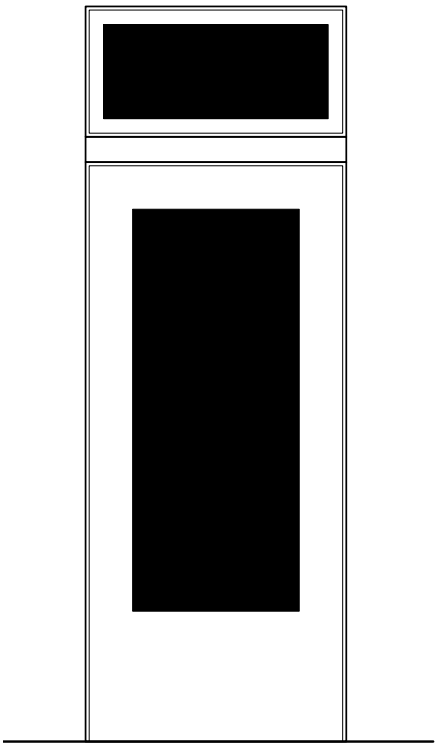


Dormer Elevation

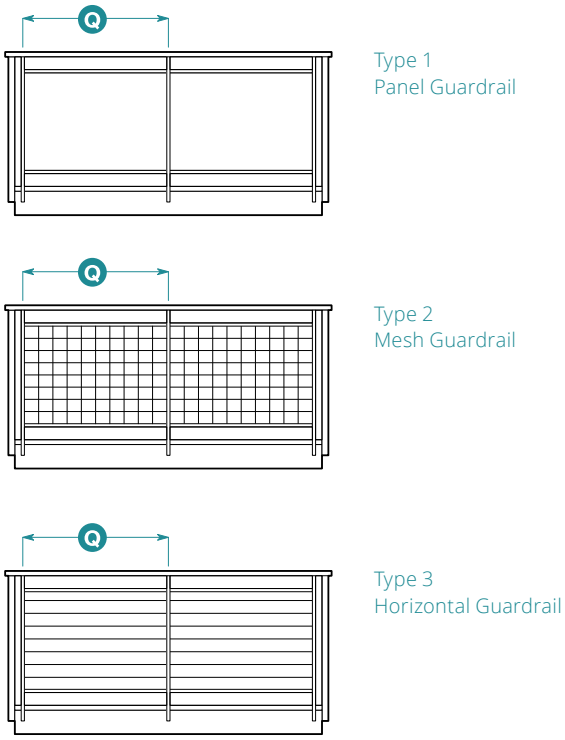
10. Bay Windows		
Form		
Type	Square	
Size		
Height[3]		L
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	M
Depth	1'0" min.; 3'0" max.	N
Additional Standards		
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



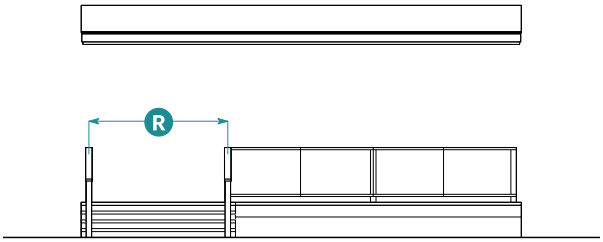
Balcony Front Elevation

12. Entry Doors	
Surround[4]	
Head Width	4" min.
Jamb Width	4" min.
Additional Elements	
Transom	Allowed
Pediment	Not Allowed

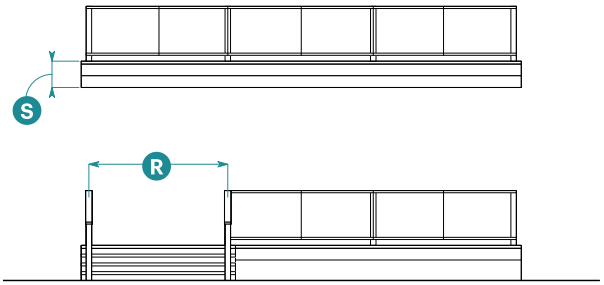
[4] Surround required for doors only on buildings or parts of buildings with lap siding.

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

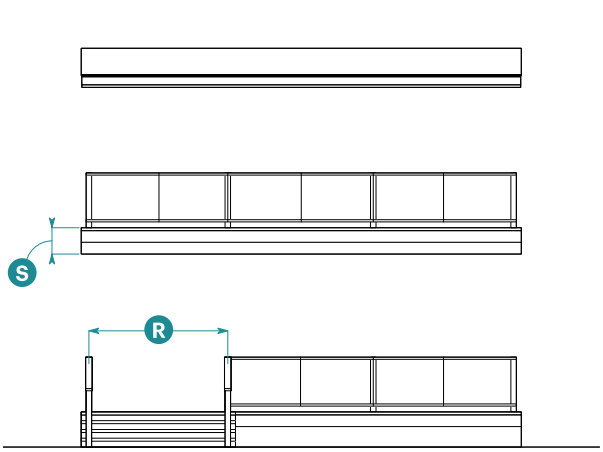
Faux composite wood printed with simulated wood grain is prohibited



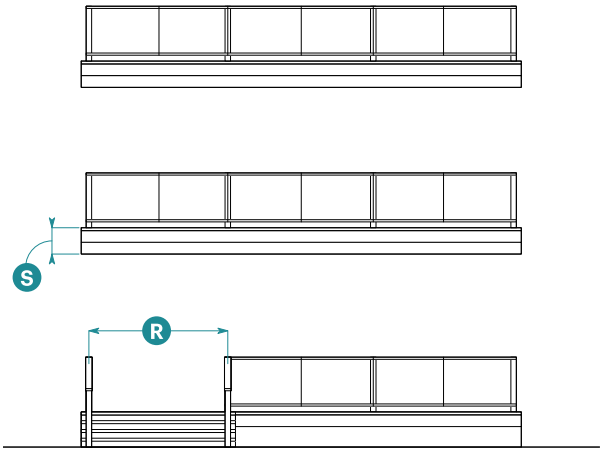
One-Story Porch



One-Story Porch with Deck Above

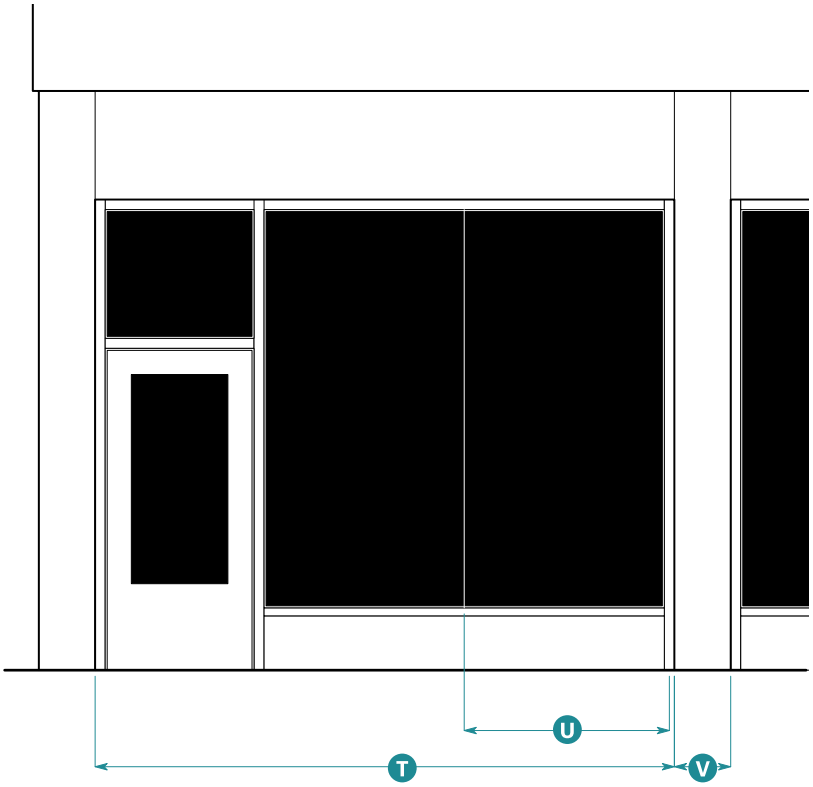


Two-Story Porch

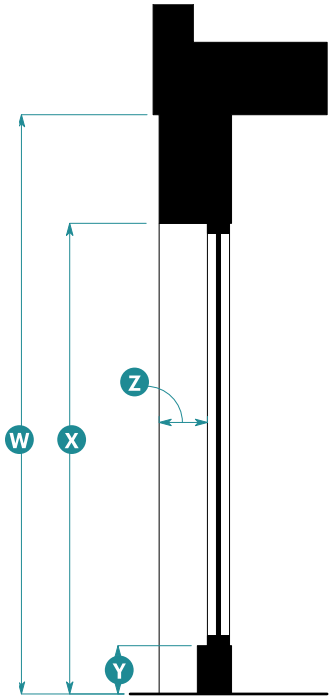


Two-Story Porch with Deck Above

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.

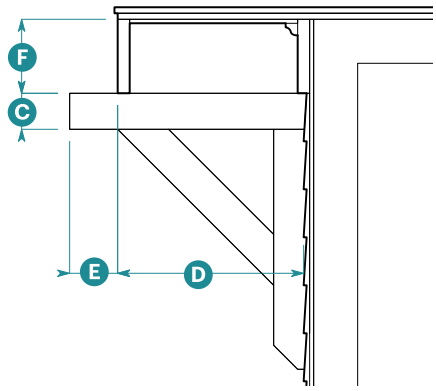
4. Base		
Height	1'0" min.; 1/2 story max.	B

Elements of Craftsman Style – Mixed-Use Prototype

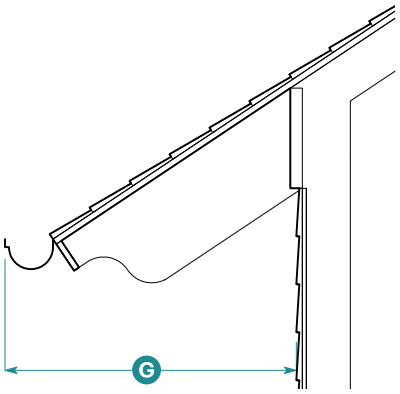
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



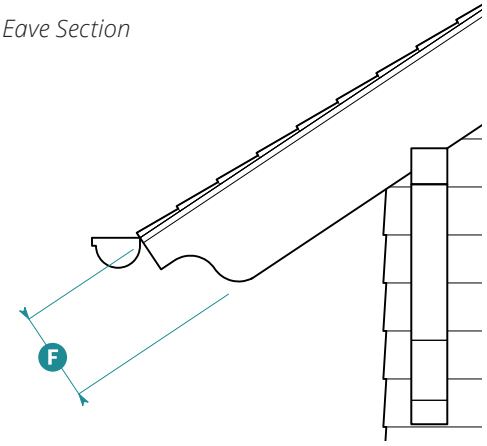
Prototypical Building Elevation



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

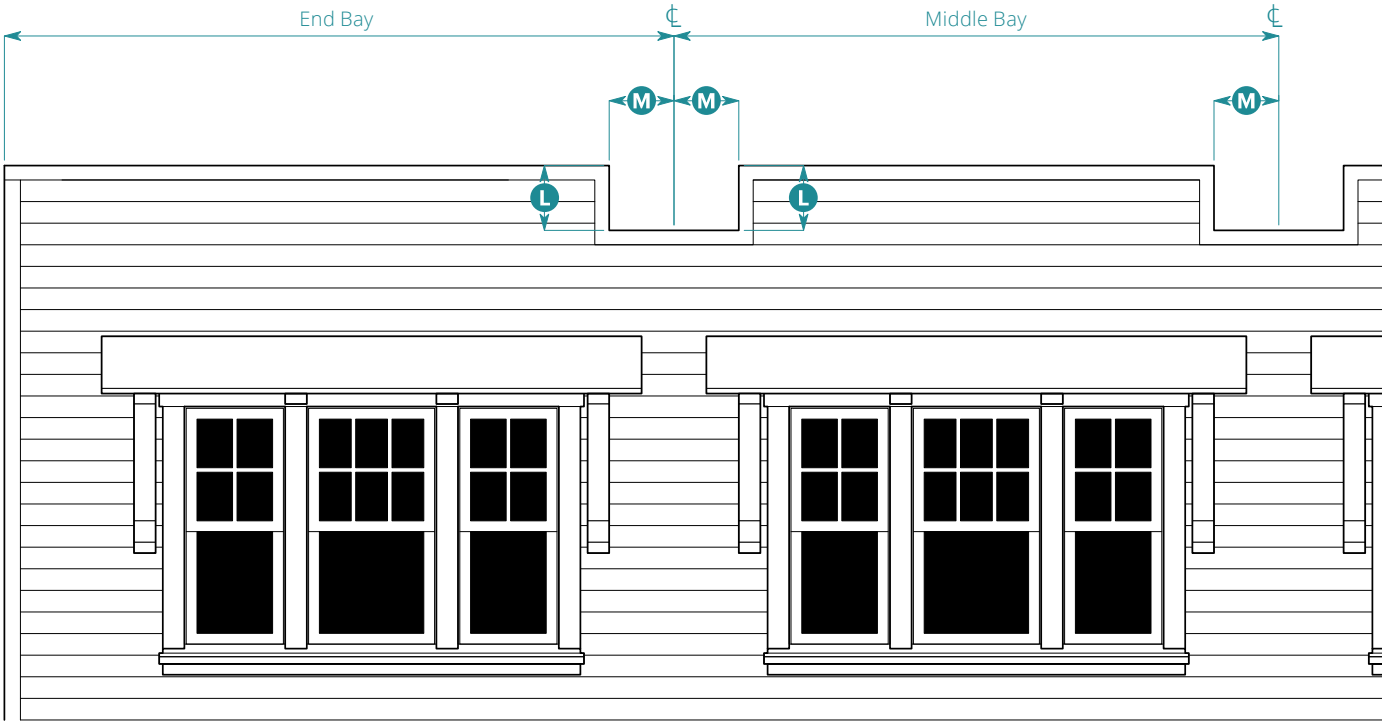
6. Rake		
Height		
Bracket Bracing Member	4" min.	C
Horizontal Projection		
Projection to Fascia	1'8" min. 3'0" max;	D
Bracket Projection Beyond Fascia	No min.; 1'0" max.	E

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

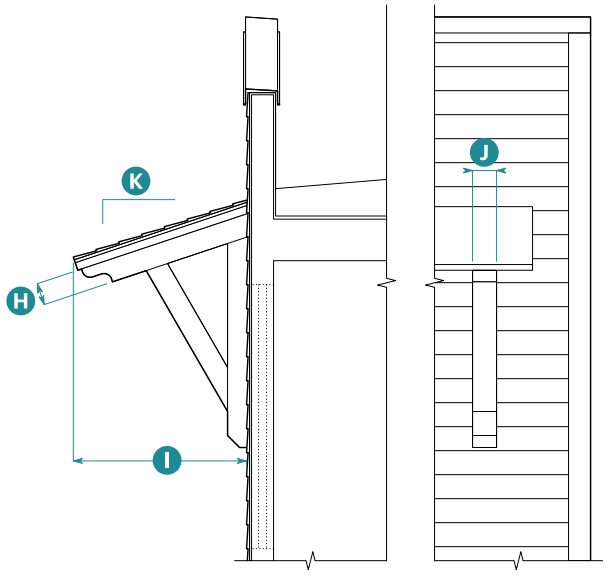
[3] Horizontal projection includes gutter.

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*

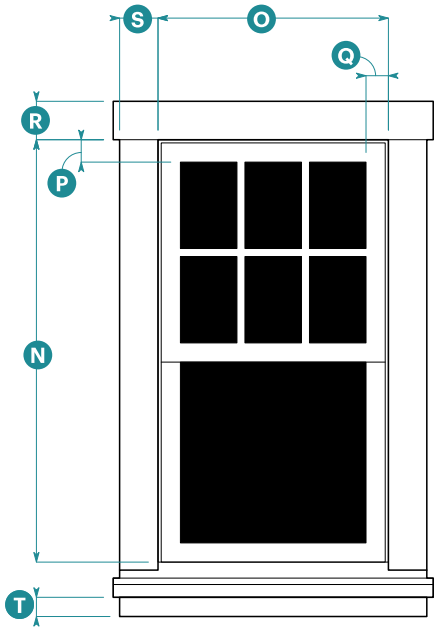
9. Windows

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.	

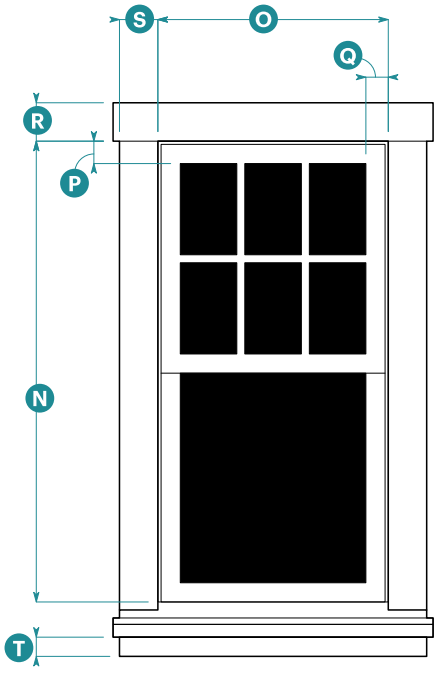
"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

[5] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.

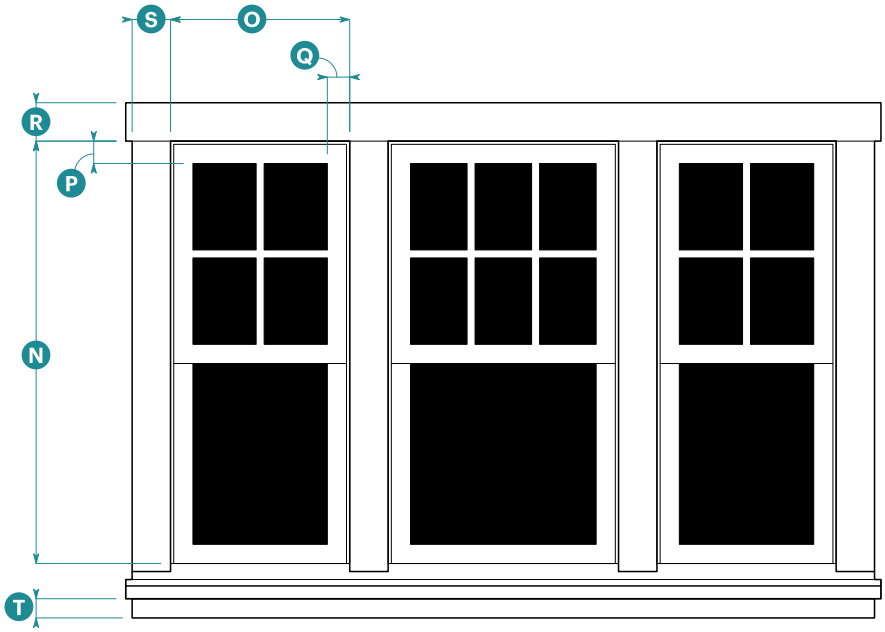
[6] Jamb shall be narrower than header



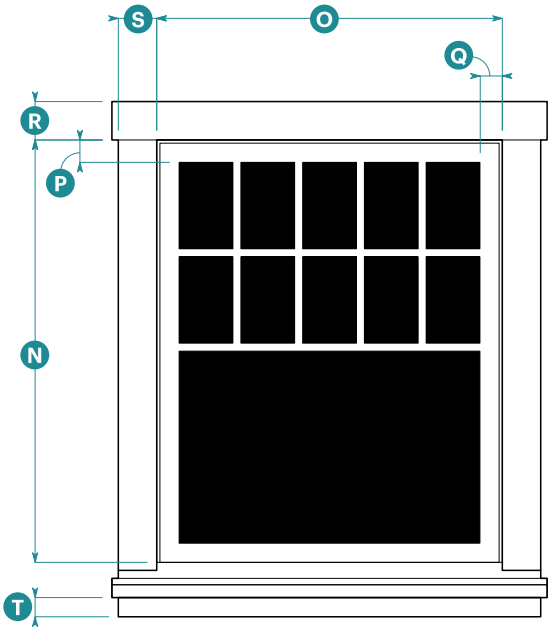
Upper Floor Typical Window Elevation
6 over 1



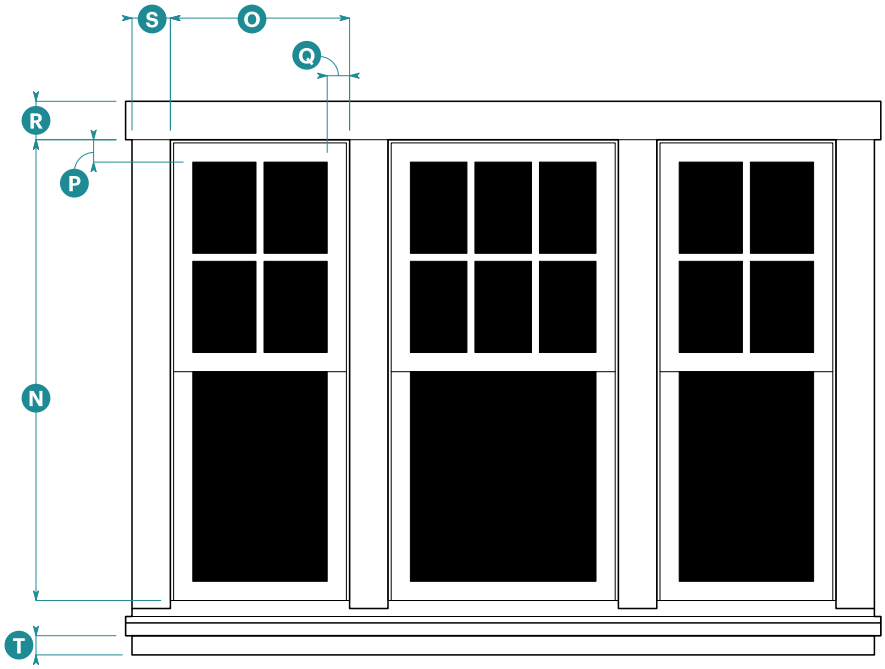
Ground Floor Typical Window Elevation
6 over 1



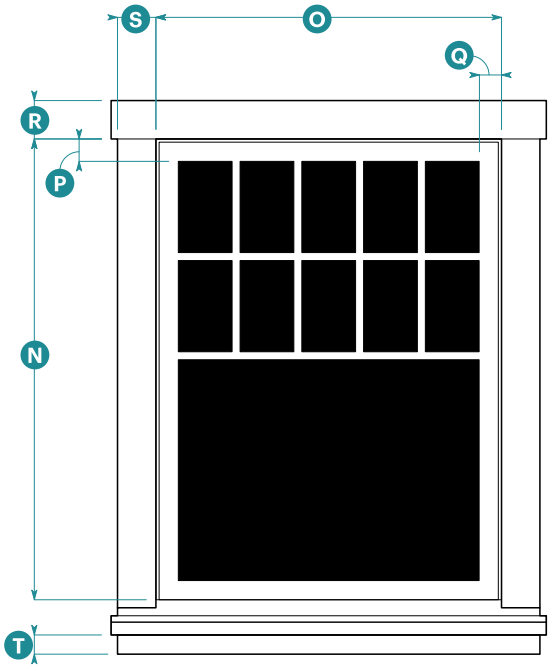
Upper Floor Ganged Window Elevation
4 over 1 and 6 over 1



Upper Floor Picture Window Elevation
10 over 1



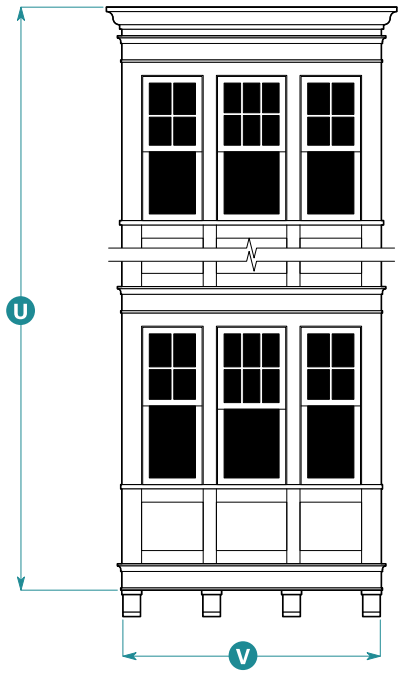
Ground Floor Ganged Window Elevation
4 over 1 and 6 over 1



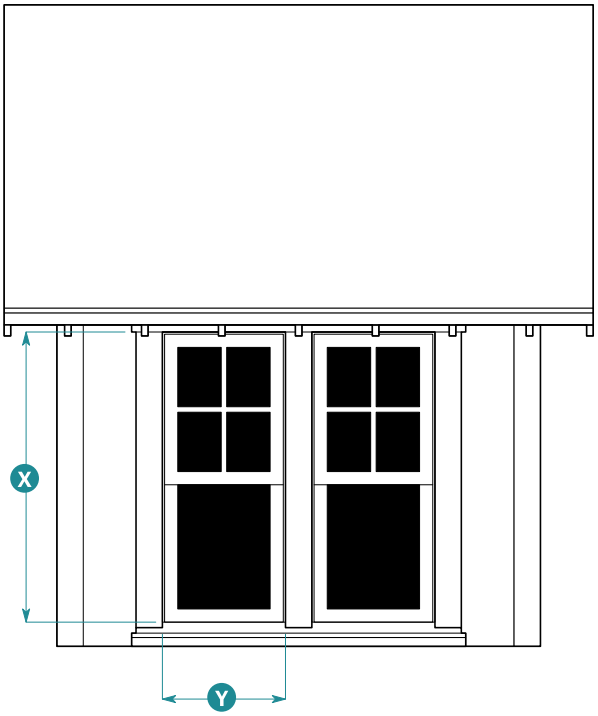
Ground Floor Picture Window Elevation
10 over 1



Bay Window Plan



Bay Window Elevation

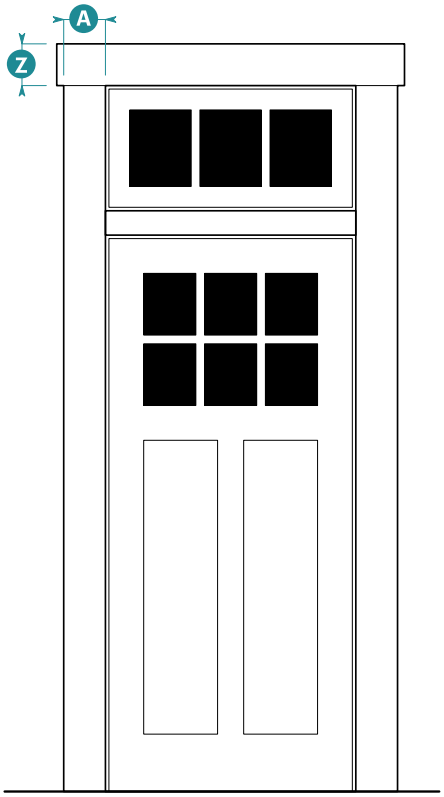


Dormer Elevation

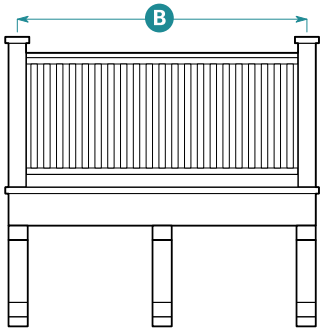
10. Bay Windows		
Form		
Type	Square	
Size		
Height		U
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	V
Depth	1'0" min.; 3'0" max.	W
Cornice Types		
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

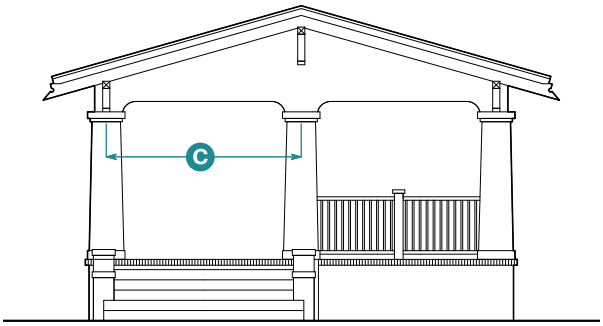


Balcony Front Elevation

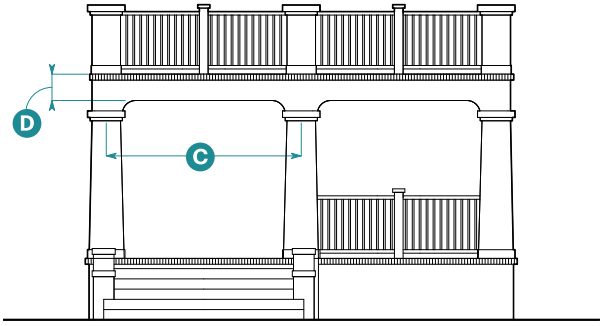
12. Entry Doors		
Door		
Number of Panels	2 min.	
Surround[7]		
Head Width	6" min.	Z
Jamb Width	4" min.	A
Additional Elements		
Transom	Allowed	
Pediment	Not Allowed	

[7] Jamb shall be narrower than header

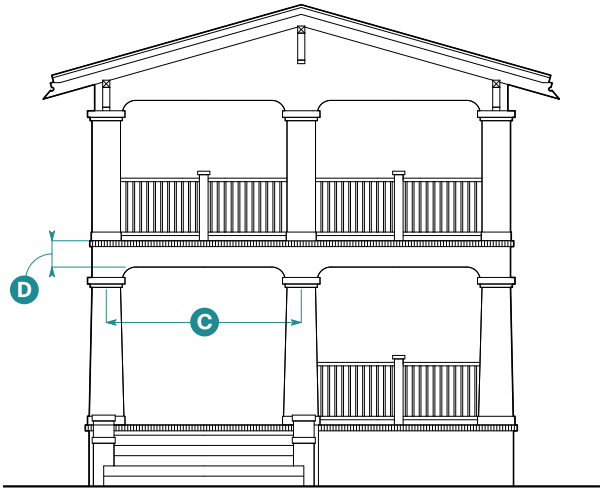
13. Balconies		
Allowed Materials		
Post, Baluster, Handrail, and Fascia	Metal, composite wood, wood	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	B



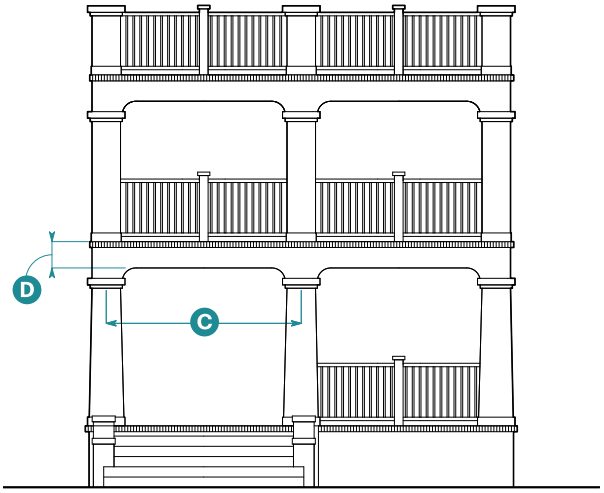
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

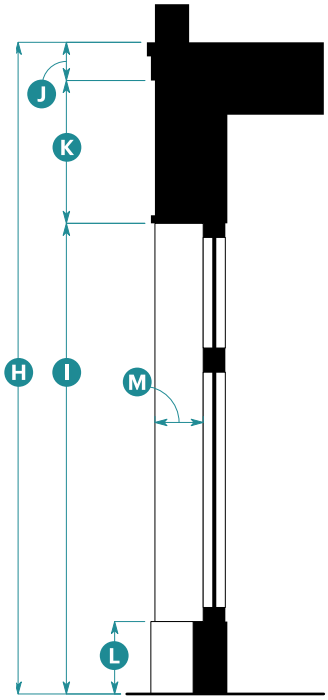


Two-Story Porch with Deck Above

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.



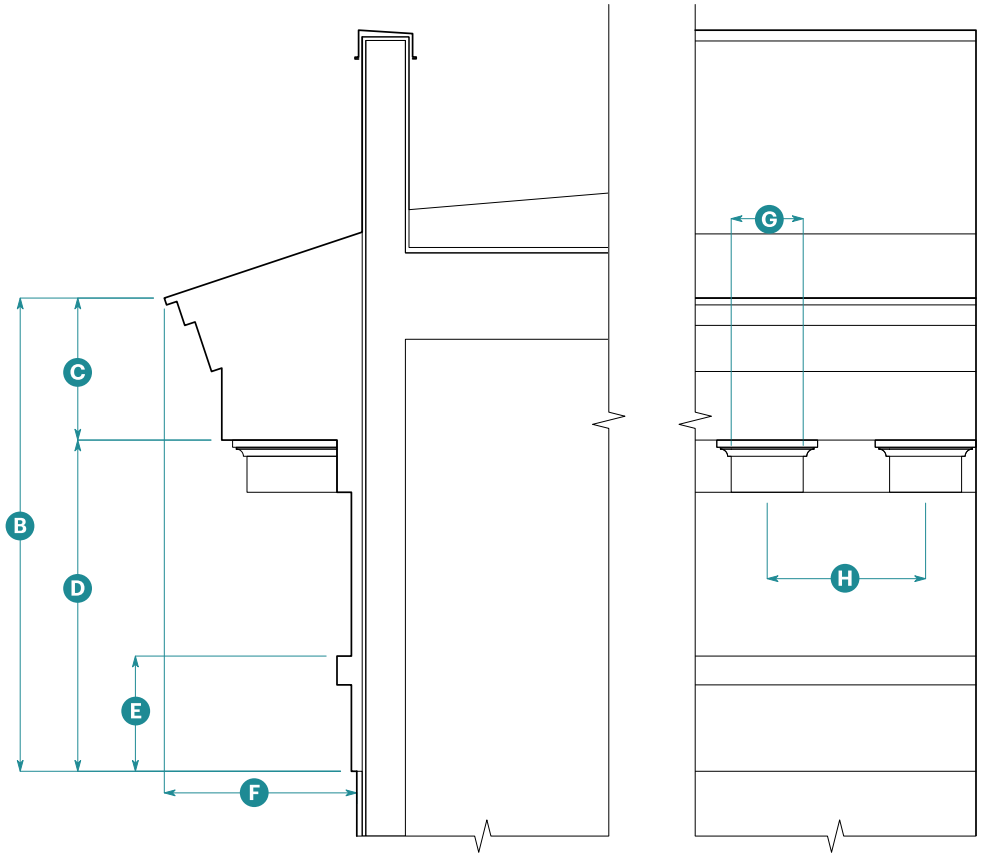
Prototypical Building Elevation

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

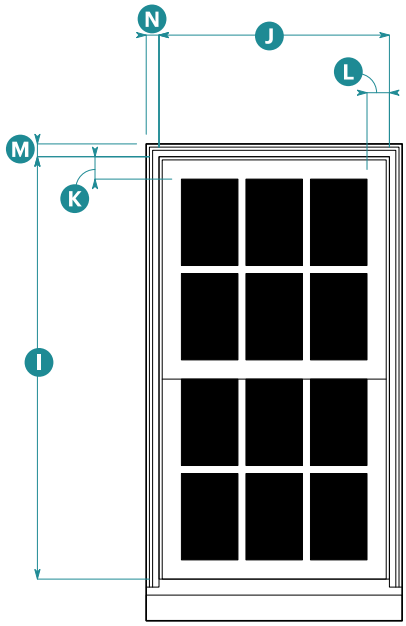
Height		
Overall	5'6" min.	B
Cornice	1'8" min.	C
Fascia		
Overall	3'6" min.	D
Lower Band	1'2" min.	E
Horizontal Projection [1]		
Overall	2'6" min.	F
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Dentils	
Width	10" min.	G
Spacing	2'0" max. on center	H
Placement	Below cornice at top of fascia	

[1] Horizontal projection includes gutter.

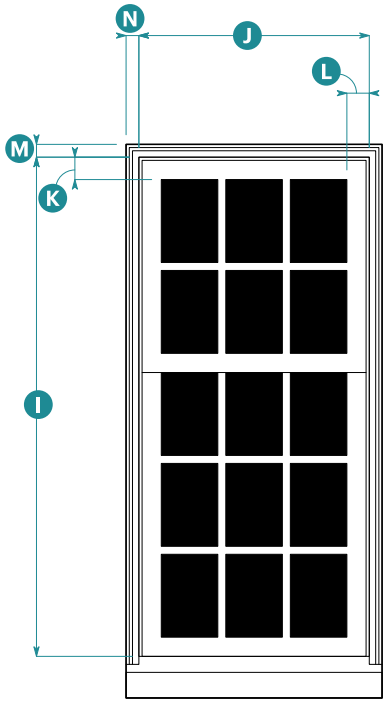
9. Windows		
Opening		
Proportion, Height (I) to Width (J) [2]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Typical Sizes, Width (J) x Height (I)		
Ground Floor, Typical	3'0" x 6'6"	
Ground Floor, Picture	4'6" x 6'6"	
Upper Floor, Typical	3'0" x 5'6"	
Upper Floor, Picture	4'6" x 5'6"	
Privacy	2'0" 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.

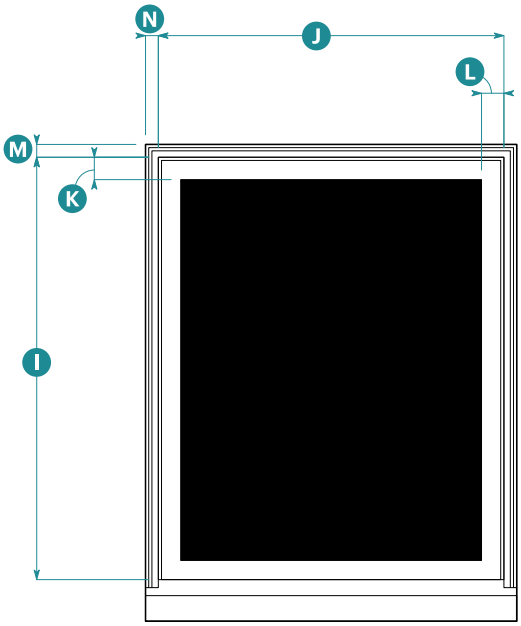
[2] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



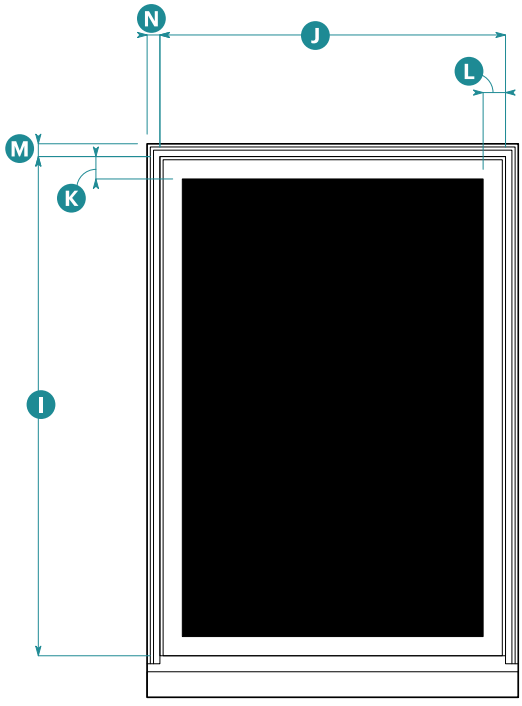
Upper Floor Typical Window Elevation
6 over 6



Ground Floor Typical Window Elevation
6 over 9



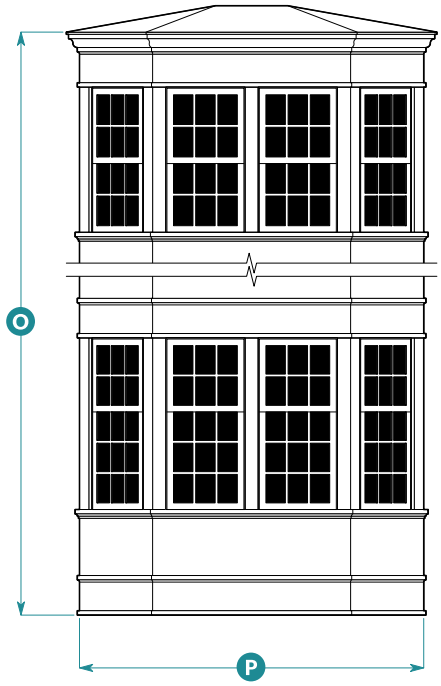
Upper Floor Picture Window Elevation



Ground Floor Picture Window Elevation



Bay Window Plan

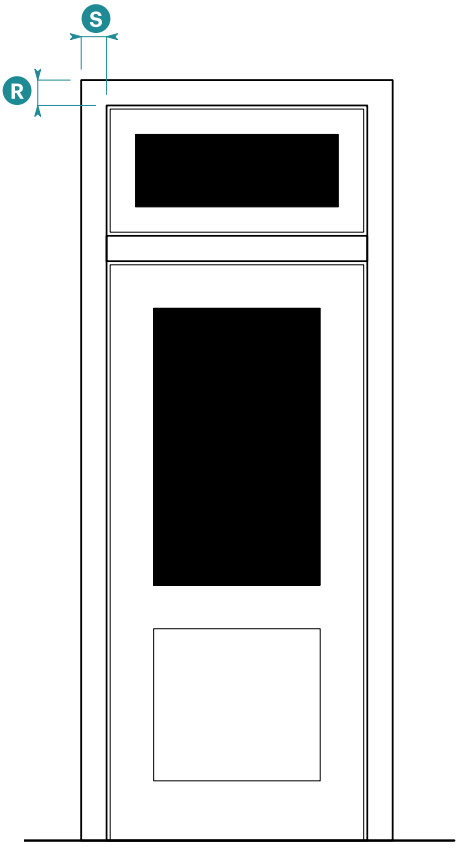


Bay Window Elevation

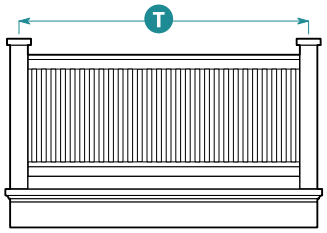
10. Bay Windows		
Form		
Type	Chamfered	
Interior Angle	30 degrees min.; 55 degrees max.	
Number of Faces	3 or 5	
Size		
Height		O
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
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.

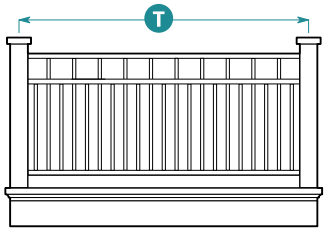
11. Dormers
Because this style does not allow sloped roofs, dormers shall not be used.



Entry Door Elevation



Type 1
Square Guardrail

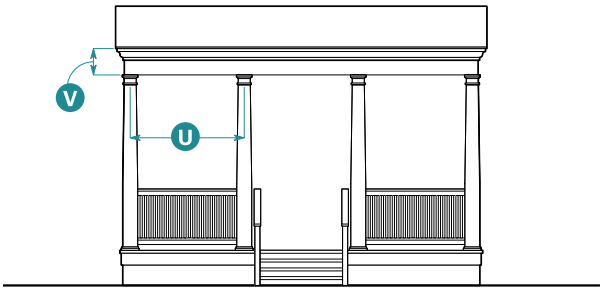


Type 2
Decorative Metal Guardrail

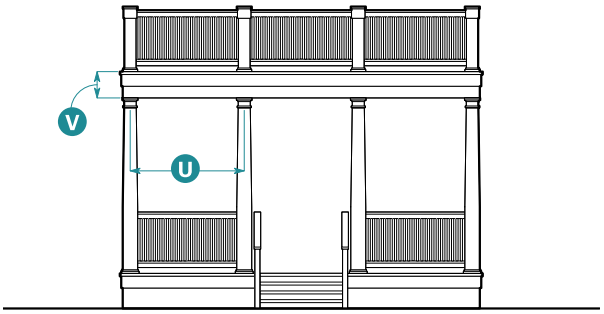
Balcony Front Elevation

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	

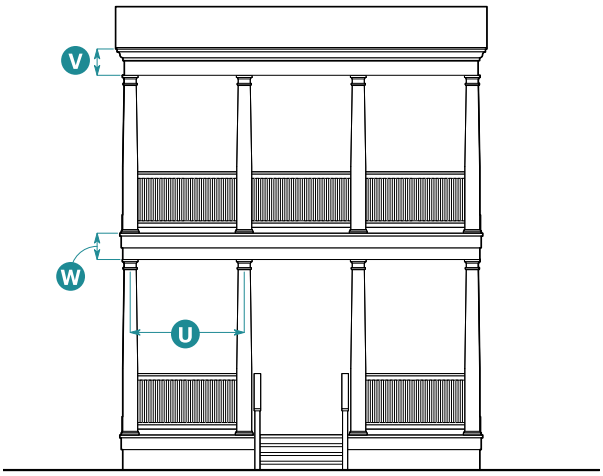
13. Balconies		
Allowed Materials		
Type 1 - Square Guardrail		
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Type 2 - Decorative Metal Guardrail		
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood	
Baluster	Metal	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	T



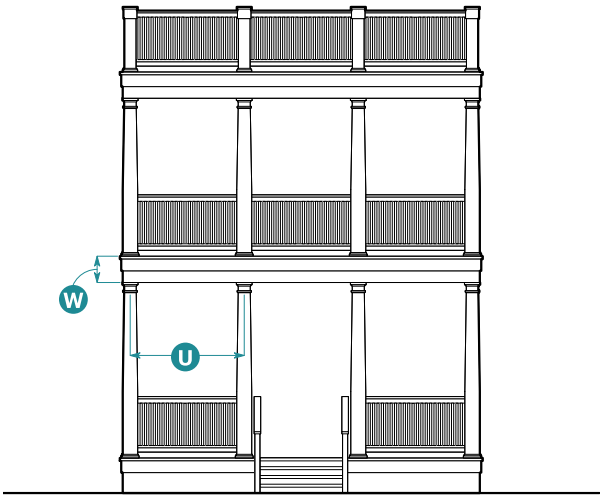
One-Story Porch



One-Story Porch with Deck Above

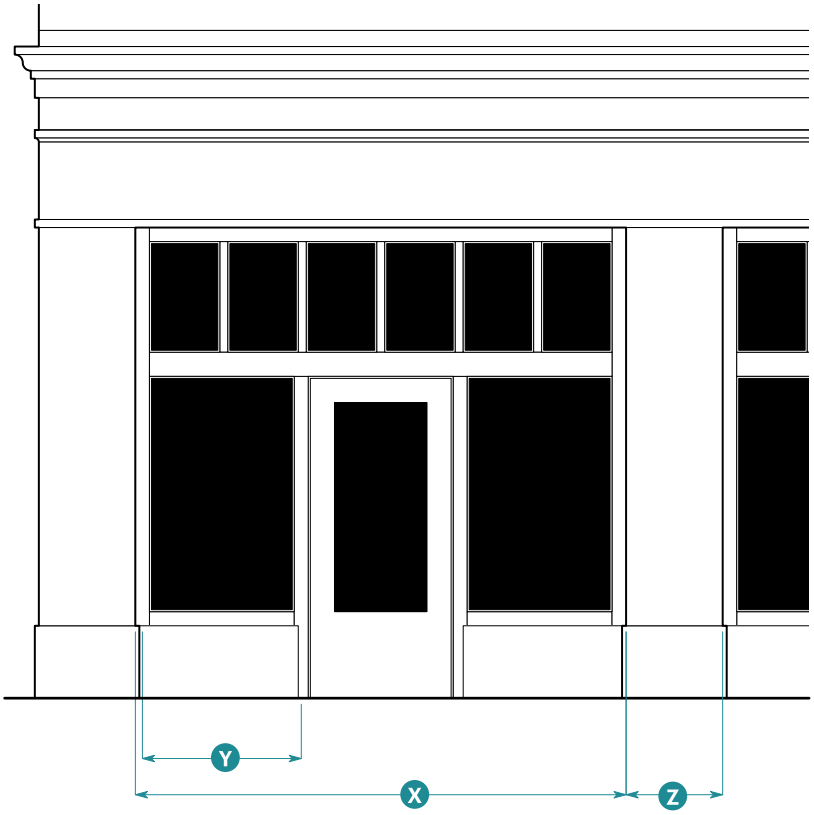


Two-Story Porch

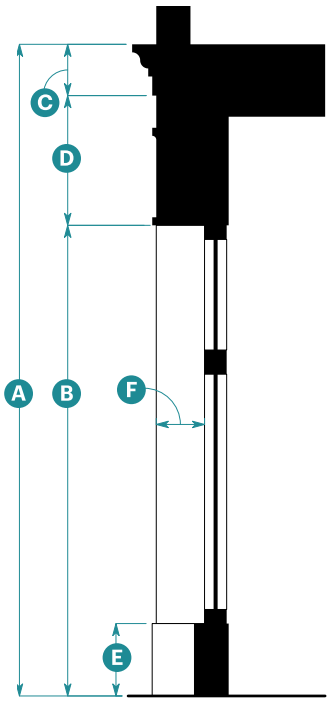


Two-Story Porch with Deck Above

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

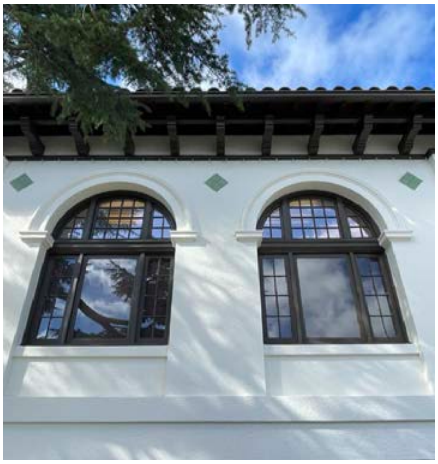


Storefront Section

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

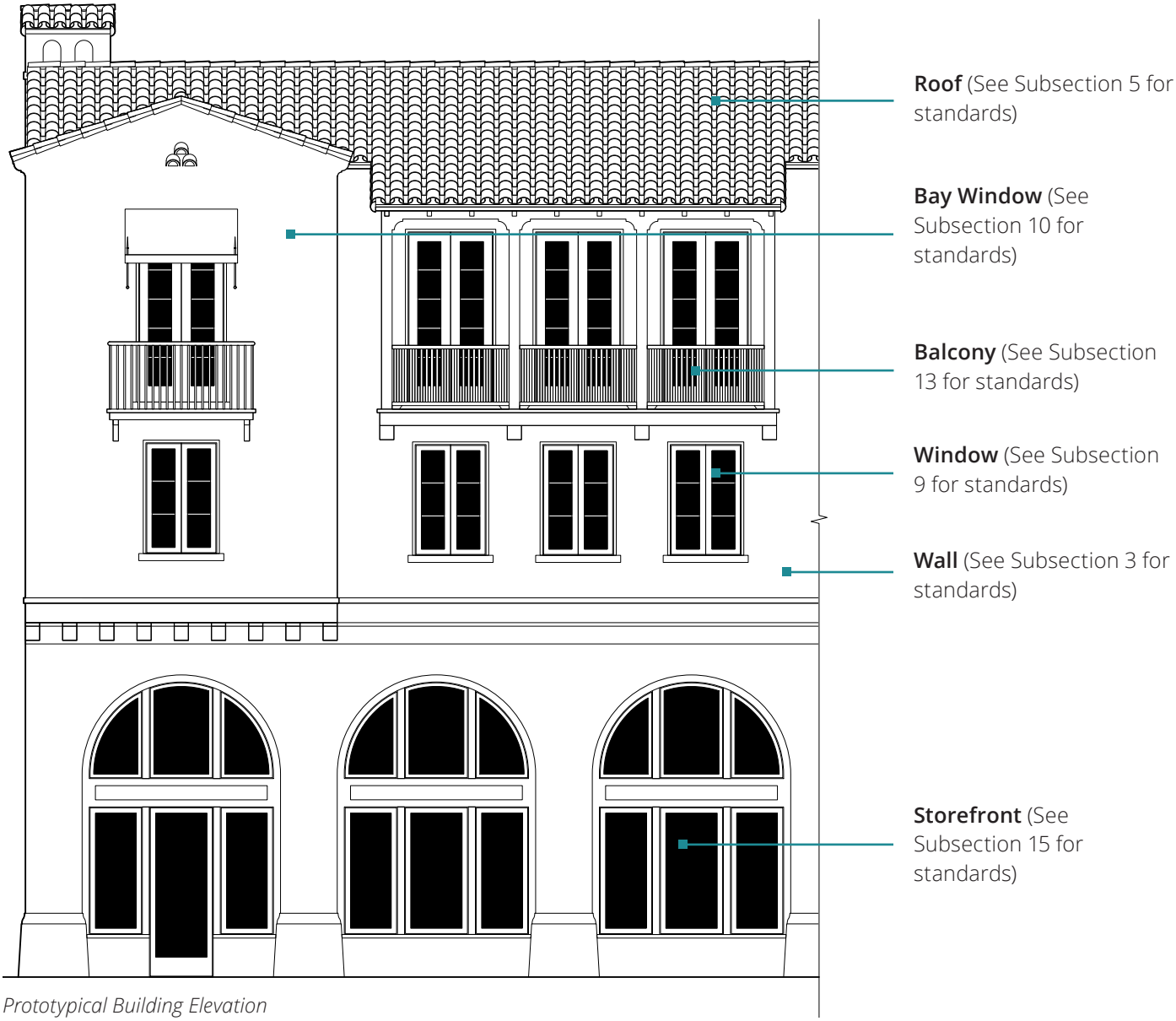
No wall standards apply to this style. See Subsection 16 (Materials) for materials standards.

4. Base

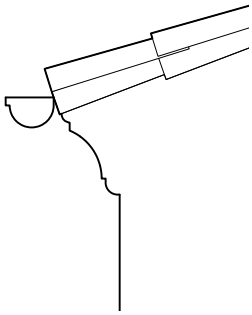
None required

Elements of Mediterranean Style – Mixed-Use Prototype

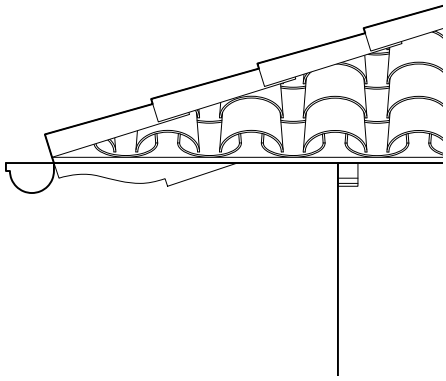
Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



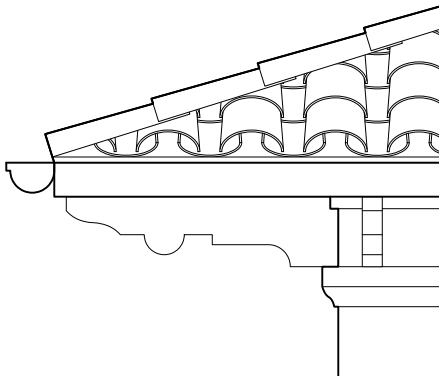
Prototypical Building Elevation



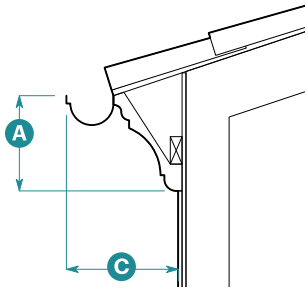
Closed Eave Elevation



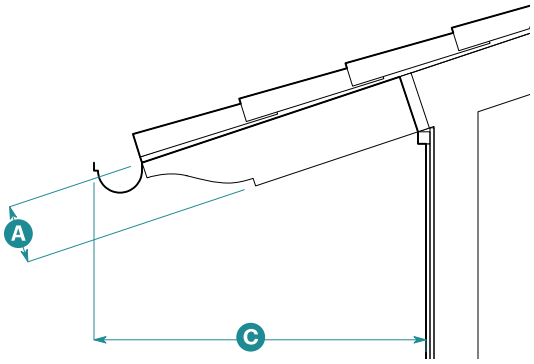
Open Eave Elevation



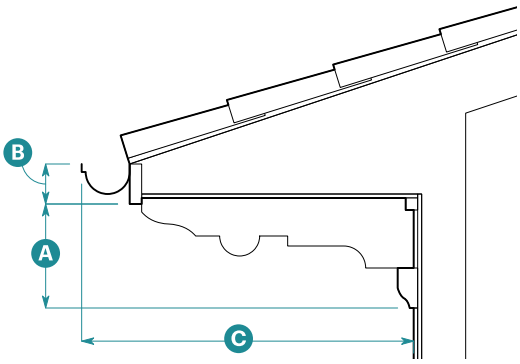
Returned Eave Elevation



Closed Eave Section



Open Eave Section



Returned Eave Section

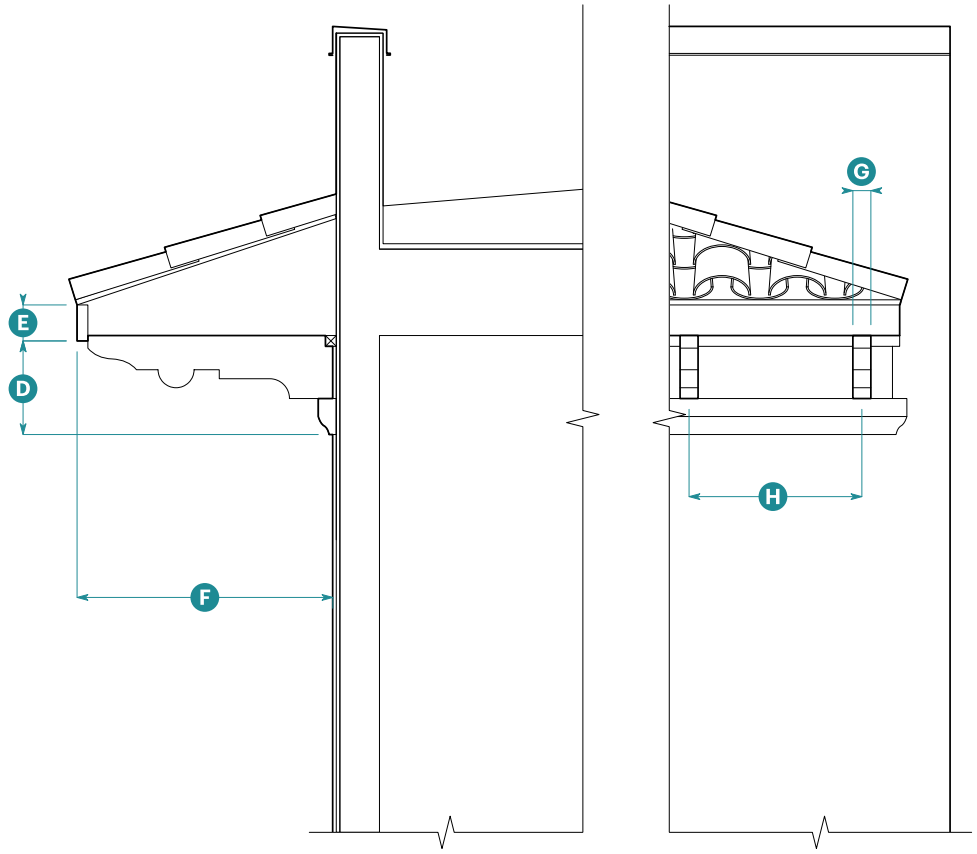
5. Building Roof		
Building Roof Standards	**Sloped Roof**	**Flat Roof**
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 6:12 max.	N/A

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

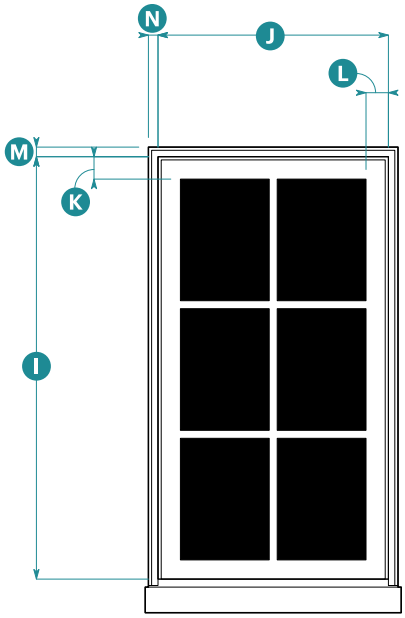
8. Parapet		
Height		
Supporting Element	1'8" min.	D
Fascia	6" min.	E
Horizontal Projection [2]		
Overall	2'0" min.	F
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Brackets	
Width	3" min.	G
Spacing	24" max. on center	H
Placement	Below fascia	

[2] Horizontal projection includes gutter.

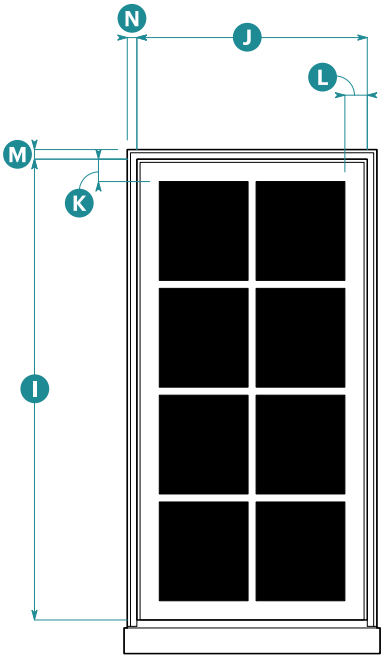
9. Windows		
Opening		
Proportion, Height (I) to Width (J) [3]		
Ground Floor	2.0 min.	
Upper Floor	1.75 min.	
Dormer	See Subsection 11 (Dormers) for standards.	
Typical Sizes, Width (J) x Height (I)		
Ground Floor, Typical	3'0" x 6'0"	
Ground Floor, Ganged	2'4" x 6'0"	
Ground Floor, Picture	4'6" x 6'0"	
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.

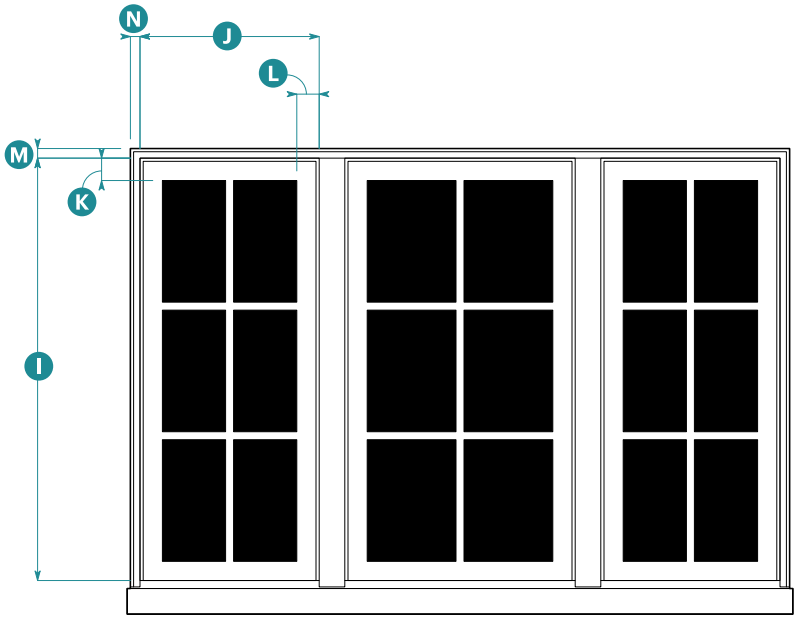
[3] Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



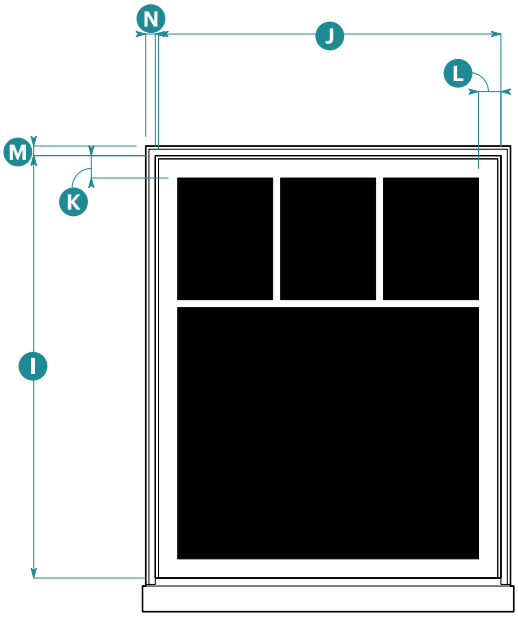
Upper Floor Typical Window Elevation
6 parts



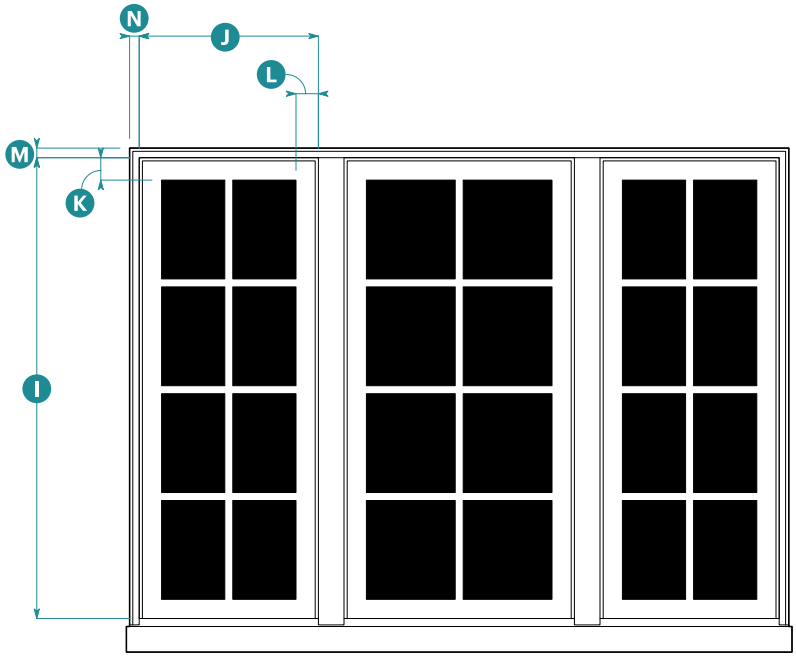
Ground Floor Typical Window Elevation
8 parts



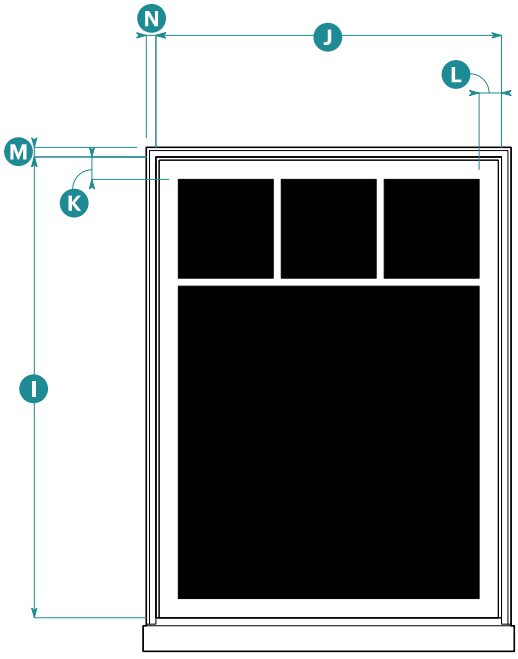
Upper Floor Ganged Window Elevation
6 parts



Upper Floor Picture Window Elevation



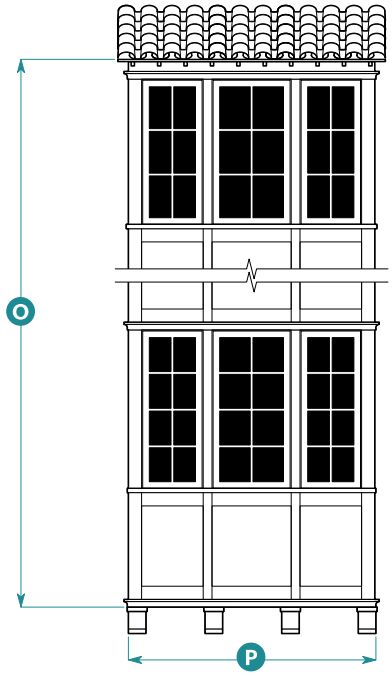
Ground Floor Ganged Window Elevation
8 parts



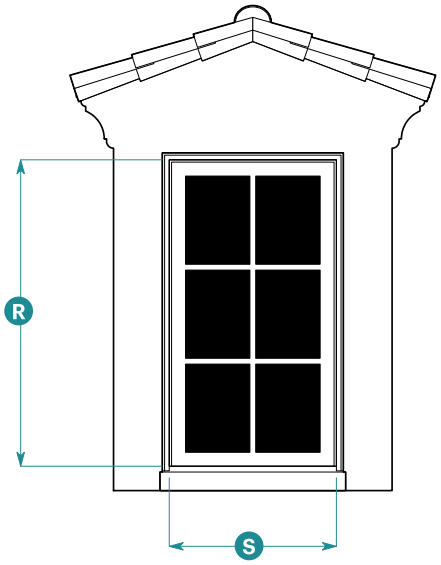
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation

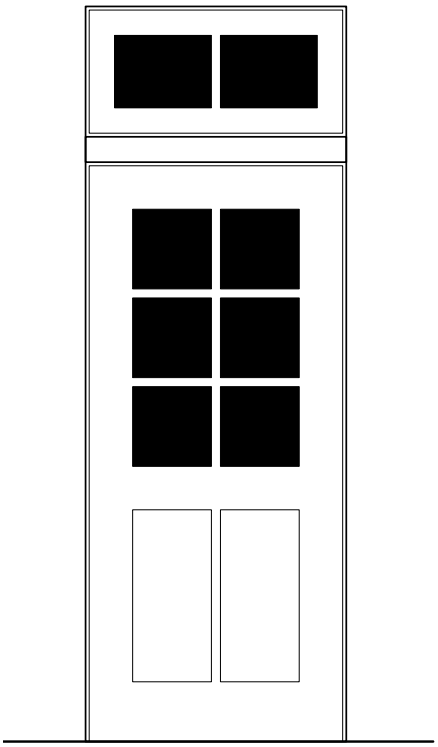


Dormer Elevation

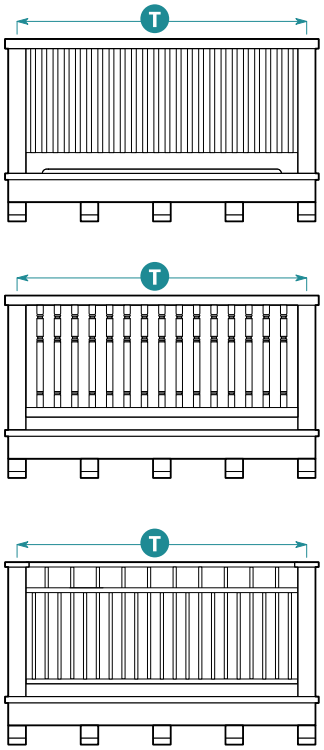
10. Bay Windows		
Form		
Type	Square	
Size		
Height		O
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	P
Depth	1'0" min.; 3'0" max.	Q
Cornice Types		
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

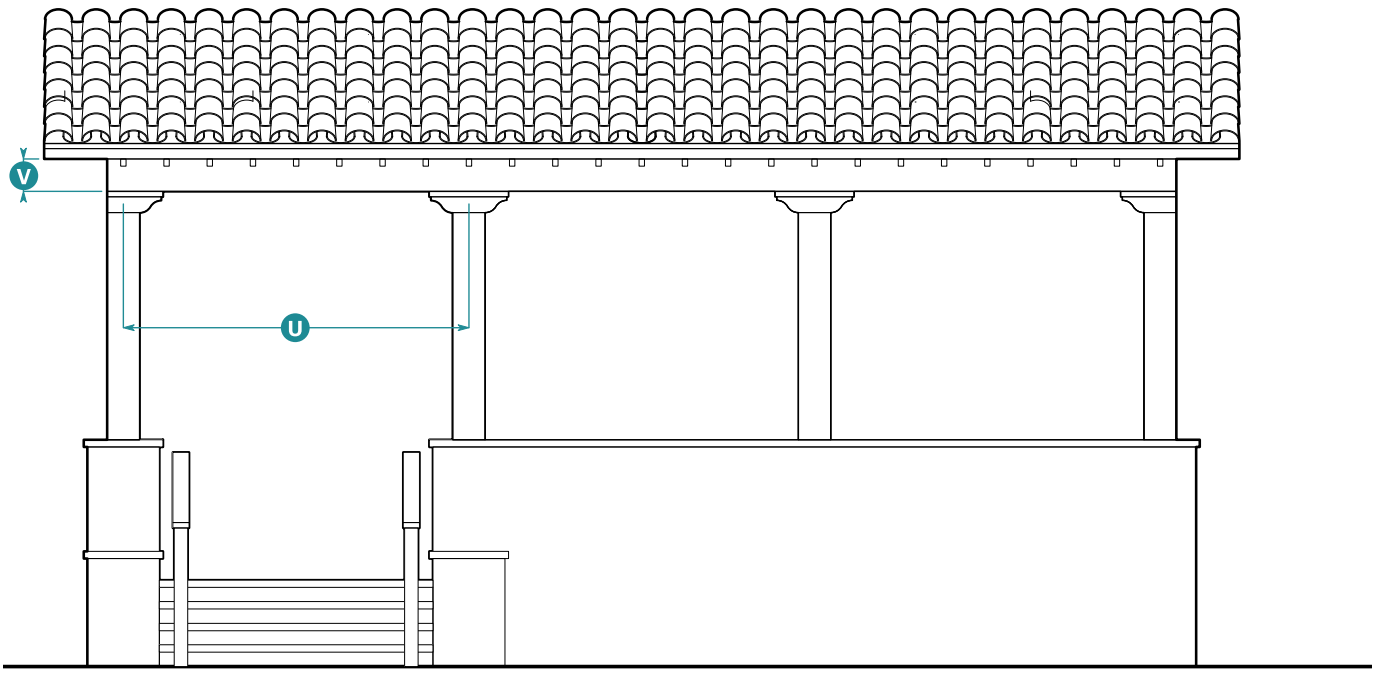
Type 2
Turned Guardrail

Type 3
Decorative Metal Guardrail

Balcony Front Elevation

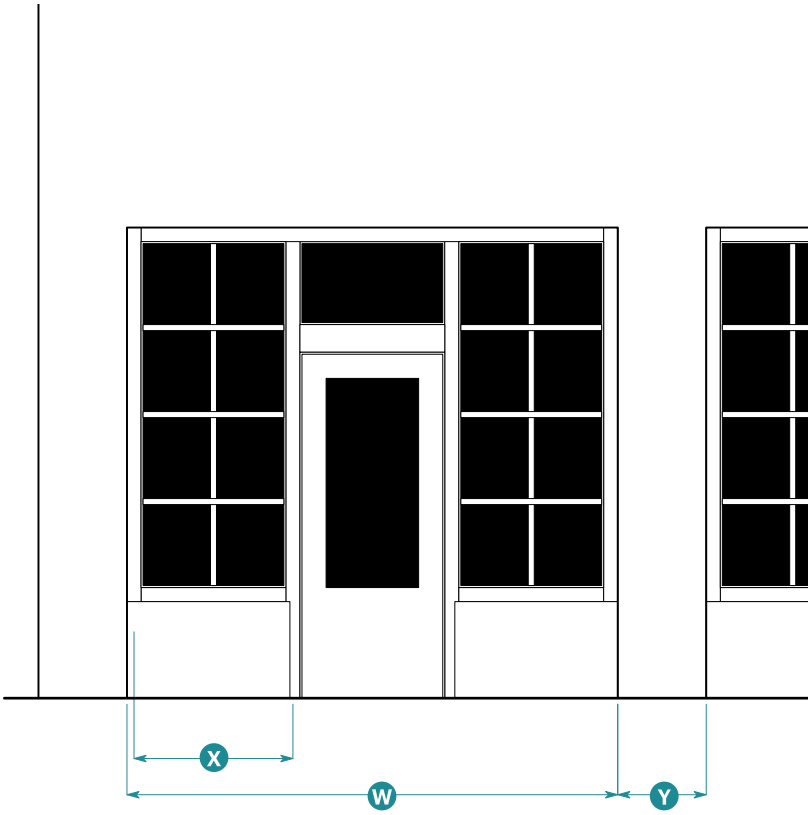
12. Entry Doors	
Door	
Number of Panels	2 min.
Surround	
None required	
Additional Elements	
Transom	Allowed
Pediment	Not Allowed

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

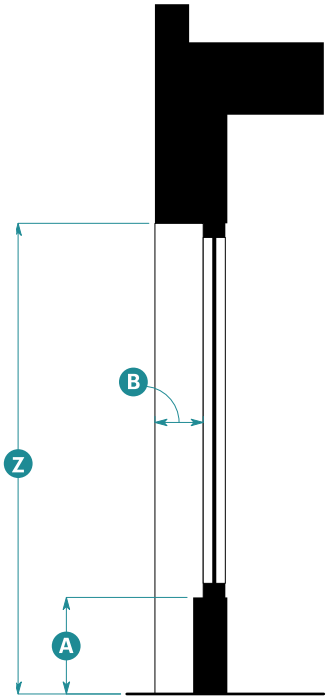


Porch Elevation

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).

This page intentionally left blank

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.

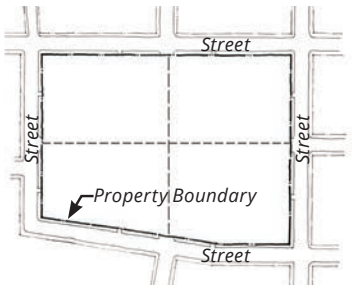
5. **External Connectivity**

   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)

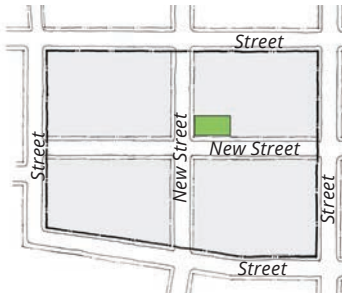
1 Blocks

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

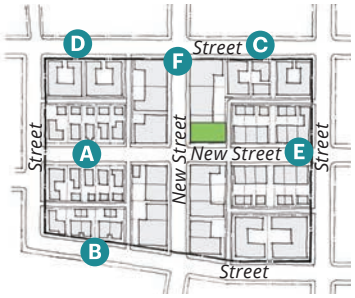
For each block, select at least two building types from the allowable building types in Subsection 3 of each zone and introduce development sites[1] within each block based on the required development site width and depth.



[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

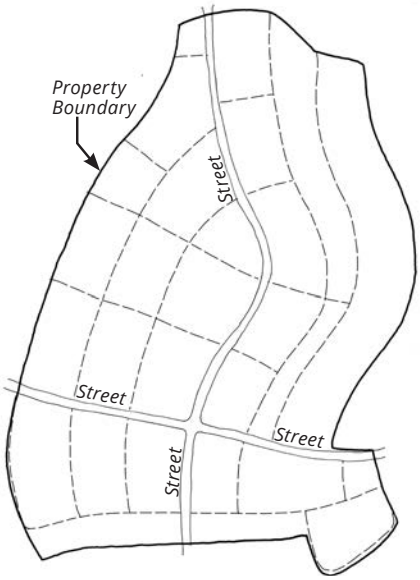
Divide development area to create smaller blocks and a network of interconnected streets, see Table A (Block Size Standards).

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.

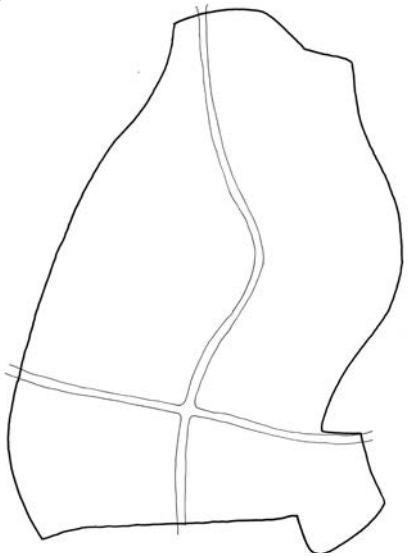
3 Alleys

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).

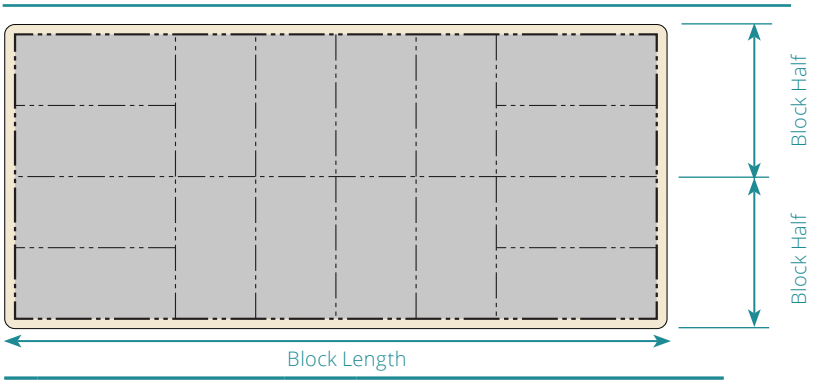
E. Blocks may be uniquely shaped in compliance with the standards in Table A (Block Size Standards), and the allowed adjustments in Table 10-20.11.030.A (Adjustments to Standards for Development Sites Less Than 6% Slope) and Table 11.030.B (Adjustments to Standards for Development Sites Over 6% Slope).

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;

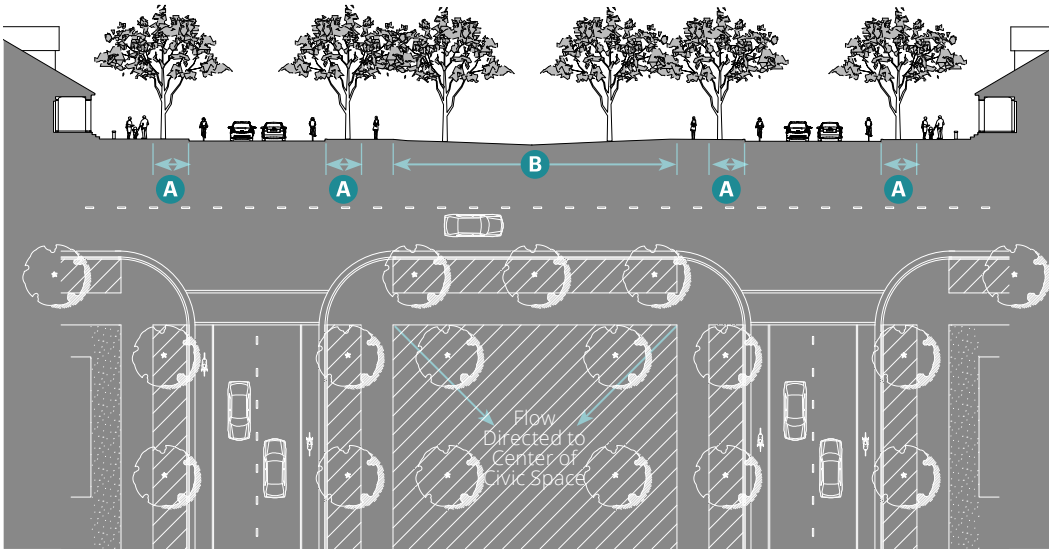
(c) Pond or other water body; and/or

(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

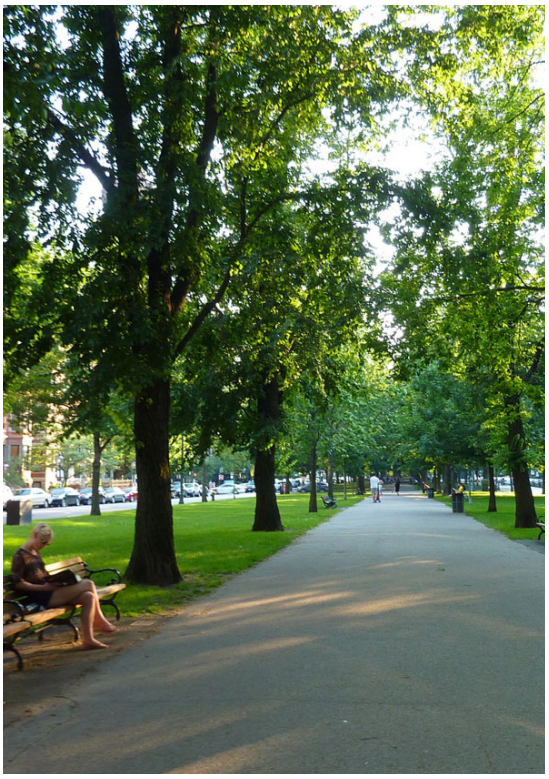
1. The WNP shall identify open spaces and civic space types in compliance with the following standards and the standards of Table A (Civic Space Types Overview).
2. When hillsides are within the development, the hillside ridge(s) shall be the location for civic and open space.
3. Required civic and open 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

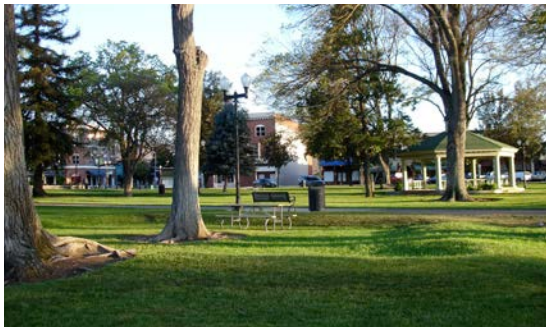
3. Size and Location	
Size	2 continuous blocks in length, min.
Width	60' min.
Shall front at least one street	

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**



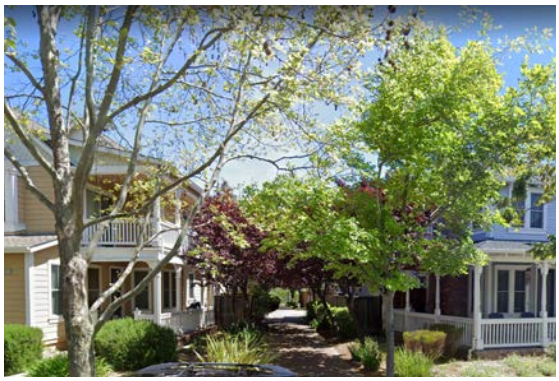


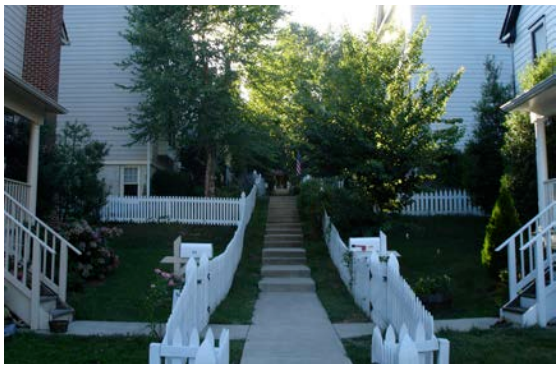


1. Description
A small-scale space designed as a grouping of garden plots available for small-scale cultivation. Community gardens may be fenced and may include a small accessory structure for storage. Community Gardens may be included within all other civic space types except Playgrounds.
2. General 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

This page intentionally left blank

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).

This page intentionally left blank

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).

This page intentionally left blank

Figure 10-20.11.020.1: Process for Developments Eligible for SB 35 Streamlining with 150 units or Fewer (Government Code §65913.4)

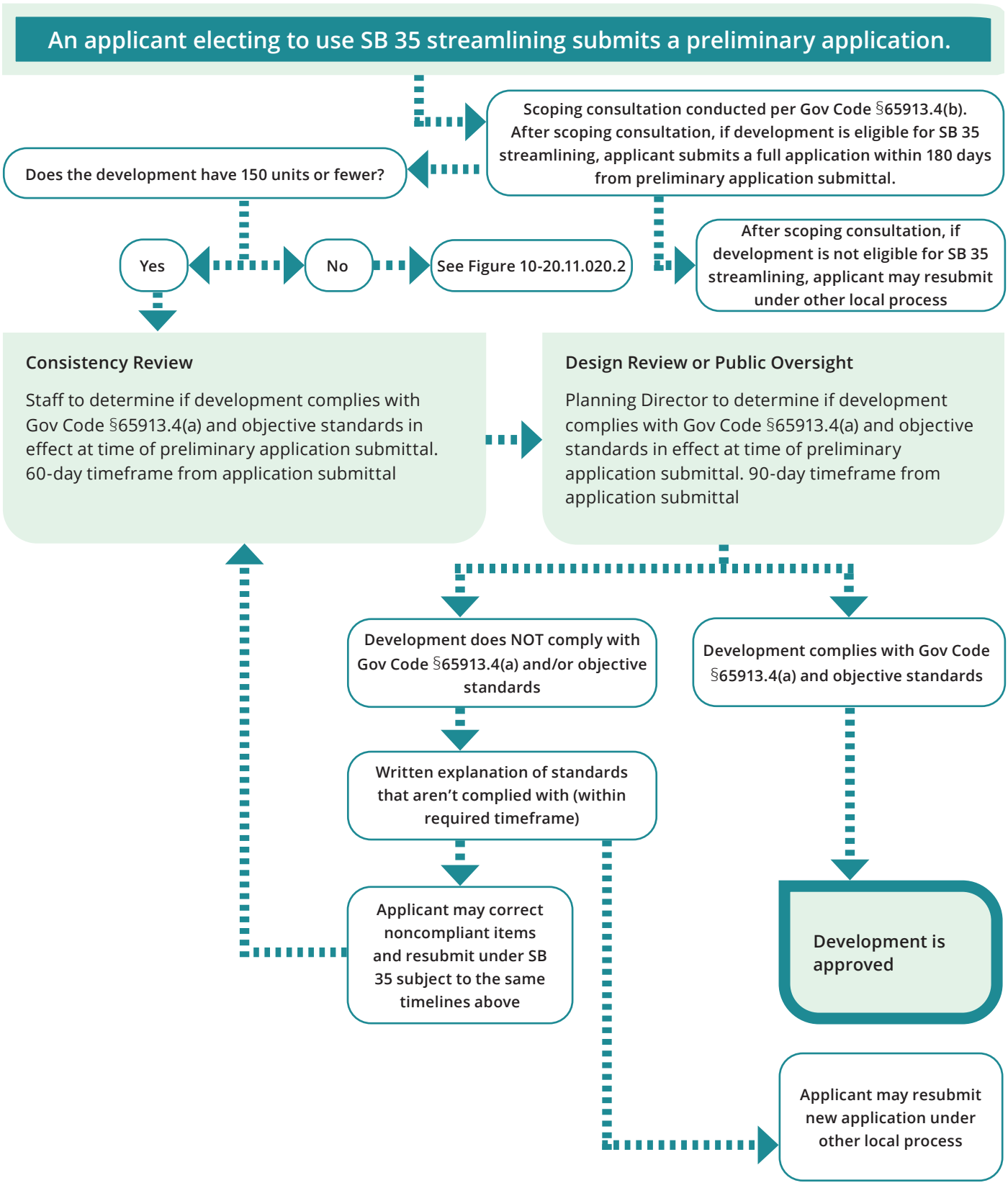


Figure 10-20.11.020.2: Process for Developments Eligible for SB 35 Streamlining with 151 units or More (Government Code §65913.4)

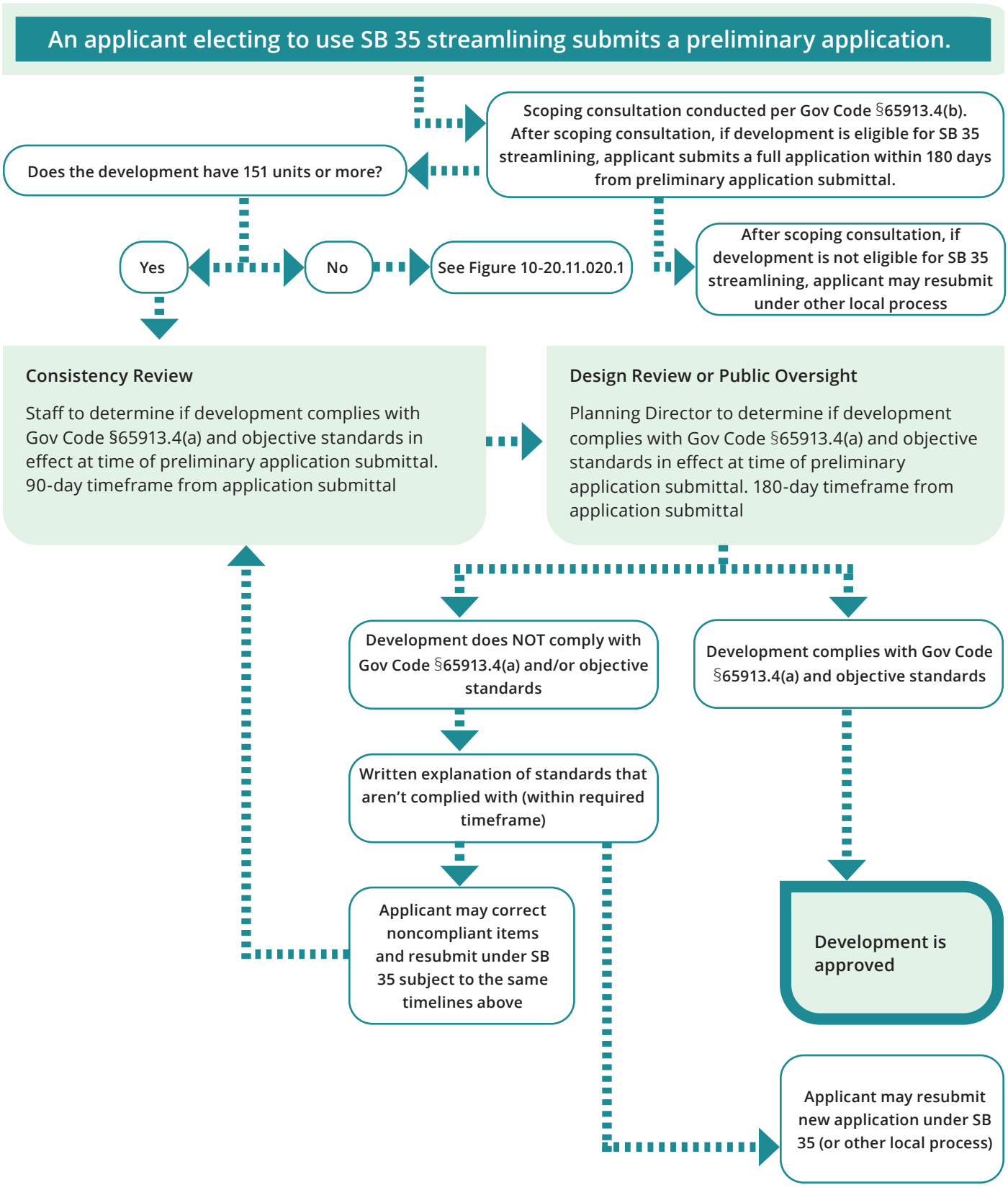
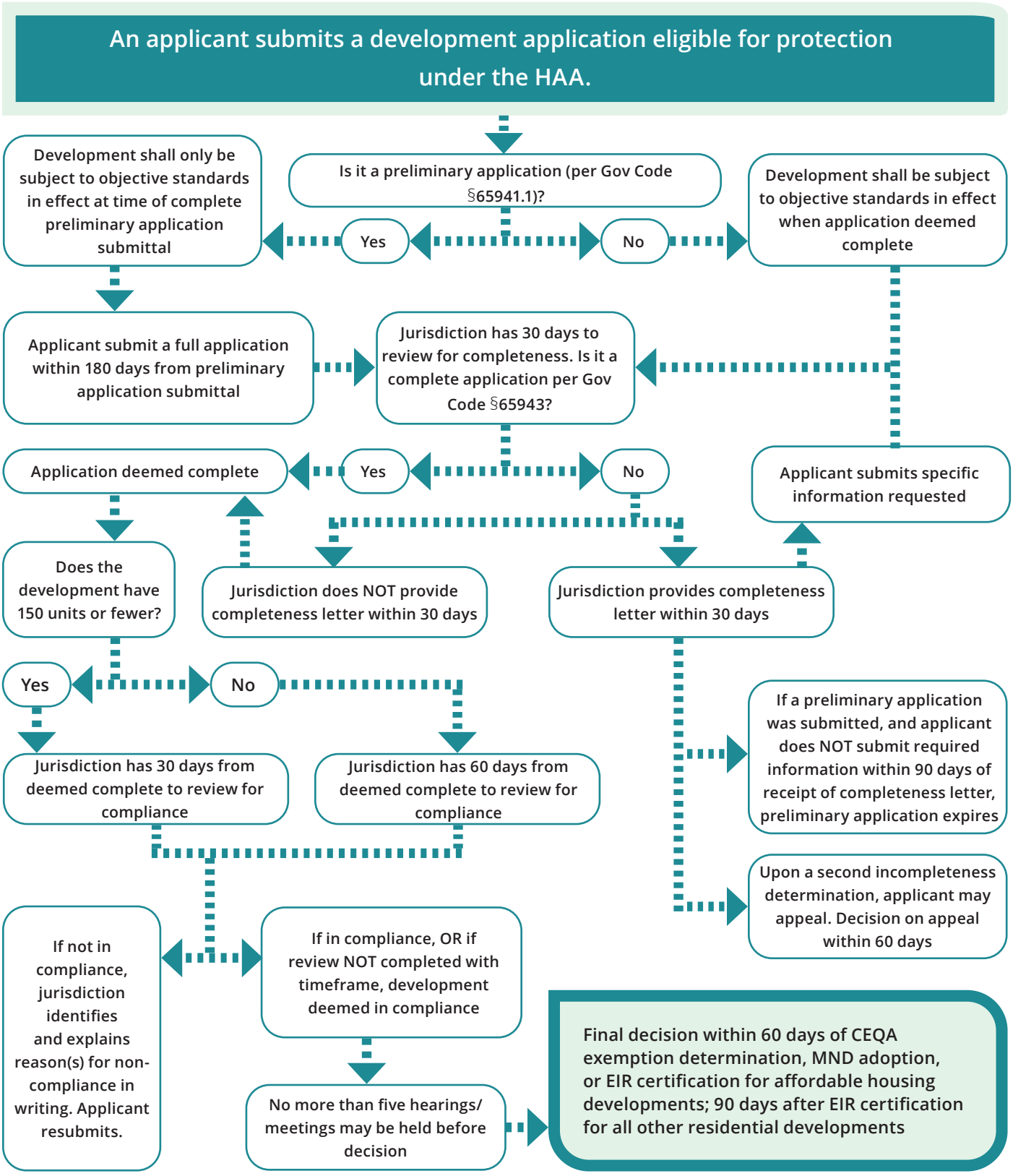


Figure 10-20.11.020.3: Process for Developments Eligible for Housing Accountability Act (HAA) Protection (Government Code §65589.5)



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

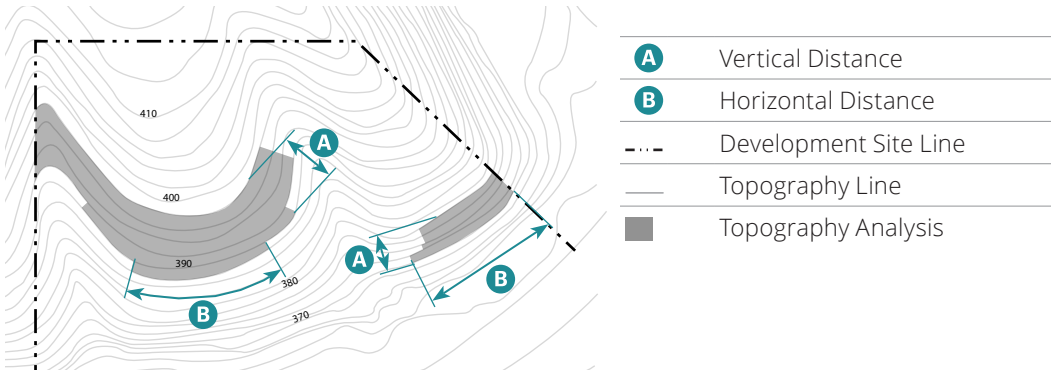
1. **Sloped and Steeply Sloped Development Sites**

   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.

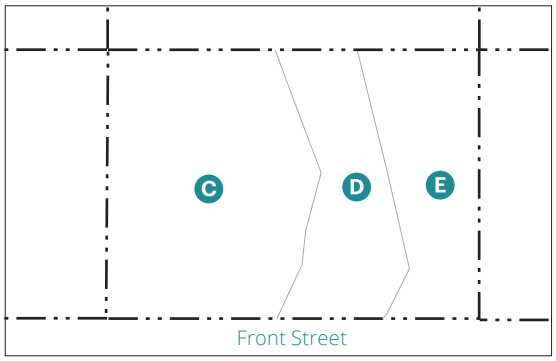
(e) Fifth, calculate the square footage of slopes between 10 and 14 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

(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.

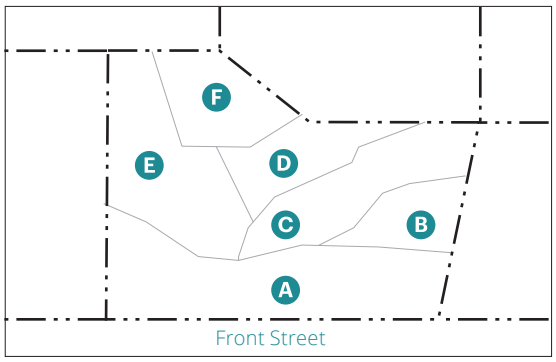
(4) **Sloping Development Site Height.** Development sites with slopes of six percent or more shall measure the maximum height of structures as set forth in the zone and measured vertically from ground level at the front setback line, or if no setback is required, at the center of the development site.

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).

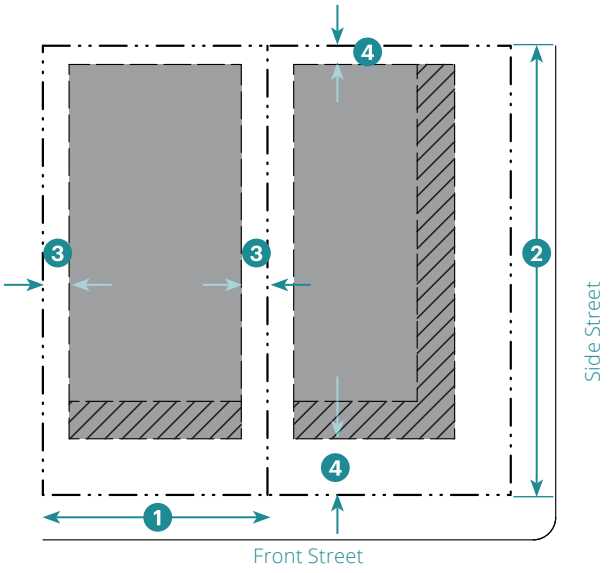
(2) Subtract the horizontal length between each side setback and the adjacent side development site line from the total width of the development site. The result is the net buildable width of the development site (e.g., 40 feet).

(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.

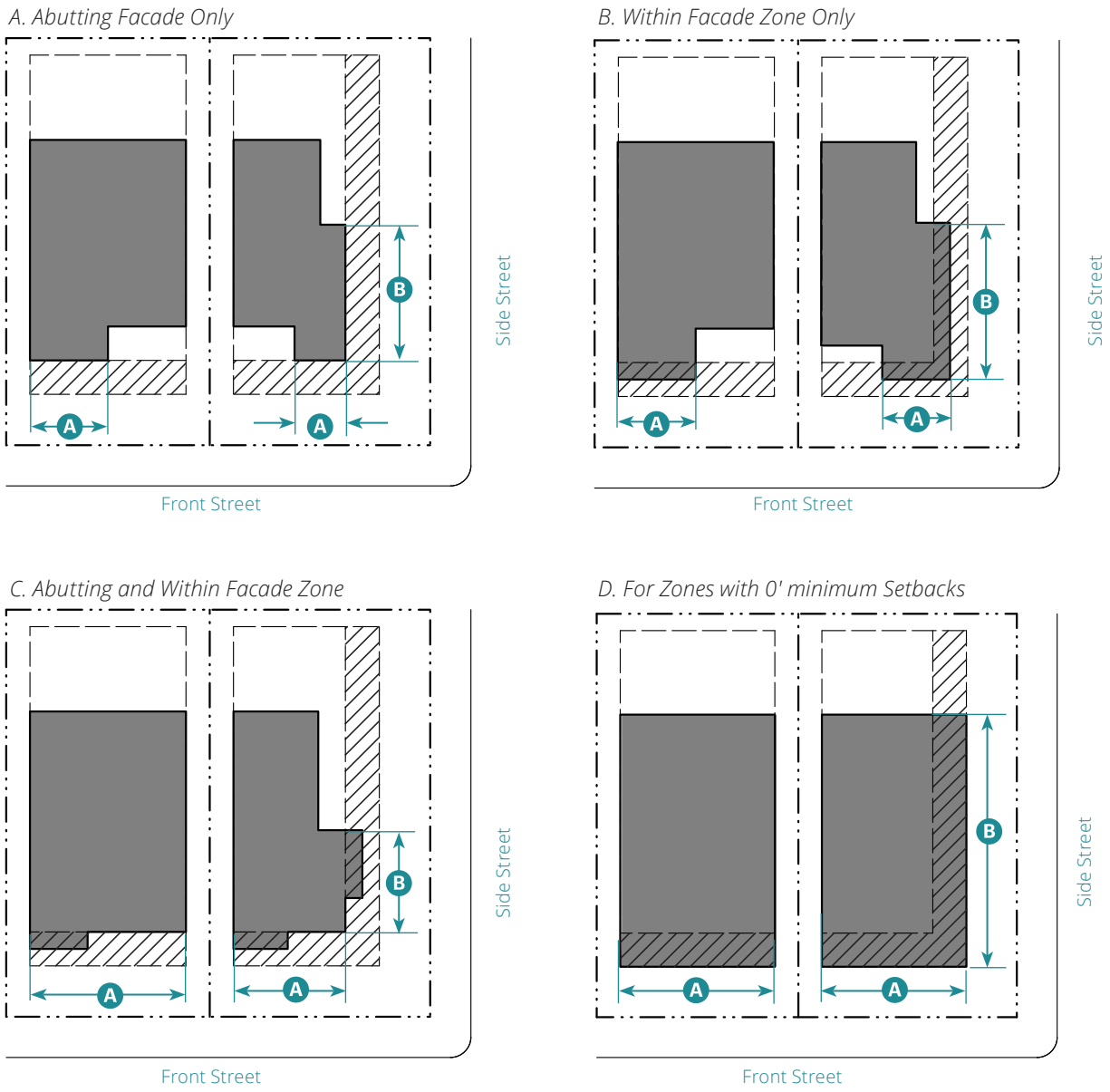
Figure 10-20.12.030.4: Determining the Required Amount Subject to the Facade Zone



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.

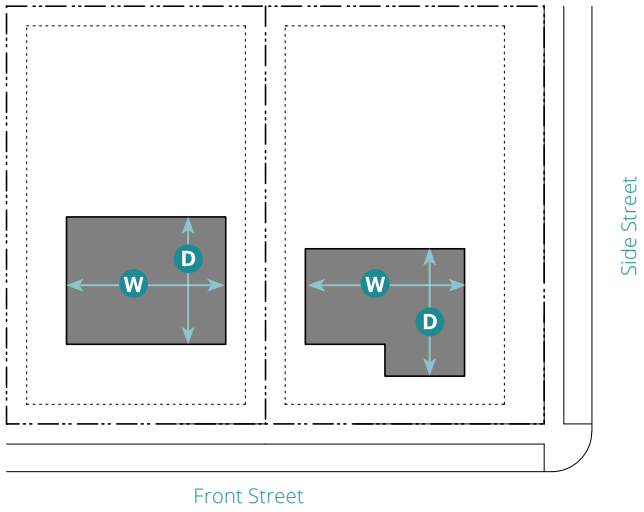


Figure 10-20.12.030.6: Main Body

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.

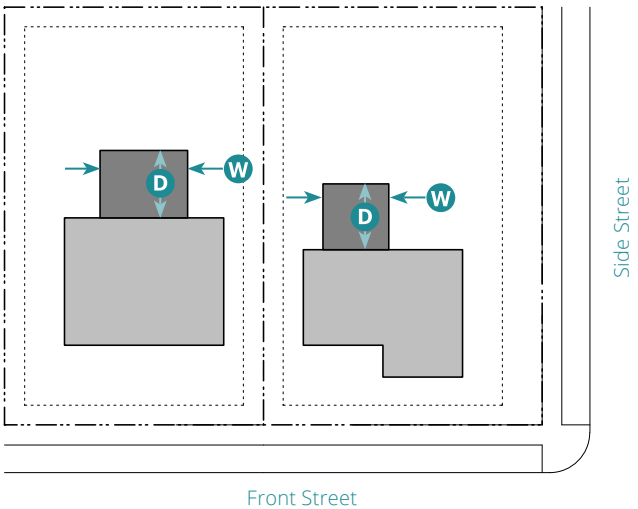


Figure 10-20.12.030.7: Wings and Ancillary Structures

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.

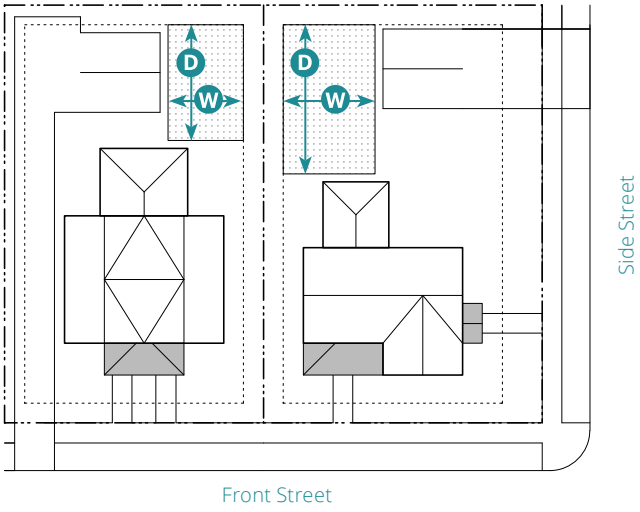


Figure 10-20.12.030.8: Open Space(s)

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.

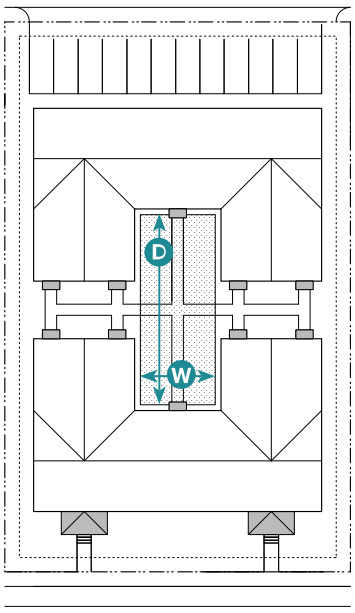


Figure 10-20.12.030.9: Courtyard(s)

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.

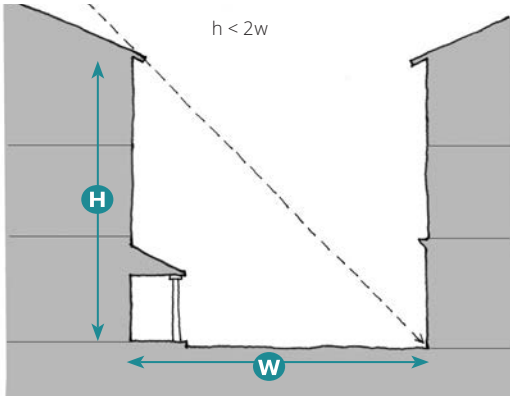


Figure 10-20.12.030.10: Width-to-Height Ratio

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

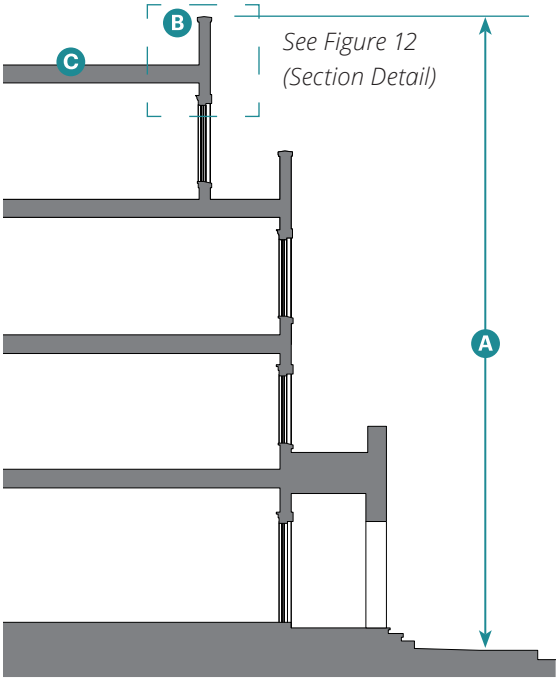
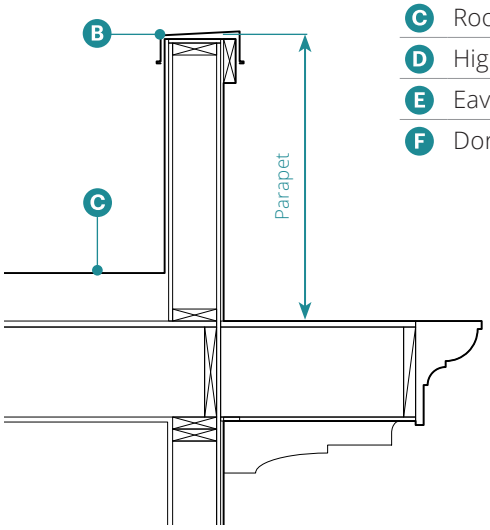


Figure 10-20.12.030.12: Section Detail of Top of Parapet and Flat Roof



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

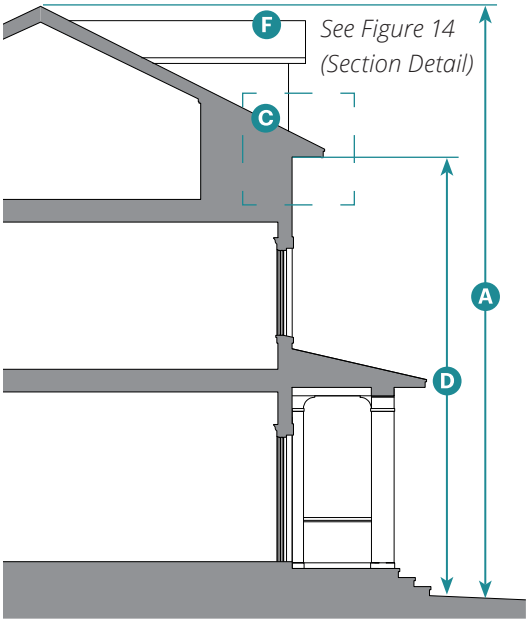
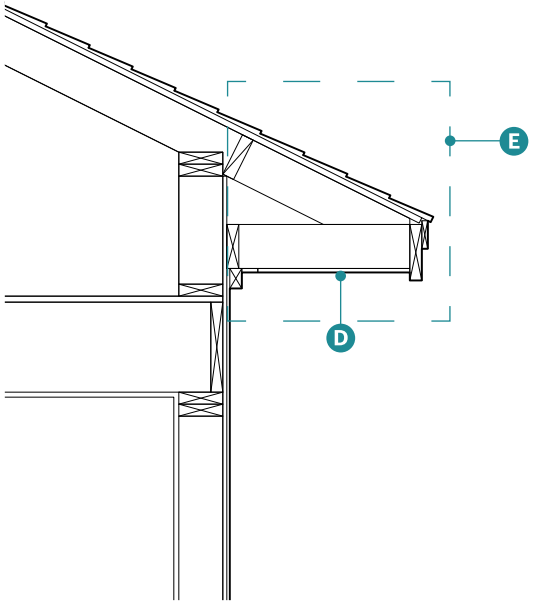


Figure 10-20.12.030.14: Section Detail of Highest Eave for Pitched Roof



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).

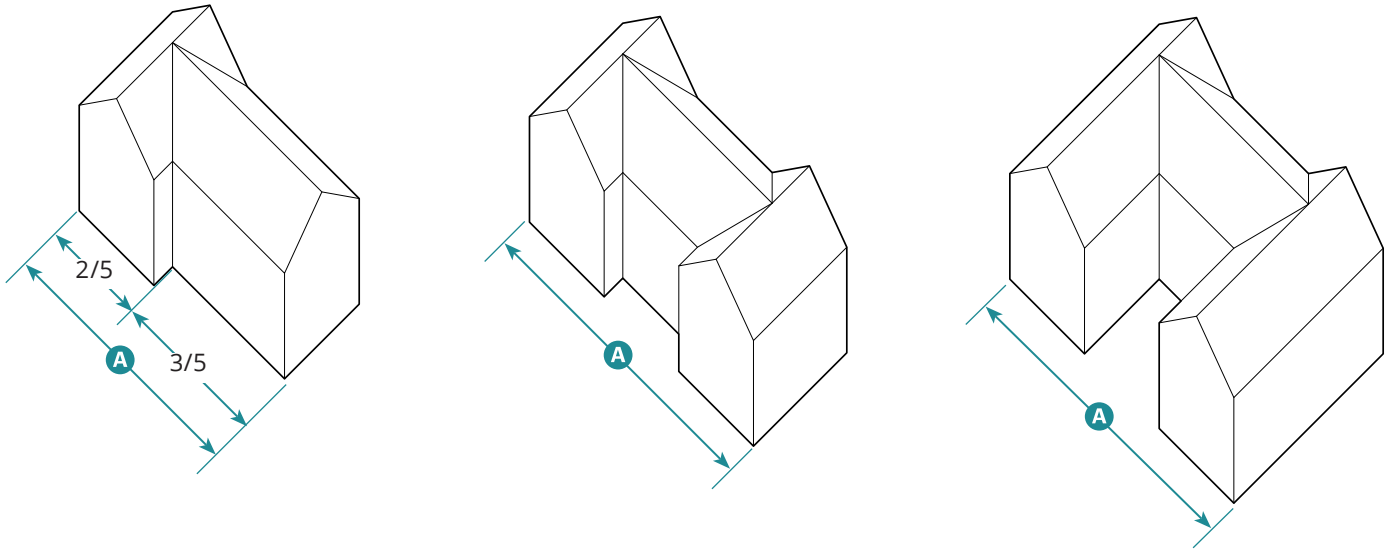
(2) Within each volume/facade of the main body massing, identify and apply a number of bays within the allowed range. See Figure 10-20.12.030.15B (Identify the Required Number or Range of Bays).

(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

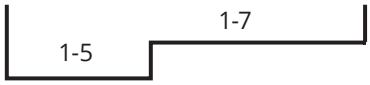


Key

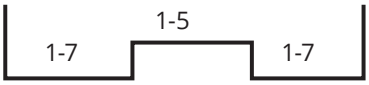
A Required Massing Proportions and Number of Bays

B. Identify the Allowed Range of Bays by Volume/Facade for Selected Massing Type

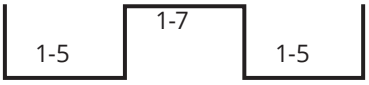
Sloped Roof L: 1-5 Bays + 1-7 Bays



Sloped Roof Forecourt: 1-7 Bays + 1-5 Bays + 1-7 Bays

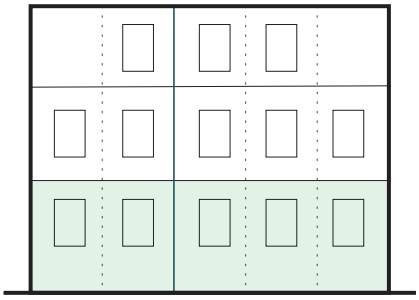


Gabled Courtyard: 1-5 Bays + 1-7 Bays + 1-5 Bays

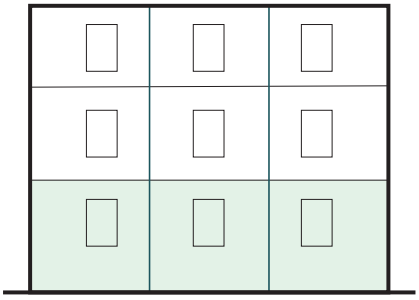


C. Examples of Bay Compositions in Compliance with Required Massing Proportions

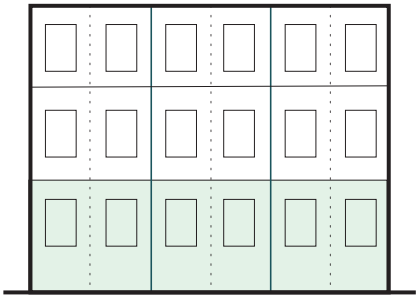
5-Bay Composition (2 + 3)



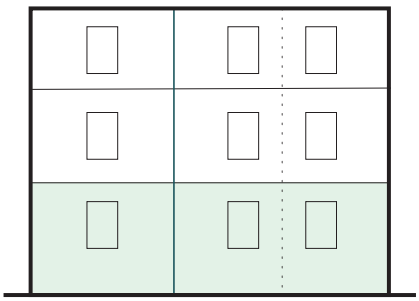
3-Bay Composition (1 + 1 + 1)



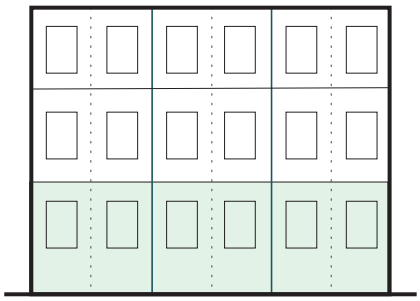
6-Bay Composition (2 + 2 + 2)



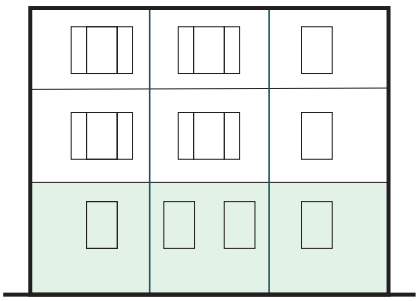
3-Bay Composition (1 + 2)



6-Bay Composition (2 + 2 + 2)



3-Bay Composition (1 + 1 + 1)

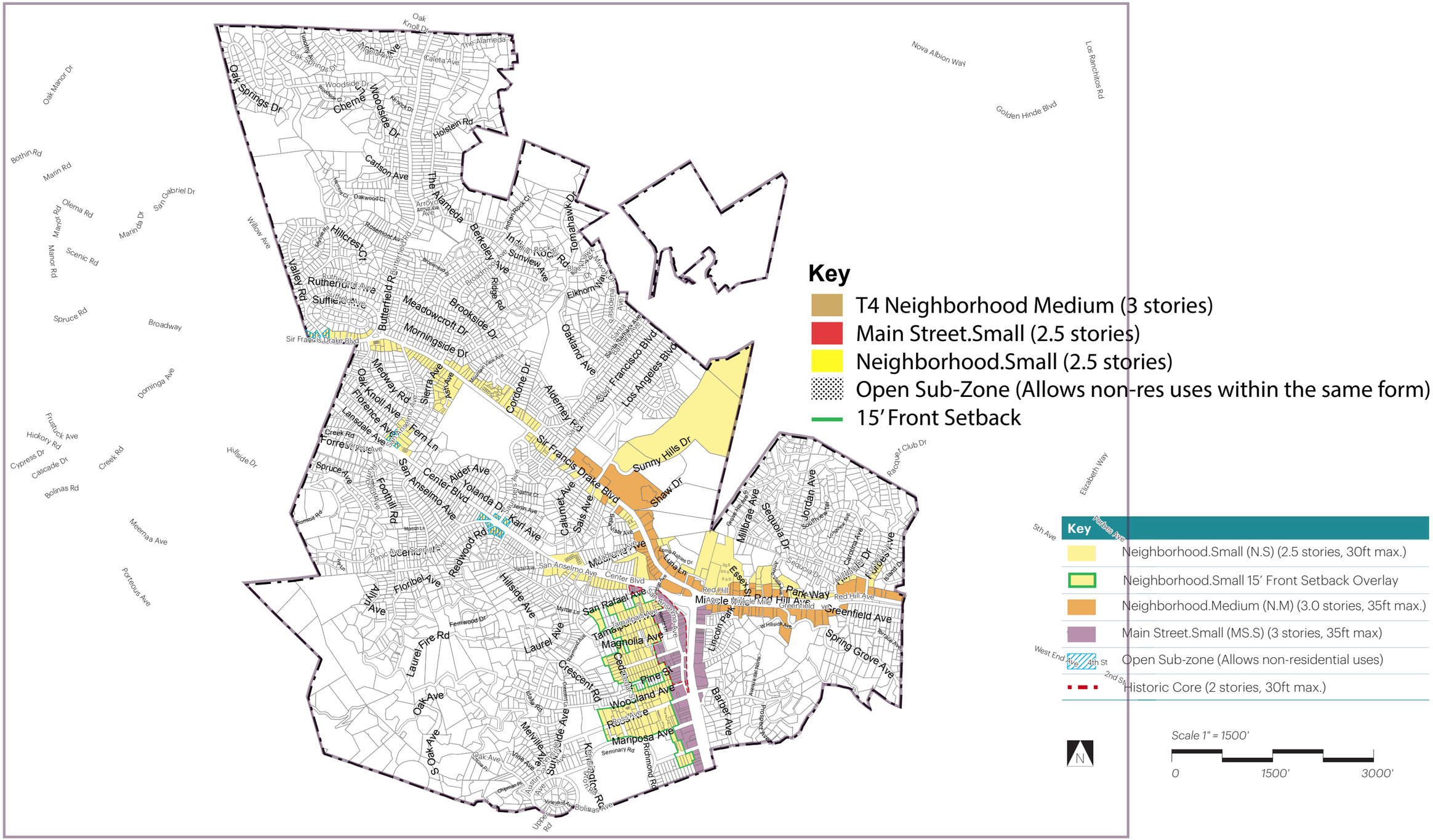


Key

☐ Ground Floor

EXHIBIT "C"
Objective Design and Development Standards Zone Map

Town of San Anselmo Objective Design and Development Standards Zones



STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.3

MEETING DATE: August 22, 2023

AGENDA TITLE: Report of Checks Issued, July 2023

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That Council acknowledges, and files warrant numbers 96247 to 96397 issued during the month of July 2023 and bank draft numbers DFT04483, DFT04511, DFT04513-DFT04516, DFT04535-DFT04539, and DFT04541 in a total amount of $3,090,569.09.

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 July 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: 96352

ATTACHMENTS

Attachment #1: Check Report - July 2023

Check Report

Town of San Anselmo

By Check Number

Date Range: 07/01/2023 - 07/31/2023

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-AP - OPERATING POOL						
01102	Central Marin Police Authority	07/05/2023	Regular	0.00	1,301,098.26	96247
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010253	Invoice	07/05/2023	07.05.2023 - MEMBER CONTRIBUTIONS -	0.00	1,301,098.26	
	01.30.61199	POLICE SERVICES CONTR	07.05.2023 - MEMBER CONTRIB	1,301,098.26		
02411	23 ELEPHANTS THEATRE COMPANY	07/13/2023	Regular	0.00	12,127.50	96248
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010356	Invoice	06/30/2023	06.30.2023 - THEATRE PROGRAM - WEEK	0.00	12,127.50	
	21.63.61186	SPECIALTY CAMPS SERVIC	06.30.2023 - THEATRE PROGRA	8,977.50		
	21.63.61186	SPECIALTY CAMPS SERVIC	06.30.2023 - THEATRE PROGRA	3,150.00		
00048	Alhambra & Sierra Springs	07/13/2023	Regular	0.00	195.86	96249
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
12161581070523	Invoice	06/30/2023	06.30.2023 - BOTTLED WATER SRVC - COR	0.00	195.86	
	01.41.62200	DEPARTMENTAL SUPPLIE	06.30.2023 - BOTTLED WATER S	195.86		
02920	Amazon Business	07/13/2023	Regular	0.00	544.98	96250
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
13VD-J6HM-MCT	Invoice	06/30/2023	06.25.2023 - REFLECTOR TELESCOPE - QTY	0.00	262.19	
	01.71.62000	OFFICE SUPPLIES	06.25.2023 - REFLECTOR TELESC	262.19		
1KCH-V4LX-KGHK	Invoice	07/13/2023	07.06.2023 - BOOK PURCHASE PROGRAM	0.00	17.43	
	01.71.62301	ADULT BOOKS	07.06.2023 - BOOK PURCHASE P	17.43		
1LQ4-P4LD-1HK	Invoice	07/13/2023	07.09.2023 - BOOK PURCHASE PROGRAM	0.00	68.74	
	01.71.62200	DEPARTMENTAL SUPPLIE	07.09.2023 - BOOK PURCHASE P	68.74		
1RD3-FW34-YRYC	Invoice	07/13/2023	07.09.2023 - BOOK PURCHASE PROGRAM	0.00	99.36	
	01.71.61132	OUTSIDE SVCS-PROGRAM	07.09.2023 - BOOK PURCHASE P	99.36		
1RMT-9LPN-6WK	Invoice	07/13/2023	07.05.2023 - BOOK PURCHASE PROGRAM	0.00	65.53	
	01.71.62310	Library Zip Grant	07.05.2023 - BOOK PURCHASE P	65.53		
1VJM-FXN4-JTMT	Invoice	07/13/2023	07.06.2023 - BOOK PURCHASE PROGRAM	0.00	31.73	
	01.71.62310	Library Zip Grant	07.06.2023 - BOOK PURCHASE P	31.73		
00001	AT&T Calnet	07/13/2023	Regular	0.00	1,439.52	96251
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
000020060020	Invoice	06/30/2023	574 - ALL DEPTS - CENTREX - 05.10.2023-	0.00	1,416.36	
	41.41.61701	UTILITIES	574 - ALL DEPTS - CENTREX - 05.	1,416.36		
000020135957	Invoice	06/30/2023	583 - DPW FAX - 05.25.20233 - 06.24.202	0.00	23.16	
	41.41.61701	UTILITIES	583 - DPW FAX - 05.25.20233 - 0	23.16		
00388	Baker & Taylor	07/13/2023	Regular	0.00	360.86	96252
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
5018392998	Invoice	06/30/2023	06.21.2023 - CHILDRENS BOOKS - LIBRAR	0.00	2.16	
	01.71.62302	CHILDRENS BOOKS	06.21.2023 - CHILDRENS BOOKS	2.16		
5018395434	Invoice	06/30/2023	06.21.2023 - BOARD BOOKS - LIBRARY - J	0.00	11.10	
	01.71.62302	CHILDRENS BOOKS	06.21.2023 - BOARD BOOKS - LI	11.10		
5018404692	Invoice	06/30/2023	6.28.2023 - CHILDRENS BOOKS - LIBRARY	0.00	31.56	

Check Report **Date Range: 07/01/2023 - 07/31/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	27.71.62302 CHILDRENS BOOKS		6.28.2023 - CHILDRENS BOOKS -		31.56	
5018408560	Invoice	07/13/2023	07.03.2023 - ADULT BOOKS - LIBRARY - JU	0.00	21.80	
	27.71.62301 ADULT BOOKS		07.03.2023 - ADULT BOOKS - LIB		21.80	
5018408561	Invoice	07/13/2023	07.03.2023 - ADULT BOOKS - LIBRARY - JU	0.00	20.54	
	27.71.62301 ADULT BOOKS		07.03.2023 - ADULT BOOKS - LIB		20.54	
5018408562	Invoice	07/13/2023	07.03.2023 - ADULT BOOKS - LIBRARY - JU	0.00	21.85	
	27.71.62301 ADULT BOOKS		07.03.2023 - ADULT BOOKS - LIB		21.85	
5018408563	Invoice	07/13/2023	07.03.2023 - ADULT BOOKS - LIBRARY - JU	0.00	40.65	
	27.71.62301 ADULT BOOKS		07.03.2023 - ADULT BOOKS - LIB		40.65	
5018424655	Invoice	07/13/2023	07.03.2023 - ADULT BOOKS - LIBRARY - JU	0.00	21.15	
	27.71.62301 ADULT BOOKS		07.03.2023 - ADULT BOOKS - LIB		21.15	
5018424656	Invoice	07/13/2023	07.03.2023 - ADULT BOOKS - LIBRARY - JU	0.00	23.16	
	27.71.62301 ADULT BOOKS		07.03.2023 - ADULT BOOKS - LIB		23.16	
5018424657	Invoice	07/13/2023	07.03.2023 - ADULT BOOKS - LIBRARY - JU	0.00	17.76	
	27.71.62301 ADULT BOOKS		07.03.2023 - ADULT BOOKS - LIB		17.76	
5018424658	Invoice	07/13/2023	07.03.2023 - ADULT BOOKS - LIBRARY - JU	0.00	50.29	
	27.71.62301 ADULT BOOKS		07.03.2023 - ADULT BOOKS - LIB		50.29	
5018424659	Invoice	07/13/2023	07.03.2023 - ADULT BOOKS - LIBRARY - JU	0.00	67.39	
	27.71.62301 ADULT BOOKS		07.03.2023 - ADULT BOOKS - LIB		67.39	
H65417290	Invoice	06/30/2023	06.22.2023 - VIDEOS - LIBRARY - JUNE	0.00	31.45	
	01.71.62307 VIDEOS		06.22.2023 - VIDEOS - LIBRARY -		31.45	
00007	Bay Cities Joint Power Insurance Authority	07/13/2023	Regular	0.00	1,847.14	96253
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
BCJPIA-2023-027	Invoice	06/30/2023	06.28.2023 - GENERAL LIABILITY - CLAIMS	0.00	1,847.14	
	40.21.61906 LIABILITY INSURANCE CLA		06.28.2023 - GENERAL LIABILITY		125.00	
	40.21.61907 WORKERS COMPENSATIO		06.28.2023 - GENERAL LIABILITY		1,722.14	
00061	Bill Jacobson	07/13/2023	Regular	0.00	361.25	96254
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1604	Invoice	07/13/2023	07.06.2023 - SANHUB.COM - JULY THRU S	0.00	361.25	
	01.12.61106 OUTSIDE SVCS-MGT INFO		07.06.2023 - SANHUB.COM - JU		361.25	
00276	BK Krill Corp	07/13/2023	Regular	0.00	2,635.00	96255
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1584	Invoice	06/30/2023	04.19.2023 - GUIDE DESIGN - RECREATIO	0.00	2,635.00	
	21.65.61905 PROMOTION/MARKETIN		04.19.2023 - GUIDE DESIGN - RE		2,635.00	
02823	BOUCHER LAW	07/13/2023	Regular	0.00	2,607.00	96256
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1459	Invoice	06/30/2023	06.30.2023 - LABOR & EMPLOYMENT MA	0.00	980.00	
	01.16.61138 GENERAL COUNSEL LEGA		06.30.2023 - LABOR & EMPLOY		980.00	
1498	Invoice	06/30/2023	06.30.2023 - LABOR & EMPLOYMENT MA	0.00	1,148.00	
	01.16.61138 GENERAL COUNSEL LEGA		06.30.2023 - LABOR & EMPLOY		1,148.00	
1536	Invoice	06/30/2023	06.30.2023 - LABOR & EMPLOYMENT MA	0.00	479.00	
	01.16.61138 GENERAL COUNSEL LEGA		06.30.2023 - LABOR & EMPLOY		479.00	
03462	Bullet Liongson	07/13/2023	Regular	0.00	450.00	96257
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2364	Invoice	06/30/2023	06.16.2023 - SMALL BUSINESS MONTH -	0.00	450.00	
	01.21.61903 PROMOTION OF COMME		06.16.2023 - SMALL BUSINESS		450.00	

Check Report **Date Range: 07/01/2023 - 07/31/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
064	California Building Standards Commission	07/13/2023	Regular	0.00	660.51	96258

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0010351	Invoice	06/30/2023	06.30.2023 - BSASRF - 2ND QTR - JULY	0.00	660.51
	01.00.20310	BUILDING: STATE GREEN	06.30.2023 - BSASRF - 2ND QTR	660.51	

00308	CivicPlus	07/13/2023	Regular	0.00	16,461.41	96259

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
266207	Invoice	07/13/2023	07.01.2023 - ANNUAL RENEWAL - HOST &	0.00	16,461.41
	01.12.61150	OUTSIDE SERVICES-OTHE	07.01.2023 - ANNUAL RENEWAL	16,461.41	

00410	COFAM	07/13/2023	Regular	0.00	200.00	96260

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0010345	Invoice	07/13/2023	07.06.2023 - ART TALK - THE TUDORS - JU	0.00	200.00
	01.71.61132	OUTSIDE SVCS-PROGRAM	07.06.2023 - ART TALK - THE TU	200.00	

01340	Collaborative Summer Library Program	07/13/2023	Regular	0.00	334.93	96261

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
27659	Invoice	06/30/2023	05.12.2023 - ALL TOGETHER NOW 2023 -	0.00	334.93
	01.71.62200	DEPARTMENTAL SUPPLIE	05.12.2023 - ALL TOGETHER NO	334.93	

00072	Comcast	07/13/2023	Regular	0.00	334.51	96262

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
049-06222023	Invoice	07/13/2023	049 - TH CABLE TV - 06.27.2023 - 07.26.2	0.00	170.81
	41.41.61701	UTILITIES	049 - TH CABLE TV - 06.27.2023	170.81	
758-06192023	Invoice	07/13/2023	758 - TH INTERNET - 06.24.2023 - 07.23.2	0.00	163.70
	42.21.63003	COMPUTER HARDWARE/	758 - TH INTERNET - 06.24.2023	163.70	

01348	Community Media Center of Marin	07/13/2023	Regular	0.00	2,430.00	96263

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
190736-FFM	Invoice	06/30/2023	06.27.2023 - TELEVISED MEETINGS - TC, P	0.00	2,430.00
	01.12.61194	OUTSIDE SERVICES - GRA	06.27.2023 - TELEVISED MEETIN	1,575.00	
	01.18.61194	OUTSIDE SERVICES - GRA	06.27.2023 - TELEVISED MEETIN	855.00	

00462	County of Marin - Marin.Org	07/13/2023	Regular	0.00	8,424.84	96264

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2071	Invoice	06/30/2023	06.30.2023 - MIDAS NETWORK - ACCESS	0.00	8,424.84
	21.65.61106	OUTSIDE SVCS-MGT INFO	06.30.2023 - MIDAS NETWORK -	1,473.66	
	42.21.63003	COMPUTER HARDWARE/	06.30.2023 - MIDAS NETWORK -	6,951.18	

01320	DC Electric Group Inc	07/13/2023	Regular	0.00	3,699.25	96265

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
470295	Invoice	06/30/2023	05.31.2023 - M5007-SL ROUTINE - JUNE 2	0.00	634.40
	01.42.61130	OUTSIDE SVCS-SIGNALS	05.31.2023 - M5007-SL ROUTIN	634.40	
470341	Invoice	06/30/2023	05.31.2023 - M5008-SL RESPONSE - JUNE	0.00	75.37
	01.42.61130	OUTSIDE SVCS-SIGNALS	05.31.2023 - M5008-SL RESPON	75.37	
470407	Invoice	06/30/2023	05.31.2023 - M1007-TS ROUTINE - JUNE 2	0.00	2,166.00
	01.42.61130	OUTSIDE SVCS-SIGNALS	05.31.2023 - M1007-TS ROUTIN	2,166.00	
470408	Invoice	06/30/2023	05.31.2023 - M1008-TS RESPONSE - JUNE	0.00	823.48
	01.42.61130	OUTSIDE SVCS-SIGNALS	05.31.2023 - M1008-TS RESPON	823.48	

01689	Department of Conservation	07/13/2023	Regular	0.00	1,232.84	96266

Check Report **Date Range: 07/01/2023 - 07/31/2023**

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**		
03525	Diego Truck Repair, Inc.	07/13/2023	Regular	0.00	1,378.00	96267
66990	Invoice	06/29/2023	06.16.2023 - 2016 FORD TRUCK - TOWIN	0.00	426.00	
	40.21.61906	LIABILITY INSURANCE CLA	06.16.2023 - 2016 FORD TRUCK	426.00		
67021	Invoice	06/30/2023	06.26.2023 - 2016 FORD TRUCK - TOWIN	0.00	952.00	
	40.21.61906	LIABILITY INSURANCE CLA	06.26.2023 - 2016 FORD TRUCK	952.00		
02732	Diesel Direct West	07/13/2023	Regular	0.00	989.57	96268
85245036	Invoice	07/13/2023	07.06.2023 - GASOLINE UNL - 189.9 GAL -	0.00	989.57	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	07.06.2023 - GASOLINE UNL - 1	989.57		
00086	Ebsco Subscription Services	07/13/2023	Regular	0.00	2,456.78	96269
0548581	Invoice	07/13/2023	07.07.2023 -SUBSCRIPTIONS - LIBRARY - J	0.00	2,456.78	
	01.71.62305	MAGAZINES AND NEWSP	07.07.2023 -SUBSCRIPTIONS - LI	2,456.78		
00266	Ed Gurka	07/13/2023	Regular	0.00	192.50	96270
20-2023	Invoice	06/30/2023	06.30.2023 - 165 MORNINGSIDE - SITE VIS	0.00	192.50	
	01.42.61105	OUTSIDE SERVICES-TREES	06.30.2023 - 165 MORNINGSIDE	192.50		
00087	Elite Tree Service	07/13/2023	Regular	0.00	15,940.00	96271
2023-07-1	Invoice	07/13/2023	07.07.2023 - 183 OAK AVENUE - EMER BR	0.00	720.00	
	01.42.61105	OUTSIDE SERVICES-TREES	07.07.2023 - 183 OAK AVENUE -	720.00		
2023-07-2	Invoice	07/13/2023	07.07.2023 - WEED CLEARING - BB FIELDS	0.00	2,680.00	
	01.81.61104	OUTSIDE SERVICES-GROU	07.07.2023 - WEED CLEARING -	2,680.00		
2023-07-3	Invoice	07/13/2023	07.07.2023 - WEED CLEARING - ROBSON -	0.00	2,400.00	
	01.81.61104	OUTSIDE SERVICES-GROU	07.07.2023 - WEED CLEARING -	2,400.00		
2023-07-4	Invoice	07/13/2023	07.07.2023 - HEDGES TRIMMING - ROBSO	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	07.07.2023 - HEDGES TRIMMIN	2,880.00		
2023-6-7	Invoice	06/30/2023	06.26.2023 - WEED CLEARING - MEMORI	0.00	1,380.00	
	01.81.61104	OUTSIDE SERVICES-GROU	06.26.2023 - WEED CLEARING -	1,380.00		
2023-6-8	Invoice	06/30/2023	06.30.2023 - WEED CLEARING - GREENFIE	0.00	2,980.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	06.30.2023 - WEED CLEARING -	2,980.00		
2023-6-9	Invoice	06/30/2023	06.30.2023 - WEED CLEARING - MEMORI	0.00	2,900.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	06.30.2023 - WEED CLEARING -	2,900.00		
02777	Elizabeth Flanagan	07/13/2023	Regular	0.00	21.00	96272
INV0010355	Invoice	06/30/2023	06.30.2023 - PAINTING WORKSHOPS - RE	0.00	21.00	
	21.62.61170	ADULT ART & CULTURE SE	06.30.2023 - PAINTING WORKS	21.00		
03396	Emily B. Stucky	07/13/2023	Regular	0.00	500.00	96273

Check Report **Date Range: 07/01/2023 - 07/31/2023**

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		
008	Invoice	06/30/2023	06.29.2023 - SING & STOMP - LIBRARY - J	0.00	500.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	06.29.2023 - SING & STOMP - LI	500.00		
00267	Emma J. Beauchamp	07/13/2023	Regular	0.00	1,812.95	96274
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010284	Invoice	06/30/2023	06.29.2023 - RV ART CAMP - RECREATION	0.00	1,777.44	
	21.63.61182	ART AND MUSIC CAMP C	06.29.2023 - RV ART CAMP - RE	1,777.44		
INV0010354	Invoice	07/13/2023	07.11.2023 - HULA HOOPS - RV ART CAM	0.00	35.51	
	21.63.61186	SPECIALTY CAMPS SERVIC	07.11.2023 - HULA HOOPS - RV	35.51		
00092	Ewing Irrigation Products	07/13/2023	Regular	0.00	353.16	96275
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
19734138	Invoice	06/30/2023	06.14.2023 - IRRIGATION SUPPLIES - CORP	0.00	307.28	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.14.2023 - IRRIGATION SUPPLI	307.28		
19734185	Invoice	06/30/2023	06.14.2023 - IRRIGATION SUPPLIES - CORP	0.00	13.77	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.14.2023 - IRRIGATION SUPPLI	13.77		
19796151	Invoice	06/30/2023	06.20.2023 - IRRIGATION SUPPLIES - CORP	0.00	32.11	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.20.2023 - IRRIGATION SUPPLI	32.11		
00017	Fairfax Building Supply Co. Inc.	07/13/2023	Regular	0.00	142.51	96276
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
267092	Invoice	07/13/2023	07.03.2023 - CORNER BRACE - LANSDALE	0.00	23.46	
	01.81.62200	DEPARTMENTAL SUPPLIE	07.03.2023 - CORNER BRACE - L	23.46		
267179	Invoice	07/13/2023	07.05.2023 - MISC HARDWARE - WATER F	0.00	45.70	
	01.81.62200	DEPARTMENTAL SUPPLIE	07.05.2023 - MISC HARDWARE -	45.70		
267263	Invoice	07/13/2023	07.07.2023 - MISC DOUG FIR - CORPYARD	0.00	15.54	
	01.81.62200	DEPARTMENTAL SUPPLIE	07.07.2023 - MISC DOUG FIR - C	15.54		
267396	Invoice	07/13/2023	07.10.2023 - GLASS CLEANER - SUPPLIES -	0.00	57.81	
	01.42.62200	DEPARTMENTAL SUPPLIE	07.10.2023 - GLASS CLEANER - S	57.81		
01062	Forster Pump & Engineering Inc	07/13/2023	Regular	0.00	435.00	96277
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2306066-IN	Invoice	06/30/2023	06.06.2023 - PUMP BREAKER - REPAR - M	0.00	435.00	
	01.81.61413	EQUIPMENT MAINT.-OTH	06.06.2023 - PUMP BREAKER - R	435.00		
03529	Frank E. Connell	07/13/2023	Regular	0.00	12,175.00	96278
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
10583	Invoice	06/30/2023	06.29.2023 - STUCCO RESURFACING - TO	0.00	12,175.00	
	45.41.61150	OUTSIDE SERVICES-OTHE	06.29.2023 - STUCCO RESURFAC	12,175.00		
03460	Frank G. Desimone	07/13/2023	Regular	0.00	115.00	96279
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010287	Invoice	06/30/2023	06.29.2023 - ADULT SOFTBALL - SPRING &	0.00	115.00	
	21.61.62989	ADULT SPORTS SUPPLIES	06.29.2023 - ADULT SOFTBALL -	115.00		
02278	Gardeners' Guild	07/13/2023	Regular	0.00	5,092.00	96280
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
113341	Invoice	07/13/2023	07.01.2023 - MEDIANS - SFD BLVD - 2 - JU	0.00	1,047.00	
	01.42.61144	Medians	07.01.2023 - MEDIANS - SFD BL	1,047.00		

Check Report **Date Range: 07/01/2023 - 07/31/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
113387	Invoice	07/13/2023	07.01.2023 - RED HILL MEDIAN - JULY	0.00	2,074.00	
	01.42.61144	Medians	07.01.2023 - RED HILL MEDIAN -		2,074.00	
113388	Invoice	07/13/2023	07.01.2023 - IMAGINATION PRK, TH, MAG	0.00	1,971.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	07.01.2023 - IMAGINATION PRK,		985.50	
	14.81.61150	OUTSIDE SERVICES-OTHE	07.01.2023 - IMAGINATION PRK,		985.50	
03371	Golden State Lumber	07/13/2023	Regular	0.00	158.29	96281
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
6302964	Invoice	07/13/2023	07.05.2023 - HDG COIL SIDING - CORPYAR	0.00	158.29	
	01.81.62200	DEPARTMENTAL SUPPLIE	07.05.2023 - HDG COIL SIDING -		158.29	
00021	Good & Clean Company Inc	07/13/2023	Regular	0.00	13,690.00	96282
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
67685	Invoice	06/30/2023	06.30.2023 - MONTHLY CLEANING - RC, IC	0.00	13,690.00	
	31.41.61501	BLDG. MAINT-JANITORIAL	06.30.2023 - MONTHLY CLEANI		3,452.45	
	34.41.61501	BLDG. MAINT-JANITORIAL	06.30.2023 - MONTHLY CLEANI		2,619.10	
	41.41.61701	UTILITIES	06.30.2023 - MONTHLY CLEANI		5,833.45	
	60.14.62903	LIVE ON THE AVENUE	06.30.2023 - MONTHLY CLEANI		1,785.00	
02606	Halleh Besharati	07/13/2023	Regular	0.00	1,540.00	96283
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010357	Invoice	06/30/2023	06.30.2023 - SEW, SKETCH, DESIGN - SUM	0.00	1,540.00	
	21.63.61186	SPECIALTY CAMPS SERVIC	06.30.2023 - SEW, SKETCH, DESI		1,540.00	
00020	Hannibal's Inc Electrical Construction	07/13/2023	Regular	0.00	5,877.81	96284
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25017	Invoice	07/13/2023	07.10.2023 - LIGHT INSTALLATION - CREEK	0.00	5,877.81	
	01.81.61150	OUTSIDE SERVICES-OTHE	07.10.2023 - LIGHT INSTALLATIO		5,877.81	
02586	HdL Software LLC	07/13/2023	Regular	0.00	502.74	96285
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SIN029372	Invoice	06/30/2023	05.31.2023 - NEW ACCOUNTS PROCESSED	0.00	502.74	
	01.12.61150	OUTSIDE SERVICES-OTHE	05.31.2023 - NEW ACCOUNTS P		502.74	
03528	Healthy Years	07/13/2023	Regular	0.00	20.00	96286
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010346	Invoice	07/13/2023	07.07.2023 - HEALTHY YEARS -SUBSCRIPTI	0.00	20.00	
	01.71.62305	MAGAZINES AND NEWSP	07.07.2023 - HEALTHY YEARS -S		20.00	
02236	HooplaDigital	07/13/2023	Regular	0.00	784.79	96287
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
504011545	Invoice	06/30/2023	06.30.2023 - AUDIO BOOKS - LIBRARY - JU	0.00	784.79	
	27.71.62309	E BOOKS	06.30.2023 - AUDIO BOOKS - LIB		784.79	
00022	Jackson's Hardware Inc.	07/13/2023	Regular	0.00	940.00	96288
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010347	Invoice	06/30/2023	06.30.2023 - ELECTRIC LEAF BLOWER REB	0.00	940.00	
	90.41.61100	OUTSIDE SERVICES	06.30.2023 - ELECTRIC LEAF BLO		940.00	
03534	Jaime Yosha	07/13/2023	Regular	0.00	200.00	96289

Check Report **Date Range: 07/01/2023 - 07/31/2023**

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		
54302811	Invoice	06/30/2023	06.30.2023 - REIMBURSEMENT - RECREAT	0.00	200.00	
	21.63.48123	SPECIALTY CAMPS	06.30.2023 - REIMBURSEMENT -	200.00		
03531	Janna Mandell	07/13/2023	Regular	0.00	285.00	96290
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
56666659	Invoice	06/30/2023	06.30.2023 - REFUND - RECREATION - CA	0.00	285.00	
	21.63.48125	CAMP KIDMARIN MIGHT	06.30.2023 - REFUND - RECREAT	285.00		
03008	Jara, Inc,	07/13/2023	Regular	0.00	330.60	96291
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010360	Invoice	07/13/2023	07.12.2023 - CAMP KIDMARIN - WEEK 4 -	0.00	330.60	
	21.63.61179	PARKSIDE SERVICES	07.12.2023 - CAMP KIDMARIN -	108.75		
	21.63.61184	CAMP KIDMARIN MIGHT	07.12.2023 - CAMP KIDMARIN -	221.85		
00880	Jasmine Gavam	07/13/2023	Regular	0.00	1,429.68	96292
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010286	Invoice	06/30/2023	06.29.2023 - RV ART CAMP - RECREATION	0.00	1,429.68	
	21.63.61182	ART AND MUSIC CAMP C	06.29.2023 - RV ART CAMP - RE	1,429.68		
03322	Juan Landaverde	07/13/2023	Regular	0.00	5,529.45	96293
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1103	Invoice	07/13/2023	07.03.2023 - PAINTING SRVCS - TH ROOF	0.00	5,529.45	
	45.41.61150	OUTSIDE SERVICES-OTHE	07.03.2023 - PAINTING SRVCS -	5,529.45		
00113	Juan Olsen Sanchez	07/13/2023	Regular	0.00	3,500.00	96294
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010359	Invoice	06/30/2023	06.30.2023 - GYMNASTICS - PAYMENT 3 -	0.00	3,500.00	
	21.61.61167	TUMBLING SERVICES	06.30.2023 - GYMNASTICS - PAY	3,500.00		
02558	Kanopy	07/13/2023	Regular	0.00	755.00	96295
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
356418-PPU	Invoice	06/30/2023	06.30.2023 - VIDEOS - LIBRARY - JUNE	0.00	755.00	
	27.71.62307	VIDEOS	06.30.2023 - VIDEOS - LIBRARY -	755.00		
03070	LAVINIA BORTIS	07/13/2023	Regular	0.00	565.90	96296
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1231616	Invoice	06/30/2023	06.14.2023 - REIMBURSEMENT - TRAININ	0.00	565.90	
	01.41.61000	TRAINING	06.14.2023 - REIMBURSEMENT -	135.00		
	01.41.61000	TRAINING	06.14.2023 - REIMBURSEMENT -	430.90		
03527	Margaret Schrader	07/13/2023	Regular	0.00	163.49	96297
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
WEB5607	Invoice	06/30/2023	06.08.2023 - 1125 SIR FRANCIS DRAKE - G	0.00	163.49	
	01.00.20310	BUILDING: STATE GREEN	06.08.2023 - 1125 SIR FRANCIS	1.00		
	01.00.42001	BUSINESS LICENSE TAX	06.08.2023 - 1125 SIR FRANCIS	5.49		
	01.00.42203	CONSTR: PLUMBING PER	06.08.2023 - 1125 SIR FRANCIS	157.00		
00150	Marin Color Service Inc.	07/13/2023	Regular	0.00	174.87	96298

Check Report **Date Range: 07/01/2023 - 07/31/2023**

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		
S0600755	Invoice	06/30/2023	06.28.2023 - PAINTING SUPPLIES - CORPY	0.00	174.87	
	01.42.62200	DEPARTMENTAL SUPPLIE	06.28.2023 - PAINTING SUPPLIE	174.87		
00145	Marin County Tax Collector	07/13/2023	Regular	0.00	1,587.86	96299
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
22-1118486	Invoice	06/30/2023	06.20.2023 - PROPERTY TAX - ROBSON - 2	0.00	1,137.14	
	34.41.62924	POSSESSORY TAX PAYME	06.20.2023 - PROPERTY TAX - R	1,137.14		
22-1118487	Invoice	06/30/2023	06.20.2023 - PROPERTY TAX - ROBSON HO	0.00	450.72	
	34.41.62924	POSSESSORY TAX PAYME	06.20.2023 - PROPERTY TAX - R	450.72		
00330	Marin General Services Authority	07/13/2023	Regular	0.00	97,681.00	96300
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010288	Invoice	07/13/2023	07.05.2023 - MEMBER CONTRIBUTIONS -	0.00	97,681.00	
	01.21.61115	OUTSIDE SVCS:CLIM&ERG	07.05.2023 - MEMBER CONTRIB	5,946.00		
	01.21.61116	OUTSIDE SVCS-ANIMAL C	07.05.2023 - MEMBER CONTRIB	73,354.00		
	01.41.61111	OUTSIDE SERVICES-GIS M	07.05.2023 - MEMBER CONTRIB	9,000.00		
	01.42.61129	OUTSIDE SVCS-MC GEN S	07.05.2023 - MEMBER CONTRIB	1,319.00		
	01.42.61129	OUTSIDE SVCS-MC GEN S	07.05.2023 - MEMBER CONTRIB	2,341.00		
	01.42.61129	OUTSIDE SVCS-MC GEN S	07.05.2023 - MEMBER CONTRIB	906.00		
	01.42.61129	OUTSIDE SVCS-MC GEN S	07.05.2023 - MEMBER CONTRIB	4,815.00		
00029	Marin IT	07/13/2023	Regular	0.00	52,744.01	96301
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2023-120748	Invoice	06/30/2023	06.27.2023 - AGREEMENT MANAGED OFF	0.00	1,232.94	
	42.21.63003	COMPUTER HARDWARE/	06.27.2023 - AGREEMENT MAN	1,232.94		
2023-120749	Invoice	06/30/2023	06.27.2023 - AGREEMENT ONSITE SUPPO	0.00	5,720.00	
	42.21.63003	COMPUTER HARDWARE/	06.27.2023 - AGREEMENT ONSI	5,720.00		
2023-120750	Invoice	06/30/2023	06.27.2023 - AGREEMENT ATUOMATE RE	0.00	2,117.50	
	42.21.63003	COMPUTER HARDWARE/	06.27.2023 - AGREEMENT ATUO	2,117.50		
2023-120751	Invoice	06/30/2023	06.27.2023 - AGREEMENT IT MANAGEME	0.00	5,026.67	
	42.21.63003	COMPUTER HARDWARE/	06.27.2023 - AGREEMENT IT M	5,026.67		
2023-120776	Invoice	06/30/2023	06.29.2023 - BILLABLE PRODUCTS - QOUT	0.00	31,563.98	
	42.21.63003	COMPUTER HARDWARE/	06.29.2023 - BILLABLE PRODUC	31,563.98		
2023-120826	Invoice	06/30/2023	07.0.2023 - AGREEMENT HOSTED BACKU	0.00	1,000.00	
	42.21.63003	COMPUTER HARDWARE/	07.0.2023 - AGREEMENT HOSTE	1,000.00		
2023-120834	Invoice	07/13/2023	07.07.2023 - DUO MULTI FACTOR AUTHE	0.00	3,024.00	
	42.21.63003	COMPUTER HARDWARE/	07.07.2023 - DUO MULTI FACTO	3,024.00		
2023-25014	Invoice	06/30/2023	06.19.2023 - MS TEAMS - WIRELESS HAN	0.00	3,058.92	
	42.21.63003	COMPUTER HARDWARE/	06.19.2023 - MS TEAMS - WIREL	3,058.92		
00644	MARINet	07/13/2023	Regular	0.00	109,392.07	96302
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010208	Invoice	07/13/2023	07.01.2023 - OPERATING BUDGET & RESE	0.00	109,392.07	
	01.71.61197	AUTOMATED CALTALOG A	07.01.2023 - OPERATING BUDG	85,011.55		
	27.71.61197	AUTOMATED CALTALOG A	07.01.2023 - OPERATING BUDG	7,534.96		
	27.71.61197	AUTOMATED CALTALOG A	07.01.2023 - OPERATING BUDG	8,540.00		
	27.71.61706	CENIC NETWORK SERVICE	07.01.2023 - OPERATING BUDG	8,305.56		
00592	MCCMC	07/13/2023	Regular	0.00	850.00	96303

Check Report **Date Range: 07/01/2023 - 07/31/2023**

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		
INV0010209	Invoice	06/30/2023	11.01.2022 - MCCMC MEMBERSHIP ASSE	0.00	850.00	
	01.12.61302	DUES	11.01.2022 - MCCMC MEMBERS	850.00		
00403	Nicole Diosadado	07/13/2023	Regular	0.00	1,429.68	96304
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010285	Invoice	06/30/2023	06.29.2023 - RV ART CAMP - RECREATION	0.00	1,429.68	
	21.63.61182	ART AND MUSIC CAMP C	06.29.2023 - RV ART CAMP - RE	1,429.68		
00397	NorthNetLibrary System	07/13/2023	Regular	0.00	1,812.00	96305
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2141	Invoice	07/13/2023	07.03.2023 - NLS MEMBERSHIP FEES - FY2	0.00	1,812.00	
	01.71.61302	DUES	07.03.2023 - NLS MEMBERSHIP	1,812.00		
03524	Northwest Cascade, Inc.	07/13/2023	Regular	0.00	3,114.41	96306
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0553522633	Invoice	06/30/2023	06.06.2023 - ADA UNITS - SINK - SERVICE -	0.00	3,114.41	
	01.42.61150	OUTSIDE SERVICES-OTHE	06.06.2023 - ADA UNITS - SINK -	2,491.53		
	60.14.62903	LIVE ON THE AVENUE	06.06.2023 - ADA UNITS - SINK -	622.88		
00160	OCLC	07/13/2023	Regular	0.00	299.69	96307
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1000321516	Invoice	07/13/2023	07.01.2023 - CATALOGING & METADATA -	0.00	299.69	
	01.71.61150	OUTSIDE SERVICES-OTHE	07.01.2023 - CATALOGING & ME	299.69		
03211	ODP Business Solutions LLC	07/13/2023	Regular	0.00	606.54	96308
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
318590667001	Invoice	06/30/2023	06.30.2023 - OFFICE SUPPLIES - ADMIN - J	0.00	164.40	
	01.12.62000	OFFICE SUPPLIES	06.30.2023 - OFFICE SUPPLIES -	164.40		
318593582001	Invoice	06/30/2023	06.30.2023 - OFFICE SUPPLIES - ADMIN - J	0.00	87.39	
	01.12.62000	OFFICE SUPPLIES	06.30.2023 - OFFICE SUPPLIES -	87.39		
320701808001	Invoice	07/13/2023	07.03.2023 - OFICE SUPPLIES - LIBRARY - J	0.00	12.75	
	01.71.62000	OFFICE SUPPLIES	07.03.2023 - OFICE SUPPLIES - LI	12.75		
320702156001	Invoice	07/13/2023	07.05.2023 - OFFICE SUPPLIES - LIBRARY -	0.00	342.00	
	01.71.62000	OFFICE SUPPLIES	07.05.2023 - OFFICE SUPPLIES -	342.00		
03530	Pamela Morrow	07/13/2023	Regular	0.00	855.00	96309
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010348	Invoice	06/30/2023	06.30.2023 - REFUND - RECREATION - CA	0.00	855.00	
	21.63.48125	CAMP KIDMARIN MIGHT	06.30.2023 - REFUND - RECREAT	285.00		
	21.63.48125	CAMP KIDMARIN MIGHT	06.30.2023 - REFUND - RECREAT	285.00		
	21.63.48125	CAMP KIDMARIN MIGHT	06.30.2023 - REFUND - RECREAT	285.00		
03523	Parametrix, Inc	07/13/2023	Regular	0.00	37,326.78	96310
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
46270	Invoice	06/30/2023	06.29.2023 -ADD ON -DEVELOP CONCEPT	0.00	19,994.50	
	19.41.61101	OUTSIDE SERVICES-PROF	06.29.2023 -ADD ON -DEVELOP	19,994.50		
46271	Invoice	06/30/2023	06.29.2023 - HUB TRANS ASSESSMENT -	0.00	17,332.28	
	14.41.63101	CAPITAL OUTLAY - PAVIN	06.29.2023 - HUB TRANS ASSES	15,344.27		
	19.41.61101	OUTSIDE SERVICES-PROF	06.29.2023 - HUB TRANS ASSES	1,988.01		

Check Report **Date Range: 07/01/2023 - 07/31/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00558	Peterson	07/13/2023	Regular	0.00	889.78	96311
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SW270057378	Invoice	06/30/2023	06.30.2023 - INSPECTION SERVICE- STATI	0.00	442.20	
	01.41.61410	MAINTENANCE OTHER E	06.30.2023 - INSPECTION SERVI	442.20		
SW270057379	Invoice	06/30/2023	06.30.2023 - INSPECTION SERVICE - CMPA	0.00	447.58	
	01.41.61410	MAINTENANCE OTHER E	06.30.2023 - INSPECTION SERVI	447.58		
02956	PUBLIC RISK, INNOVATION, SOLUTIONS AND M.	07/13/2023	Regular	0.00	341.76	96312
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
24400058	Invoice	07/13/2023	07.06.2023 - EMPLOYEE ASSISTANCE PRO	0.00	341.76	
	40.21.60202	EMPLOYEE ASST PRG PRE	07.06.2023 - EMPLOYEE ASSISTA	341.76		
02839	Quadient Finance USA, Inc	07/13/2023	Regular	0.00	1,000.00	96313
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
274-06202023	Invoice	06/30/2023	06.20.2023 - POSTAGE METER - FUNDS - J	0.00	1,000.00	
	01.12.62003	POSTAGE	06.20.2023 - POSTAGE METER -	200.00		
	01.18.62003	POSTAGE	06.20.2023 - POSTAGE METER -	200.00		
	01.41.62003	POSTAGE	06.20.2023 - POSTAGE METER -	200.00		
	01.71.62003	POSTAGE	06.20.2023 - POSTAGE METER -	200.00		
	01.82.62003	POSTAGE	06.20.2023 - POSTAGE METER -	200.00		
01497	Quadient, Inc.	07/13/2023	Regular	0.00	174.71	96314
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
60240362	Invoice	07/13/2023	06.15.2023 - RATE MAINTENANCE - JUL T	0.00	174.71	
	01.12.62003	POSTAGE	06.15.2023 - RATE MAINTENAN	34.94		
	01.18.62003	POSTAGE	06.15.2023 - RATE MAINTENAN	34.94		
	01.41.62003	POSTAGE	06.15.2023 - RATE MAINTENAN	34.94		
	01.71.62003	POSTAGE	06.15.2023 - RATE MAINTENAN	34.94		
	01.82.62003	POSTAGE	06.15.2023 - RATE MAINTENAN	34.95		
03321	Ready Refresh	07/13/2023	Regular	0.00	131.99	96315
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
03F5900300788	Invoice	06/30/2023	06.30.2023 - TH BOTTLED WATER - JUNE	0.00	131.99	
	01.12.62200	DEPARTMENTAL SUPPLIE	06.30.2023 - TH BOTTLED WATE	33.00		
	01.41.62200	DEPARTMENTAL SUPPLIE	06.30.2023 - TH BOTTLED WATE	32.99		
	01.71.62200	DEPARTMENTAL SUPPLIE	06.30.2023 - TH BOTTLED WATE	33.00		
	01.81.62200	DEPARTMENTAL SUPPLIE	06.30.2023 - TH BOTTLED WATE	33.00		
00339	Redwood Security Systems	07/13/2023	Regular	0.00	825.00	96316
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
4126748	Invoice	07/13/2023	07.01.2023 - FIRE MONITORING - JULY 20	0.00	825.00	
	01.41.61506	BLDG. MAINT-OTHER	07.01.2023 - FIRE MONITORING	615.00		
	34.41.61506	BLDG. MAINT-OTHER	07.01.2023 - FIRE MONITORING	210.00		
01474	Ron McGee	07/13/2023	Regular	0.00	495.00	96317
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010352	Invoice	07/13/2023	07.11.2023 - REPTILE SHOW - CAMP KID	0.00	495.00	
	21.63.61179	PARKSIDE SERVICES	07.11.2023 - REPTILE SHOW - C	247.50		
	21.63.61184	CAMP KIDMARIN MIGHT	07.11.2023 - REPTILE SHOW - C	247.50		
00181	Ross Valley Fire Department	07/13/2023	Regular	0.00	10,855.95	96318

Check Report **Date Range: 07/01/2023 - 07/31/2023**

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**		
230630SAQ4	Invoice	06/30/2023	06.30.2023 - INTERNAL EXPENDITURES - 2	0.00	10,855.95	
	35.41.61150	OUTSIDE SERVICES-OTHE	06.30.2023 - INTERNAL EXPENDI	10,855.95		
00594	Safety-Kleen	07/13/2023	Regular	0.00	2,127.10	96319
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
92088290	Invoice	06/30/2023	06.14.2023 - FEE, FUEL, SURCHARGE - JU	0.00	2,127.10	
	01.42.62200	DEPARTMENTAL SUPPLIE	06.14.2023 - FEE, FUEL, SURCHA	2,127.10		
00184	Safeway Inc	07/13/2023	Regular	0.00	136.21	96320
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010289	Invoice	06/30/2023	06.28.2023 - PARKSIDE SUPPLIES - RECREA	0.00	136.21	
	21.63.62979	PARKSIDE SUPPLIES	06.28.2023 - PARKSIDE SUPPLIE	136.21		
03455	SiteOne Landscape Supply Holding, LLC	07/13/2023	Regular	0.00	2,296.93	96321
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
130512293-003	Invoice	06/30/2023	06.23.2023 - MAKITA CHAIN SAW - CORPY	0.00	2,126.17	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.23.2023 - MAKITA CHAIN SA	2,126.17		
131063982-002	Invoice	06/30/2023	06.12.2023 - MAKITA BRUSH CUTTER - CO	0.00	170.76	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.12.2023 - MAKITA BRUSH CU	170.76		
02936	SMITH'S PEST MANAGEMENT	07/13/2023	Regular	0.00	300.00	96322
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
88320B	Invoice	06/30/2023	6.30.2023 - TH PEST CONTROL - JUNE 202	0.00	300.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	6.30.2023 - TH PEST CONTROL -	300.00		
03533	Sterling Johnson	07/13/2023	Regular	0.00	400.00	96323
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010353	Invoice	07/13/2023	07.11.2023 - BUBBLESMITH - CAMP KIDM	0.00	400.00	
	21.63.61179	PARKSIDE SERVICES	07.11.2023 - BUBBLESMITH - CA	200.00		
	21.63.61184	CAMP KIDMARIN MIGHT	07.11.2023 - BUBBLESMITH - CA	200.00		
03212	Steven Teijeiro	07/13/2023	Regular	0.00	1,230.60	96324
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010358	Invoice	06/30/2023	06.30.2023 - SKATE CAMP - RECREATION -	0.00	1,230.60	
	21.63.61183	CAMP SPORTS SERVICES	06.30.2023 - SKATE CAMP - REC	1,230.60		
02087	Telecom Law Firm PC	07/13/2023	Regular	0.00	2,420.00	96325
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
15524	Invoice	06/30/2023	06.30.2023 - 1509 SFD BLVD - TMOBILE -	0.00	2,420.00	
	01.00.20371	PLANNING COSTS TO BE	06.30.2023 - 1509 SFD BLVD - T	2,420.00		
03207	Toni DeFrancis	07/13/2023	Regular	0.00	260.00	96326
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2023-TC627	Invoice	06/30/2023	06.27.2023 - TRANSCRIPTION SRVCS - TC -	0.00	260.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	06.27.2023 - TRANSCRIPTION S	260.00		
00215	Transbay Lock	07/13/2023	Regular	0.00	247.61	96327

Check Report **Date Range: 07/01/2023 - 07/31/2023**

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		
87871	Invoice	06/30/2023	05.16.2023 - LOCK INSTALLATION - RECRE	0.00	64.40	
	01.81.62200	DEPARTMENTAL SUPPLIE	05.16.2023 - LOCK INSTALLATIO	64.40		
88221	Invoice	07/13/2023	07.05.2023 - KEYS - QTY 18 - JULY 2023	0.00	183.21	
	01.81.62200	DEPARTMENTAL SUPPLIE	07.05.2023 - KEYS - QTY 18 - JUL	183.21		
03094	TRC Companies	07/13/2023	Regular	0.00	1,386.00	96328
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
40871	Invoice	06/30/2023	06.30.2023 - CONSTRUCTION INSPECTOR	0.00	1,386.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	07.05.2023 - CONSTRUCTION IN	1,386.00		
00391	Verizon Wireless	07/13/2023	Regular	0.00	856.90	96329
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
9937154940	Invoice	06/30/2023	06.12.2023 - WIRELESS - 05.13.2023 - 06.	0.00	856.90	
	01.12.61705	UTILITIES-TELEPHONE	06.12.2023 - TH WIRELESS - 05.	51.50		
	01.41.61705	UTILITIES-TELEPHONE	06.12.2023 - TH WIRELESS - 05.	400.05		
	01.42.61705	UTILITIES-TELEPHONE	06.12.2023 - TH WIRELESS - 05.	263.04		
	01.81.61705	UTILITIES-TELEPHONE	06.12.2023 - TH WIRELESS - 05.	38.01		
	21.63.61179	PARKSIDE SERVICES	06.12.2023 - TH WIRELESS - 05.	52.15		
	21.63.61187	ROBSON AFTER SCHOOL	06.12.2023 - TH WIRELESS - 05.	52.15		
00226	Wedge Roofing Inc	07/13/2023	Regular	0.00	5,200.00	96330
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
19142	Invoice	06/30/2023	06.30.2023 - SHINGLES - ROOF REPAIR - T	0.00	5,200.00	
	01.41.61506	BLDG. MAINT-OTHER	06.30.2023 - SHINGLES - ROOF R	5,200.00		
03281	Jaime E. Valle	07/14/2023	Regular	0.00	4,950.00	96331
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SA-070723	Invoice	07/14/2023	07.08.2023 - PLAN CHECKING & INSPECTI	0.00	4,950.00	
	01.41.61157	PLAN CHECKING	07.08.2023 - PLAN CHECKING &	4,950.00		
03539	Premier Automotive of Seaside	07/24/2023	Regular	0.00	38,363.54	96332
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010389	Invoice	07/24/2023	07.24.2023 - 2023 COLORADO 4WD WT C	0.00	38,363.54	
	43.41.63011	PUBLIC WORKS VEHICLE	07.24.2023 - 2023 COLORADO 4	38,363.54		
00766	Marin County Clerk's Office	07/26/2023	Regular	0.00	2,814.00	96333
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010413	Invoice	07/26/2023	07.26.2023 - FISH & WILDLIFE CEQA FILIN	0.00	2,814.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	07.26.2023 - FISH & WILDLIFE C	2,764.00		
	01.18.61150	OUTSIDE SERVICES-OTHE	07.26.2023 - FISH & WILDLIFE C	50.00		
03345	Andersen Drive Building Supply Company, Inc.	07/27/2023	Regular	0.00	142.47	96334
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1736	Invoice	06/30/2023	05.03.2023 - GAURD SWITCH - GARBAGE	0.00	130.75	
	34.41.61506	BLDG. MAINT-OTHER	05.03.2023 - GAURD SWITCH -	130.75		
1912	Invoice	06/30/2023	05.04.2023 - CEDAR LATTICE - 8 UNITS - M	0.00	11.72	
	01.81.62200	DEPARTMENTAL SUPPLIE	05.04.2023 - CEDAR LATTICE - 8	11.72		
02806	AQUASCAPE POOL SERVICE	07/27/2023	Regular	0.00	209.00	96335

Check Report **Date Range: 07/01/2023 - 07/31/2023**

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**		
22909	Invoice	06/30/2023	06.30.2023 - FOUNTAIN SRVC - IMAGINAT	0.00	209.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	06.30.2023 - FOUNTAIN SRVC - I	209.00		
00001	AT&T Calnet	07/27/2023	Regular	0.00	1,511.80	96336
000020210029	Invoice	06/30/2023	574 - ALL DEPTS CENTREX - 06.10.2023 - 0	0.00	1,420.46	
	41.41.61701	UTILITIES	574 - ALL DEPTS CENTREX - 06.1	1,420.46		
000020210033	Invoice	06/30/2023	579 - TRAFFIC LIGHT MODEM - 06.10.23 -	0.00	46.32	
	41.41.61701	UTILITIES	579 - TRAFFIC LIGHT MODEM -	46.32		
000020210034	Invoice	06/30/2023	580- ROBSON HOUSE - 06.10.2023 - 07.09	0.00	45.02	
	34.41.61705	UTILITIES-TELEPHONE	580- ROBSON HOUSE - 06.10.20	45.02		
02823	BOUCHER LAW	07/27/2023	Regular	0.00	335.50	96337
1588	Invoice	06/30/2023	07.14.2023 - LABOR & EMPLOYMENT MA	0.00	335.50	
	01.16.61138	GENERAL COUNSEL LEGA	07.14.2023 - LABOR & EMPLOY	335.50		
02315	Coastland Civil Engineering Inc.	07/27/2023	Regular	0.00	14,040.00	96338
56874	Invoice	06/30/2023	06.30.2023 - BUILDING DEPT SERVICES - F	0.00	14,040.00	
	01.41.61157	PLAN CHECKING	06.30.2023 - BUILDING DEPT SE	14,040.00		
02524	Code Source	07/27/2023	Regular	0.00	584.00	96339
11427	Invoice	06/30/2023	07.19.2023 - REVISIONS RETAINING WALL	0.00	584.00	
	01.41.61157	PLAN CHECKING	07.19.2023 - REVISIONS RETAINI	584.00		
02581	CSG Consultants	07/27/2023	Regular	0.00	906.25	96340
B231042	Invoice	06/30/2023	07.02.2023 - BUILDING PLAN REVIEW SRC	0.00	906.25	
	01.41.61157	PLAN CHECKING	07.02.2023 - BUILDING PLAN RE	906.25		
01320	DC Electric Group Inc	07/27/2023	Regular	0.00	13,749.45	96341
470546	Invoice	06/30/2023	06.30.2023 - M1007-TS ROUTINE - JUNE 2	0.00	7,917.48	
	01.42.61131	OUTSIDE SVCS-STREET LI	06.30.2023 - M1007-TS ROUTIN	7,917.48		
470547	Invoice	06/30/2023	06.30.2023 - M1008 - TS RESPONSE - JUN	0.00	1,858.16	
	01.42.61131	OUTSIDE SVCS-STREET LI	06.30.2023 - M1008 - TS RESPO	1,858.16		
470581	Invoice	06/30/2023	06.30.2023 - M5007 - SL ROUTINE - JUNE	0.00	634.40	
	01.42.61131	OUTSIDE SVCS-STREET LI	06.30.2023 - M5007 - SL ROUTI	634.40		
470582	Invoice	06/30/2023	06.30.2023 - M5008 - SL RESPONSE - JUN	0.00	3,339.41	
	01.42.61131	OUTSIDE SVCS-STREET LI	06.30.2023 - M5008 - SL RESPO	3,339.41		
00060	Elizabeth Touchette	07/27/2023	Regular	0.00	2,590.00	96342
INV0010387	Invoice	06/30/2023	07.19.2023 - SCIENCE CLASSES - ASE SPRI	0.00	2,590.00	
	21.63.61180	AFTER SCHOOL ENRICHM	07.19.2023 - SCIENCE CLASSES -	1,592.50		
	21.63.61180	AFTER SCHOOL ENRICHM	07.19.2023 - SCIENCE CLASSES -	997.50		
02622	Epstein Holtzapple Christo LLP	07/27/2023	Regular	0.00	11,302.50	96343

Check Report **Date Range: 07/01/2023 - 07/31/2023**

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**		
6844	Invoice	06/30/2023	07.13.2023 - GENERAL - ALL DEPTS - JUNE	0.00	11,192.50	
	01.16.61138	GENERAL COUNSEL LEGA	07.13.2023 - GENERAL - ALL DE	11,192.50		
6845	Invoice	06/30/2023	07.13.2023 - LITIGATION - DETAILED REVI	0.00	110.00	
	01.16.61138	GENERAL COUNSEL LEGA	07.13.2023 - LITIGATION - DETAI	110.00		
03537	Erin Brewer	07/27/2023	Regular	0.00	550.00	96344
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
57700169	Invoice	06/30/2023	07.19.2023 - TINKER TECH - REFUND - REC	0.00	550.00	
	21.63.48123	SPECIALTY CAMPS	07.19.2023 - TINKER TECH - REF	550.00		
03542	FedEx	07/27/2023	Regular	0.00	138.00	96345
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
397870129398	Invoice	06/30/2023	05.04.2023 - SLEIGH - REINDEER PAIR - X	0.00	138.00	
	01.41.62200	DEPARTMENTAL SUPPLIE	05.04.2023 - SLEIGH - REINDEER	138.00		
01062	Forster Pump & Engineering Inc	07/27/2023	Regular	0.00	838.02	96346
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2307120-IN	Invoice	06/30/2023	06.30.2023 - FAN - LOUVER PLATE - SUPPL	0.00	838.02	
	01.81.61413	EQUIPMENT MAINT.-OTH	06.30.2023 - FAN - LOUVER PLA	838.02		
01143	Gopher IT Trenchless	07/27/2023	Regular	0.00	3,000.00	96347
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
WEB5301	Invoice	06/30/2023	03.04.2023 - 19 MADRONE AVE - ROAD B	0.00	1,500.00	
	01.00.20314	ROAD BOND	03.04.2023 - 19 MADRONE AVE	1,500.00		
WEB5540	Invoice	06/30/2023	04.17.2023 - 21 SB AVE - ROAD BOND REF	0.00	1,500.00	
	01.00.20314	ROAD BOND	04.17.2023 - 21 SB AVE - ROAD	1,500.00		
03538	Katie Troia	07/27/2023	Regular	0.00	704.00	96348
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
57815194	Invoice	07/27/2023	07.20.2023 - SOCCER CAMP REFUND - RE	0.00	704.00	
	21.63.48124	CAMP SPORTS	07.20.2023 - SOCCER CAMP REF	704.00		
00377	Luis Quezada	07/27/2023	Regular	0.00	50,393.00	96349
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010364	Invoice	06/30/2023	06.30.2023 - SOCCER CAMP - 4 WEEKS - P	0.00	50,393.00	
	21.63.61183	CAMP SPORTS SERVICES	06.30.2023 - SOCCER CAMP - 4	50,393.00		
00142	Marin Municipal Water District	07/27/2023	Regular	0.00	9,618.66	96350
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
073-07112023	Invoice	06/30/2023	073 - CENTER & FORREST - 05.04.2023 - 0	0.00	91.25	
	01.81.61703	UTILITIES-WATER	073 - CENTER & FORREST - 05.0	91.25		
119-07172023	Invoice	06/30/2023	119 - MULTIPLE - UTILITIES - 05.10.23 - 07	0.00	2,655.03	
	01.81.61703	UTILITIES-WATER	119 - MULTIPLE - UTILITIES - 05.	2,655.03		
120-07172023	Invoice	06/30/2023	120 - MULTIPLE - UTILITIES - 05.10.23 - 07	0.00	1,002.41	
	01.81.61703	UTILITIES-WATER	120 - MULTIPLE - UTILITIES - 05.	1,002.41		
152-07172023	Invoice	06/30/2023	152 - SF BLVD - UTILITIES - 05.10.2023 -07	0.00	555.79	
	01.42.61703	UTILITIES-WATER	152 - SF BLVD - UTILITIES - 05.10	555.79		
216-07132023	Invoice	06/30/2023	216 - 237 CRESCENT - 05.05.2023 - 07.10.	0.00	523.12	
	01.81.61703	UTILITIES-WATER	216 - 237 CRESCENT - 05.05.202	523.12		

Check Report **Date Range: 07/01/2023 - 07/31/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
495-01712023	Invoice	07/20/2023	495 - MAGNOLIA - UTILITIES- 05.10.2023 -	0.00	185.44	
01.42.61703	UTILITIES-WATER		495 - MAGNOLIA - UTILITIES- 05	185.44		
622-07172023	Invoice	06/30/2023	622 - IMAGINATION PARK - 05.10.2023-07	0.00	86.63	
14.81.61150	OUTSIDE SERVICES-OTHE		622 - IMAGINATION PARK - 05.1	86.63		
623-07172023	Invoice	06/30/2023	623 - IMAGINATION PARK - 0510.2023-07.	0.00	86.63	
14.81.61150	OUTSIDE SERVICES-OTHE		623 - IMAGINATION PARK - 0510	86.63		
624-07172023	Invoice	06/30/2023	624- IMAGINATION PARK - 05.10.2023-07.	0.00	86.63	
14.81.61150	OUTSIDE SERVICES-OTHE		624- IMAGINATION PARK - 05.1	86.63		
665-07172023	Invoice	06/30/2023	665 - SF BLVD - UTILITIES - 05.10.23-07.12	0.00	342.22	
01.42.61703	UTILITIES-WATER		665 - SF BLVD - UTILITIES - 05.10	342.22		
752-07172023	Invoice	06/30/2023	752 - SUNNY HILLS - UTILITIES - 05.10.23 -	0.00	510.11	
01.81.61703	UTILITIES-WATER		752 - SUNNY HILLS - UTILITIES -	510.11		
761-07172023	Invoice	06/30/2023	761 - REDHILL AVE -UTILITIES -05.10.23 - 0	0.00	578.33	
01.81.61703	UTILITIES-WATER		761 - REDHILL AVE -UTILITIES -0	578.33		
808-07172023	Invoice	06/30/2023	808 - 525 SA AVE - UTILITIES - 05.10.23 -0	0.00	1,532.26	
41.41.61701	UTILITIES		808 - 525 SA AVE - UTILITIES - 0	1,532.26		
939-07172023	Invoice	06/30/2023	939 - 634 SA AVE - UTILITIES - 05.10.23-07	0.00	86.63	
01.81.61703	UTILITIES-WATER		939 - 634 SA AVE - UTILITIES - 0	86.63		
943-07172023	Invoice	06/30/2023	943 - 237 CRESCENT -UTILITIES -05.10.23	0.00	1,296.18	
01.81.61703	UTILITIES-WATER		943 - 237 CRESCENT -UTILITIES -	648.09		
32.81.61703	UTILITIES-WATER		943 - 237 CRESCENT -UTILITIES -	648.09		
	Void	07/27/2023	Regular	0.00	0.00	96351
00132	Marin Sanitary Service	07/27/2023	Regular	0.00	50.00	96352
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
147272	Invoice	06/30/2023	07.03.2023 - SHRED CART SERVICE - 06.09	0.00	50.00	
01.12.62200	DEPARTMENTAL SUPPLIE		07.03.2023 - SHRED CART SERVI	16.66		
01.41.62200	DEPARTMENTAL SUPPLIE		07.03.2023 - SHRED CART SERVI	16.67		
01.81.62200	DEPARTMENTAL SUPPLIE		07.03.2023 - SHRED CART SERVI	16.67		
03535	Nexius Solutions	07/27/2023	Regular	0.00	7,650.00	96353
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
R14116	Invoice	06/30/2023	01.23.2023 - 640 SFD BLVD- CONSULTANT	0.00	7,650.00	
01.00.20371	PLANNING COSTS TO BE		01.23.2023 - 640 SFD BLVD- CO	7,650.00		
03540	Nicole Giannini Davis	07/27/2023	Regular	0.00	537.00	96354
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
58129996	Invoice	06/30/2023	07.25.2023 - REFUND - COOKING CLASSS -	0.00	537.00	
21.63.48123	SPECIALTY CAMPS		07.25.2023 - REFUND - COOKIN	537.00		
00128	Pacific Gas & Electric	07/27/2023	Regular	0.00	120.40	96355
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
216-07132023	Invoice	06/30/2023	216 - IMAGINATION - UTILITIES - 06.07.23	0.00	120.40	
14.81.61701	UTILITIES-ELECTRICITY		216 - IMAGINATION - UTILITIES -	120.40		
03530	Pamela Morrow	07/27/2023	Regular	0.00	724.00	96356
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
58192418	Invoice	06/30/2023	07.25.2023 - REFUND - SOCCER CAMP - R	0.00	724.00	
21.63.48124	CAMP SPORTS		07.25.2023 - REFUND - SOCCER	724.00		
02554	Parkmobile LLC	07/27/2023	Regular	0.00	342.40	96357

Check Report **Date Range: 07/01/2023 - 07/31/2023**

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		
INV34155	Invoice	06/30/2023	06.30.2023 - END USER FESS - FREEMAN -	0.00	342.40	
	13.42.61114	OUTSIDE SRV: PARKING	06.30.2023 - END USER FESS - F	342.40		
03321	Ready Refresh	07/27/2023	Regular	0.00	358.46	96358
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
03F5900300343	Invoice	07/27/2023	07.05.2023 - BOTTLED WATER SRVC - REC	0.00	279.37	
	21.63.62979	PARKSIDE SUPPLIES	07.05.2023 - BOTTLED WATER S	73.52		
	21.63.62984	CAMP KIDMARIN MIGHT	07.05.2023 - BOTTLED WATER S	132.33		
	21.65.62200	DEPARTMENTAL SUPPLIE	07.05.2023 - BOTTLED WATER S	73.52		
03G6707281423	Invoice	06/30/2023	07.06.2023 - BOTTLED WTER SRVC - 06.05	0.00	79.09	
	21.63.62990	SPECIALTY CAMP SUPPLIE	07.06.2023 - BOTTLED WTER SR	79.09		
01226	Robyn Clifford - Petty Cash, Town of San Anseln	07/27/2023	Regular	0.00	81.92	96359
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010365	Invoice	06/30/2023	06.30.2023 - PETTY CASH - RECREATION D	0.00	81.92	
	21.63.62979	PARKSIDE SUPPLIES	06.30.2023 - PETTY CASH - RECR	11.95		
	21.63.62979	PARKSIDE SUPPLIES	06.30.2023 - PETTY CASH - RECR	11.95		
	21.64.61185	SPECIAL EVENT EXPENSE	06.30.2023 - PETTY CASH - RECR	23.00		
	21.65.61000	TRAINING	06.30.2023 - PETTY CASH - RECR	26.50		
	21.65.61506	BLDG. MAINT-OTHER	06.30.2023 - PETTY CASH - RECR	8.52		
00181	Ross Valley Fire Department	07/27/2023	Regular	0.00	33,438.27	96360
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV00103	Invoice	07/27/2023	07.20.2023 - RVFD FEES COLLECTED - JUN	0.00	5,316.92	
	01.00.20354	DUE TO ROSS VALLEY FIR	07.20.2023 - RVFD FEES COLLEC	5,316.92		
SABM2223	Invoice	06/30/2023	06.07.2023 - BUILDING MAINTENANCE - S	0.00	12,958.33	
	01.32.61506	BLDG. MAINT-OTHER	06.07.2023 - BUILDING MAINTE	12,958.33		
SHBM2223	Invoice	06/30/2023	07.17.2023 - BUILDING MAINTENANCE - S	0.00	15,163.02	
	01.32.61506	BLDG. MAINT-OTHER	07.17.2023 - BUILDING MAINTE	15,163.02		
00696	Town of Fairfax	07/27/2023	Regular	0.00	15,060.28	96361
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2-2023-0630	Invoice	06/30/2023	07.21.2023 - REIMBURSEMENT - SEAN YO	0.00	15,060.28	
	90.41.61100	OUTSIDE SERVICES	07.21.2023 - REIMBURSEMENT -	15,060.28		
00391	Verizon Wireless	07/27/2023	Regular	0.00	856.99	96362
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
9939523002	Invoice	06/30/2023	07.12.2023 -TH TELEPHONE - 06.13.2023	0.00	856.99	
	01.12.61705	UTILITIES-TELEPHONE	07.12.2023 -TH TELEPHONE - 06	51.51		
	01.41.61705	UTILITIES-TELEPHONE	07.12.2023 -TH TELEPHONE - 06	438.10		
	01.42.61705	UTILITIES-TELEPHONE	07.12.2023 -TH TELEPHONE - 06	263.06		
	21.63.61179	PARKSIDE SERVICES	07.12.2023 -TH TELEPHONE - 06	52.16		
	21.63.61187	ROBSON AFTER SCHOOL	07.12.2023 -TH TELEPHONE - 06	52.16		
02411	23 ELEPHANTS THEATRE COMPANY	07/27/2023	Regular	0.00	18,221.00	96363
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0010392	Invoice	07/27/2023	07.25.2023 - THEATRE PROGRAM - PAYME	0.00	18,221.00	
	21.63.61186	SPECIALTY CAMPS SERVIC	07.25.2023 - THEATRE PROGRA	8,911.00		
	21.63.61186	SPECIALTY CAMPS SERVIC	07.25.2023 - THEATRE PROGRA	9,310.00		
00048	Alhambra & Sierra Springs	07/27/2023	Regular	0.00	165.91	96364

Check Report **Date Range: 07/01/2023 - 07/31/2023**

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		
23551470072023	Invoice	07/27/2023	07.20.2023 - BOTTLED WATER SRVC - REC	0.00	165.91	
	21.63.62984	CAMP KIDMARIN MIGHT	07.20.2023 - BOTTLED WATER S	82.95		
	21.65.62200	DEPARTMENTAL SUPPLIE	07.20.2023 - BOTTLED WATER S	82.96		
00196	Altec Systems, Inc	07/27/2023	Regular	0.00	52.00	96365
61202	Invoice	07/27/2023	07.10.2023 - 15 RUTHERFORD - 15 IMAGE	0.00	52.00	
	01.00.20313	PLAN STORAGE FEE	07.10.2023 - 15 RUTHERFORD -	52.00		
02920	Amazon Business	07/27/2023	Regular	0.00	38.24	96366
1G61-X3HF-1DVD	Invoice	07/27/2023	07.12.2023 - BOOK PURCHASE - LIBRARY -	0.00	38.24	
	01.71.62310	Library Zip Grant	07.12.2023 - BOOK PURCHASE -	38.24		
00001	AT&T Calnet	07/27/2023	Regular	0.00	835.58	96367
000020267980	Invoice	07/27/2023	634- TRAFFIC LIGHT MODEM - 06.20.2023	0.00	835.58	
	41.41.61701	UTILITIES	634- TRAFFIC LIGHT MODEM - 0	835.58		
00388	Baker & Taylor	07/27/2023	Regular	0.00	383.27	96368
5018415318	Invoice	07/27/2023	07.05.2023 - CHILDRENS BOOKS - LIBRAR	0.00	32.06	
	27.71.62302	CHILDRENS BOOKS	07.05.2023 - CHILDRENS BOOKS	32.06		
5018438440	Invoice	07/27/2023	07.13.2023 - ADULT BOOKS - LIBRARY - JU	0.00	89.08	
	27.71.62301	ADULT BOOKS	07.13.2023 - ADULT BOOKS - LIB	89.08		
5018438441	Invoice	07/27/2023	07.13.2023 - ADULT BOOKS - LIBRARY - JU	0.00	21.20	
	27.71.62301	ADULT BOOKS	07.13.2023 - ADULT BOOKS - LIB	21.20		
5018438442	Invoice	07/27/2023	07.13.2023 - ADULT BOOKS - LIBRARY - JU	0.00	40.42	
	27.71.62301	ADULT BOOKS	07.13.2023 - ADULT BOOKS - LIB	40.42		
5018438443	Invoice	07/27/2023	07.13.2023 - ADULT BOOKS - LIBRARY - JU	0.00	43.06	
	27.71.62301	ADULT BOOKS	07.13.2023 - ADULT BOOKS - LIB	43.06		
5018438444	Invoice	07/27/2023	07.13.2023 - ADULT BOOKS - LIBRARY - JU	0.00	21.85	
	27.71.62301	ADULT BOOKS	07.13.2023 - ADULT BOOKS - LIB	21.85		
H65423750	Invoice	07/27/2023	07.05.2023 - VIDEOS - LIBRARY - JULY	0.00	25.69	
	01.71.62307	VIDEOS	07.05.2023 - VIDEOS - LIBRARY -	25.69		
H65442090	Invoice	07/27/2023	07.10.2023 - VIDEOS - LIBRARY - JULY	0.00	20.53	
	01.71.62307	VIDEOS	07.10.2023 - VIDEOS - LIBRARY -	20.53		
H65513660	Invoice	07/27/2023	07.12.2023 - VIDEOS - LIBRARY - JULY	0.00	89.38	
	01.71.62307	VIDEOS	07.12.2023 - VIDEOS - LIBRARY -	89.38		
03543	Carolyn Estebez	07/27/2023	Regular	0.00	525.00	96369
57652187	Invoice	07/27/2023	07.18.2023 - REFUND - COOKING CLASS -	0.00	525.00	
	21.63.48123	SPECIALTY CAMPS	07.18.2023 - REFUND - COOKIN	525.00		
02524	Code Source	07/27/2023	Regular	0.00	380.00	96370
11425	Invoice	07/27/2023	07.05.2023 - RETAINING WALL - REVIEW -	0.00	380.00	
	01.41.61157	PLAN CHECKING	07.05.2023 - RETAINING WALL -	380.00		

Check Report **Date Range: 07/01/2023 - 07/31/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00072	Comcast	07/27/2023	Regular	0.00	255.70	96371

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
583-07162023	Invoice	07/27/2023	583 - CORPYARD INTERNET - 07.21.2023-0	0.00	255.70
	42.21.63003	COMPUTER HARDWARE/	583 - CORPYARD INTERNET - 07.	255.70	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00266	Ed Gurka	07/27/2023	Regular	0.00	457.50	96372

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
21-2023	Invoice	07/27/2023	07.09.2023 - SITE VISIT - ROBSON PARK - J	0.00	132.50
	01.81.61105	OUTSIDE SERVICES-TREES	07.09.2023 - SITE VISIT - ROBSO	132.50	
23-2023	Invoice	07/27/2023	07.12.2023 - SITE VISIT - MEMORIAL PARK	0.00	325.00
	01.81.61105	OUTSIDE SERVICES-TREES	07.12.2023 - SITE VISIT - MEMO	325.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00087	Elite Tree Service	07/27/2023	Regular	0.00	6,235.00	96373

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2023-07-5	Invoice	07/27/2023	07.14.2023 - 109-111 JORDAN AVE - CHIP	0.00	475.00
	35.41.61150	OUTSIDE SERVICES-OTHE	07.14.2023 - 109-111 JORDAN A	475.00	
2023-07-6	Invoice	07/27/2023	07.14.2023 - CENTER BLVD - WEED CLEAR	0.00	2,880.00
	01.42.61150	OUTSIDE SERVICES-OTHE	07.14.2023 - CENTER BLVD - WE	2,880.00	
2023-07-7	Invoice	07/27/2023	07.14.2023 - MISC LOCATIONS - WEED CL	0.00	2,880.00
	01.42.61144	Medians	07.14.2023 - MISC LOCATIONS -	1,440.00	
	01.81.61104	OUTSIDE SERVICES-GROU	07.14.2023 - MISC LOCATIONS -	1,440.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00092	Ewing Irrigation Products	07/27/2023	Regular	0.00	2,272.45	96374

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
19956005	Invoice	07/27/2023	07.05.2023 - IRRIGATION SUPPLIES - CORY	0.00	1,480.15
	01.81.62200	DEPARTMENTAL SUPPLIE	07.05.2023 - IRRIGATION SUPPLI	1,480.15	
20002951	Invoice	07/27/2023	07.10.2023 - IRRIGATION SUPPLIES - CORP	0.00	135.43
	01.81.62200	DEPARTMENTAL SUPPLIE	07.10.2023 - IRRIGATION SUPPLI	135.43	
20080357	Invoice	07/27/2023	07.18.2023 - IRRIGATION SUPPLIES - CORP	0.00	656.87
	01.81.62200	DEPARTMENTAL SUPPLIE	07.18.2023 - IRRIGATION SUPPLI	656.87	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00017	Fairfax Building Supply Co. Inc.	07/27/2023	Regular	0.00	281.95	96375

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
267470	Invoice	07/27/2023	07.11.2023 - CLEANER - SUPPLIES - CORPY	0.00	30.38
	01.42.62200	DEPARTMENTAL SUPPLIE	07.11.2023 - CLEANER - SUPPLIE	30.38	
267555	Invoice	07/27/2023	07.13.2023 - PAIL- SUPPLIES - CORPYARD -	0.00	105.84
	14.81.61150	OUTSIDE SERVICES-OTHE	07.13.2023 - PAIL- SUPPLIES - C	105.84	
267857	Invoice	07/27/2023	07.19.2023 - MISC HARDWARE - CORPYAR	0.00	51.68
	01.81.62200	DEPARTMENTAL SUPPLIE	07.19.2023 - MISC HARDWARE -	51.68	
268071	Invoice	07/27/2023	07.24.2023 - PIER BLOCK - CORPYARD - JU	0.00	94.05
	01.42.62200	DEPARTMENTAL SUPPLIE	07.24.2023 - PIER BLOCK - CORP	94.05	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02906	GEICYLER HENRIQUE DA SILVA	07/27/2023	Regular	0.00	57,790.00	96376

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
5060	Invoice	07/27/2023	07.12.2023 - CALUMET AVE - CONTRACT -	0.00	57,790.00
	19.41.63109	UNPROGRAMMED RESUR	07.12.2023 - CALUMET AVE - CO	57,790.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02606	Halleh Besharati	07/27/2023	Regular	0.00	8,624.00	96377

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0010367	Invoice	07/27/2023	07.18.2023 - MIXED MEDIA PHOTO - CAM	0.00	4,312.00
	21.63.61186	SPECIALTY CAMPS SERVIC	07.18.2023 - MIXED MEDIA PHO	4,312.00	

Check Report **Date Range: 07/01/2023 - 07/31/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
INV0010391	Invoice	07/27/2023	07.25.2023 - MIXED MEDIA PHOTO - SUM	0.00	4,312.00	
	21.63.61186	SPECIALTY CAMPS SERVIC	07.25.2023 - MIXED MEDIA PHO		4,312.00	
00020	Hannibal's Inc Electrical Construction	07/27/2023	Regular	0.00	1,419.87	96378
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25027	Invoice	07/27/2023	07.24.2023 - REWIRE SERVICE CONDUIT-	0.00	1,419.87	
	34.41.61506	BLDG. MAINT-OTHER	07.24.2023 - REWIRE SERVICE C		1,419.87	
03281	Jaime E. Valle	07/27/2023	Regular	0.00	4,840.00	96379
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
SA-072123	Invoice	07/27/2023	07.22.2023 - PLAN CHECKING & INSPECTI	0.00	4,840.00	
	01.41.61157	PLAN CHECKING	07.22.2023 - PLAN CHECKING &		4,840.00	
03008	Jara, Inc,	07/27/2023	Regular	0.00	900.45	96380
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010415	Invoice	07/27/2023	07.26.2023 - CAMP KIDMARIN - WEEK 3,5	0.00	900.45	
	21.63.61179	PARKSIDE SERVICES	07.26.2023 - CAMP KIDMARIN -		69.60	
	21.63.61179	PARKSIDE SERVICES	07.26.2023 - CAMP KIDMARIN -		108.75	
	21.63.61179	PARKSIDE SERVICES	07.26.2023 - CAMP KIDMARIN -		104.40	
	21.63.61184	CAMP KIDMARIN MIGHT	07.26.2023 - CAMP KIDMARIN -		147.90	
	21.63.61184	CAMP KIDMARIN MIGHT	07.26.2023 - CAMP KIDMARIN -		261.00	
	21.63.61184	CAMP KIDMARIN MIGHT	07.26.2023 - CAMP KIDMARIN -		208.80	
00113	Juan Olsen Sanchez	07/27/2023	Regular	0.00	3,600.00	96381
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010390	Invoice	07/27/2023	07.25.2023 - GYMNASTICS - SUMMER 202	0.00	3,600.00	
	21.61.61167	TUMBLING SERVICES	07.25.2023 - GYMNASTICS - SU		3,600.00	
00113	Juan Olsen Sanchez	07/27/2023	Regular	0.00	795.00	96382
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0010414	Invoice	07/27/2023	07.26.2023 - CAMP KIDMARIN - WEEK 6	0.00	795.00	
	21.63.61179	PARKSIDE SERVICES	07.26.2023 - CAMP KIDMARIN -		140.00	
	21.63.61179	PARKSIDE SERVICES	07.26.2023 - CAMP KIDMARIN -		130.00	
	21.63.61184	CAMP KIDMARIN MIGHT	07.26.2023 - CAMP KIDMARIN -		270.00	
	21.63.61184	CAMP KIDMARIN MIGHT	07.26.2023 - CAMP KIDMARIN -		255.00	
03536	Lindsay O'Rourke	07/27/2023	Regular	0.00	944.00	96383
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
57275246	Invoice	07/27/2023	07.13.2023 - REFUND - THEATRE CAMP -	0.00	944.00	
	21.63.48123	SPECIALTY CAMPS	07.13.2023 - REFUND - THEATRE		944.00	
00145	Marin County Tax Collector	07/27/2023	Regular	0.00	10,049.53	96384
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
21577-07192023	Invoice	07/27/2023	07.19.2023 - LAFCO CHARGES - FY23-24	0.00	10,049.53	
	01.21.61124	OUTSIDE SVCS-LAFCO	07.19.2023 - LAFCO CHARGES -		10,049.53	
00332	MERA	07/27/2023	Regular	0.00	17,555.00	96385
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2023-19	Invoice	07/27/2023	07.01.2023 - OPERATING FUND - ANNUAL	0.00	17,555.00	
	01.21.61113	OUTSIDE SRVS-MERA AD	07.01.2023 - OPERATING FUND		17,555.00	
01916	NATIONAL ACADEMY OF ATHLETICS	07/27/2023	Regular	0.00	1,656.90	96386

Check Report **Date Range: 07/01/2023 - 07/31/2023**

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		
INV0010366	Invoice	07/27/2023	07.13.2023 - ALL SORTS OF SPORTS - CAM	0.00	1,656.90	
	21.63.61183	CAMP SPORTS SERVICES	07.13.2023 - ALL SORTS OF SPO	1,656.90		
00118	North Bay Lighting & Electrical Supply	07/27/2023	Regular	0.00	22.94	96387
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
75225	Invoice	07/27/2023	07.19.2023 - BULBS - HYGRADE - JULY	0.00	22.94	
	01.41.61506	BLDG. MAINT-OTHER	07.19.2023 - BULBS - HYGRADE	22.94		
03524	Northwest Cascade, Inc.	07/27/2023	Regular	0.00	3,114.41	96388
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0553578703	Invoice	07/27/2023	07.04.2023 - ADA COMPIANT - PORTA PO	0.00	3,114.41	
	01.81.61150	OUTSIDE SERVICES-OTHE	07.04.2023 - ADA COMPIANT - P	3,114.41		
00165	Pacific Telemanagement Services - PTS	07/27/2023	Regular	0.00	53.00	96389
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2108783	Invoice	07/27/2023	07.13.2023 - TOWN HALL PAYPHONE - AU	0.00	53.00	
	01.21.61150	OUTSIDE SERVICES-OTHE	07.13.2023 - TOWN HALL PAYPH	53.00		
00540	Ross Recreation Equipment Inc	07/27/2023	Regular	0.00	239.58	96390
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
I23396	Invoice	07/27/2023	07.10.2023 - TREE PLAQUE - NAHRGANG	0.00	239.58	
	01.81.61150	OUTSIDE SERVICES-OTHE	07.10.2023 - TREE PLAQUE - NA	239.58		
03455	SiteOne Landscape Supply Holding, LLC	07/27/2023	Regular	0.00	110.55	96391
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
131814871-001	Invoice	07/27/2023	07.06.2023 - MAKITA CHAIN SAW - CORPY	0.00	110.55	
	01.81.62200	DEPARTMENTAL SUPPLIE	07.06.2023 - MAKITA CHAIN SA	110.55		
00130	Terminix Processing Center	07/27/2023	Regular	0.00	171.00	96392
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
435559939	Invoice	07/27/2023	07.11.2023 - PEST CONTROL - RECREATIO	0.00	171.00	
	31.41.61506	BLDG. MAINT-OTHER	07.11.2023 - PEST CONTROL - R	171.00		
03207	Toni DeFrancis	07/27/2023	Regular	0.00	200.00	96393
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2023-TC627-2	Invoice	07/27/2023	07.06.2023 - TRANSCRIPTION SRVC - TC -	0.00	200.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	07.06.2023 - TRANSCRIPTION S	200.00		
00215	Transbay Lock	07/27/2023	Regular	0.00	1,053.06	96394
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
88439	Invoice	07/27/2023	07.21.2023 - MASTER PADLOCKS - RECREA	0.00	1,053.06	
	01.81.62200	DEPARTMENTAL SUPPLIE	07.21.2023 - MASTER PADLOCK	1,053.06		
00220	Underground Service Alert	07/27/2023	Regular	0.00	3,057.32	96395
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2023176567	Invoice	07/27/2023	07.20.2023 - MEMBERSHIP- BILLABLE TIC	0.00	2,275.51	
	01.42.61101	OUTSIDE SERVICES-PROF	07.20.2023 - MEMBERSHIP- BILL	2,275.51		
23USB176567	Invoice	07/27/2023	07.24.2023 - STATE FEE - REGULATORY CO	0.00	781.81	

Check Report **Date Range: 07/01/2023 - 07/31/2023**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.42.61101	OUTSIDE SERVICES-PROF	07.24.2023 - STATE FEE - REGUL		781.81	
02905	Wells Fargo Vendor Financial Services, LLC	07/27/2023	Regular	0.00	925.01	96396
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
5025897823	Invoice	07/27/2023	07.12.2023 - CANON COPIER LEASE - JULY	0.00	925.01	
	42.21.63003	COMPUTER HARDWARE/	07.12.2023 - CANON COPIER LE		925.01	
03322	Juan Landaverde	07/28/2023	Regular	0.00	611.00	96397
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INVOIC 04	Invoice	07/28/2023	07.18.2023 - STATION 19 CEILING PAINTIN	0.00	611.00	
	01.32.61506	BLDG. MAINT-OTHER	07.18.2023 - STATION 19 CEILIN		611.00	

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	247	150	0.00	2,138,567.46
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	247	**151**	**0.00**	**2,138,567.46**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	247	150	0.00	2,138,567.46
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	247	**151**	**0.00**	**2,138,567.46**

Fund Summary

Fund	Name	Period	Amount
99	POOLED CASH - OPERATING	7/2023	2,138,567.46
			2,138,567.46

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.4

MEETING DATE: August 22, 2023

AGENDA TITLE: Revenue and Expenditure Reports, July 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 July 31, 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 July 31, 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 July 2023 reporting period end, the Town's General Fund revenue has increased its base relative to the prior year by $0.005M. As it's the beginning of the fiscal year the revenue numbers are low since most of the Town's revenue is collected at specific times. All activity is either flat year-over-year or nets correspondingly to an immaterial change—all of which are within management's expectations.

Category	JUL YTD FY23	JUL YTD FY22	$ Change	% Change
Property Tax	11,944.74	-	11,944.74	
Sales Tax	-	-	-	
Property Transfer Tax	-	-	-	
Franchise Taxes	40,251.00	35,267.00	4,984.00	
Licenses & Permits	67,006.74	96,703.20	(29,696.46)	-30.71%
Fines	10,645.65	5,227.07	5,418.58	103.66%
Cash & Investment Interest	-	746.26	(746.26)	-100.00%
Intergovernmental	13,823.74	-	13,823.74	0.00%
Other Fees	22,983.37	24,170.34	(1,186.97)	-4.91%
Transfers In	-	-	-	
Total	166,655.24	162,113.87	4,541.37	2.80%

As shown above, the Town's overall revenue base increased by $0.004M as its

- Property Taxes - The Town receives disbursements from the County of Marin for property taxes in December, April, and June.
- Sales Tax – The Town receives disbursements monthly from the State for Sales Tax. The first disbursement for fiscal year 2023-24 comes in September.
- 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 increased $0.005M due to rate increase by the respective provider and/or consumer activity.
- License & Permits decreased by $0.029M 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 $0.013M compared to the prior period due to timing of collections for the Prop 172 .5% sales tax.

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 July 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	JUL YTD FY24	JUL YTD FY23	$ Change	% Change
Compensation	335,871.23	299,618.46	36,252.77	12.10%
Retirement	26,453.35	22,568.39	3,884.96	17.21%
Training	-	150.15	(150.15)	-100.00%
Outside Services	1,983,491.09	1,904,769.07	78,722.02	4.13%
Maintenance	5,809.94	19,749.33	(13,939.39)	-70.58%
Utilities	185.44	24,888.94	(24,703.50)	-99.25%
Supplies	8,758.99	2,754.00	6,004.99	218.05%
Debt Service	498,269.00	405,926.80	92,342.20	22.75%
Other Expenditure	801,416.15	648,675.02	152,741.13	23.55%
Transfers Out	-	-	-	
Total	3,660,255.19	3,329,100.16	331,155.03	9.95%

As shown above, the Town's expenditures base overall increased by $0.331M of which is driven by compensation, outside services, debt service, and other expenditures:

- Compensation (Salaries & Wages and Benefits) increased by $0.036M compared to the prior fiscal year primarily due to the 4.5% cost of living adjustment effective July 1, 2023, step adjustments, and increase in health insurance premiums.
- Outside Services increased by $0.078M compared to the previous fiscal year due to the changes in payments for Public Safety JPA's and construction project activity.
- Debt Service increased by $0.092M 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 increased by $.152M compared to the previous fiscal year due to the increase in insurance premiums for property, liability, and cyber security as well as a slight increase in internal service charges for technology and building maintenance.

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, July 2023

Attachment #2: Expenditure Report by department, July 2023

Town of San Anselmo
2023-2024 Rev & Exp Report
as of 07/31/2023
Fund: 01 - GENERAL FUND

	2022-2023 Revised Budget	2022-2023 Audited Actuals	2022-2023 YTD Actuals	% of Audited Actuals	2023-2024 Adopted Budget	2023-2024 Revised Budget	2023-2024 YTD Actuals	% of Actual / Budget
Revenue								
400 - PROPERTY TAX GENERAL	9,030,734.00	9,316,564.27	0.00	0.00 %	9,609,527.00	9,609,527.00	-0.16	0.00 %
401 - PENSION	2,592,646.00	2,913,414.27	0.00	0.00 %	2,756,290.00	2,756,290.00	0.00	0.00 %
402 - PROPERTY TAX OTHER	3,760,449.00	3,523,846.49	0.00	-3.89 %	3,875,006.00	3,875,006.00	11,944.90	0.31 %
410 - OTHER TAXES	1,610,000.00	1,417,195.29	0.00	-15.59 %	1,545,000.00	1,545,000.00	0.00	0.00 %
411 - FRANCHISE TAXES	775,000.00	822,727.88	35,267.00	-6.92 %	848,000.00	848,000.00	40,251.00	7.50 %
420 - BUSINESS LICENSE	260,000.00	293,434.48	2,169.80	0.74 %	290,000.00	290,000.00	6,386.27	2.20 %
421 - PARKING	24,500.00	2,080.10	1,434.73	68.97 %	0.00	0.00	0.00	0.00 %
422 - CONSTRUCTION	1,075,000.00	1,074,971.84	93,098.67	8.66 %	1,016,000.00	1,016,000.00	60,620.47	5.97 %
430 - VEHICLE CODE	10,000.00	8,227.51	0.00	0.00 %	10,000.00	10,000.00	929.58	9.30 %
431 - LIBRARY	0.00	4,050.62	0.00	0.00 %	1,250.00	1,250.00	111.65	8.93 %
432 - PARKING	50,000.00	73,714.66	5,227.07	7.09 %	115,000.00	115,000.00	9,604.42	8.35 %
440 - USE OF MONEY AND PROPERTY	70,000.00	57,997.86	746.26	1.29 %	75,000.00	75,000.00	0.00	0.00 %
450 - STATE REVENUE	127,500.00	175,051.28	0.00	0.00 %	137,500.00	137,500.00	13,823.74	17.70 %
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	66,000.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %
480 - FEES FOR SERVICES	171,000.00	151,507.01	20,271.74	13.38 %	178,250.00	178,250.00	19,926.36	11.18 %
490 - MISCELLANEOUS REVENUE	100,070.00	165,232.90	3,898.60	2.36 %	102,772.00	102,772.00	3,057.01	2.97 %
519 - TRANSFERS IN	384,447.00	256,039.25	0.00	0.00 %	384,030.00	384,030.00	0.00	0.00 %
520 - SOURCE OF PROCEEDS	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %
Total Revenue:	20,041,346.00	20,322,055.71	162,113.87	-1.42 %	20,943,625.00	20,943,625.00	166,655.24	0.96 %
Expense								
600 - SALARIES AND WAGES	3,072,145.00	2,837,609.24	208,362.87	7.34 %	3,336,127.00	3,336,127.00	267,638.22	8.02 %
601 - RETIREMENT	535,751.00	483,689.70	22,568.39	4.67 %	561,590.00	561,590.00	26,453.35	4.71 %
602 - EMPLOYEE BENEFITS	884,105.50	669,821.26	76,077.24	11.36 %	890,116.00	890,116.00	60,595.09	6.81 %
604 - RETIREE BENEFITS	156,390.00	156,390.00	15,178.35	9.71 %	164,779.00	164,779.00	7,637.92	4.64 %
610 - TRAINING	43,200.00	52,381.22	150.15	0.29 %	55,750.00	55,750.00	0.00	0.00 %
611 - OUTSIDE SERVICES	12,461,732.37	12,326,482.84	1,904,769.07	15.45 %	12,885,864.00	12,885,864.00	1,983,491.09	15.39 %
613 - PUBLICATION / DUES	15,845.50	9,125.26	385.83	4.23 %	25,272.00	25,272.00	1,812.00	7.17 %
614 - MAINTENANCE	21,792.50	23,904.73	16,790.42	70.24 %	83,235.00	83,235.00	4,561.00	5.48 %
615 - BUILDING MAINTENANCE	98,643.00	62,107.34	2,958.91	4.76 %	50,000.00	50,000.00	1,248.94	2.50 %
616 - VEHICLE MAINTENANCE	6,515.00	14,686.62	0.00	0.00 %	2,000.00	2,000.00	0.00	0.00 %
617 - UTILITIES	0.00	42,925.26	24,888.94	57.98 %	0.00	0.00	185.44	0.00 %
618 - HIRING	1,000.00	4,259.64	0.00	0.00 %	1,000.00	1,000.00	0.00	0.00 %
619 - MISCELLANEOUS	19,000.00	11,208.45	0.00	0.00 %	50,000.00	50,000.00	0.00	0.00 %
620 - OFFICE SUPPLIES	36,665.00	24,088.06	879.39	3.65 %	0.00	0.00	529.46	0.00 %
622 - DEPARTMENT SUPPLIES	46,355.00	128,561.07	1,664.38	1.29 %	152,450.00	152,450.00	5,464.22	3.58 %
623 - BOOKS / MAGAZINES / VIDEOS	24,074.00	22,973.10	210.23	0.92 %	27,500.00	27,500.00	2,765.31	10.06 %
629 - MISCELLANEOUS	1,185,641.00	1,208,567.50	648,289.19	53.64 %	1,371,875.00	1,371,875.00	799,604.15	58.29 %
630 - EQUIPMENT	0.00	132.30	0.00	0.00 %	500.00	500.00	0.00	0.00 %
631 - CAPITAL OUTLAY - CONSTRUCTION	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00 %
640 - PRINCIPAL	285,000.00	285,000.00	285,000.00	100.00 %	410,000.00	410,000.00	0.00	0.00 %
641 - INTEREST	248,976.00	209,248.63	120,926.80	57.79 %	176,067.00	176,067.00	0.00	0.00 %
670 - TRANSFERS OUT	863,517.00	813,517.00	0.00	0.00 %	699,500.00	699,500.00	0.00	0.00 %
Total Expense:	20,006,347.87	19,386,679.22	3,329,100.16	17.17 %	20,943,625.00	20,943,625.00	3,161,986.19	15.10 %
Total Fund: 01 - GENERAL FUND:	34,998.13	935,376.49	-3,617,176.05		0.00	0.00	-2,961,453.16	
Report Total:	34,998.13	935,376.49	-3,617,176.05		0.00	0.00	-2,961,453.16	

STAFF REPORT

TOWN OF SAN ANSELMO Item # 1.5

MEETING DATE: August 22, 2023

AGENDA TITLE: Approval of Resolution Establishing the 2023-2024 Appropriations Limit

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council consider approval of the attached resolution establishing the appropriations limit for the Fiscal Year 2023-2024.

BACKGROUND

The State of California's voters approved of ballot Proposition 4 in 1979 thereby adding Article XIII B to the California State Constitution of which stipulates spending authority limits on municipalities. These limits are specific to entities that fund its operations using proceeds of taxes, such as sales taxes, property transfer taxes, and property taxes. This is in an effort for municipalities to not to continue appropriating funds for program purposes of which it does not have the adequate level of taxation to cover.

ANALYSIS

As directed per the State of California's Article XIII B Appropriations Limit, municipalities are to assess its adopted budget appropriations against a calculated spending limit. The budgeted appropriations balance within scope of the Article are any funds used from proceeds of taxes. Proceeds of taxes can include any property taxes, sales taxes, property transfer taxes, etc. The spending limit is a rolling balance starting from 1979 that fluctuates year-over-year based on growth factors from both the local population and cost of living.

Regarding the proceeds of taxes within scope for the Town, the Town does receive a significant amount of funds from taxation. The Town receives property taxes, sales taxes, property transfer taxes, business license taxes, Measure C Wildfire taxes, and proportions of interest income from its deposit at the California State Local Agency Investment Fund (LAIF). In total, the Town's budgeted proceeds of taxes for the Fiscal

Year 2023- 2024 is $21.8M.

The Article however does allow for certain exclusions of its proceeds of taxes that would not be subject to its calculated spending limit. Such exclusions available to the Town are qualifying mandated spending for court orders, federal legislation, capital outlays and debt service. The Town does comply with various federal statutes, proceed with capital projects for betterment of its infrastructure, and continue to support its financing for its Pension Obligation Bonds-all of which are allowed exclusions from the spending limit. In total, the Town's allowable exclusions that are not subject to the Appropriations Limit is $5.6M-making the total proceeds of taxes subject to the Limit being $16.1M.

Regarding the spending limit applicable to the Town, the Town's limit is calculated using a rolling balance adjusted for growth factors from changes in population and cost of living. For the Town's specific analysis however, its starting year is Fiscal Year 1986-1987 due to significant adjustments that were needed for the calculation as previously discussed and approved in prior Town Council meetings. For the current Fiscal Year moreover, we have obtained the allowed compounded growth factors applicable to the Town noting a total growth of 4.44% from prior fiscal year's Appropriations Limit-of which amounts to a current Fiscal Year Appropriations Limit of $16.8M.

Similar to the proceeds of taxes exclusions, the Article also allows for adjustments to the Appropriations Limit. Such adjustments available to the Town are for transfer of financial responsibility, a declared emergency, and voter override taxes that allow for temporary increase in the Appropriations Limit. For the current fiscal year, the residents of the Town have approved of both Measures J and E for temporary overrides of respective sales and parcel tax levies. Both measures constitute $2.8M in additional proceeds allowed by the Town's residents-of which increases the Appropriations Limit to $19.7M.

Using all of the factors applicable to the Town, the Town calculated both its proceeds of taxes subject to the Appropriations Limit as well as the Appropriations Limit itself as directed by the State of California. The threshold of which leaves the Town's Adopted Budget appropriations from proceeds of taxes based on this analysis amounts to $3.5M or 18% below the Appropriations Limit.
Attached as part of the analysis, we have provided to the Council two exhibits (A & B) that summarize the analysis performed for inclusion of the proposed Resolution:

Exhibit A provides the detail and changes in each subsequent fiscal year starting in Fiscal Year 1986- 1987 the Town's calculated Appropriations Limit.

Exhibit B provides the current fiscal year's calculation based off of the proceeds of taxes from the Adopted Budget relative the calculated Appropriations Limit.

FISCAL IMPACT
There would be no direct fiscal impact to the Town to approve this resolution.

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).

CONCLUSION

Based on the analysis performed by the Town, its Adopted Budget appropriations subject to the Appropriations Limit is determined to be comfortably within its required threshold. Lastly, there are no anticipated factors that would cause the Town to not be in compliance with the Article in the upcoming fiscal year.

ATTACHMENTS
Attachment 1: Exhibit A Appropriations Growth Factors – Population & Cost of Living Adjustments
Attachment 2: Exhibit B – Appropriations Limit Calculation Summary
Attachment 3: FY23-24 Appropriations Limit Resolution

Town of San Anselmo

APPROPRIATIONS LIMIT CALCULATION

Fiscal Year 2023-24 Adopted Budget

Appropriation Growth Factors - Population & Cost of Living Adjustments

EXHIBIT A

Fiscal Year	Change Cost of Living Indices [1]		Change in Population [4]		Growth Factor	Prior Year Limit	Current Year Appropriations Limit [5]
Appropriation Limit Fiscal Year	Per Capita Personal Income [2]	Annual Non-Residential Assessed Valuation Growth to Total Growth [From #6.1][3]	San Anselmo	Marin County	Allowed Annual Percent Growth in Appropriations Limit		
	Apply Highest Factor		Apply Highest Factor		[Highest Cost of Living times Population]	Growth Factor times Prior Year Limit	
86/87							**$ 3,159,327**
87/88	3.470	n/a	-0.290	0.700	1.041940	$ 3,159,327	**$ 3,291,829**
88/89	4.660	n/a	0.110	0.920	1.056230	$ 3,291,829	**$ 3,476,929**
89/90	5.190	n/a	0.520	1.240	1.064940	$ 3,476,929	**$ 3,702,720**
90/91	4.210	0.103	1.140	1.480	1.057520	$ 3,702,720	**$ 3,915,701**
91/92	4.140	n/a	0.280	1.550	1.057540	$ 3,915,701	**$ 4,141,010**
92/93	-0.640	n/a	1.220	1.790	1.011390	$ 4,141,010	**$ 4,188,177**
93/94	2.720	n/a	1.310	1.750	1.045180	$ 4,188,177	**$ 4,377,398**
94/95	0.710	0.479	0.380	1.200	1.019190	$ 4,377,398	**$ 4,461,401**
95/96	4.720	1.171	2.390	1.220	1.072230	$ 4,461,401	**$ 4,783,648**
96/97	4.670	1.559	1.160	1.430	1.061670	$ 4,783,648	**$ 5,078,655**
97/98	4.670	-0.325	1.250	1.640	1.063870	$ 5,078,655	**$ 5,403,029**
98/99	4.150	0.360	1.110	1.560	1.057750	$ 5,403,029	**$ 5,715,054**
99/00	4.530	0.224	1.190	1.620	1.062230	$ 5,715,054	**$ 6,070,702**
00/01	4.910	0.341	1.050	1.820	1.068190	$ 6,070,702	**$ 6,484,663**
01/02	7.820	2.071	0.070	0.720	1.085960	$ 6,484,663	**$ 7,042,084**
02/03	-1.270	0.866	0.410	0.810	1.016830	$ 7,042,084	**$ 7,160,603**
03/04	2.310	0.185	0.350	0.770	1.030980	$ 7,160,603	**$ 7,382,438**
04/05	3.280	1.977	-0.060	2.530	1.058930	$ 7,382,438	**$ 7,817,485**
05/06	5.260	0.999	-0.100	0.330	1.056070	$ 7,817,485	**$ 8,255,811**
06/07	3.960	0.216	0.530	0.740	1.047290	$ 8,255,811	**$ 8,646,229**
07/08	4.420	0.055	0.550	0.970	1.054330	$ 8,646,229	**$ 9,115,978**
08/09	4.290	0.587	1.030	0.930	1.053640	$ 9,115,978	**$ 9,604,959**
09/10	0.620	0.288	0.690	0.810	1.014350	$ 9,604,959	**$ 9,742,791**
10/11	-2.540	0.002	0.790	0.930	1.009320	$ 9,742,791	**$ 9,833,593**
11/12	2.510	0.209	0.810	0.900	1.034330	$ 9,833,593	**$ 10,171,181**
12/13	3.770	0.645	1.020	1.050	1.048600	$ 10,171,181	**$ 10,665,500**
13/14	5.120	1.314	0.280	0.420	1.055620	$ 10,665,500	**$ 11,258,715**
14/15	-0.230	0.185	0.390	0.420	1.006060	$ 11,258,715	**$ 11,326,943**
15/16	3.820	0.047	0.690	0.730	1.045780	$ 11,326,943	**$ 11,845,490**
16/17	5.370	0.033	0.170	0.330	1.057180	$ 11,845,490	**$ 12,522,816**
17/18	3.690	0.075	0.060	0.180	1.038770	$ 12,522,816	**$ 13,008,325**
18/19	3.670	0.340	0.140	0.170	1.038460	$ 13,008,325	**$ 13,508,625**
19/20	3.850	0.384	-0.050	-0.010	1.038400	$ 13,508,625	**$ 14,027,357**
20/21	3.730	0.168	-0.690	-0.600	1.031080	$ 14,027,357	**$ 14,463,327**
21/22	5.730	0.005	-0.410	-0.430	1.052970	$ 14,463,327	**$ 15,229,449**
22/23	7.550	0.005	-0.990	-1.110	1.064850	$ 15,229,449	**$ 16,217,079**
23/24	4.440	0.004	-0.880	-1.060	1.035210	$ 16,217,079	**$ 16,788,082**

[1] From State Department of Finance per Article XIII B of the California Constitution every May 1st for following Fiscal Year Appropriations Calculation. A 1991 amendment to Article XIII-B dropped use of the CPI and allowed for revising limit with PCI or Growth in non-residential assessed valuation and City or County population growth factors back to FY 87-88. The City may selection by resolution the growth factors to be used to calculate the annual Appropriations Limit. The **shaded area** indicate the highest factor used in calculation for the individual Fiscal Year.

[2] Per Capita Personal Income - California 4th Quarter - Calculated by State Department of Finance

[3] Determination of the annual growth in non-residential assessed valuation is from the Marin County Auditor-Controller's Office. Data for FY 87/88 to 89/90 and 91/92 to 93/94 is unavailable.

[4] Population changes are from the State Department of Finance Demographic unit and updated as of January of each year.

[5] Appropriations Limit calculation has been revised to correct factors and mathematical calculations from FY 87/88 to 16/17. The compounding factors and change in the limits have significantly increased the Appropriations limit by $2,591,068 from FY 87/88 to 16/17.

EXHIBIT B

Town of San Anselmo
Appropriations Limit Calculation Summary
Fiscal Year 2023-24 Adopted Budget

Prior Year Appropriation Limit		**$ 16,217,079**
Allowed Compounded Percentage Increase from Prior Year [1]		
Statewide Per Capita Personnal Income	4.440%	
County Population Growth From State Dept of Finance	-1.060%	
Compounded Percentage as an Adjustment Factor	3.521%	
Growth Factor Adjustment Amount to Appropriation Limit		571,003
Current Year Appropriation Limit From Growth Factors		16,788,082
Annual Other Adjustments to Limit [1]		2,877,377
Current Year Appropriations Limit		19,665,459
Current Year Adopted Budget Appropriations From Proceeds of Taxes [2]		
Proceeds of Taxes From Adopted Budget [3]	21,767,964	
Less Allowable Exclusion of Certain Appropriations [3]	(5,643,270)	
Current Year Appropriations Subject to Appropriation Limit		16,124,695
Current Year Appropriations Under the Appropriation Limit		**$ (3,540,765)**
Percentage Under the Limit		-18%

(1) Article XIIIb allowed annual adjustments to the Appropriations Limit after calculaiton of annual growth factors

Other Adjustments to Limit	
Measure J - 2023 Sales Tax Override	2,568,266
Measure E - 2014 Library Override	309,111
Total Additional Adjustments to Limit	**2,877,377**

(2) Proceeds of Taxes are certain revenues as defined by State Law and League of California Cities Article XIIIB Appropriations Limit Uniform Guidelines. See Worksheets for details.

(3) Summary of worksheets for above calculations of Appropriations Limit and Apropriations Subject to Limit.

Summary of Appropriations From Proceeds of Taxes	**From Non Proceeds of Taxes**	**From Proceeds of Taxes**	**Total Appropriations**
General Fund	5,295,626	18,218,298	**23,513,924**
Special Revenue Funds	2,695,937	3,245,676	**5,941,613**
Capital Project Funds	-	-	**-**
Debt Service Funds	2,000	303,990	**305,990**
Internal Service Funds	1,433,375	-	**1,433,375**
Total Proceeds and Non Proceeds of Taxes	**9,426,938**	**21,767,964**	**31,194,902**

Summary of Exclusions	
Court Order Costs	-
Federal Mandates	434,876
Qualified Capital Outlay Over $100,000 and 10+ year life	2,452,103
Qualified Debt Service	2,756,290
Total Exclusions to Appropriations Subject to Limit	**5,643,270**

TOWN OF SAN ANSELMO

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2023-2024

PURSUANT TO Government code Section 7910, and based on documentation submitted by the Town Manager, and acknowledging that the documentation has been available to the public for the required period of time;

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Town Council of the Town of San Anselmo establishes the appropriations limit for the Town of San Anselmo for fiscal year 2023-2024 under Article XIII-B of the State constitution, as shown on Exhibit "A", in the amount of $16,788,082 and

I hereby certify that the foregoing resolution was duly passed and adopted at a regular meeting of the San Anselmo Town Council held on the 22nd day of August 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Steve Burdo, Mayor

Attest:

_____
Serge Avila, Town Clerk

Attachment: **Exhibit A** – Annual Appropriations Limit Calculation
Exhibit B – Appropriations Limit Calculation Summary for FY2023-24

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.6

MEETING DATE: August 22, 2023

AGENDA TITLE: Adopt an Ordinance to Amend Title 10 (Planning and Zoning) of the San Anselmo Municipal Code Text Amendments and Zoning Map and Make the Associated CEQA Findings.

FROM: Heidi Scoble, Planning Director

RECOMMENDATION

Adopt the attached Ordinance entitled, "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".

BACKGROUND & DISCUSSION

On July 25, 2023, the Town Council conducted a public hearing for consideration of the following:

1. Amendments to the General Plan Land Use Element and Land Use Designation Map that are related to the Housing Element Update.
2. Adoption of a new General Plan Safety Element.
3. Amendments to Title 10 (Planning and Zoning) of the San Anselmo Municipal Code related to the Housing Element Update and the Economic Development Committees 2022 Action Plan.
4. Amendments to the Zoning Map that are related to the Housing Element Update.
5. Make the Associated CEQA Findings.

At the July meeting, the Town Council adopted Resolution No. 2023-4513 approving the amendments to the General Plan's Land Use Element, the General Plan's Land Use Designation Map, adopting the Safety Element, and making the related associated CEQA findings.

The Town Council also conducted the first reading of the Title 10 (Planning and Zoning) text amendments and Zoning Map and the Town Manager read the full title of the Ordinance.

The purpose of this consent calendar agenda item is to conduct a second reading to adopt the attached Ordinance to allow text amendments to Title 10 (Planning and Zoning) and amendments to the Zoning Map (see Attachment 1).

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

The proposed amendments will be consistent with the General Plan Land Use Amendments adopted by Town Council Resolution No. 2023-4513.

CEQA CONSISTENCY

At the July 25, 2023, meeting, the Town Council was able to make the requisite CEQA findings in support of the Initial Study/Negative Declaration. The Ordinance also includes the CEQA findings as well.

CLIMATE ACTION PLAN CONSISTENCY

As summarized in the July 25, 2023, Staff Report, the adoption of the Ordinance will be consistent with the Climate Action Plan and 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 Dev.: 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 to shopping, schools, and services.

ATTACHMENT

Ordinance

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, and was adopted at a regular meeting of the San Anselmo Town Council on August 22, 2023, 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		3	3	3	3	3	2	2	2	3	3

at or greater than 25%											
Maximum Building Height Outside Primary and Secondary Ridgezone: Above Average Grade:											
On lot with building footprint having an average slope of less than 25%		30′	30′	30′	30′	30′	30′	30′	30′	35′	35′
On lots with building footprint average slope at or greater than 25%		35′	35′	35′	35′	35′	30′	30′	30′	35′	35′
Maximum Building Height Within Primary and Secondary Ridgezone: Maximum Feet Above Average Grade		30′	30′	30′	-	-	-	-	-	-	-
Maximum Building Height Within Primary and Secondary		18′	18′	18′	-	-	-	-	-	-	-

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

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.

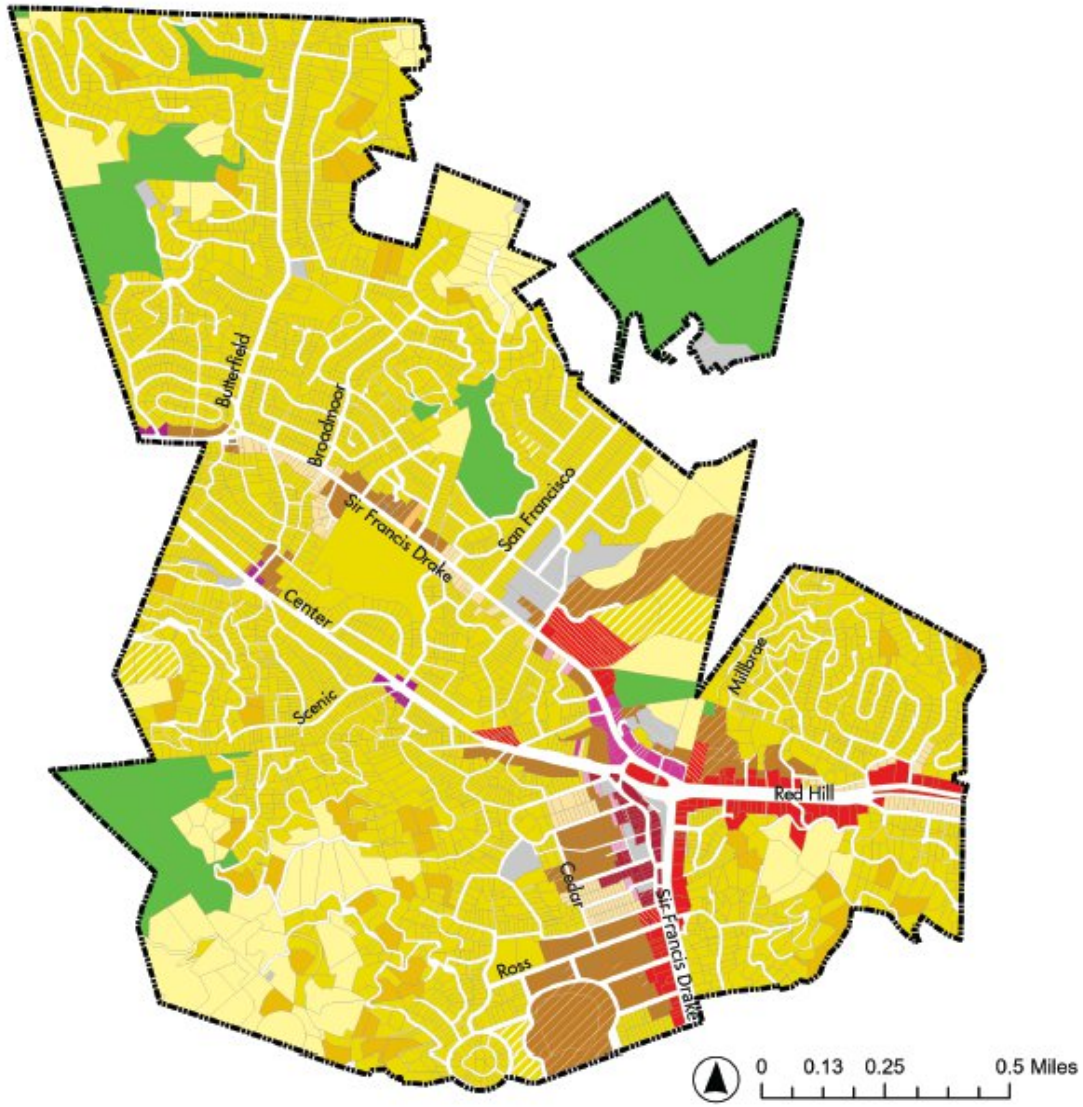
(f) No emergency shelter shall be located within 300 feet of another emergency shelter site.

(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 B
ZONING CODE MAP AMENDMENTS

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

STAFF REPORT

TOWN OF SAN ANSELMO Item # 1.7

MEETING DATE: August 22, 2023

AGENDA TITLE: Approval of Resolution Revising a Statement of Investment Policy for Fiscal Year 2023-2024

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council approve the attached Resolution revising the Statement of Investment Policy for fiscal year 2023-2024.

BACKGROUND

The purpose of the Town's investment policy is to ensure, through the prudent investment of its idle cash, that the Town obtains the highest yield possible without risk to the safety and liquidity of its funds.

The Town has maintained a Statement of Investment Policy since 1985. Town staff reviews the policy on an annual basis and updates the policy as needed to comply with the California Government Code Section 53600 et seq.

Staff has reviewed and revised the attached Statement of Investment Policy to include more allowable investment types. The policy presented for Council consideration complies with the California Government Code Section 53600 et seq.

In compliance with the policy, the Town's idle cash is invested when interest exceeds the interest generated by the operating fund bank account. Finance Department staff reconcile all Town accounts on a monthly basis. The Town Treasurer reviews the reconciliation reports and, together with the Director, prepares a Quarterly Investment Report for presentation to the Town Council.

FISCAL IMPACT

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

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: 2023-2024 Investment Policy Resolution
Attachment 2: 2023-2024 Statement of Investment Policy

RESOLUTION NO. XXXX

RESOLUTION OF THE SAN ANSELMO TOWN COUNCIL SETTING A STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR 2023-2024

WHEREAS, the State of California Government Code requires the Town to review and update the Town's Statement of Investment Policy annually;

NOW THEREFORE BE IT RESOLVED, that the San Anselmo Town Council hereby adopts the revised Statement of Investment Policy for Fiscal Year 2023-2024 attached hereto.

RESOLUTION PASSED AND ADOPTED at the regular meeting of the San Anselmo Town Council on the 22nd day of August, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Steve Burdo, Mayor

ATTEST:

_____
Serge Avila, Town Clerk

TOWN OF SAN ANSELMO

STATEMENT OF INVESTMENT POLICY
Fiscal Year 2023-2024

PURPOSE

This Statement is intended to provide guidelines for the prudent investment of the Town's temporary idle cash, and to outline the policies for maximizing the efficiency of the Town's cash management system. The ultimate goal is to enhance the economic status of the Town while protecting its pooled cash. The Statement of Investment Policy is reviewed annually by the Town Council, and any modifications to the statement must be approved by the Town Council.

OBJECTIVE

The Town's cash management system is designed to accurately monitor and forecast expenditures and revenues, thus enabling the town to invest funds to the fullest extent possible. The town attempts to obtain the highest yield obtainable as long as investments meet the criteria established for safety and liquidity.

POLICY

San Anselmo operates its temporary pooled idle cash investments under the prudent investor standard as defined in Government Code Section 53600.3. "When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence… that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency." This affords the Town a broad spectrum of investment opportunities as long as the investment is deemed prudent and is allowable under Government Code Section 53600, et seq.

Criteria for selecting investments and the order of priority are:

1. **Safety:** The safety and risk associated with an investment refers to the potential loss of principal and interest, or a combination of these elements. There is safety if there is assurance that principal will be preserved.

2. **Liquidity:** An investment is liquid if it can be converted to cash with a minimal chance of losing principal or interest.

3. **Yield:** Yield is the potential earnings of an investment, or its rate of return.

Investments may be made in the following instruments:

- **United States Treasury** obligations.
- **United States Agency** obligations.
- **Federal Instrumentalities.**
- **Negotiable Certificates of Deposit**
- **Non-negotiable Certificates of Deposit**
- **Local Agency Bonds**
- State of **California and Others Bonds and Registered Warrants.**
- **Bonds, Notes, Warrants** or other evidence of indebtedness of a **local agency** within the State of California.
- **Medium-term notes** of a maximum of five years maturity issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States. Notes eligible for investment shall be rated in a rating category of "A" or its equivalent or better by a nationally recognized rating service. Purchase of eligible medium-term notes may not exceed thirty percent (30%) of the Town's surplus money.
- **California State Local Agency Investment Fund (LAIF) Pooled Money Investment Program** operated by the State Treasurer's office.
- **Passbook Savings Account Demand Deposits.**

Other investment instruments authorized by State legislation shall not be used unless Town Council approval is obtained.

Safekeeping:

Securities purchased from broker/dealers shall be held in third party safekeeping by the trust department of the Town's bank, or other designated third party trust, and in the Town's name and control whenever possible.

Town Constraints:

The Town strives to maintain the level of investment of all funds as near to 100% as possible through daily and projected cash flow determinations. Idle cash management and investment transactions are the responsibility of the Finance and Administrative Services Director.

All participants in the investment process shall act responsibly as custodians of the public trust. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism that is worthy of the public trust. Nevertheless, in a diversified portfolio, it must be recognized that occasional measured losses are inevitable and must be considered within the context of the overall portfolio's investment return, provided that adequate diversification has been implemented. The basic premise underlying the Town's Investment Policy is to ensure the Town's financial integrity.

_____ Dated: _____

David P. Donery, Town Manager

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.8

MEETING DATE: August 22, 2023

AGENDA TITLE: Proclamation Recognizing George Lucas for His Outstanding Citizenship

FROM: Serge Avila, Town Clerk

RECOMMENDATION

Staff recommends that the Town Council adopts the attached proclamation.

BACKGROUND/DISCUSSION

The Town of San Anselmo takes immense pride in recognizing the remarkable contributions of its residents to the enrichment of the community. A proclamation recognizing George Lucas for his outstanding citizenship, devotion, and service to the Town of San Anselmo is attached to this staff report for consideration and adoption.

FISCAL IMPACT

None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

This activity is not defined as a project under CEQA (Section 15378 CEQA Guidelines).

ATTACHMENTS

1) Draft Proclamation

PROCLAMATION

The Town of San Anselmo is pleased to recognize

GEORGE LUCAS

FOR OUTSTANDING CITIZENSHIP

WHEREAS; the Town of San Anselmo takes immense pride in recognizing the remarkable contributions of its residents to the enrichment of our community; and

WHEREAS; in 1973, George Lucas decided to make San Anselmo his home, buying his first house on Medway Road; and

WHEREAS; in 1973, George Lucas released American Graffiti, a timeless film about the cruising and rock and roll cultures in the Central Valley of California in the early 1960's and wrote the screenplay for what would become Star Wars, arguably the most successful movie franchise in film history; and

WHEREAS; fifty years later, George Lucas remains a cherished resident of San Anselmo, where people acknowledge him as a neighbor and not just the celebrity he has become; and

WHEREAS; George Lucas has produced an astonishing body of work, evidenced by his writing, directing, and producing of landmark films and his visualization of how the film industry could do things differently and oftentimes much better. His vision has helped produce many companies that remain on the cutting edge, including Skywalker Sound and Industrial Light and Magic; and

WHEREAS; George Lucas's demonstrated business acumen is eclipsed by his philanthropic endeavors, as evidence by the George Lucas Educational Foundation (Edutopia) and by his commitment to The Giving Pledge; and

WHEREAS; much of Lucas's giving is done quietly and behind the scenes, helping support dozens of charitable causes, and giving his expertise and support to many hyper-local efforts with the request that his participation remain anonymous; and

WHEREAS; the Town feels that it is important to express our appreciation in this sincere yet understated way for all that George Lucas has done both locally and globally to make the world better; and

WHEREAS; George Lucas's unwavering commitment to the well-being of San Anselmo's residents, his support of local businesses, and his role as an inspirational force in our community have further solidified his status as a cherished and respected member of our Town.

NOW, THEREFORE, Be It Proclaimed, that the Town of San Anselmo, in appreciation of George Lucas's devotion and service to our Town, desires that there should be a public record of gratitude for his extraordinary community service.

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of August, two thousand twenty-three.

Steve Burdo, Mayor

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.9

MEETING DATE: 8/22/23

AGENDA TITLE: Consideration of Special Event Application – Goblins' BOOtacular 2023

FROM: Mattie O'Grady – Recreation Manager

RECOMMENDATION: That Council approve the San Anselmo Recreation Department's application for the Goblin's BOOtacular event scheduled for Friday, October 27, 2023, from 5:00 – 7:00 pm.

That Council approve closing San Anselmo Avenue between Tunstead Avenue and Tamalpais Avenue on Friday, October 27th, 2023 beginning with closing the street to incoming traffic at 3:00pm and closing San Anselmo to all vehicles from 4:00pm-8:00pm.

BACKGROUND

For the past many years, the annual Goblin's BOOtacular event has attracted hundreds of families to downtown San Anselmo. Along with Town staff, the event has involved many volunteers who help with participant safety and assistance in handing out treats at "stations" along the Avenue. These stations supplement what is provided by participating merchants and the Fire Department.

DISCUSSION/ANALYSIS

The Goblin's Spooktacular is a popular event and draws up to 1,000 people, and families show up early. Central Marin Police Authority recommends that the streets be closed two hours prior to the event for the safety of the families. The earlier street closure will allow for pedestrians to safely arrive for the event after all vehicles have cleared from San Anselmo Avenue. Therefore, CMPA is recommending that San Anselmo Avenue between Tunstead Avenue and Tamalpais Avenue be closed to incoming traffic at 3:00pm and closing San Anselmo to all vehicles from 4:00pm-8:00pm.

FISCAL IMPACT

Due to a confirmed sponsorship, there would be no direct fiscal impact to the Town to approve this item.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

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

Attachment 1 – Event Application

TOWN OF SAN ANSELMO
1000 Sir Francis Drake Blvd.
San Anselmo, CA 94960
(415) 258-4640

APPLICATION FOR COMMUNITY-BASED EVENTS

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

EVENT INFORMATION

Name of event: 2023 Goblin's BOOtacular

Organization(s) presenting the event: Town of San Anselmo – Recreation Department

Other event sponsor(s), if any: Eric Gelman

Contact Person: Dawn Jones **Phone Number:** 415-991-9145

Address: 1000 Sir Francis Drake Blvd #14, San Anselmo **email:** djones@townofsananselmo.org

Event Date(s): Friday, October 27, 2023

Start and end times: 5:00pm to 7:00pm **Number of attendees (estimate):** 800+/-

Location: San Anselmo Avenue between Tunstead and Tamalpais (although businesses outside of the street closure are also encouraged to participate).

Will alcohol be served or sold? Yes ___ No X

Brief Description of Event:

The Goblin's Spooktacular is an annual town-wide Trick or Treat event for children ages 11 and under. Participants will 'trick or treat' along the downtown corridor on San Anselmo Avenue. Staff is asking for Public Works staff begin with closing the street to incoming traffic at 3:00pm and closing/barricading San Anselmo Avenue to all vehicles from 4:00pm-8:00pm from Tunstead to Tamalpais. A-frame signs at the intersections of Cedar Street and, Pine and Tunstead will alert drivers that SA Ave is closed ahead. Kientz Lane and Library Place will be opened for two-way traffic during the event.

Public space requested:

_____ Creek Park **_____ Creek Park Parking Lot**

_____Pine Street Parking Lot **_____Magnolia Parking Lot**

___X_ Town Hall Lawn **___X_ Council Chambers**

_____Other

X San Anselmo Avenue: from (cross streets) San Anselmo Avenue will be closed to through traffic and barricaded off from Tunstead Avenue to Tamalpais Avenue

Standards & Objectives

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

Does the event:

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

CONDITIONS OF APPROVAL

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

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

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

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

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

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

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

G. **Noticing:** Events that include closure of the street will require a minimum of five days advance written notice to businesses and residents directly adjacent to the business or residential property.

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

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

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

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

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

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

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

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

Name: Dawn Jones Date: June 14, 2023

NAME OF EVENT: Goblin's BOOtacular **DATE OF EVENT:** Friday, October 27, 2023

DEPARTMENT	COMMENTS/CONDITIONS	APPROVED BY
POLICE	Traffic controls will be provided as detailed in event description.	M. Norton
FIRE	No additional conditions	D. Mahoney
RECREATION	No additional conditions	D. Mauk
PUBLIC WORKS	DPW to provide event barricades and a-frame signs and block of San Anselmo Avenue to through traffic from Tunstead to Tamalpais Avenue	S. Condry J. Healy
ADMINISTRATION	No additional conditions.	D. Donery
TOWN COUNCIL		

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.10

MEETING DATE: 8/22/23

AGENDA TITLE: Consideration of Special Event Application – Three Gents Theatre Company's Twelfth Night 2023

FROM: Mattie O'Grady – Recreation Manager

RECOMMENDATION: That Council approve the Three Gent's and San Anselmo Recreation Department's application for the Twelfth Night community theatre productions scheduled for September 10th, 17th, and 24th, 2023, from 12:00 – 5:00 pm at Creek Park.

BACKGROUND

Three Gents Theatre Co. is a new Marin-based theatre company that 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. They would like to bring their production of Twelfth Night to the Creek Park stage this summer as an opportunity to provide free Shakespeare in park to the greater North Bay community, and to invite community to engage in the thriving downtown San Anselmo community.

DISCUSSION/ANALYSIS

Each show will be approximately 1 hour and 45 minutes long, from 2:00-3:45pm.

This event will have very low impact on the park and require very little staff time or infrastructure. All performances will be acoustic and therefore will not require amplification. All set pieces will be loaded in the day of the performance and loaded out immediately following. Nothing will be permanently affixed to the stage or cause any damage to the stage area. This is a free event for all ages and therefore will not require perimeter fencing.

San Anselmo Recreation has been interested in adding community theatre to its list of annual events, and due to the low impact and staff time required for this event series,

feel this is a good opportunity to see if theatre is a good fit for the community and addition to the town wide event calendar.

FISCAL IMPACT

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

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

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

Attachment 1 – Event Application
Attachment 2 – Press Packet

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

APPLICATION FOR COMMUNITY-BASED EVENTS

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

EVENT INFORMATION

Name of event: Twelfth Night

Organization(s) presenting the event: Three Gents Theatre Company and San Anselmo Recreation

Other event sponsor(s), if any:

Contact Person: Abigail Wissink **Phone Number:** (530) 315-3392

Address: 209 Ross Ave, San Anselmo **Email:** abigailwissink@gmail.com

Event Date(s): 9/10, 9/17, 9/24

Start and end times: 12-5 pm **Number of attendees (estimate):** 50-100

Location: Creek Park

Will alcohol be served or sold?

Yes ☐ No ☑

Brief Event Description:

We are a company of local theatre artists seeking to present our 2023 show in beautiful Creek Park. We will offer a 90 minute production of Shakespeare's Twelfth Night as a free, accessible, family-friendly afternoon that will introduce live theatre to diverse and local audiences. We will attract families from across the Bay Area, benefit local businesses with more traffic, and highlight beautiful San Anselmo Avenue with a fun, lively event. Our venture will bring San Anselmo into the Summer Shakespeare theatre community, and provide an afternoon of free performing arts to everyone.

Public space requested:

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

☐ **San Anselmo Avenue: from (cross streets)** _____ **to** _____
☐ **Tunstead Avenue: from (cross streets)** _____ **to** _____
☐ **Other street(s): from (cross streets)** _____ **to** _____
☑ **Other space use (e.g. parking spaces)** May need access to parking depending on size of audience.
☐ **Other Facilities:** _____

Additional Comments on the Public Space Requested:

We will not be serving food or drink, but will invite attendees to bring picnics to enjoy while they watch the show. All of our set pieces, props, and costumes would be brought in with us at our start time for each event and completely removed by our end time, and we will ensure our beautiful park is cleaned and cared for.

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

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

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

Standards & Objectives

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

Does the event:

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

CONDITIONS OF APPROVAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name: Abigail Wissink Date: 6/28/23

NAME OF EVENT: Twelfth Night - Theatre in the Park DATE OF EVENT: 9/10, 9/17, and 9/24 - 2023

DEPARTMENT	COMMENTS/CONDITIONS	APPROVED BY
POLICE		M. Norton & H. Khalili
FIRE		D. Mahoney
RECREATION	Requires compliance with all ADA regulations (including not blocking sidewalks)	D. Mauk
PUBLIC WORKS		S. Condry & J. Healy
ADMINISTRATION		D. Donery
TOWN COUNCIL		

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 specialities 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.

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 accessible theatre to the Ross Valley and North Bay community, drawing from a local, diverse talent pool of experienced actors and creators. Utilizing classical stories and adapted settings, Three Gents produces historically educational productions with engaging narratives to inspire communities of all ages and background.

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











STAFF REPORT

TOWN OF SAN ANSELMO Item #: 3.1

MEETING DATE: August 22, 2023

AGENDA TITLE: Memorial Park Athletic Field Renovation Project

FROM: Public Works

RECOMMENDATION:

1. Receive an update on the Memorial Park Athletic Field grass; and
2. Accept the Memorial Park Athletic Field Renovation project and authorize staff to file a Notice of Completion.

BACKGROUND/DISCUSSION

On August 5, 2022, the Memorial Park Athletic Field Renovation Project was awarded to Marina Landscape in the amount of $593,490.97. The Engineer's Estimate was $800,000, and the second lowest bid was $796,350. Marina was also the low bidder in 2021 for the project, which was delayed due to the ongoing drought. With change orders (about 10% of the bid amount), the total construction cost was $653,699.54.

The project scope included tilling the top 12" of the field, regrading the field for improved drainage, soil amendment (120 bags of fertilizer), installing new irrigation piping and sprinkler heads, improving the water wells, installing a recycled water line for future use, subsurface infiltration drainage at the outfields, laying Fescue sod, followed by a 90-day maintenance period. The sod placement started November 28, but was delayed by an atmospheric river, with the last of the sod installed on December 22. The 90-day maintenance period extended to the end of March. The temporary fence was removed and the field opened to the public on February 21 but ideally would have been closed longer to allow the sod to take root.

Throughout the summer, staff (as well as the public) noticed that areas of the field were turning brown. Staff hired a turf consultant, Brian Nettz, who manages all of the turf areas at the Presidio in San Francisco, including the Presidio Golf Course, the Main Parade Grounds and the Crissy Field lawns. Mr. Nettz's first observation was that the Memorial Park field has an extremely high amount of use, from dog walkers starting at

daybreak, picnics, sports camps, softball, soccer, parties (with bounce houses), etc. In his opinion, the fields are used more intensely than at Crissy Field, and thus, the field is in a 'constant state of recovery' and needs constant attention to maintain turf health.

Mr. Nettz has been making weekly site visits, and has the following list of recommendations for town staff:

Based on evapo-transporation (ET) tables for our area, the Town should be watering approximately 1.5" of water per week. This should be applied over 3 or 4 nights per week to allow the turf to dry out a bit between waterings. Past practice on the old lawn was watering 6 nights per week throughout most of the summer. This worked well on the established lawn with deep roots (8-12"), but was not ideal for the new lawn with shallower roots (1"). It takes several years for the roots to grow deep, and watering alternate days helps encourage deep root growth.

Staff has been using irrigation cups to accurately measure the water applied at different parts of the field during the overnight watering. Mr. Nettz also recommends fine-tuning each area of the field by monitoring water pressure at each sprinkler head, changing orifice size of specific heads if needed, and adjusting run-times in each zone to give each area the correct amount of water.

Mr. Nettz also recommends fertilizing the field every 5 to 6 weeks. This should be done in concert with core aeration and overseeding with ryegrass. The Town owns a 'tine' aerator that pokes holes in the turf to allow oxygen and water to better penetrate. Mr. Nettz recommends a 'core' aerator that cuts out plugs of grass and soil several inches deep that are later broken up and spread over the grass (with the ryegrass seed) by dragging a screen across the field. Core aerators cost approximately $65,000. Staff will look into renting one to test it out.

Mr. Nettz said it would be ideal to have one day of rest for the field each week, but that is not practical with a much-loved field with such intense use. Recovery will have to wait until the winter months.

While the fields have received much needed grading, drainage, and irrigation improvements along with the new grass sod, the long-term care of the fields will be ongoing and in constant need of maintenance due to the high use. Town staff will continue to monitor and improve field maintenance, but this will take staff time and Town funds on an ongoing basis if we wish to keep the field healthy and vibrant.

FISCAL IMPACT

Work was substantially completed in accordance with the project plans and specifications, and fully available for use on February 21, 2023.

The total construction cost of the project was $653,699.54, about 10% over the bid amount.

Funding for the project was included in the Town's 2022/2023 Budget and Work Plan, and is available from the following sources:

Measure A County Sales Tax for Parks	$421,427.00
State Bond for Parks (Proposition 68)	$177,982.00
Measure D	$ 54,290.54
Total	$653,699.54

GENERAL PLAN CONSISTENCY

The project is consistent with the General Plan Parks and Recreation Goals.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Town finds this project to be categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 Class 1, because it involves repair of existing public facilities involving negligible or no expansion of use. (14 Cal. Code Regs. § 15301).

The Memorial Park Athletic Field Renovation Project addressed San Anselmo's Climate Action Plan (CAP) 2030, specifically CAP Measure C-2, replace inefficient irrigation systems. The improvements to the walking and biking path addressed CAP Measure T-2 (Bicycling) and T-3 (Walking).

ATTACHMENTS

None

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 3.2

MEETING DATE: August 22, 2023

AGENDA TITLE: Memorial Park Parking Lot Renovation Project

FROM: Public Works

RECOMMENDATION: Authorize the Town Manager to award the construction contract to the lowest responsible bidder.

BACKGROUND

At the February 14, 2023 Council meeting, the Town Council approved plans and specifications for improvements at the Memorial Park Parking Lot. The improvements include repaving the parking lot, installing sidewalks on both sides of the lot, replacing the concrete valley gutter, installing bioretention to treat the storm drainage, paving the path between the restroom and Alderney Road, installing conduit for future EV charging and solar panels, installing piping for future recycled water, and installation of solar pedestrian path lighting.

The design consultant's Engineer's Estimate was $1,066,500, which included a 10% contingency. Town staff thought some elements would cost less, and estimated the project would cost about $875,000.

The project was put out to bid on June 30, and bids were opened on August 8. One bid was received from Ghilotti Bros., Inc. for $1,099,695. The bid is responsive, and the bidder is responsible.

DISCUSSION/ANALYSIS

The construction bid is above the available funds for the project. The Project Specifications allow the Town to delete entire bid items from the project. Staff has identified several bid items that can be deleted, including fencing around the bioretention area, as well as additional decomposed granite areas adjacent to the picnic area. Deleting these items and other modifications during construction can potentially reduce the project cost by about $244,000 while maintaining the required project elements approved by the Town Council.

California Public Contracts Code does not allow the contractor and the Town to negotiate elements of the work prior to awarding the contract, so if the Town Council approves, the Town Manager will sign the contract for the bid amount, which will allow Town staff and the contractor to value-engineer several items during construction.

In addition, several bid items (electrical conduit for future EV charging stations) may be covered by grants, further reducing the project cost to the Town.

Memorial Park will turn 100 years old in 2026 and is in much need of repair. The replacement of the athletic fields, the rehabilitation of the playgrounds and skatepark, and the widening of the path to accommodate bicyclists and pedestrians are major steps in the right direction towards restoring the Town's jewel of a park. However, repairing the dilapidated parking lot and bringing it up to State code requirements for accessibility while installing new sidewalks, a stormwater bioretention facility, purple pipe for future grey or black water, as well as EV charging stations (with the capacity to add more in the future), along with potential solar panels is a significant improvement to the park that includes green technology throughout.

While the bid is higher than expected Town staff will work with the contractor to value engineer the project per the specifications thus reducing cost but maintaining the required elements of the project. Therefore, staff recommend that Council authorize the Town Manager to award the project with the goal of reducing the costs as outlined above.

FISCAL IMPACT
The Memorial Park Parking Lot Renovation Project has an Engineer's Estimate of $875,000 from Town staff which would come from Measure D funds with additional potential funding coming from grants for EV charging.

Estimated construction cost after deleting or revising certain bid items	$856,000
Construction contingency (10%)	$86,000
Total construction cost	$942,000

Available Funding:	
Measure D	$594,000
Measure J	$62,000
General Fund reserve funds	$286,000
Total funding	$942,000

GENERAL PLAN CONSISTENCY
This project is consistent with the General Plan Parks and Recreation goals.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY
The Town finds this project to be categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act

(CEQA) under CEQA Guidelines Section 15301 Class 1, because it involves repair of existing public facilities involving negligible or no expansion of use. (14 Cal. Code Regs. § 15301).

The Memorial Park Parking Lot Renovation Project will address San Anselmo's Climate Action Plan (CAP) 2030, specifically CAP Measure T-1, T-2, and T-3, EV charging, improved bike paths, and new sidewalks, respectively. Future improvements may also address energy conservation, E-8, if solar panels were installed.

ATTACHMENTS

None

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 3.3

MEETING DATE: August 22, 2023

AGENDA TITLE: Introduce an Ordinance Amending the Town's Green Building Regulations

FROM: Sean Youra, Climate Action Coordinator
Erica Freeman, Building Official

RECOMMENDATION:

An ordinance of the Town repealing and replacing San Anselmo municipal code title 9 (building regulations) chapter 19 (green building requirements) to adopt amendments to the California green building standards code to reflect local conditions.

BACKGROUND

On February 14, 2023, staff presented the background and details of the County's green building model reach code to the Town Council. The model reach code was developed in collaboration with local jurisdiction staff and stakeholders including community-based organizations, the building community, utilities, Town/City commissions, Town/City councilmembers, and residents.

On June 27, 2023, staff presented recommendations for adoption of the requirements in the model reach code including the following recommended revisions:

- Not including the all-electric requirements for new construction.
- Not including separate EV charging infrastructure requirements for hotels and motels.
- Add a requirement for new multifamily construction to install long-term bike parking per CALGreen Section A4.106.9.2.

The Town Council directed staff to bring back an ordinance for first reading that incorporates the model reach code requirements with staff recommended revisions. However, the Council also directed staff to bring back examples of projects that would have to comply with the electric-readiness requirements as covered in Table 3 of the model reach code. Additionally, the Council directed staff to evaluate whether any CALGreen Tier 2 requirements should be considered for adoption rather than just

CALGreen Tier 1 requirements as covered in Section 19.04.135 and Table 1 of the model reach code.

DISCUSSION/ANALYSIS

The proposed Ordinance incorporates the model reach code requirements with staff recommended revisions (Attachment 1). Staff has also analyzed the electric-readiness requirements and CALGreen requirements further, which are discussed in the following sections and include staff recommendations for these specific requirements that are already incorporated in the proposed Ordinance.

Electric-Readiness Requirements and Costs

The electric-readiness requirements and exemptions in the model reach code that apply to single-family additions and alterations affecting 750 or more square feet are summarized below based on whether the project includes a laundry room remodel, a kitchen remodel, and/or an electrical panel upgrade. Electric-readiness means that wiring, outlets, and sufficient electrical capacity are provided for the future installation of electric appliances. Importantly, none of the projects covered in the table require all appliances in the home to be electric-ready. Rather, the specific electric-readiness requirements are dependent on the type of project (e.g., an applicable laundry room remodel would require the clothes dryer to be electric-ready). These requirements are further detailed in Table 3, Measure ER2 of the model reach code.

Type of Project	Requirements	Exemptions
Laundry Room Remodel	• Electric Clothes Dryer Ready • Upgrade main panel to 200 A unless electrical load calculations indicate future connection of electric appliances can be served with 100 A	• Any buildings besides single-family buildings as defined in the code • If the entire remodel project (including the laundry room remodel) is less than 750 sq. ft. • If an electrical permit is not required for the remodel project other than compliance with this requirement • Hardship/infeasibility (e.g., compliance cost disproportionate to overall project cost) • New attached ADUs or JADUs • Mobile homes, manufactured housing, or factory-built housing • Income qualified homeowners based on eligibility for California Alternative Rates for Energy (CARE) or Family Electric Rate Assistance (FERA) programs
Kitchen Remodel	• Electric Cooktop Ready • Upgrade main panel to 200 A unless electrical load calculations	• Any buildings besides single-family buildings as defined in the code

Type of Project	Requirements	Exemptions
	indicate future connection of electric appliances can be served with 100 A	• If the entire remodel project (including the kitchen remodel) is less than 750 sq. ft. • If an electrical permit is not required for the remodel project other than compliance with this requirement • Hardship/infeasibility (e.g., compliance cost disproportionate to overall project cost) • New attached ADUs or JADUs • Mobile homes, manufactured housing, or factory-built housing • Income qualified homeowners based on eligibility for California Alternative Rates for Energy (CARE) or Family Electric Rate Assistance (FERA) programs
Electrical Panel Upgrade (as part of a remodel project)	• Install any two electric readiness measures along with the panel upgrade (e.g., heat pump water heater ready, electric cooktop ready, EV charger ready)	• Any buildings besides single-family buildings as defined in the code • If the panel will not be upgraded as part of the remodel project • Hardship/infeasibility (e.g., compliance cost disproportionate to overall project cost) • New attached ADUs or JADUs • Mobile homes, manufactured housing, or factory-built housing • Income qualified homeowners based on eligibility for California Alternative Rates for Energy (CARE) or Family Electric Rate Assistance (FERA) programs

It is generally difficult to estimate costs with these types of projects due to the number of different factors that can influence the total cost. However, based on a cost analysis previously presented to the Town Council at the June 27th meeting, the average cost for an electrical panel upgrade is approximately $6,750 before incentives. This is slightly higher than the County's estimated cost range of $4,000 - $6,000 for an electrical panel upgrade. With Electrify Marin rebates and the Inflation Reduction Act (IRA) tax credit, this cost can be reduced to $5,650 or $5,150 (for low-income qualified homeowners). Future IRA rebates that are expected to be available by the end of the year will cover up to $4,000 of the panel upgrade cost for low- and moderate-income households. A $2,000 rebate for electrical panel upgrades will also be available to homeowners that also install a heat pump water heater (HPWH) as part of the TECH Self-Generation Incentive Program (SGIP) program that will be available in Q3 2023. As stated in the requirements in the table above, the electrical panel does not need to be upgraded to

200 A for kitchen and laundry remodels if it can be shown through load calculations that 100 A would provide sufficient capacity for future installation of electric appliances. Estimated wiring costs specific to kitchen or laundry remodels could not be determined, but wiring for 240 V circuits for applicable electric appliances in a home is estimated to be around $2,000 - $2,500. Costs can be significantly reduced or eliminated if 240 V circuits aren't required and the existing 120 V circuits can be used. Additionally, up to $2,500 in IRA rebates will be available to low- and moderate-income households to cover electrical wiring costs associated with installing electric appliances.

Based on the analysis discussed above, staff still recommends that the electric-readiness requirements be included in the adoption of the proposed Ordinance. It is important for single-family homes, which make up the majority of the building stock in San Anselmo, to start planning for the future electrification of appliances if the Town is to achieve its greenhouse gas (GHG) emissions reduction goals by 2030 and to reduce the negative public health impacts associated with the use of gas appliances that were discussed with the Council at the February 14th meeting. The costs associated with the electric-readiness requirements can be avoided through careful planning in many cases or can be significantly reduced by applying for applicable rebates and tax credits.

CALGreen Tier 1 vs. Tier 2 Requirements

Part 11 of the California Building Standards Code includes green building standards referred to as CALGreen. These green building standards were developed in an effort to meet the GHG emissions reduction goals codified in AB 32. The main intent of CALGreen is to ensure sustainable construction practices for both new buildings and applicable additions and alterations. CALGreen includes five main divisions:

1. Planning and Design (includes EV charging infrastructure requirements)
2. Energy Efficiency
3. Water Efficiency and Conservation
4. Material Conservation and Resource Efficiency
5. Environmental Quality

Separate mandatory requirements for each division are included for both residential (Chapter 4) and nonresidential (Chapter 5) buildings. Additional voluntary standards for residential (Appendix A4) and nonresidential (Appendix A5) buildings are also included in CALGreen, which are referred to as CALGreen Tier 1 and Tier 2. Local jurisdictions have the authority to adopt these more stringent voluntary standards rather than the minimum mandatory standards to further minimize the building's impact on the environment and promote more sustainable design. CALGreen Tier 1 requirements are more stringent than the mandatory requirements while CALGreen Tier 2 requirements are more stringent than both Tier 1 and the mandatory requirements. CALGreen Tier 2 also requires more elective measures from some of the divisions (i.e., Planning and Design, Water Efficiency and Conservation, and Material Conservation and Resource Efficiency) to be implemented compared to Tier 1. A summary of the differences between CALGreen Tier 1 and Tier 2 for residential and nonresidential buildings is provided in Attachment 2. Any text in red denotes new requirements in the 2022 version of CALGreen compared to the previous 2019 version.

As summarized in Table 1 of the proposed Ordinance, CALGreen Tier 1 requirements would apply in the following scenarios:

- New construction (applies to any building type)
- Single-family additions/alterations affecting 750 sq. ft. or greater
- Multifamily additions/alterations affecting 750 sq. ft. or greater
- Nonresidential additions/alterations

This is similar to San Anselmo's current green building code, but instead of requiring CALGreen Tier 1 for single-family or multifamily additions/alterations affecting 1,200 or more sq. ft., the proposed Ordinance lowers the threshold to 750 sq. ft. The proposed Ordinance also uses a three-year period instead of a one-year period for determining whether the cumulative project size of the additions/alterations within that period are subject to the CALGreen Tier 1 requirements.

Based on a review of the CALGreen Tier 1 and Tier 2 requirements, staff recommends only requiring CALGreen Tier 1 for the scenarios discussed above for the following reasons:

- San Anselmo has historically adopted CALGreen Tier 1 including for the current 2022 code cycle that remains in effect until 2025.
- No other Marin jurisdictions have adopted CALGreen Tier 2 and very few jurisdictions across the State have adopted Tier 2.
- The CALGreen code cautions jurisdictions that may be considering adopting CALGreen Tier 2 stating, "The measures necessary to achieve Tier 2 status are very stringent. Cities, counties, and cities and counties considering adoption of Tier 2 as mandatory should carefully consider the stringency of each measure and ensure that the measures are achievable in their location." It is difficult to ascertain whether the more stringent CALGreen Tier 2 measures are achievable for projects in San Anselmo.
- It is unlikely that adopting CALGreen Tier 2 requirements will lead to substantial GHG emissions reductions or other environmental benefits compared to Tier 1 requirements, but will likely add additional costs for projects to comply. Furthermore, it's expected that lowering the requirement threshold from 1,200 to 750 sq. ft. for single-family and multifamily additions/alterations that have to comply with CALGreen Tier 1 will have a significantly greater effect on emissions reductions than adopting Tier 2 instead of Tier 1 requirements.
- The proposed Ordinance already exceeds both CALGreen Tier 1 and Tier 2 for the EV charging infrastructure requirements, specifically for new multifamily construction and additions/alterations of single-family, multifamily, and nonresidential buildings.

- Requiring a mix of CALGreen Tier 1 and Tier 2 requirements would complicate the code making it more difficult for project applicants to understand and more difficult for building department staff to enforce. Additionally, one of the original goals of developing a model reach code was to have more consistency in green building requirements across all Marin jurisdictions. If requirements become too complicated or burdensome, this can lead to permit avoidance.

FISCAL IMPACT

There is no fiscal impact to the Town to adopt the proposed Ordinance. However, staff time will be required to implement the Ordinance including developing green building checklists and other materials to assist in compliance.

GENERAL PLAN CONSISTENCY

The proposed Ordinance is consistent with the Town's General Plan including the conservation goals in the Conservation Element.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Adoption of this Ordinance does not require review under the California Environmental Quality Act (CEQA) because it does not constitute a "project" pursuant to California Public Resources Code section 21065 and CEQA Guidelines section 15378, as its adoption does not involve an activity that has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment.

The proposed Ordinance is consistent with the following measures in the Town's Climate Action Plan including:

- **E-4: 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 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.
- **R-3: Building and Appliance Electrification:** Promote electrification of building systems and appliances that currently use natural gas, including heating systems, hot water heaters, stoves, and clothes dryers.

CONCLUSION

Staff respectfully requests Council's introduction of the proposed Ordinance.

ATTACHMENTS

Attachment 1 – Proposed Ordinance
Attachment 2 – CALGreen Tier 1 and Tier 2 Comparison

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO REPEALING AND REPLACING SAN ANSELMO MUNICIPAL CODE TITLE 9 (BUILDING REGULATIONS) CHAPTER 19 (GREEN BUILDING REQUIREMENTS) TO ADOPT AMENDMENTS TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE TO REFLECT LOCAL CONDITIONS

WHEREAS, green building is a practice of design, construction and maintenance techniques that have been demonstrated to have a significant positive effect on energy, water and resource conservation, waste management and pollution generation and on the health and productivity of building occupants over the life of the building; and

WHEREAS, on November 24, 2010, the Town Council adopted a Green Building Ordinance, which was codified in San Anselmo Municipal Code Title 9, Chapter 19; and

WHEREAS, on November 12, 2019, the Town Council adopted by reference the California Construction Codes, including the 2019 California Green Building Standards Code (CALGreen) (Title 24 Part 11); and

WHEREAS, on April 28, 2020, the Town Council adopted the County Green Building provisions into the Town Municipal Code pursuant to Town Ordinance No. 1145; and

WHEREAS, on November 15, 2022, the Town Council adopted by reference the California Construction Codes, including the 2022 version of CALGreen; and

WHEREAS, on November 15, 2022, the County of Marin adopted amendments to CALGreen to reflect local conditions in the County ("County Green Building Ordinance"); and

WHEREAS, the San Anselmo Planning Commission discussed San Anselmo's potential adoption of the County Green Building Ordinance at its meeting of February 6, 2023; and

WHEREAS, the San Anselmo Climate Action Commission discussed staff recommendations for adoption of the County Green Building Ordinance at its meeting of June 16, 2023 and was supportive of the recommendations; and

WHEREAS, the Town Council discussed the County Green Building Ordinance at its meetings of February 14, 2023 and June 27, 2023; and

WHEREAS, the Town Council desires to adopt the County Green Building Ordinance with modifications, as its provisions are appropriate for the Town and will allow for more consistent Green Building requirements in Marin jurisdictions;

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

SECTION 1. Environmental Review

Adoption of this Ordinance does not require review under the California Environmental Quality Act (CEQA) because it does not constitute a "project" pursuant to California Public Resources Code section 21065 and CEQA Guidelines section 15378, as its adoption does not involve an activity that has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment.

SECTION 2. Findings

Pursuant to Section 17958.5, 17958.7 and 18941.4 of the California Health and Safety Code, the Town Council of the Town of San Anselmo determines and that the modifications to the 2022 California Green Building Standards Code Chapters 3, 4 and 5, as set forth in this subchapter, are reasonably necessary because of San Anselmo's local topographical and environmental conditions. Specifically, the steep terrain, narrow roads, proximity to the San Andreas and Hayward seismic faults, and the potential flooding of the San Anselmo Creek are unique conditions that require special consideration whenever construction is proposed within the Town. Additionally, due to the high temperatures, humidity, rainfall, wind, and the lack of water supply for domestic use and fire suppression, the Town is susceptible to wildfires resulting from climate change.

SECTION 3. Repeal and Replace Title 9 (Building Regulations) Chapter 19 (Green Building Requirements).

San Anselmo Municipal Code Title 9, Chapter 19 is hereby repealed and replaced with the following in its entirety.

9-19.010 Purpose.

The purpose of this chapter is to meet or exceed all applicable mandatory measures of the California Green Building Standards Code known as California Code of Regulations, Part 11 of Title 24 and to enhance the long-term public health and welfare by contributing to the overall reduction of greenhouse gas emissions and improving the environmental and economic health of the Town through the efficient design, construction, operation, maintenance and deconstruction of buildings and site development by incorporating green building practices and materials.

The green building provisions referenced in this chapter are designed to achieve the following objectives in San Anselmo:

(1) Increase energy efficiency in buildings;
(2) Reduce consumption of fossil fuels;
(3) Encourage water and resource conservation;
(4) Reduce waste generated by construction projects;
(5) Reduce long-term building operating and maintenance costs;
(6) Improve indoor air quality and occupant health;
(7) Contribute to meeting state and local commitments to reduce greenhouse gas emissions; and
(8) Satisfy all applicable mandatory measures of the 2022 California Green Building Standards Code (Title 24, Part 11) of the California Code of Regulations.

9-19.015 - Applicability.

The provisions of this chapter shall apply to all construction or development projects defined below as a "covered project."

9-19.020 - Definitions.

For the purposes of interpreting this chapter and the associated standards for compliance, the following terms are defined as follows. When the definitions below differ from those contained elsewhere in this title, the provisions of this chapter shall apply. These definitions are additional to those outlined in Chapter 2 of the CALGreen Code.

(1) "2022 California Energy Code" refers to the requirements outlined in the 2022 edition of the California Energy Code known as California Code of Regulations, Part 6 of Title 24.

(2) "All-electric Building" or “All-electric Design” means a building or plans for a building that uses a permanent supply of electricity as the source of energy for all space heating (including but not limited to fireplaces), water heating (including but not limited to pools and spas), cooking appliances (including but not limited to barbeques), and clothes drying appliances, and has no natural gas or propane plumbing installed in the building or within the property lines. An all-electric building may also include solar thermal collectors.

(3) “Accessory Dwelling Unit (ADU)” means a residential unit that meets the definition of an accessory dwelling unit as outlined in Section 10-6.102 of the San Anselmo Municipal Code, Title 10, Chapter 6. This states that “an attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons and is located on the same lot as the proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.” For purposes of this subchapter, ADU also covers Junior ADUs and detached or attached ADUs.

(4) “Automatic Load Management System (ALMS)” means a control system designed to manage load across one or more electric vehicle supply equipment (EVSE), circuits, panels, and to share electrical capacity and/or automatically manage power at each connection point. ALMS systems shall be designed to deliver no less than 3.3 kVa (208/240 volt, 16-ampere) to each EV Capable, EV Ready or EVCS space served by the ALMS, and meet the requirements of California Electrical Code Article 625. The connected amperage to the building site for the EV charging infrastructure shall not be lower than the required connected amperage per California Green Building Standards Code, Title 24 Part 11.

(5) "CALGreen" refers to the California Green Building Standards Code, as included in Title 24, Part 11 of the California Code of Regulations.

(6) "CALGreen mandatory" means those measures that are required under Title 24, Part 11. Residential mandatory measures are contained in CALGreen Chapter 4. Nonresidential mandatory measures are contained in CALGreen Chapter 5.

(7) "CALGreen Tier 1" refers to required pre-requisite and elective measures in addition to the CALGreen mandatory measures, as outlined in CALGreen Appendix A4.601.4 for residential projects and CALGreen Appendix A5.601.2 for nonresidential projects.

(8) “Commercial Kitchen” means non-retail food facility devoted to the commercial preparation, production, and cooking of food and beverages for on-site or off-site consumption.

(9) “Cooking Equipment” means equipment intended for commercial use, including ovens, ranges, and cooking appliances for use in a commercial kitchen and restaurant where food is dispensed.

(10) "Covered Project(s)" means a development project provided below as set forth by the standards for compliance outlined in Section 9-19.050 of the San Anselmo Municipal Code, Table 1, 2, or 3 for which one or more building permits are required:

(i) All residential and nonresidential new construction buildings as defined below in Section 9-19.020 (27); and/or

(ii) Additions or alterations to an existing Single-Family residential building, except for any projects less than 750 square feet.

(11) "Direct Current Fast Charging (DCFC)" means a parking space provided with electrical infrastructure that meets the following conditions:

(i) A minimum of 48 kVa (480 volt, 100-ampere) capacity wiring.

(ii) Electric vehicle supply equipment (EVSE) located within three (3) feet of the parking space providing a minimum capacity of 80-ampere.

(12) "Electric Vehicle (EV) Capable Space" means a vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

(13) "Electric Vehicle (EV) Ready Space" means a vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted, to support EV charging, terminating in a receptacle or a charger.

(14) "Electric Vehicle Charging Space (EV Space)" means a space intended for future installation of EV charging equipment and charging of electric vehicles.

(15) "Electric Vehicle Charging Station (EVCS)" means a parking space that includes installation of electric vehicle supply equipment (EVSE) at an EV Ready space. An EVCS space may be used to satisfy EV Ready space requirements. EVSE shall be installed in accordance with the California Electrical Code, Article 625.

(16) "Level 1 (L1) EV Ready" means a parking space that is served by a complete electric circuit with the following requirements:

(i) A minimum of 2.2 kVa (110/120 volt, 20-ampere) capacity wiring.

(ii) A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.

(iii) Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

(17) "Level 2 (L2) EV Ready" means a parking space that is served by a complete electric circuit with the following requirements:

(i) A minimum of 8.3 kVa (208/240 volt, 40-ampere) capacity wiring.

(ii) A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 30-ampere.

(18) "Electric Vehicle Supply Equipment (EVSE)" means the conductors, including the undergrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets or apparatus installed for the purpose of transferring energy between the premises wiring and the electric vehicle.

(19) "Essential Services Building" means a facility as defined by the California Health and Safety Code section 16007, as amended from time to time. For purposes of this chapter, essential services buildings are publicly owned and/or publicly operated buildings whose purpose is to safeguard the public health and safety. Essential services buildings generally exclude privately owned residences

and/or commercial buildings; except that, privately owned commercial buildings may qualify as essential services buildings to the extent they are publicly operated to safeguard the public health and safety.

(20) “Food Service Establishment” means any new construction building with construction plans for a commercial kitchen or cooking equipment.

(21) “Industrial process heat” shall be defined as a process or manufacturing equipment for which sustained temperatures typically in excess of three hundred fifty degrees Fahrenheit are required and demonstrably not achievable with commercial electric equipment.

(22) “Low Power Level 2 Electric Vehicle Charging Receptacle” means a parking space that is served by a complete electric circuit with the following requirements:

(i) A minimum of 4.1 kVa (208/240 volt, 20-ampere) capacity wiring.

(ii) A receptacle labeled “Electric Vehicle Outlet” or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.

(iii) Conduit oversized to accommodate future level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

(23) “Mixed-fuel” means a building or unit in a building that is plumbed for the use of natural gas or propane as fuel for space heating, water heating, cooking or clothes drying appliances or has gas plumbing within a building or within the property lines of the premises connected to a gas meter or propane tank.

(24) "Modified parking lot" shall be those for which paving material and curbing is removed.

(25) “Natural gas” is the same meaning as "Fuel Gas" as defined in the California Plumbing Code and Mechanical Code.

(26) “Natural gas infrastructure” means fuel gas piping, other than service pipe, in or in connection with a building, structure or within the property lines of premises, extending from the point of delivery at the meter, service meter assembly, outlet of the service regulator, service shutoff valve, or final pressure regulator, whichever is applicable, as specified in the California Mechanical Code and Plumbing Code.

(27) “Newly Constructed” means a building that has never before been used or occupied for any purpose. Also means “Newly Constructed” as defined in the California Building Code 2022.

(28) "Qualified green building rater" means an individual who has been trained and certified as a CALGreen inspector, LEED AP w/a specialty, GreenPoint rater, PHIUS consultant, or has similar qualifications and certifications if acceptable to the chief building official.

(29) “Single-Family” means a building designed for and/or occupied exclusively by one family. It is used herein to describe one and two-family dwellings and townhouses with attached private garages. It also includes factory-built, modular housing units, constructed in compliance with the California Building

9-19.030 – Requirements for additions and alterations - Local amendments to 2022 California Energy Code.

Pursuant to Section 9-1.101(h) of the San Anselmo Municipal Code, the Town has adopted the 2022 edition of the California Energy Code known as California Code of Regulations, Part 6 of Title 24 with additions, and deletions as provided in this subchapter.

The provisions of this subchapter shall constitute local amendments to the cross-referenced provisions of the 2022 California Energy Code and shall be deemed to replace the cross-referenced sections of said Code with the respective provisions set forth in this subchapter.

The California Energy Code, Title 24, Part 6, is hereby amended as underlined and struck through:

Section 100.0 of Subchapter 1 of the 2022 California Energy Code is modified to add new section (i) as follows:

(i) Single-Family Building Remodel Energy Reach Code - Purpose and Intent. In addition to all requirements of the California Energy Code applicable to Existing Single-Family Building additions and alterations, the energy efficiency and renewable energy measures specified in Section 150.0(w) shall be required for Covered Projects of mixed-fuel buildings.

Section 100.1(b) is modified by adding the following definitions:

"All-electric Building" or “All-electric Design” as defined in §9-19.020 (2) of the San Anselmo Municipal Code.

"Covered Project(s)" as defined in §9-19.020 (10), of the San Anselmo Municipal Code.

“Mixed-fuel” building as defined in §9-19.020 (23), of the San Anselmo Municipal Code.

Section 150.0 SINGLE-FAMILY RESIDENTIAL BUILDINGS – MANDATORY FEATURES AND DEVICES, first two paragraphs, are modified to read as follows:

Existing Single-Family residential buildings shall comply with the applicable requirements of Sections 150(a) through 150.0(v), and Covered Existing Single-Family Projects, other than projects identified as all-electric construction for new residential buildings in §9-24.01 et seq. of the San Anselmo Municipal Code, shall comply with the applicable requirements of Section 150.0(w).

NOTE: The requirements of Sections 150.0(a) through 150.0(v) apply to new construction. Sections 150.2(a) and 150.2(b) specify which requirements of Sections 150.0(a) through 150.0(v) also apply to additions or alterations, with the exception that Covered Existing Single-Family Projects, other than projects identified as all-electric construction for new residential buildings in §9-24.01 et seq. of the San Anselmo Municipal Code, shall also be required to comply with Section 150.0(w).

A new Section, (w), is added to Section 150.0 as follows:

(w) Requirements for a Covered Project are outlined by project type in Table 1 of Section 9-19.050 of the San Anselmo Municipal Code. A Covered Existing Single-Family Project, as defined in Section 9-19.020 (10)(ii) of the San Anselmo Municipal Code, that includes an electrical panel upgrade, a kitchen remodel or a laundry room remodel shall comply with the requirements for Measure ER2 in Table 2 of Section 9-19.050 of the San Anselmo Municipal Code. In addition, a Covered Existing Single-Family Project in a building originally permitted for construction on or before December 31, 2010 shall install a set of measures from the Measure Menu in Table 2 of Section 9-19.050 of the San Anselmo Municipal Code, to achieve a total Measure Point Score that is equal to or greater than the Target Score in said table and shall conform to the List of Measure Specifications in Table 3 of Section 9-19.050 of the San Anselmo Municipal Code, except as otherwise described below:

(i) Projects identified as all-electric construction for new residential buildings in Section 9-24.01 et. seq. of the San Anselmo Municipal Code.

(ii) Projects less than 750 square feet.

(iii) Projects that are limited solely to a newly created attached Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Unit (JADU) as defined in Section 9-19.020 (3), San Anselmo Municipal Code. A newly created ADU and JADU shall include either additions or conversions of existing space.
(iv) Mobile Homes, Manufactured Housing, or Factory-built Housing as defined in Division 13 of the California Health and Safety 12 Code (commencing with section 17000 of the Health and Safety Code).
(v) If due to conditions specific to the project, it is technically or economically infeasible to achieve compliance, the chief building official may reduce the Target Score and/or waive some or all of the mandatory requirements.
(vi) If the applicant demonstrates that the Energy Budget of the proposed building, as calculated under Section 150.1(b), would be less than or equal to the Energy Budget of the building if it otherwise complied with this Section, 150.0(w).
(vii) A resident owner or occupant demonstrates that they qualify for the California Alternative Rates for Energy (CARE) or Family Electric Rate Assistance (FERA) program may comply by installing, to the specifications in Table 3 of Section 9-19.050 of the San Anselmo Municipal Code the following:

(a) E1: Lighting Measures; and
(b) E2: Water Heating Package

In addition, all mandatory measures listed in Table 2 of Section 9-19.050 of the San Anselmo Municipal Code shall be installed.

9-19.040 Requirements for Electric Vehicle Infrastructure - Local amendments to 2022 CALGreen California Green Building Standards Code.

Pursuant to Section 9-1.101(j) of the San Anselmo Municipal Code, the Town has adopted the 2022 edition of the California Green Building Standards Code known as California Code of Regulations, Part 11 of Title 24 (herein referred to as CALGreen Code), including Division A4.6 for Tier 1 with additions, and deletions as provided in this subchapter. Requirements are outlined by project type in Table 1 of Section 9-19.050 of the San Anselmo Municipal Code.

The provisions of this subchapter shall constitute local amendments to the cross-referenced provisions of the 2022 CALGreen Code and shall be deemed to replace the cross-referenced sections of said Code with the respective provisions set forth in this subchapter.

Section 202 of Chapter 2 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

Automatic Load Management System (ALMS). A <u>control</u> system designed to manage load across one or more electric vehicle supply equipment (EVSE)<u>, circuits, panels and</u> to share electrical capacity and/or automatically manage power at each connection point. <u>ALMS systems shall be designed to deliver no less than 3.3 kVa (208/240 volt, 16-ampere) to each EV Capable, EV Ready or EVCS space served by the ALMS, and meet the requirements of California Electrical Code Article 625. The connected amperage to the building site for the EV charging infrastructure shall not be lower than the required connected amperage per California Green Building Standards Code, Title 24 Part 11.</u>

<u>Direct Current Fast Charging (DCFC). A parking space provided with electrical infrastructure that meets the following conditions:</u>
i. <u>A minimum of 48 kVa (480 volt, 100-ampere) capacity wiring.</u>

ii. Electric vehicle supply equipment (EVSE) located within three (3) feet of the parking space providing a minimum capacity of 80-ampere.

Electric Vehicle Charging Station (EVCS). ~~One or more electric vehicle charging spaces served by electric vehicle charger(s) or other charging equipment allowing charging of electric vehicles. Electric vehicle charging stations are not considered parking spaces.~~ A parking space that includes installation of electric vehicle supply equipment (EVSE) at an EV Ready space. An EVCS space may be used to satisfy EV Ready space requirements. EVSE shall be installed in accordance with the California Electrical Code, Article 625.

Electric Vehicle (EV) Ready Space. [HCD] A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.

Electric Vehicle (EV) Capable Space. A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

Level 2 (L2) EV Capable. A parking space provided with electrical infrastructure that meets the following requirements:

i. Conduit that links a listed electrical panel with sufficient capacity to a junction box or receptacle located within three (3) feet of the parking space.
ii. The conduit shall be designed to accommodate at least 8.3 kVa (208/240 volt, 40-ampere) per parking space. Conduit shall have a minimum nominal trade size of 1 inch inside diameter and may be sized for multiple circuits as allowed by the California Electrical Code. Conduit shall be installed at a minimum in spaces that will be inaccessible after construction, either trenched underground or where penetrations to walls, floors, or other partitions would otherwise be required for future installation of branch circuits, and such additional elements deemed necessary by the Building Official. Construction documents shall indicate future completion of conduit from the panel to the parking space, via the installed inaccessible conduit.
iii. The electrical panel shall reserve a space for a 40-ampere overcurrent protective device space(s) for EV charging, labeled in the panel directory as "EV CAPABLE."
iv. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.
v. The parking space shall contain signage with at least a 12" font adjacent to the parking space indicating the space is EV Capable.

Level 1 (L1) EV Ready. A parking space that is served by a complete electric circuit with the following requirements:

i. A minimum of 2.2 kVa (110/120 volt, 20-ampere) capacity wiring.
ii. A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.
iii. Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

Level 2 (L2) EV Ready. A parking space that is served by a complete electric circuit with the following requirements:

i. A minimum of 8.3 kVa (208/240 volt, 40-ampere) capacity wiring.
ii. A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 30-ampere.

Low Power Level 2 (L2) EV Ready. A parking space that is served by a complete electric circuit with the following requirements:

i. A minimum of 4.1 kVA (208/240 Volt, 20-ampere) capacity wiring.
ii. A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.
iii. Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

~~*Low Power Level 2 Electric Vehicle (EV) Charging Receptacle*. [HCD] A 208/240 Volt 20- ampere minimum branch circuit and a receptacle for use by an EV driver to charge their electric vehicle or hybrid electric vehicle.~~

Off-Street Loading Spaces. [BSC-CG, DSA-SS] An area, other than a public street, public way, or other property (and exclusive of off-street parking spaces), permanently reserved or set aside for the loading or unloading of motor vehicles, including ways of ingress and egress and maneuvering areas. Whenever the term "loading space" is used, it shall, unless the context clearly requires otherwise, be construed as meaning off-street loading space. This excludes designated passenger loading/unloading.

Section 301.1 of Chapter 3 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

301.1 Scope. Buildings shall be designed to comply with applicable requirements of San Anselmo Green Building Requirements beginning at Section 9-19.010, San Anselmo Municipal Code, and shall also include the green building measures specified as mandatory in the application checklists contained in this code. ~~Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.~~

Section 301.1.1 of Chapter 3 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions and alterations of existing residential buildings ~~where the addition or alteration increases the building's conditioned area, volume or size.~~, in accordance with applicable requirements of San Anselmo Green Building Requirements beginning at Section 9-19.010, San Anselmo Municipal Code. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provisions of section 4.106.4.1.1~~2~~ may apply to additions or alterations of existing parking facilities or the addition of new parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.1.2~~3~~ for application.

NOTE: Repairs including, but not limited to, resurfacing, restriping, and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Section 301.3 of Chapter 3 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

301.3 Nonresidential additions and alterations. [BSC-CG] The provisions of individual sections of Chapter 5 apply to new construction and building additions and alterations ~~of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above~~ (for occupancies within the authority of California Building standards Commission). Code sections relative to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

Section 4.106.4 of Chapter 4 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

4.106.4 Electric vehicle (EV) charging for ~~new construction.~~ ~~New~~ Residential construction shall comply with Section 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). Calculation for spaces shall be rounded up to the nearest whole number.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
    - 1.1. Where there is no local utility power supply or the local utility is unable to supply adequate power.
    - 1.2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities and without electrical panel upgrade or new panel installation. Detached ADUs, attached ADUs, and JADUs without additional parking but with electrical panel upgrades or new panels must have reserved breakers and electrical capacity according to the requirements of A4.106.8.1.
3. Multifamily building projects that have approved entitlements before the code effective date.
4. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

~~**4.106.4.1 New one- and two-family dwellings and town-houses with private garages**. For each dwelling unit, install a listed raceway to accommodate a dedicated 208-240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.~~
~~Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.~~

~~**4.106.4.1.1 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".~~

4.106.4.1~~2~~ ~~New m~~Multifamily dwellings, ~~hotels and motels and~~ with ~~new~~ parking facilities. Requirements apply to parking spaces that are assigned or leased to individual dwelling units, as well as unassigned residential parking. Visitor or common area parking is not included.

4.106.4.1.1 New Construction. Fifteen percent (15%) of dwelling units with parking spaces shall be EVCS with Level 2 EV Ready. ALMS shall be permitted to reduce load when multiple vehicles are charging. Eighty-five percent (85%) of dwelling units with parking spaces shall be provided with a Low

Power Level 2 EV Ready space. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A. EVCS shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B.

NOTE: The total number of EV spaces should be one-hundred percent (100%) of dwelling units or one-hundred percent (100%) of parking spaces, whichever is less.

4.106.4.1.2 Additions and alterations of existing buildings.

1. When parking facilities upgrade the service panel or parking lot surface is modified, including the removal of paving material and curbing, comply with the number of spaces designated for the project type as outlined in Table 1 of Section 9-19.050 of the San Anselmo Municipal Code. Upgrades shall be required at currently designated vehicle parking spaces. Upgrades shall be required for remaining parking spaces after meeting the accessibility requirements of California Building Code Chapters 11A and 11B.
2. When new parking facilities are added and ALMS is installed, the ALMS system must be designed to deliver no less than 2.2 kVa (110/120 volt, 20-ampere).

~~When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.~~

~~**4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.**~~

~~The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.~~

~~a. **EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.~~

~~The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.~~

~~Exceptions:~~

~~1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.~~

~~2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.~~

~~Notes:~~

~~a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.~~

~~b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.~~

b. **EV Ready**. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.

The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

a. EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

b. **EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

c. **EV Chargers**. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.3~~2.2.1~~ Electric vehicle charging stations (EVCS).

Electric vehicle charging stations required by Section 4.106.4.1~~2.2, Item 3~~ and 4.106.4.2, shall comply with Section 4.106.4.3~~2.2.1~~.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels, and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.3.1~~2.2.1.1~~ Location.
EVCS shall comply with at least one of the following options:

1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The charging space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.3.1~~2.2.1.1~~ and Section 4.106.4.3.2~~2.2.1.2~~, Item 3.

4.106.4.3.2~~2.2.1.2 Electric vehicle charging stations (EVCS) d~~ Dimensions.
The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 charging spaces, but not less than one, shall also have an 8- foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

Exception: Where the Town of San Anselmo Municipal Code permits parking space dimensions that are less than the minimum requirements stated in this section 4.106.4.3.2, and the compliance with which would be infeasible due to particular circumstances of a project, an exception may be granted while remaining in compliance with California Building Code Section Table 11B-228.3.2.1 and 11B-812, as applicable.

~~**4.106.4.2.2.1.3 Accessible EV spaces**. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.~~

4.106.4.4 Direct current fast charging stations (DCFC). One DCFC may be substituted for up to five (5) EVCS to meet the requirements of 4.106.4.1 and 4.106.4.2. Where ALMS serve DCFC stations, the power demand from the DCFC shall be prioritized above Level 1 and Level 2 spaces.

~~**4.106.4.2.3 EV space requirements**.~~
~~1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including~~

~~branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.~~

~~**Exception**: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the *California Electrical Code*.~~

1. ~~Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles, or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.~~

~~**Exception**: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the *California Electrical Code*.~~

~~**4.106.4.2.4 Identification.**~~

~~The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code.*~~

~~**4.106.4.2.5 Electric Vehicle Ready Space Signage.**~~

~~Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).~~

~~**4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings**.~~

~~When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.~~

~~**Notes:**~~

1. ~~Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.~~
2. ~~There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.~~

Section A4.106.8 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

New construction shall comply with Sections A4.106.8.1~~, A4.106.8.2 or A4.106.8.3,~~ to facilitate future installation and use of electric vehicle chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Section A4.106.9.2 of the 2022 CALGreen Code is hereby included as a requirement for new Multifamily Buildings.

Provide on-site bicycle parking for at least one bicycle per every two dwelling units. Acceptable parking facilities shall be conveniently reached from the street and may include, but not be limited to:

1. Covered, lockable enclosures with permanently anchored racks for bicycles.
2. Lockable bicycle rooms with permanently anchored racks.

3. Lockable, permanently anchored bicycle lockers.

Section 5.106.5.3 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

5.106.5.3 Electric vehicle (EV) charging.

~~**[N]**~~ Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code.* Accessible EVCS shall be provided in accordance with the *California Building Code Chapter 11B Section 11B-228.3.* For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). Calculation for spaces shall be rounded up to the nearest whole number.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
    a. Where there is no local utility power supply
    b. Where the local utility is unable to supply adequate power.
    c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

Section A5.106.5 of Appendix A5 of the 2022 CALGreen Code is hereby amended as struck through:

~~**A5.106.5.1 Designated parking for clean air vehicles.**~~

~~In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of zero-emitting, fuel-efficient and carpool/van pool vehicles as listed in code Sections A5.106.5.1.1 or A5.106.5.1.2.~~

~~**A5.106.1.1.1 Tier 1.**~~

~~Provide 35 percent designated parking spaces of the total number of parking spaces, for any combination of zero-emitting, fuel-efficient and carpool/van pool vehicles. Calculation for spaces shall be rounded up to the whole number.~~

~~**Note**: Designated parking for clean air vehicles shall count toward the total parking spaces required by the local enforcing agencies.~~

~~**A5.106.1.1.2 Tier 2.**~~

~~Provide 50 percent designated parking spaces of the total number of parking spaces, for any combination of zero-emitting, fuel-efficient and carpool/van pool vehicles. Calculation for spaces shall be rounded up to the whole number.~~

~~**Note**: Designated parking for clean air vehicles shall count toward the total parking spaces required by the local enforcing agencies.~~

~~**A5.06.5.1.3 Parking stall marking**.~~

~~Paint, in the paint for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle:~~

~~CLEAN AIR/~~

~~VANPOOL/EV~~

~~**Note**: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.~~

~~**A5.106.5.1.1 Vehicle designations**.~~
~~Building managers may consult with local Transit Management Associations (TMAs) for methods of designating qualifying vehicles, such as issuing parking stickers.~~
~~**Notes:**~~

~~1. Information on qualifying vehicles, car labeling regulations and DMV CAV decals may be obtained from the following sources:~~
~~a. California DriveClean.~~
~~b. California Air Resources Board.~~
~~c. US EPA fuel economy regulations and standards.~~
~~d. DMV Registration Operations.~~
~~2. Purchasing policy and refueling sites for zero-emitting vehicles for state employees use can be found at the Department of General Services.~~

A5.106.5.~~3~~ Electric Vehicle (EV) charging. ~~[N]~~
Construction shall comply with Section A5.106.5.3.1 or A5.106.5.3.2, and in accordance with regulations in the *California Building Code* and the *California Electrical Code*. Accessible EVCS shall be provided in accordance with the *California Building Code Chapter 11B Section 11B-228.3.* For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). Calculation for spaces shall be rounded up to the nearest whole number.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
a. Where there is no local utility power supply.
b. Where the local utility is unable to supply adequate power.
c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section A5.106.5, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

A5.106.5.3 Nonresidential Occupancies – Shared Parking Facilities.

A5.106.5.3.1 New Construction - Tier 1.
Table A5.106.5.3.1 shall be used to determine the number of EV capable spaces required. Refer to section 5.106.5.3 for design space requirements.
When EV capable spaces are provided with EVSE to create EVCS per Table A5.106.5.3.1.

TABLE A5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	TIER 1 NUMBER OF REQUIRED EV CAPABLE SPACES	TIER 1 NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) [2]
0-9	2	0
10-25	5	0

26-50	11	2
51-75	19	3
76-100	26	4
101-150	38	6
151-200	53	9
201 and over	30 percent of total[1]	25 percent of EV capable spaces [1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.

A5.106.5.3.2 Additions and alterations of existing buildings ~~Tier 2~~.

1. When parking facilities upgrade the service panel or parking lot surface is modified, including the removal of paving material and curbing, comply with the number of spaces designated for the project type as outlined in Table 1 of Section 9-19.050 of the San Anselmo Municipal Code**.** Upgrades shall be required at currently designated vehicle parking spaces. Upgrades shall be required for remaining parking spaces after meeting the accessibility requirements of California Building Code Chapters 11A and 11B.
2. When new parking facilities are added and ALMS is installed, the ALMS system must be designed to deliver no less than 2.2 kVa (110/120 volt, 20-ampere).

A5.106.5.4 Direct current fast charging stations. One DCFC may be substituted for up to five (5) EVCS to meet the requirements of 5.106.5.3. Where ALMS serve DCFC stations, the power demand from the DCFC shall be prioritized above Level 1 and Level 2 spaces.

~~Table A5.106.5.3.2 shall be used to determine the number of EV capable spaces required. Refer to section 5.106.5.3 for design space requirements.~~

~~When EV capable spaces are provided with EVSE to create EVCS per Table A5.106.5.3.1, refer to Section 5.106.5.3.2 for the allowed use of Level 2 or Direct Current Fast Charger (DCFC) and Section 5.106.5.3.3 for the allowed use of Automatic Load Management Systems (ALMS).~~

~~TABLE A5.106.5.3.2~~

~~TOTAL NUMBER OF ACTUAL PARKING SPACES~~	**~~TIER 2 NUMBER OF REQUIRED EV CAPABLE SPACES~~**	**~~TIER 2 NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)~~** ~~[2]~~
~~0-9~~	~~3~~	~~0~~
~~10-25~~	~~8~~	~~3~~
~~26-50~~	~~17~~	~~6~~
~~51-75~~	~~28~~	~~9~~
~~76-100~~	~~40~~	~~13~~
~~101-150~~	~~57~~	~~19~~

~~151-200~~	~~79~~	~~26~~
~~201 and over~~	~~45 percent of total[1]~~	~~33 percent of EV capable spaces [1]~~

~~1. Calculation for spaces shall be rounded up to the nearest whole number.~~
~~2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.~~

Section 5.106.5.4 of the 2022 CALGreen Code is hereby amended as struck through:

5.106.5.4 Electric vehicle ~~(EV)~~ charging readiness: medium-duty and heavy-duty. [N]
Construction shall comply with Section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE. Accessible EVCS shall be provided in accordance with the *California Building Code Chapter 11B Section 11B-228.3.* For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

~~When EVCS(s) are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* as follows:~~

5.106.5.4.1 ~~Electric vehicle charging readiness requirements for w~~ Warehouses, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code.* Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.4.1.
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close

proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty EVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1, Raceway Conduit and Panel power Requirements for Medium-and-Heavy-Duty EVSE [N]

Building type	Building Size (sq. ft.)	Number of Off-street loading spaces	Additional capacity Required (kVa) for Raceway & Busway and Transformer & Panel
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

9-19.050 Standards for compliance.

The San Anselmo Green Building Requirements define compliance thresholds for different projects that are covered by this ordinance. These standards are summarized below in Table 1. The energy efficiency and electrification measures menu and specifications are detailed in Tables 2 and 3.

Table 1: Requirements by Project Type and Size			
Project Type and Size	**Green Building Requirements**	**Energy Efficiency Requirements**	**Electric Vehicle Requirements**

Table 1: Requirements by Project Type and Size			
Project Type and Size	**Green Building Requirements**	**Energy Efficiency Requirements**	**Electric Vehicle Requirements**
Single and Two-Family New Construction	CALGreen Tier 1	Meet the standards outlined for the project in the 2022 California Energy Code	Comply with CALGreen Measure A4.106.8.1, Tier 1
Multifamily Residential New Construction	CALGreen Tier 1 Install long-term bike parking per CALGreen A4.106.9.2		Of the total parking spaces, (i) 15% Level 2 (L2) EVCS (ii) 85% Low-Power Level 2 (LPL2) EV Ready
Nonresidential New Construction	CALGreen Tier 1	Meet the standards outlined for the project in the 2022 California Energy Code	For Nonresidential: comply with CALGreen Measure A5.106.5.3.1, Tier 1; AND For Nonresidential Grocery, Retail, or Warehouses planning off-street medium-heavy-duty loading spaces: comply with CALGreen Measure 5.106.5.4
Single and Two-Family Additions and Alterations less than 750 square feet	CALGreen Mandatory	Meet the standards outlined for the project in the 2022 California Energy Code	If the project is upgrading the main electrical service panel, comply with CALGreen Measure A4.106.8.1, Tier 1

Table 1: Requirements by Project Type and Size			
Project Type and Size	**Green Building Requirements**	**Energy Efficiency Requirements**	**Electric Vehicle Requirements**
Single and Two-Family Additions and Alterations 750 square feet or greater	CALGreen Tier 1	Using the Measure Menu in Table 2, achieve a total score that is equal to or greater than the Target Score for the applicable climate zone and install the electric readiness measures (ER2) as applicable in Table 3	
Multifamily Residential Additions and Alterations less than 750 square feet	CALGreen Mandatory	Meet the standards outlined for the project in the 2022 California Energy Code	If the service panel is modified, add designated electrical capacity for 20% of onsite parking spaces to be Level 2 EV Ready. If parking lot surface is modified (paving material and curbing removed): (i) add raceway to a minimum of 50% of exposed parking spaces, OR (ii) add raceway to a minimum of 20% of exposed parking spaces and install at minimum 5% EVCS to parking spaces requiring any combination of Level 2 and Direct Current Fast Charging EVSE, except at least one Level 2 EVSE shall be provided. Where existing electrical service will not be upgraded in the existing project scope, designate capacity for parking spaces to the maximum extent that does not require an upgrade to existing electrical service.
Multifamily Residential Additions and Alterations 750 square feet or greater	CALGreen Tier 1		
Nonresidential Additions and Alterations			

The following conditions also apply to Table 1:

(a) Cumulative new construction or remodels during the preceding 36-month period from the acceptance of this application shall be considered as a single covered project, and subject to the highest compliance threshold based on the cumulative project size or valuation.

(b) Mixed use (residential and commercial) projects must comply either with the applicable covered project requirements for the respective residential and commercial portions of the project or may propose to utilize a mixed-use rating system, subject to approval by the chief building official.

The following are exceptions to Table 1:
(1) Where the requirements of Tier 1 are infeasible as a result of the market, economy, or technology available as determined by the chief building official (CBO), the CBO may provide an alternative or waive the requirement.

Table 2: Energy and Electrification Menu of Measures by Climate Zone			
Measure		**Climate Zone**	**Steps**
		2	1) Choose your Climate Zone using CEC toolfinder[1]
Specification	**Spec. ID (Refer to *Table 3*)**	**Target Score**	2) Minimum Target Score needed to comply (*1 point = 1MMBTU savings per yr.*)
		8	
Lighting	E1	Mandatory	3) Choose a measure or a combination of measures that adds up to the minimum target score above based on CZ. Measures listed as "Mandatory" MUST be installed. 4) Use the Specification Number (Spec. ID) column as a key and conform to the specifications in Table 3 below. Table 3 describes, specifies, and details compliance with each corresponding measure.
Water Heating Package	E2	1	
Air Sealing	E3	1	
R-49 Attic Insulation	E4	1	
Duct Sealing	E5	1	
New Ducts + Duct Sealing	E6	2	
PV + Electric Ready Pre-Wire	ER1	12	
Electric Readiness Measures	ER2	Mandatory (if remodeling kitchen, laundry, or upgrading panel)	
HPWH	FS1	12	
High Eff HPWH	FS2	13	
HVAC Heat Pump	FS3	13	
High Eff HVAC Heat Pump	FS4	14	
Heat Pump Clothes Dryer	FS5	1	
Induction Cooktop	FS6	1	

[1]California Energy Commission climate zone tool finder at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/climate-zone-tool-maps-and.

The following conditions also apply to Table 2:

(a) Unless otherwise specified, the requirements shall apply to the entire dwelling unit, not just the additional or altered portion.

(b) Measures from the Measure Menu in Table 2 and specified in Table 3, that already exist in the home, may be counted towards compliance with these requirements, unless otherwise specified in Table 3.

(c) Measures from the Measure Menu in Table 2 that are to be installed to satisfy requirements under the State Energy Code, Title 24, Part 6, may also be counted towards compliance with these requirements. Where these requirements conflict with other Energy Code requirements, the stricter requirements shall prevail.

Table 3. List of Measure Specifications	
ID	**Measure Specification**
Energy Measures	
E1	Lighting Measures – Replace all interior and exterior screw-in incandescent, halogen, and compact fluorescent lamps with LED lamps. Install photocell controls on all exterior lighting luminaires.
E2	Water Heating Package: Add exterior insulation meeting a minimum of R-6 to existing storage water heaters. Insulate all accessible hot water pipes with pipe insulation a minimum of ¾ inch thick. This includes insulating the supply pipe leaving the water heater, piping to faucets underneath sinks, and accessible pipes in attic spaces or crawlspaces. Upgrade fittings in sinks and showers to meet current California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements. Exception 1: Water heater blanket is not required on water heaters less than 20 gallons. Exception 2: Water heater blanket not required if application of a water heater blanket voids the warranty on the water heater. Exception 3: Upgraded fixtures are not required if existing fixtures have rated or measured flow rates of no more than ten percent greater than 2022 California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements. Exception 4: Water heaters with factory installed insulation of R-24 or greater
E3	Air Sealing: Seal all accessible cracks, holes, and gaps in the building envelope at walls, floors, and ceilings. Pay special attention to penetrations including plumbing, electrical, and mechanical vents, recessed can light luminaires, and windows. Weather-strip doors if not already present. Verification shall be conducted following a prescriptive checklist that outlines which building aspects need to be addressed by the permit applicant and verified by an inspector. Compliance can also be demonstrated with blower door testing conducted by a certified HERS Rater no more than three years prior to the permit application date that either: a) shows at least a 30 percent reduction from pre-retrofit conditions; or b) shows that the number of air changes per hour at 50 Pascals pressure difference (ACH50) does not exceed ten. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a professional certified by the Building Performance Institute in accordance with the ANSI/BPI-1200-S-2017 Standard Practice for Basic Analysis of Buildings[1], the Whole House Combustion Appliance Safety Test Procedure for the Comfortable Home Rebates Program 2020 or the California Community Services and Development Combustion Appliance Safety Testing Protocol.

E4	R-49 Attic Insulation: Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.020 or insulation installed at the ceiling level shall have a thermal resistance of R-49 or greater for the insulation alone. Recessed downlight luminaires in the ceiling shall be covered with insulation to the same depth as the rest of the ceiling. Luminaires not rated for insulation contact must be replaced or fitted with a fire-proof cover that allows for insulation to be installed directly over the cover. Exception: In buildings where existing R-30 is present and existing recessed downlight luminaires are not rated for insulation contact, insulation is not required to be installed over the luminaires.
E5	Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of the 2022 Title 24 Section 150.2(b)1E. The duct system must be tested by a HERS Rater no more than three years prior to the Covered Single Family Project permit application date to verify the duct sealing and confirm that the requirements have been met. This measure may not be combined with the New Ducts and Duct Sealing measure in this Table.
E6	New Ducts + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2022 Title 24 Section 150.0(m)11. This measure may not be combined with the Duct Sealing measure in this Table. To qualify, a preexisting measure must have been installed no more than three years before the Covered Single Family Project permit application date.
E7	Windows: Replace all existing windows with high performance windows with an area-weighted average U-factor no greater than 0.32.
E8	R-13 Wall Insulation: Install wall insulation in all exterior walls to achieve a weighted U-factor of 0.102 or install wall insulation in all exterior wall cavities that shall result in an installed thermal resistance of R-13 or greater for the insulation alone.
Fuel Substitution Measures	
FS1	Heat Pump Water Heater (HPWH): Replace all existing electric resistance and natural gas storage water heaters with heat pump water heaters.
FS2	High Efficiency Heat Pump Water Heater (HPWH): Replace all existing electric resistance and natural gas storage water heaters with heat pump water heaters with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or higher rating.
FS3	HVAC Heat Pump: Replace all existing gas space heating system and existing electric resistance heating systems with electric heat pump systems.
FS4	High Efficiency HVAC Heat Pump: Replace all existing gas space heating system and existing electric resistance heating systems with electric heat pump systems with a SEER rating of 21 or greater and an HSPF rating of 11 or greater.
FS5	Heat Pump Clothes Dryer: Replace all existing gas or electric resistance clothes dryers with heat pump dryers with no resistance element and cap the gas lines.
FS6	Induction Cooktop: Replace all existing gas and electric resistance stove tops with inductive stove tops and cap the gas lines.
Solar PV and Electric-Readiness Measures	
ER1	PV+ Electric Ready Pre-Wire: For New PV Systems: Install a new solar PV system that meets the requirements of 2022 Title 24 Section 150.1(c)14 and upgrade the service panel to meet the requirements of ER2.G. and install any two of the other measures from ER2.A – ER2.F.

	For Existing PV Systems: If the home already has an existing PV system, to claim credit for this measure, ER1, upgrade the service panel to meet the requirements of ER2.G. and install any two of the other measures from ER2.A – ER2.F.
ER2	Electric Readiness Measures: To claim credit for Item ER1, in addition to the solar PV system installed, upgrade the panelboard to meet the requirements of Item ER2.G and install any two of the other measures ER2.A – ER2.F, below to allow for installation of electric appliances at a future date. For any Covered Project, if the service panel is being upgraded, install any two of the other measures below. If the laundry room is being remodeled, comply with Item ER2.D and upgrade the panelboard to meet the requirements of Item ER2.G. If the kitchen is being remodeled, comply with Item ER2.C and upgrade the service panel to meet the requirements of Item ER2.G. A. Heat Pump Water Heater Ready, as specified in Section 150.0(n)1. B. Heat Pump Space Heater Ready, as specified in Section 150.0(t). C. Electric Cooktop Ready, as specified in Section 150.0(u). D. Electric Clothes Dryer Ready, as specified in Section 150.0(v). E. Energy Storage Systems (ESS) Ready, as specified in Section 150.0(s). F. EV Charger Ready. Install a listed raceway for an EV charger, that meets the requirements of the California Green Building Standards Code (Title 24, Part 11) Section A4.106.8.1, Tier 1 and 2, which otherwise applies to new construction. G. Upgrade the panelboard serving the individual dwelling to either: (i) a minimum 200 amp panel with a minimum 225 amp busbar rating to accommodate future connection of electric appliances, including heat pump water heaters, heat pump space heaters, electric cooktops, electric clothes dryers as specified in California Energy Code Section 150.0 (n), (t), (u) and (v) and Level 2 electric vehicle supply equipment; or, (ii) provide electrical load calculations and appliance specifications for serving all of these end-uses with a minimum 100-amp panel. Exception: If an electrical permit is not otherwise required for the project other than compliance with this Item, ER2.

9-19.060 Incentives for compliance.

In addition to the required standards for compliance, the Board of Supervisors may establish by resolution, financial or application processing incentives and/or award or recognition programs to encourage higher levels of green building compliance for a project.

9-19.070 Administrative procedures.

The procedures for compliance with the provisions of this chapter shall include, but not be limited to the following:

(a) *Project design.* Applicants for a covered project are strongly encouraged to involve a qualified green building rater in the initial design phases of the project in advance of submittal of an application to determine applicable green building compliance thresholds and the most cost effective and appropriate means of achieving compliance.

(b) *Planning applications.* If a discretionary planning application is required for a covered project, applicants should be prepared to identify expected green building measures to be included in the project to achieve the compliance thresholds. Applicants should identify any anticipated difficulties in achieving compliance and any exemptions from the requirements of this chapter that may be requested.

(c) *Building plan check review.* Upon submittal of an application for a building permit, building plans for any covered project shall include a green building program description and completed checklist. The checklist shall be incorporated onto a separate full-sized plan sheet included with the building plans. Evidence that the project, as indicated by the project plans and green building program description, will achieve the standards for compliance outlined in Section 9-19.050 shall be provided prior to issuance of a building permit.

(d) *Changes during construction.* During the construction process, alternate green building measures may be substituted, provided that documentation of the proposed change and the project's continued ability to achieve the standards for compliance to the chief building official shall be provided.

(e) *Final building inspection.* Prior to final building inspection and occupancy for any covered project, evidence that project construction has achieved the required compliance set forth in the standards for compliance outlined in Section 9-19.050 shall be provided. The chief building official shall review the documentation submitted by the applicant and determine whether the project has achieved the compliance threshold as set forth in the standards for compliance outlined in Section 19.04.140. If the chief building official determines that the applicant has met these requirements, the final building inspection may proceed.

(f) *Conflict with other laws.* The provisions of this chapter are intended to be in addition to and not in conflict with other laws, regulations and ordinances relating to building construction and site development. If any provision of this chapter conflicts with any duly adopted and valid statutes or regulations of the federal government or the state of California, the federal or state statutes or regulations shall take precedence.

19.04.170 Exemptions.

(a) The provisions of this chapter shall not apply to:
  (1) Buildings which are temporary (such as construction trailers).
  (2) Building area which is not or is not intended to be conditioned space.
  (3) Any requirements of this chapter which would impair the historic integrity of any building listed on a local, state or federal register of historic structures, as determined by the chief building official and as regulated by the California Historic Building Code (Title 24, Part 8). In making such a determination, the chief building official may require the submittal of an evaluation by an architectural historian or similar expert.

(b) As outlined in the 2022 CALGreen code, section 4.106.4 and A5.106.5, applicants may be exempted from the electric vehicle changing requirements on a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
  (1) Where there is no commercial power supply or the local utility is unable to supply adequate power.

(2) Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of section 4.106.4 and A5.106.5 may adversely impact the construction cost of the project.
(3) ADUs and JADUs without additional parking facilities.
(4) Parking spaces accessible only by automated mechanical car parking systems are not required to comply with CALGreen Code section 4.106.4 and A5.106.5

(c) **Hardship or infeasibility exemption.** If an applicant for a covered project believes that circumstances exist that make it a hardship or infeasible to meet the requirements of this chapter, the applicant may request an exemption as set forth below. In applying for an exemption, the burden is on the applicant to show hardship or infeasibility.

(1) *Application.* Based on the following, the applicant shall identify in writing the specific requirements of the standards for compliance that the project is unable to achieve and the circumstances that make it a hardship or infeasible for the project to comply with this chapter. The applicant may not petition for relief from any requirement of the 2022 California Energy Code (Title 24, Part 6) and referenced standards, or the 2022 California Green Building Standards (Title 24, Part 11) of the California Building Standards Code. Circumstances that constitute hardship or infeasibility shall include one of the following:
   a. That the cost of achieving compliance is disproportionate to the overall cost of the project;
   b. That strict compliance with these standards would create or maintain a hazardous condition(s) and present a life safety risk to the occupants.

(2) *Granting of exemption.* If the chief building official determines that it is a hardship or infeasible for the applicant to fully meet the requirements of this chapter and that granting the requested exemption will not cause the building to fail to comply with the 2022 California Energy Code (Title 24, Part 6) and referenced standards, or the 2022 California Green Building Standards (Title 24, Part 11) of the California Building Standards Code, the chief building official shall determine the maximum feasible threshold of compliance reasonably achievable for the project. In making this determination, the chief building official shall consider whether alternate, practical means of achieving the objectives of this chapter can be satisfied, such as reducing comparable energy use at an off-site location within the county. If an exemption is granted, the applicant shall be required to comply with this chapter in all other respects and shall be required to achieve the threshold of compliance determined to be achievable by the chief building official.

(3) *Denial of exception.* If the chief building official determines that it is reasonably possible for the applicant to fully meet the requirements of this chapter, the request shall be denied, and the applicant shall be notified of the decision in writing. The project and compliance documentation shall be modified to comply with the standards for compliance.

(4) *Appeal.* Any aggrieved applicant or person may appeal the determination of the chief building official regarding the granting or denial of an exemption or compliance with any other provision of this chapter. An appeal of a determination of the chief building official shall be filed in writing and processed in accordance with the provisions of Section 10-1.06 of this code.

(4) *Appeal.* Any aggrieved applicant or person may appeal the determination of the chief building official regarding the granting or denial of an exemption or compliance with any other provision of this chapter. An appeal of a determination of the chief building official shall be filed in writing and processed in accordance with the provisions of Section 10-1.06 of the San Anselmo Municipal Code.

SECTION 5. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or unlawful, such decision shall not affect the validity of the remaining portions of this ordinance. The Town Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or unlawful.

SECTION 6. Effective Date. This ordinance shall take effect and be in force thirty (30) days after the date of its passage, provided that the additional energy efficiency requirements of this Ordinance cannot be enforced by the Town until it has further been approved by the California Energy Commission (Cal. Pub. Res. Code §25402.1(h)(2)). Within fifteen (15) days following its passage, the ordinance shall be published with the names of those Town Council members voting for and against the ordinance and the Town Clerk shall post in the office of the town clerk a certified copy of the full text of the adopted ordinance along with the names of the members voting for and against the ordinance. Prior to the effective date, a copy of this Ordinance shall be filed with the California Building Standards Commission complete with local findings for each local amendment to the California Building Standards Code, as required by Cal. Health and Safety § 17959.

The foregoing ordinance was introduced at a regular meeting of the San Anselmo Town Council on the 22nd day of August, 2023 and was adopted at a regular meeting on the _____ by the following vote:

AYES:

NOES:

ABSENT:

_____
Steve Burdo, Mayor

ATTEST

_____
Serge Avila, Town Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO REPEALING AND REPLACING SAN ANSELMO MUNICIPAL CODE TITLE 9 (BUILDING REGULATIONS) CHAPTER 19 (GREEN BUILDING REQUIREMENTS) TO ADOPT AMENDMENTS TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE TO REFLECT LOCAL CONDITIONS

WHEREAS, green building is a practice of design, construction and maintenance techniques that have been demonstrated to have a significant positive effect on energy, water and resource conservation, waste management and pollution generation and on the health and productivity of building occupants over the life of the building; and

WHEREAS, on November 24, 2010, the Town Council adopted a Green Building Ordinance, which was codified in San Anselmo Municipal Code Title 9, Chapter 19; and

WHEREAS, on November 12, 2019, the Town Council adopted by reference the California Construction Codes, including the 2019 California Green Building Standards Code (CALGreen) (Title 24 Part 11); and

WHEREAS, on April 28, 2020, the Town Council adopted the County Green Building provisions into the Town Municipal Code pursuant to Town Ordinance No. 1145; and

WHEREAS, on November 15, 2022, the Town Council adopted by reference the California Construction Codes, including the 2022 version of CALGreen; and

WHEREAS, on November 15, 2022, the County of Marin adopted amendments to CALGreen to reflect local conditions in the County ("County Green Building Ordinance"); and

WHEREAS, the San Anselmo Planning Commission discussed San Anselmo's potential adoption of the County Green Building Ordinance at its meeting of February 6, 2023; and

WHEREAS, the San Anselmo Climate Action Commission discussed staff recommendations for adoption of the County Green Building Ordinance at its meeting of June 16, 2023 and was supportive of the recommendations; and

WHEREAS, the Town Council discussed the County Green Building Ordinance at its meetings of February 14, 2023 and June 27, 2023; and

WHEREAS, the Town Council desires to adopt the County Green Building Ordinance with modifications, as its provisions are appropriate for the Town and will allow for more consistent Green Building requirements in Marin jurisdictions;

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

SECTION 1. Environmental Review

Adoption of this Ordinance does not require review under the California Environmental Quality Act (CEQA) because it does not constitute a "project" pursuant to California Public Resources Code section 21065 and CEQA Guidelines section 15378, as its adoption does not involve an activity that has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment.

SECTION 2. Findings

Pursuant to Section 17958.5, 17958.7 and 18941.4 of the California Health and Safety Code, the Town Council of the Town of San Anselmo determines and that the modifications to the 2022 California Green Building Standards Code Chapters 3, 4 and 5, as set forth in this subchapter, are reasonably necessary because of San Anselmo's local topographical and environmental conditions. Specifically, the steep terrain, narrow roads, proximity to the San Andreas and Hayward seismic faults, and the potential flooding of the San Anselmo Creek are unique conditions that require special consideration whenever construction is proposed within the Town. Additionally, due to the high temperatures, humidity, rainfall, wind, and the lack of water supply for domestic use and fire suppression, the Town is susceptible to wildfires resulting from climate change.

SECTION 3. Repeal and Replace Title 9 (Building Regulations) Chapter 19 (Green Building Requirements).

San Anselmo Municipal Code Title 9, Chapter 19 is hereby repealed and replaced with the following in its entirety.

9-19.010 Purpose.

The purpose of this chapter is to meet or exceed all applicable mandatory measures of the California Green Building Standards Code known as California Code of Regulations, Part 11 of Title 24 and to enhance the long-term public health and welfare by contributing to the overall reduction of greenhouse gas emissions and improving the environmental and economic health of the Town through the efficient design, construction, operation, maintenance and deconstruction of buildings and site development by incorporating green building practices and materials.

The green building provisions referenced in this chapter are designed to achieve the following objectives in San Anselmo:

(1) Increase energy efficiency in buildings;
(2) Reduce consumption of fossil fuels;
(3) Encourage water and resource conservation;
(4) Reduce waste generated by construction projects;
(5) Reduce long-term building operating and maintenance costs;
(6) Improve indoor air quality and occupant health;
(7) Contribute to meeting state and local commitments to reduce greenhouse gas emissions; and
(8) Satisfy all applicable mandatory measures of the 2022 California Green Building Standards Code (Title 24, Part 11) of the California Code of Regulations.

9-19.015 - Applicability.

The provisions of this chapter shall apply to all construction or development projects defined below as a "covered project."

9-19.020 - Definitions.

For the purposes of interpreting this chapter and the associated standards for compliance, the following terms are defined as follows. When the definitions below differ from those contained elsewhere in this title, the provisions of this chapter shall apply. These definitions are additional to those outlined in Chapter 2 of the CALGreen Code.

(1) "2022 California Energy Code" refers to the requirements outlined in the 2022 edition of the California Energy Code known as California Code of Regulations, Part 6 of Title 24.

(2) "All-electric Building" or “All-electric Design” means a building or plans for a building that uses a permanent supply of electricity as the source of energy for all space heating (including but not limited to fireplaces), water heating (including but not limited to pools and spas), cooking appliances (including but not limited to barbeques), and clothes drying appliances, and has no natural gas or propane plumbing installed in the building or within the property lines. An all-electric building may also include solar thermal collectors.

(3) “Accessory Dwelling Unit (ADU)” means a residential unit that meets the definition of an accessory dwelling unit as outlined in Section 10-6.102 of the San Anselmo Municipal Code, Title 10, Chapter 6. This states that “an attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons and is located on the same lot as the proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.” For purposes of this subchapter, ADU also covers Junior ADUs and detached or attached ADUs.

(4) “Automatic Load Management System (ALMS)” means a control system designed to manage load across one or more electric vehicle supply equipment (EVSE), circuits, panels, and to share electrical capacity and/or automatically manage power at each connection point. ALMS systems shall be designed to deliver no less than 3.3 kVa (208/240 volt, 16-ampere) to each EV Capable, EV Ready or EVCS space served by the ALMS, and meet the requirements of California Electrical Code Article 625. The connected amperage to the building site for the EV charging infrastructure shall not be lower than the required connected amperage per California Green Building Standards Code, Title 24 Part 11.

(5) "CALGreen" refers to the California Green Building Standards Code, as included in Title 24, Part 11 of the California Code of Regulations.

(6) "CALGreen mandatory" means those measures that are required under Title 24, Part 11. Residential mandatory measures are contained in CALGreen Chapter 4. Nonresidential mandatory measures are contained in CALGreen Chapter 5.

(7) "CALGreen Tier 1" refers to required pre-requisite and elective measures in addition to the CALGreen mandatory measures, as outlined in CALGreen Appendix A4.601.4 for residential projects and CALGreen Appendix A5.601.2 for nonresidential projects.

(8) “Commercial Kitchen” means non-retail food facility devoted to the commercial preparation, production, and cooking of food and beverages for on-site or off-site consumption.

(9) “Conductor Ready” means adding 10 gauge 4 wire for any laundry room remodel for future appliance electric upgrades and/or adding 8 gauge 4 wire for any kitchen remodel for future appliance electric upgrades.

(10) “Cooking Equipment” means equipment intended for commercial use, including ovens, ranges, and cooking appliances for use in a commercial kitchen and restaurant where food is dispensed.

(11) "Covered Project(s)" means a development project provided below as set forth by the standards for compliance outlined in Section 9-19.050 of the San Anselmo Municipal Code, Table 1, 2, or 3 for which one or more building permits are required:

(i) All residential and nonresidential new construction buildings as defined below in Section 9-19.020 (27); and/or

(ii) Additions or alterations to an existing Single-Family residential building, except for any projects less than 750 square feet. Conductor ready required for laundry room and kitchen remodels regardless of remodel size.

(iii) Substantial improvements to an existing Single-Family residential building.

(12) "Direct Current Fast Charging (DCFC)" means a parking space provided with electrical infrastructure that meets the following conditions:

(i) A minimum of 48 kVa (480 volt, 100-ampere) capacity wiring.

(ii) Electric vehicle supply equipment (EVSE) located within three (3) feet of the parking space providing a minimum capacity of 80-ampere.

(13) "Electric Vehicle (EV) Capable Space" means a vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

(14) "Electric Vehicle (EV) Ready Space" means a vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted, to support EV charging, terminating in a receptacle or a charger.

(15) "Electric Vehicle Charging Space (EV Space)" means a space intended for future installation of EV charging equipment and charging of electric vehicles.

(16) "Electric Vehicle Charging Station (EVCS)" means a parking space that includes installation of electric vehicle supply equipment (EVSE) at an EV Ready space. An EVCS space may be used to satisfy EV Ready space requirements. EVSE shall be installed in accordance with the California Electrical Code, Article 625.

(17) "Level 1 (L1) EV Ready" means a parking space that is served by a complete electric circuit with the following requirements:

(i) A minimum of 2.2 kVa (110/120 volt, 20-ampere) capacity wiring.

(ii) A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.

(iii) Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

(18) "Level 2 (L2) EV Ready" means a parking space that is served by a complete electric circuit with the following requirements:

(i) A minimum of 8.3 kVa (208/240 volt, 40-ampere) capacity wiring.

(ii) A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 30-ampere.

(19) "Electric Vehicle Supply Equipment (EVSE)" means the conductors, including the undergrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets or apparatus

installed for the purpose of transferring energy between the premises wiring and the electric vehicle.

(20) “Essential Services Building” means a facility as defined by the California Health and Safety Code section 16007, as amended from time to time. For purposes of this chapter, essential services buildings are publicly owned and/or publicly operated buildings whose purpose is to safeguard the public health and safety. Essential services buildings generally exclude privately owned residences and/or commercial buildings; except that, privately owned commercial buildings may qualify as essential services buildings to the extent they are publicly operated to safeguard the public health and safety.

(21) “Food Service Establishment” means any new construction building with construction plans for a commercial kitchen or cooking equipment.

(22) “Industrial process heat” shall be defined as a process or manufacturing equipment for which sustained temperatures typically in excess of three hundred fifty degrees Fahrenheit are required and demonstrably not achievable with commercial electric equipment.

(23) “Low Power Level 2 Electric Vehicle Charging Receptacle” means a parking space that is served by a complete electric circuit with the following requirements:

(i) A minimum of 4.1 kVa (208/240 volt, 20-ampere) capacity wiring.

(ii) A receptacle labeled “Electric Vehicle Outlet” or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.

(iii) Conduit oversized to accommodate future level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

(24) “Mixed-fuel” means a building or unit in a building that is plumbed for the use of natural gas or propane as fuel for space heating, water heating, cooking or clothes drying appliances or has gas plumbing within a building or within the property lines of the premises connected to a gas meter or propane tank.

(25) "Modified parking lot" shall be those for which paving material and curbing is removed.

(26) “Natural gas” is the same meaning as "Fuel Gas" as defined in the California Plumbing Code and Mechanical Code.

(27) “Natural gas infrastructure” means fuel gas piping, other than service pipe, in or in connection with a building, structure or within the property lines of premises, extending from the point of delivery at the meter, service meter assembly, outlet of the service regulator, service shutoff valve, or final pressure regulator, whichever is applicable, as specified in the California Mechanical Code and Plumbing Code.

(28) “Newly Constructed” means a building that has never before been used or occupied for any purpose. Also means “Newly Constructed” as defined in the California Building Code 2022.

(29) "Qualified green building rater" means an individual who has been trained and certified as a CALGreen inspector, LEED AP w/a specialty, GreenPoint rater, PHIUS consultant, or has similar qualifications and certifications if acceptable to the chief building official.

(30) "Single-Family" means a building designed for and/or occupied exclusively by one family. It is used herein to describe one and two-family dwellings and townhouses with attached private garages. It also includes factory-built, modular housing units, constructed in compliance with the California Building

(31) "Substantial Improvement" means any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

9-19.030 – Requirements for additions and alterations - Local amendments to 2022 California Energy Code.

Pursuant to Section 9-1.101(h) of the San Anselmo Municipal Code, the Town has adopted the 2022 edition of the California Energy Code known as California Code of Regulations, Part 6 of Title 24 with additions, and deletions as provided in this subchapter.

The provisions of this subchapter shall constitute local amendments to the cross-referenced provisions of the 2022 California Energy Code and shall be deemed to replace the cross-referenced sections of said Code with the respective provisions set forth in this subchapter.

The California Energy Code, Title 24, Part 6, is hereby amended as underlined and struck through:

Section 100.0 of Subchapter 1 of the 2022 California Energy Code is modified to add new section (i) as follows:

(i) Single-Family Building Remodel Energy Reach Code - Purpose and Intent. In addition to all requirements of the California Energy Code applicable to Existing Single-Family Building additions and alterations, the energy efficiency and renewable energy measures specified in Section 150.0(w) shall be required for Covered Projects of mixed-fuel buildings.

Section 100.1(b) is modified by adding the following definitions:

"All-electric Building" or "All-electric Design" as defined in §9-19.020 (2) of the San Anselmo Municipal Code.
"Covered Project(s)" as defined in §9-19.020 (10), of the San Anselmo Municipal Code.
"Mixed-fuel" building as defined in §9-19.020 (23), of the San Anselmo Municipal Code.

Section 150.0 SINGLE-FAMILY RESIDENTIAL BUILDINGS – MANDATORY FEATURES AND DEVICES, first two paragraphs, are modified to read as follows:

Existing Single-Family residential buildings shall comply with the applicable requirements of Sections 150(a) through 150.0(v), and Covered Existing Single-Family Projects, other than projects identified as all-electric construction for new residential buildings in §9-24.01 et seq. of the San Anselmo Municipal Code, shall comply with the applicable requirements of Section 150.0(w).

NOTE: The requirements of Sections 150.0(a) through 150.0(v) apply to new construction. Sections 150.2(a) and 150.2(b) specify which requirements of Sections 150.0(a) through 150.0(v) also apply to

additions or alterations, with the exception that Covered Existing Single-Family Projects, other than projects identified as all-electric construction for new residential buildings in §9-24.01 et seq. of the San Anselmo Municipal Code, shall also be required to comply with Section 150.0(w).

A new Section, (w), is added to Section 150.0 as follows:

(w) Requirements for a Covered Project are outlined by project type in Table 1 of Section 9-19.050 of the San Anselmo Municipal Code. A Covered Existing Single-Family Project, as defined in Section 9-19.020 (10)(ii) of the San Anselmo Municipal Code, that includes an electrical panel upgrade, a kitchen remodel or a laundry room remodel shall comply with the requirements for Measure ER2 in Table 2 of Section 9-19.050 of the San Anselmo Municipal Code. In addition, a Covered Existing Single-Family Project in a building originally permitted for construction on or before December 31, 2010 shall install a set of measures from the Measure Menu in Table 2 of Section 9-19.050 of the San Anselmo Municipal Code, to achieve a total Measure Point Score that is equal to or greater than the Target Score in said table and shall conform to the List of Measure Specifications in Table 3 of Section 9-19.050 of the San Anselmo Municipal Code, except as otherwise described below:

(i) Projects identified as all-electric construction for new residential buildings in Section 9-24.01 et. seq. of the San Anselmo Municipal Code.

(ii) Projects less than 750 square feet.

(iii) Projects that are limited solely to a newly created attached Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Unit (JADU) as defined in Section 9-19.020 (3), San Anselmo Municipal Code. A newly created ADU and JADU shall include either additions or conversions of existing space.

(iv) Mobile Homes, Manufactured Housing, or Factory-built Housing as defined in Division 13 of the California Health and Safety 12 Code (commencing with section 17000 of the Health and Safety Code).

(v) If due to conditions specific to the project, it is technically or economically infeasible to achieve compliance, the chief building official may reduce the Target Score and/or waive some or all of the mandatory requirements.

(vi) If the applicant demonstrates that the Energy Budget of the proposed building, as calculated under Section 150.1(b), would be less than or equal to the Energy Budget of the building if it otherwise complied with this Section, 150.0(w).

(vii) A resident owner or occupant demonstrates that they qualify for the California Alternative Rates for Energy (CARE) or Family Electric Rate Assistance (FERA) program may comply by installing, to the specifications in Table 3 of Section 9-19.050 of the San Anselmo Municipal Code the following:

(a) E1: Lighting Measures; and

(b) E2: Water Heating Package

In addition, all mandatory measures listed in Table 2 of Section 9-19.050 of the San Anselmo Municipal Code shall be installed.

9-19.040 Requirements for Electric Vehicle Infrastructure - Local amendments to 2022 CALGreen California Green Building Standards Code.

Pursuant to Section 9-1.101(j) of the San Anselmo Municipal Code, the Town has adopted the 2022 edition of the California Green Building Standards Code known as California Code of Regulations, Part 11 of Title 24 (herein referred to as CALGreen Code), including Division A4.6 for Tier 1 with additions, and deletions as provided in this subchapter. Requirements are outlined by project type in Table 1 of Section 9-19.050 of the San Anselmo Municipal Code.

The provisions of this subchapter shall constitute local amendments to the cross-referenced provisions of the 2022 CALGreen Code and shall be deemed to replace the cross-referenced sections of said Code with the respective provisions set forth in this subchapter.

Section 202 of Chapter 2 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

Automatic Load Management System (ALMS). A control system designed to manage load across one or more electric vehicle supply equipment (EVSE), circuits, panels and to share electrical capacity and/or automatically manage power at each connection point. ALMS systems shall be designed to deliver no less than 3.3 kVa (208/240 volt, 16-ampere) to each EV Capable, EV Ready or EVCS space served by the ALMS, and meet the requirements of California Electrical Code Article 625. The connected amperage to the building site for the EV charging infrastructure shall not be lower than the required connected amperage per California Green Building Standards Code, Title 24 Part 11.

Direct Current Fast Charging (DCFC). A parking space provided with electrical infrastructure that meets the following conditions:

i. A minimum of 48 kVa (480 volt, 100-ampere) capacity wiring.
ii. Electric vehicle supply equipment (EVSE) located within three (3) feet of the parking space providing a minimum capacity of 80-ampere.

Electric Vehicle Charging Station (EVCS). ~~One or more electric vehicle charging spaces served by electric vehicle charger(s) or other charging equipment allowing charging of electric vehicles. Electric vehicle charging stations are not considered parking spaces.~~ A parking space that includes installation of electric vehicle supply equipment (EVSE) at an EV Ready space. An EVCS space may be used to satisfy EV Ready space requirements. EVSE shall be installed in accordance with the California Electrical Code, Article 625.

Electric Vehicle (EV) Ready Space. [HCD] A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.

Electric Vehicle (EV) Capable Space. A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

Level 2 (L2) EV Capable. A parking space provided with electrical infrastructure that meets the following requirements:

i. Conduit that links a listed electrical panel with sufficient capacity to a junction box or receptacle located within three (3) feet of the parking space.
ii. The conduit shall be designed to accommodate at least 8.3 kVa (208/240 volt, 40-ampere) per parking space. Conduit shall have a minimum nominal trade size of 1 inch inside diameter and may be sized for multiple circuits as allowed by the California Electrical Code. Conduit shall be installed at a minimum in spaces that will be inaccessible after construction, either trenched underground or where penetrations to walls, floors, or other partitions would otherwise be required for future installation of branch circuits, and such additional elements deemed necessary by the Building Official. Construction documents shall indicate future completion of conduit from the panel to the parking space, via the installed inaccessible conduit.
iii. The electrical panel shall reserve a space for a 40-ampere overcurrent protective device space(s) for EV charging, labeled in the panel directory as “EV CAPABLE.”

iv. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

v. The parking space shall contain signage with at least a 12" font adjacent to the parking space indicating the space is EV Capable.

Level 1 (L1) EV Ready. A parking space that is served by a complete electric circuit with the following requirements:

i. A minimum of 2.2 kVa (110/120 volt, 20-ampere) capacity wiring.
ii. A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.
iii. Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

Level 2 (L2) EV Ready. A parking space that is served by a complete electric circuit with the following requirements:

i. A minimum of 8.3 kVa (208/240 volt, 40-ampere) capacity wiring.
ii. A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 30-ampere.

Low Power Level 2 (L2) EV Ready. A parking space that is served by a complete electric circuit with the following requirements:

i. A minimum of 4.1 kVA (208/240 Volt, 20-ampere) capacity wiring.
ii. A receptacle labeled "Electric Vehicle Outlet" or electric vehicle supply equipment located within three (3) feet of the parking space. If EVSE is provided the minimum capacity of the EVSE shall be 16-ampere.
iii. Conduit oversized to accommodate future Level 2 EV Ready (208/240 volt, 40-ampere) at each parking space.

~~*Low Power Level 2 Electric Vehicle (EV) Charging Receptacle.* [HCD] A 208/240 Volt 20- ampere minimum branch circuit and a receptacle for use by an EV driver to charge their electric vehicle or hybrid electric vehicle.~~

Off-Street Loading Spaces. [BSC-CG, DSA-SS] An area, other than a public street, public way, or other property (and exclusive of off-street parking spaces), permanently reserved or set aside for the loading or unloading of motor vehicles, including ways of ingress and egress and maneuvering areas. Whenever the term "loading space" is used, it shall, unless the context clearly requires otherwise, be construed as meaning off-street loading space. This excludes designated passenger loading/unloading.

Section 301.1 of Chapter 3 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

301.1 Scope. Buildings shall be designed to comply with applicable requirements of San Anselmo Green Building Requirements beginning at Section 9-19.010, San Anselmo Municipal Code, and shall also include the green building measures specified as mandatory in the application checklists contained in this code. ~~Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.~~

Section 301.1.1 of Chapter 3 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions and alterations of existing residential buildings ~~where the addition or alteration increases the~~

~~building's conditioned area, volume or size.~~, in accordance with applicable requirements of San Anselmo Green Building Requirements beginning at Section 9-19.010, San Anselmo Municipal Code. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provisions of section 4.106.4.1.1~~2~~ may apply to additions or alterations of existing parking facilities or the addition of new parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.1.2~~3~~ for application.

NOTE: Repairs including, but not limited to, resurfacing, restriping, and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Section 301.3 of Chapter 3 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

301.3 Nonresidential additions and alterations. [BSC-CG] The provisions of individual sections of Chapter 5 apply to new construction and building additions and alterations ~~of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above~~ (for occupancies within the authority of California Building standards Commission). Code sections relative to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

Section 4.106.4 of Chapter 4 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

4.106.4 Electric vehicle (EV) charging for ~~new construction.~~ ~~New~~ Residential construction shall comply with Section 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). Calculation for spaces shall be rounded up to the nearest whole number.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
    1.1. Where there is no local utility power supply or the local utility is unable to supply adequate power.
    1.2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities and without electrical panel upgrade or new panel installation. Detached ADUs, attached ADUs, and JADUs without additional parking but with electrical panel upgrades or new panels must have reserved breakers and electrical capacity according to the requirements of A4.106.8.1.
3. Multifamily building projects that have approved entitlements before the code effective date.
4. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

~~**4.106.4.1 New one- and two-family dwellings and town houses with private garages**. For each dwelling unit, install a listed raceway to accommodate a dedicated 208-240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close~~

~~proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.~~
~~Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.~~

~~**4.106.4.1.1 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".~~

4.106.4.1~~2~~ ~~New m~~Multifamily dwellings, ~~hotels and motels and~~ with ~~new~~ parking facilities. Requirements apply to parking spaces that are assigned or leased to individual dwelling units, as well as unassigned residential parking. Visitor or common area parking is not included.

4.106.4.1.1 New Construction. Fifteen percent (15%) of dwelling units with parking spaces shall be EVCS with Level 2 EV Ready. ALMS shall be permitted to reduce load when multiple vehicles are charging. Eighty-five percent (85%) of dwelling units with parking spaces shall be provided with a Low Power Level 2 EV Ready space. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A. EVCS shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B.

NOTE: The total number of EV spaces should be one-hundred percent (100%) of dwelling units or one-hundred percent (100%) of parking spaces, whichever is less.

4.106.4.1.2 Additions and alterations of existing buildings.

1. When parking facilities upgrade the service panel or parking lot surface is modified, including the removal of paving material and curbing, comply with the number of spaces designated for the project type as outlined in Table 1 of Section 9-19.050 of the San Anselmo Municipal Code. Upgrades shall be required at currently designated vehicle parking spaces. Upgrades shall be required for remaining parking spaces after meeting the accessibility requirements of California Building Code Chapters 11A and 11B.
2. When new parking facilities are added and ALMS is installed, the ALMS system must be designed to deliver no less than 2.2 kVa (110/120 volt, 20-ampere).

~~When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.~~

~~**4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.**~~
~~The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.~~

~~a. **EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service~~

capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:
1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.
Notes:

a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

b. **EV Ready**. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

a. EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:
a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

~~b. **EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.~~

~~Exception: Areas of parking facilities served by parking lifts.~~

~~c. **EV Chargers**. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.~~

~~When low-power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.~~

4.106.4.3~~2.2.1~~ Electric vehicle charging stations (EVCS).

Electric vehicle charging stations required by Section 4.106.4.1~~2.2, Item 3~~ and 4.106.4.2, shall comply with Section 4.106.4.3~~2.2.1~~.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels, and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.3.1~~2.2.1.1~~ Location.

EVCS shall comply with at least one of the following options:

1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The charging space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.3.1~~2.2.1.1~~ and Section 4.106.4.3.2~~2.2.1.2~~, Item 3.

4.106.4.3.2~~2.2.1.2 Electric vehicle charging stations (EVCS) d~~ Dimensions.

The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 charging spaces, but not less than one, shall also have an 8- foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

Exception: Where the Town of San Anselmo Municipal Code permits parking space dimensions that are less than the minimum requirements stated in this section 4.106.4.3.2, and the compliance with which would be infeasible due to particular circumstances of a project, an exception may be granted while

remaining in compliance with California Building Code Section Table 11B-228.3.2.1 and 11B-812, as applicable.

~~**4.106.4.2.2.1.3 Accessible EV spaces**. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.~~

4.106.4.4 Direct current fast charging stations (DCFC). One DCFC may be substituted for up to five (5) EVCS to meet the requirements of 4.106.4.1 and 4.106.4.2. Where ALMS serve DCFC stations, the power demand from the DCFC shall be prioritized above Level 1 and Level 2 spaces.

~~**4.106.4.2.3 EV space requirements**.~~

~~1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.~~

~~**Exception**: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the *California Electrical Code*.~~

~~1. Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles, or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.~~

~~**Exception**: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the *California Electrical Code*.~~

~~**4.106.4.2.4 Identification.**~~

~~The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.~~

~~**4.106.4.2.5 Electric Vehicle Ready Space Signage.**~~

~~Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).~~

~~**4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings**.~~

~~When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.~~

~~**Notes:**~~

~~1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.~~

~~2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.~~

Section A4.106.8 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

New construction shall comply with Sections A4.106.8.1~~, A4.106.8.2 or A4.106.8.3,~~ to facilitate future installation and use of electric vehicle chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Section A4.106.9.2 of the 2022 CALGreen Code is hereby included as a requirement for new Multifamily Buildings.

Provide on-site bicycle parking for at least one bicycle per every two dwelling units. Acceptable parking facilities shall be conveniently reached from the street and may include, but not be limited to:

1. Covered, lockable enclosures with permanently anchored racks for bicycles.
2. Lockable bicycle rooms with permanently anchored racks.
3. Lockable, permanently anchored bicycle lockers.

Section 5.106.5.3 of the 2022 CALGreen Code is hereby amended as underlined and struck through:

5.106.5.3 Electric vehicle (EV) charging.

~~**[N]**~~ Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*. Accessible EVCS shall be provided in accordance with the *California Building Code Chapter 11B Section 11B-228.3*. For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). Calculation for spaces shall be rounded up to the nearest whole number.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

Section A5.106.5 of Appendix A5 of the 2022 CALGreen Code is hereby amended as struck through:

~~**A5.106.5.1 Designated parking for clean air vehicles.**~~

~~In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of zero-emitting, fuel-efficient and carpool/van pool vehicles as listed in code Sections A5.106.5.1.1 or A5.106.5.1.2.~~

~~**A5.106.1.1.1 Tier 1.**~~

~~Provide 35 percent designated parking spaces of the total number of parking spaces, for any combination of zero-emitting, fuel-efficient and carpool/van pool vehicles. Calculation for spaces shall be rounded up to the whole number.~~

~~**Note**: Designated parking for clean air vehicles shall count toward the total parking spaces required by the local enforcing agencies.~~

~~**A5.106.1.1.2 Tier 2.**~~
~~Provide 50 percent designated parking spaces of the total number of parking spaces, for any combination of zero-emitting, fuel-efficient and carpool/van pool vehicles. Calculation for spaces shall be rounded up to the whole number.~~
~~**Note**: Designated parking for clean air vehicles shall count toward the total parking spaces required by the local enforcing agencies.~~

~~**A5.06.5.1.3 Parking stall marking**.~~
~~Paint, in the paint for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle:~~
~~CLEAN AIR/~~
~~VANPOOL/EV~~
~~**Note**: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.~~

~~**A5.106.5.1.1 Vehicle designations**.~~
~~Building managers may consult with local Transit Management Associations (TMAs) for methods of designating qualifying vehicles, such as issuing parking stickers.~~
~~**Notes:**~~

~~1. Information on qualifying vehicles, car labeling regulations and DMV CAV decals may be obtained from the following sources:~~
~~a. California DriveClean.~~
~~b. California Air Resources Board.~~
~~c. US EPA fuel economy regulations and standards.~~
~~d. DMV Registration Operations.~~
~~2. Purchasing policy and refueling sites for zero-emitting vehicles for state employees use can be found at the Department of General Services.~~

A5.106.5.~~3~~ Electric Vehicle (EV) charging. ~~[N]~~
Construction shall comply with Section A5.106.5.3.1 or A5.106.5.3.2, and in accordance with regulations in the *California Building Code* and the *California Electrical Code*. Accessible EVCS shall be provided in accordance with the *California Building Code Chapter 11B Section 11B-228.3.* For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). Calculation for spaces shall be rounded up to the nearest whole number.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
a. Where there is no local utility power supply.
b. Where the local utility is unable to supply adequate power.
c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section A5.106.5, may adversely impact the construction cost of the project.

2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

A5.106.5.3 Nonresidential Occupancies – Shared Parking Facilities.

A5.106.5.3.1 New Construction - Tier 1.

Table A5.106.5.3.1 shall be used to determine the number of EV capable spaces required. Refer to section 5.106.5.3 for design space requirements.

When EV capable spaces are provided with EVSE to create EVCS per Table A5.106.5.3.1.

TABLE A5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	TIER 1 NUMBER OF REQUIRED EV CAPABLE SPACES	TIER 1 NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) [2]
0-9	2	0
10-25	5	0
26-50	11	2
51-75	19	3
76-100	26	4
101-150	38	6
151-200	53	9
201 and over	30 percent of total[1]	25 percent of EV capable spaces [1]

1. Calculation for spaces shall be rounded up to the nearest whole number.

2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.

A5.106.5.3.2 Additions and alterations of existing buildings ~~Tier 2~~.

1. When parking facilities upgrade the service panel or parking lot surface is modified, including the removal of paving material and curbing, comply with the number of spaces designated for the project type as outlined in Table 1 of Section 9-19.050 of the San Anselmo Municipal Code**.** Upgrades shall be required at currently designated vehicle parking spaces. Upgrades shall be required for remaining parking spaces after meeting the accessibility requirements of California Building Code Chapters 11A and 11B.
2. When new parking facilities are added and ALMS is installed, the ALMS system must be designed to deliver no less than 2.2 kVa (110/120 volt, 20-ampere).

A5.106.5.4 Direct current fast charging stations. One DCFC may be substituted for up to five (5) EVCS to meet the requirements of 5.106.5.3. Where ALMS serve DCFC stations, the power demand from the DCFC shall be prioritized above Level 1 and Level 2 spaces.

~~Table A5.106.5.3.2 shall be used to determine the number of EV capable spaces required. Refer to section 5.106.5.3 for design space requirements.~~

~~When EV capable spaces are provided with EVSE to create EVCS per Table A5.106.5.3.1, refer to Section 5.106.5.3.2 for the allowed use of Level 2 or Direct Current Fast Charger (DCFC) and Section 5.106.5.3.3 for the allowed use of Automatic Load Management Systems (ALMS).~~

~~**TABLE A5.106.5.3.2**~~

~~**TOTAL NUMBER OF ACTUAL PARKING SPACES**~~	~~**TIER 2 NUMBER OF REQUIRED EV CAPABLE SPACES**~~	~~**TIER 2 NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)** 2~~
~~0-9~~	~~3~~	~~0~~
~~10-25~~	~~8~~	~~3~~
~~26-50~~	~~17~~	~~6~~
~~51-75~~	~~28~~	~~9~~
~~76-100~~	~~40~~	~~13~~
~~101-150~~	~~57~~	~~19~~
~~151-200~~	~~79~~	~~26~~
~~201 and over~~	~~45 percent of total~~[1]	~~33 percent of EV capable spaces~~ [1]

~~1.~~

~~Calculation for spaces shall be rounded up to the nearest whole number.~~

~~2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.~~

Section 5.106.5.4 of the 2022 CALGreen Code is hereby amended as struck through:

5.106.5.4 Electric vehicle ~~(EV)~~ charging readiness: medium-duty and heavy-duty. [N]
Construction shall comply with Section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE. Accessible EVCS shall be provided in accordance with the *California Building Code Chapter 11B Section 11B-228.3.* For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

~~When EVCS(s) are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* as follows:~~

5.106.5.4.1 ~~Electric vehicle charging readiness requirements for w~~ Warehouses, grocery stores and retail stores with planned off-street loading spaces.

[N] In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code.* Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.4.1.
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty EVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1, Raceway Conduit and Panel power Requirements for Medium-and-Heavy-Duty EVSE [N]

Building type	Building Size (sq. ft.)	Number of Off-street loading spaces	Additional capacity Required (kVa) for Raceway & Busway and Transformer & Panel
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

9-19.050 Standards for compliance.

The San Anselmo Green Building Requirements define compliance thresholds for different projects that are covered by this ordinance. These standards are summarized below in Table 1. The energy efficiency and electrification measures menu and specifications are detailed in Tables 2 and 3.

Table 1: Requirements by Project Type and Size

Project Type and Size	Green Building Requirements	Energy Efficiency Requirements	Electric Vehicle Requirements
Single and Two-Family New Construction	CALGreen Tier 1	Meet the standards outlined for the project in the 2022 California Energy Code	Comply with CALGreen Measure A4.106.8.1, Tier 1
Multifamily Residential New Construction	CALGreen Tier 1 Install long-term bike parking per CALGreen A4.106.9.2		Of the total parking spaces, (i) 15% Level 2 (L2) EVCS (ii) 85% Low-Power Level 2 (LPL2) EV Ready
Nonresidential New Construction	CALGreen Tier 1	Meet the standards outlined for the project in the 2022 California Energy Code	For Nonresidential: comply with CALGreen Measure A5.106.5.3.1, Tier 1; AND For Nonresidential Grocery, Retail, or Warehouses planning off-street medium-heavy-duty loading spaces: comply with CALGreen Measure 5.106.5.4
Single and Two-Family Additions and Alterations less than 750 square feet	CALGreen Mandatory Conductor ready required for laundry room and kitchen remodels regardless of remodel size.	Meet the standards outlined for the project in the 2022 California Energy Code	If the project is upgrading the main electrical service panel, comply with CALGreen Measure A4.106.8.1, Tier 1

Table 1: Requirements by Project Type and Size			
Project Type and Size	**Green Building Requirements**	**Energy Efficiency Requirements**	**Electric Vehicle Requirements**
Single and Two-Family Additions and Alterations 750 square feet or greater	CALGreen Tier 1	Using the Measure Menu in Table 2, achieve a total score that is equal to or greater than the Target Score for the applicable climate zone and install the electric readiness measures (ER2) as applicable in Table 3	
Multifamily Residential Additions and Alterations less than 750 square feet	CALGreen Mandatory Conductor ready required for laundry room and kitchen remodels regardless of remodel size.	Meet the standards outlined for the project in the 2022 California Energy Code	If the service panel is modified, add designated electrical capacity for 20% of onsite parking spaces to be Level 2 EV Ready. If parking lot surface is modified (paving material and curbing removed): (i) add raceway to a minimum of 50% of exposed parking spaces, OR (ii) add raceway to a minimum of 20% of exposed parking spaces and install at minimum 5% EVCS to parking spaces requiring any combination of Level 2 and Direct Current Fast Charging EVSE, except at least one Level 2 EVSE shall be provided. Where existing electrical service will not be upgraded in the existing project scope, designate capacity for parking spaces to the maximum extent that does not require an upgrade to existing electrical service.
Multifamily Residential Additions and Alterations 750 square feet or greater	CALGreen Tier 1		
Nonresidential Additions and Alterations			

The following conditions also apply to Table 1:

(a) Cumulative new construction or remodels during the preceding 36-month period from the acceptance of this application shall be considered as a single covered project, and subject to the highest compliance threshold based on the cumulative project size or valuation.

(b) Mixed use (residential and commercial) projects must comply either with the applicable covered project requirements for the respective residential and commercial portions of the project or may propose to utilize a mixed-use rating system, subject to approval by the chief building official.

The following are exceptions to Table 1:
(1) Where the requirements of Tier 1 are infeasible as a result of the market, economy, or technology available as determined by the chief building official (CBO), the CBO may provide an alternative or waive the requirement.

Table 2: Energy and Electrification Menu of Measures by Climate Zone

Measure		**Climate Zone**	**Steps**
		2	1) Choose your Climate Zone using CEC toolfinder[1]
Specification	**Spec. ID (Refer to *Table 3*)**	**Target Score**	2) Minimum Target Score needed to comply (*1 point = 1MMBTU savings per yr.*)
		8	
Lighting	E1	Mandatory	3) Choose a measure or a combination of measures that adds up to the minimum target score above based on CZ. Measures listed as "Mandatory" MUST be installed. 4) Use the Specification Number (Spec. ID) column as a key and conform to the specifications in Table 3 below. Table 3 describes, specifies, and details compliance with each corresponding measure.
Water Heating Package	E2	1	
Air Sealing	E3	1	
R-49 Attic Insulation	E4	1	
Duct Sealing	E5	1	
New Ducts + Duct Sealing	E6	2	
PV + Electric Ready Pre-Wire	ER1	12	
Electric Readiness Measures	ER2	Mandatory (if remodeling kitchen, laundry, or upgrading panel)	
HPWH	FS1	12	
High Eff HPWH	FS2	13	
HVAC Heat Pump	FS3	13	
High Eff HVAC Heat Pump	FS4	14	
Heat Pump Clothes Dryer	FS5	1	
Induction Cooktop	FS6	1	

[1]California Energy Commission climate zone tool finder at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/climate-zone-tool-maps-and.

The following conditions also apply to Table 2:

(a) Unless otherwise specified, the requirements shall apply to the entire dwelling unit, not just the additional or altered portion.

(b) Measures from the Measure Menu in Table 2 and specified in Table 3, that already exist in the home, may be counted towards compliance with these requirements, unless otherwise specified in Table 3.

(c) Measures from the Measure Menu in Table 2 that are to be installed to satisfy requirements under the State Energy Code, Title 24, Part 6, may also be counted towards compliance with these requirements. Where these requirements conflict with other Energy Code requirements, the stricter requirements shall prevail.

Table 3. List of Measure Specifications	
ID	**Measure Specification**
Energy Measures	
E1	Lighting Measures – Replace all interior and exterior screw-in incandescent, halogen, and compact fluorescent lamps with LED lamps. Install photocell controls on all exterior lighting luminaires.
E2	Water Heating Package: Add exterior insulation meeting a minimum of R-6 to existing storage water heaters. Insulate all accessible hot water pipes with pipe insulation a minimum of ¾ inch thick. This includes insulating the supply pipe leaving the water heater, piping to faucets underneath sinks, and accessible pipes in attic spaces or crawlspaces. Upgrade fittings in sinks and showers to meet current California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements. Exception 1: Water heater blanket is not required on water heaters less than 20 gallons. Exception 2: Water heater blanket not required if application of a water heater blanket voids the warranty on the water heater. Exception 3: Upgraded fixtures are not required if existing fixtures have rated or measured flow rates of no more than ten percent greater than 2022 California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements. Exception 4: Water heaters with factory installed insulation of R-24 or greater
E3	Air Sealing: Seal all accessible cracks, holes, and gaps in the building envelope at walls, floors, and ceilings. Pay special attention to penetrations including plumbing, electrical, and mechanical vents, recessed can light luminaires, and windows. Weather-strip doors if not already present. Verification shall be conducted following a prescriptive checklist that outlines which building aspects need to be addressed by the permit applicant and verified by an inspector. Compliance can also be demonstrated with blower door testing conducted by a certified HERS Rater no more than three years prior to the permit application date that either: a) shows at least a 30 percent reduction from pre-retrofit conditions; or b) shows that the number of air changes per hour at 50 Pascals pressure difference (ACH50) does not exceed ten. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a professional certified by the Building Performance Institute in accordance with the ANSI/BPI-1200-S-2017 Standard Practice for Basic Analysis of Buildings[1], the Whole House Combustion Appliance Safety Test Procedure for the Comfortable Home Rebates Program 2020 or the California Community Services and Development Combustion Appliance Safety Testing Protocol.

E4	R-49 Attic Insulation: Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.020 or insulation installed at the ceiling level shall have a thermal resistance of R-49 or greater for the insulation alone. Recessed downlight luminaires in the ceiling shall be covered with insulation to the same depth as the rest of the ceiling. Luminaires not rated for insulation contact must be replaced or fitted with a fire-proof cover that allows for insulation to be installed directly over the cover. Exception: In buildings where existing R-30 is present and existing recessed downlight luminaires are not rated for insulation contact, insulation is not required to be installed over the luminaires.
E5	Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of the 2022 Title 24 Section 150.2(b)1E. The duct system must be tested by a HERS Rater no more than three years prior to the Covered Single Family Project permit application date to verify the duct sealing and confirm that the requirements have been met. This measure may not be combined with the New Ducts and Duct Sealing measure in this Table.
E6	New Ducts + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2022 Title 24 Section 150.0(m)11. This measure may not be combined with the Duct Sealing measure in this Table. To qualify, a preexisting measure must have been installed no more than three years before the Covered Single Family Project permit application date.
E7	Windows: Replace all existing windows with high performance windows with an area-weighted average U-factor no greater than 0.32.
E8	R-13 Wall Insulation: Install wall insulation in all exterior walls to achieve a weighted U-factor of 0.102 or install wall insulation in all exterior wall cavities that shall result in an installed thermal resistance of R-13 or greater for the insulation alone.
Fuel Substitution Measures	
FS1	Heat Pump Water Heater (HPWH): Replace all existing electric resistance and natural gas storage water heaters with heat pump water heaters.
FS2	High Efficiency Heat Pump Water Heater (HPWH): Replace all existing electric resistance and natural gas storage water heaters with heat pump water heaters with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or higher rating.
FS3	HVAC Heat Pump: Replace all existing gas space heating system and existing electric resistance heating systems with electric heat pump systems.
FS4	High Efficiency HVAC Heat Pump: Replace all existing gas space heating system and existing electric resistance heating systems with electric heat pump systems with a SEER rating of 21 or greater and an HSPF rating of 11 or greater.
FS5	Heat Pump Clothes Dryer: Replace all existing gas or electric resistance clothes dryers with heat pump dryers with no resistance element and cap the gas lines.
FS6	Induction Cooktop: Replace all existing gas and electric resistance stove tops with inductive stove tops and cap the gas lines.
Solar PV and Electric-Readiness Measures	
ER1	PV+ Electric Ready Pre-Wire: For New PV Systems: Install a new solar PV system that meets the requirements of 2022 Title 24 Section 150.1(c)14 and upgrade the service panel to meet the requirements of ER2.G. and install any two of the other measures from ER2.A – ER2.F.

	For Existing PV Systems: If the home already has an existing PV system, to claim credit for this measure, ER1, upgrade the service panel to meet the requirements of ER2.G. and install any two of the other measures from ER2.A – ER2.F.
ER2	Electric Readiness Measures: To claim credit for Item ER1, in addition to the solar PV system installed, upgrade the panelboard to meet the requirements of Item ER2.G and install any two of the other measures ER2.A – ER2.F, below to allow for installation of electric appliances at a future date. For any Covered Project, if the service panel is being upgraded, install any two of the other measures below. If the laundry room is being remodeled, comply with Item ER2.D and upgrade the panelboard to meet the requirements of Item ER2.G. If the kitchen is being remodeled, comply with Item ER2.C and upgrade the service panel to meet the requirements of Item ER2.G. A. Heat Pump Water Heater Ready, as specified in Section 150.0(n)1. B. Heat Pump Space Heater Ready, as specified in Section 150.0(t). C. Electric Cooktop Ready, as specified in Section 150.0(u). D. Electric Clothes Dryer Ready, as specified in Section 150.0(v). E. Energy Storage Systems (ESS) Ready, as specified in Section 150.0(s). F. EV Charger Ready. Install a listed raceway for an EV charger, that meets the requirements of the California Green Building Standards Code (Title 24, Part 11) Section A4.106.8.1, Tier 1 and 2, which otherwise applies to new construction. G. Upgrade the panelboard serving the individual dwelling to either: (i) a minimum 200 amp panel with a minimum 225 amp busbar rating to accommodate future connection of electric appliances, including heat pump water heaters, heat pump space heaters, electric cooktops, electric clothes dryers as specified in California Energy Code Section 150.0 (n), (t), (u) and (v) and Level 2 electric vehicle supply equipment; or, (ii) provide electrical load calculations and appliance specifications for serving all of these end-uses with a minimum 100-amp panel. Exception: If an electrical permit is not otherwise required for the project other than compliance with this Item, ER2.

9-19.060 Incentives for compliance.

In addition to the required standards for compliance, the Town Council may establish by resolution, financial or application processing incentives and/or award or recognition programs to encourage higher levels of green building compliance for a project.

9-19.070 Administrative procedures.

The procedures for compliance with the provisions of this chapter shall include, but not be limited to the following:

(a) *Project design.* Applicants for a covered project are strongly encouraged to involve a qualified green building rater in the initial design phases of the project in advance of submittal of an application to determine applicable green building compliance thresholds and the most cost effective and appropriate means of achieving compliance.

(b) *Planning applications.* If a discretionary planning application is required for a covered project, applicants should be prepared to identify expected green building measures to be included in the project to achieve the compliance thresholds. Applicants should identify any anticipated difficulties in achieving compliance and any exemptions from the requirements of this chapter that may be requested.

(c) *Building plan check review.* Upon submittal of an application for a building permit, building plans for any covered project shall include a green building program description and completed checklist. The checklist shall be incorporated onto a separate full-sized plan sheet included with the building plans. Evidence that the project, as indicated by the project plans and green building program description, will achieve the standards for compliance outlined in Section 9-19.050 shall be provided prior to issuance of a building permit.

(d) *Changes during construction.* During the construction process, alternate green building measures may be substituted, provided that documentation of the proposed change and the project's continued ability to achieve the standards for compliance to the chief building official shall be provided.

(e) *Final building inspection.* Prior to final building inspection and occupancy for any covered project, evidence that project construction has achieved the required compliance set forth in the standards for compliance outlined in Section 9-19.050 shall be provided. The chief building official shall review the documentation submitted by the applicant and determine whether the project has achieved the compliance threshold as set forth in the standards for compliance outlined in Section 19.04.140. If the chief building official determines that the applicant has met these requirements, the final building inspection may proceed.

(f) *Conflict with other laws.* The provisions of this chapter are intended to be in addition to and not in conflict with other laws, regulations and ordinances relating to building construction and site development. If any provision of this chapter conflicts with any duly adopted and valid statutes or regulations of the federal government or the state of California, the federal or state statutes or regulations shall take precedence.

19.04.170 Exemptions.

(a) The provisions of this chapter shall not apply to:
  (1) Buildings which are temporary (such as construction trailers).
  (2) Building area which is not or is not intended to be conditioned space.
  (3) Any requirements of this chapter which would impair the historic integrity of any building listed on a local, state or federal register of historic structures, as determined by the chief building official and as regulated by the California Historic Building Code (Title 24, Part 8). In making such a determination, the chief building official may require the submittal of an evaluation by an architectural historian or similar expert.

(b) As outlined in the 2022 CALGreen code, section 4.106.4 and A5.106.5, applicants may be exempted from the electric vehicle changing requirements on a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
  (1) Where there is no commercial power supply or the local utility is unable to supply adequate power.

(2) Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of section 4.106.4 and A5.106.5 may adversely impact the construction cost of the project.
(3) ADUs and JADUs without additional parking facilities.
(4) Parking spaces accessible only by automated mechanical car parking systems are not required to comply with CALGreen Code section 4.106.4 and A5.106.5

(c) **Hardship or infeasibility exemption.** If an applicant for a covered project believes that circumstances exist that make it a hardship or infeasible to meet the requirements of this chapter, the applicant may request an exemption as set forth below. In applying for an exemption, the burden is on the applicant to show hardship or infeasibility.

(1) *Application.* Based on the following, the applicant shall identify in writing the specific requirements of the standards for compliance that the project is unable to achieve and the circumstances that make it a hardship or infeasible for the project to comply with this chapter. The applicant may not petition for relief from any requirement of the 2022 California Energy Code (Title 24, Part 6) and referenced standards, or the 2022 California Green Building Standards (Title 24, Part 11) of the California Building Standards Code. Circumstances that constitute hardship or infeasibility shall include one of the following:
   a. That the cost of achieving compliance is disproportionate to the overall cost of the project;
   b. That strict compliance with these standards would create or maintain a hazardous condition(s) and present a life safety risk to the occupants.

(2) *Granting of exemption.* If the chief building official determines that it is a hardship or infeasible for the applicant to fully meet the requirements of this chapter and that granting the requested exemption will not cause the building to fail to comply with the 2022 California Energy Code (Title 24, Part 6) and referenced standards, or the 2022 California Green Building Standards (Title 24, Part 11) of the California Building Standards Code, the chief building official shall determine the maximum feasible threshold of compliance reasonably achievable for the project. In making this determination, the chief building official shall consider whether alternate, practical means of achieving the objectives of this chapter can be satisfied, such as reducing comparable energy use at an off-site location within the county. If an exemption is granted, the applicant shall be required to comply with this chapter in all other respects and shall be required to achieve the threshold of compliance determined to be achievable by the chief building official.

(3) *Denial of exception.* If the chief building official determines that it is reasonably possible for the applicant to fully meet the requirements of this chapter, the request shall be denied, and the applicant shall be notified of the decision in writing. The project and compliance documentation shall be modified to comply with the standards for compliance.

(4) *Appeal.* Any aggrieved applicant or person may appeal the determination of the chief building official regarding the granting or denial of an exemption or compliance with any other provision of this chapter. An appeal of a determination of the chief building official shall be filed in writing and processed in accordance with the provisions of Section 10-1.06 of this code.

(4) *Appeal.* Any aggrieved applicant or person may appeal the determination of the chief building official regarding the granting or denial of an exemption or compliance with any other provision of this chapter. An appeal of a determination of the chief building official shall be filed in writing and processed in accordance with the provisions of Section 10-1.06 of the San Anselmo Municipal Code.

SECTION 5. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or unlawful, such decision shall not affect the validity of the remaining portions of this ordinance. The Town Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or unlawful.

SECTION 6. Effective Date. This ordinance shall take effect and be in force thirty (30) days after the date of its passage, provided that the additional energy efficiency requirements of this Ordinance cannot be enforced by the Town until it has further been approved by the California Energy Commission (Cal. Pub. Res. Code §25402.1(h)(2)). Within fifteen (15) days following its passage, the ordinance shall be published with the names of those Town Council members voting for and against the ordinance and the Town Clerk shall post in the office of the town clerk a certified copy of the full text of the adopted ordinance along with the names of the members voting for and against the ordinance. Prior to the effective date, a copy of this Ordinance shall be filed with the California Building Standards Commission complete with local findings for each local amendment to the California Building Standards Code, as required by Cal. Health and Safety § 17959.

The foregoing ordinance was introduced at a regular meeting of the San Anselmo Town Council on the 22nd day of August, 2023 and was adopted at a regular meeting on the _____ by the following vote:

AYES:

NOES:

ABSENT:

_____
Steve Burdo, Mayor

ATTEST

_____
Serge Avila, Town Clerk

CALGREEN TIER 1 VS. TIER 2 – RESIDENTIAL SUMMARY

CATEGORY	ENVIRONMENTAL PERFORMANCE GOAL	TIER 1	TIER 2
All	Minimum Mandatory (See Mandatory Checklist)	Meet all the provisions of Chapter 4	Meet all of the provisions of Chapter 4
DIVISION 4.1 **Planning and Design**	Topsoil Protection	Stockpile displaced topsoil for reuse in designated protected area	Stockpile displaced topsoil for reuse in designated protected area AND delineate construction area with fencing or flagging
	Water Permeable Surfaces	≥ 20% of total parking, walking or patio surfaces are permeable	≥ 30% of total parking, walking or patio surfaces are permeable
	Cool Roof for Reduction of Heat Island Effect	Low-Rise Residential: Roof Slope ≤ 2:12 SRI 75 Roof Slope > 2:12 SRI 16 High-Rise Residential, Hotels, & Motels: Roof Slope ≤ 2:12 SRI 64 Roof Slope > 2:12 SRI 16	Low-Rise Residential: Roof Slope ≤ 2:12 SRI 78 Roof Slope > 2:12 SRI 20 High-Rise Residential, Hotels, & Motels: Roof Slope ≤ 2:12 SRI 78 Roof Slope > 2:12 SRI 20
	EV Charging	One- and two-family dwellings, townhouses with attached private garages: All EV Ready Raceway to accommodate dedicated 208/240 V branch circuit New multifamily, hotels, and motels: 35% Low Power Level 2 EV Ready parking spaces > 20 dwelling units: 10% Level 2 EVSE parking spaces	One- and two-family dwellings, townhouses with attached private garages: All EV Ready Raceway to accommodate dedicated 208/240 V branch circuit New multifamily, hotels, and motels: 40% Low Power Level 2 EV Ready parking spaces > 20 dwelling units: 15% Level 2 EVSE parking spaces
		2 additional electives from Division A4.1	4 additional electives from Division A4.1
DIVISION 4.2 **Energy Efficiency**	Energy Efficiency	New low-rise residential: Compute EDR1 rating and reduce EDR1 by compliance margin in Table A4.203.1.1 Minimum of two efficiency measures must be met Consult local electric service provider if adopting reduced EDR targets based on using solar PV	New low-rise residential: Compute EDR1 rating and reduce EDR1 by compliance margin in Table A4.203.1.1 Minimum of two efficiency measures must be met Consult local electric service provider if adopting reduced EDR targets based on using solar PV
DIVISION 4.3 **Water Efficiency and Conservation**	Water Use	2 additional electives from Division A4.3	3 additional electives from Division A4.3
DIVISION 4.4 **Material Conservation and Resource Efficiency**	Reduction in Cement Use	≥ 20% reduction in cement use	≥ 25% reduction in cement use
	Recycled Content	Utilize recycled content materials for 10% of total material cost	Utilize recycled content materials for 15% of total material cost
	Enhanced Construction Waste Reduction	At least 65% reduction	At least 75% reduction
		2 additional electives from Division A4.4	4 additional electives from Division A4.4
DIVISION 4.5 **Environmental Quality**	Resilient Flooring Systems	90% of flooring meets VOC limits	100% of flooring meets VOC limits
	Thermal Insulation	Comply with VOC limits	Install no-added formaldehyde insulation AND comply with VOC limits
		1 additional elective from Division A4.5	1 additional elective from Division A4.5

Item 3.3 Attachment 2

CALGREEN TIER 1 VS. TIER 2 - NONRESIDENTIAL SUMMARY

CATEGORY	ENVIRONMENTAL PERFORMANCE GOAL	TIER 1	TIER 2
All	Minimum Mandatory (See Mandatory Checklist)	Meet all of the provisions of Chapter 5 (See Tier 1 Checklist)	Meet all of the provisions of Chapter 5 (See Tier 2 Checklist)
DIVISION 5.1 **Planning and Design**	Designated Parking for Fuel Efficient Vehicles (Tier 1 and Tier 2 only)	Approx. 35% of total spaces	Approx. 50% of total spaces
	Electric Vehicle Charging	Approx. 30% of total spaces	Approx. 45% of total spaces
	Cool Roof to Reduce Heat Island Effect	Roof Slope < 2:12 SRI 75 Roof Slope > 2:12 SRI 16	Roof Slope < 2:12 SRI 82 Roof Slope > 2:12 SRI 27
		1 additional Elective from Division A5.1	3 additional Electives from Division A5.1
DIVISION 5.2 **Energy Efficiency**	Energy Performance[2a, 2b]	Outdoor lighting power 90% of Part 6 allowance	Outdoor lighting power 90% of Part 6 allowance
		If applicable, solar water-heating system with minimum solar savings fraction of 0.15	If applicable, solar water-heating system with minimum solar savings fraction of 0.15
		Warehouse door seals	Warehouse door seals
		Comply with day lighting requirements	Comply with day lighting requirements
		Exhaust heat recovery	Exhaust heat recovery
		Energy Budget 95% or 90% of Part 6 calculated value of allowance	Energy Budget 90% or 85% of Part 6 calculated value of allowance
DIVISION 5.3 **Water Efficiency and Conservation**	Indoor Water Use	12% Savings	20% Savings
		1 additional Elective from Division A5.3	3 additional Electives from Division A5.3
DIVISION 5.4 **Material Conservation and Resource Efficiency[3]**	Construction Waste Reduction	At least 65% reduction	At least 80% reduction
	Recycled Content	Utilize recycled content materials for 10% of total material cost	Utilize recycled content materials for 15% of total material cost
		1 additional Elective from Division A5.4	3 additional Electives from Division A5.4
DIVISION 5.5 **Environmental Quality**	Low-VOC Resilient Flooring	90% of flooring meets VOC limits	100% of flooring meets VOC limits[1]
	Low-VOC Thermal Insulation	Comply with VOC limits	Install no-added formaldehyde insulation and comply with VOC limits
		1 additional Elective from Division A5.5	3 additional Electives from Division A5.5
Additional Measures		1 additional Elective from any division	3 additional Electives from any division
Approximate Total Measures		15	25

CALGREEN TIER 1 VS. TIER 2 - NONRESIDENTIAL EV CHARGING

TOTAL NUMBER OF ACTUAL PARKING SPACES	TIER 1 NUMBER OF REQUIRED EV CAPABLE SPACES	TIER 1 NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[2]
0–9	2	0
10–25	5	2
26–50	11	4
51–75	19	5
76–100	26	9
101–150	38	13
151–200	53	18
201 and over	30 percent of total parking spaces[1]	33 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.

TOTAL NUMBER OF ACTUAL PARKING SPACES	TIER 2 NUMBER OF REQUIRED EV CAPABLE SPACES	TIER 2 NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[2]
0–9	3	0
10–25	8	3
26–50	17	6
51–75	28	9
76–100	40	13
101–150	57	19
151–200	79	26
201 and over	45 percent of total parking spaces[1]	33 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.

Item 3.3 Attachment 2

Delete Archive Report Reply Reply all Forward Read / Unread

Green Building Regulations - Agenda item 3.3, Town Council agenda, 08/22/2023

K **kgundry@verizon.net**
To: **Town Council**
Sun 8/20/2023 11:15 AM

CAUTION: External Sender

Mayor, Vice-Mayor, and Council Members,

A Green Building reach code is one of the few ways that our Town can take meaningful and direct action on climate. This proposed Green Building Code will achieve two major climate actions: 1 -accelerate EV adoption by creating charging infrastructure for the growing number of EVs, and 2 - improve the energy efficiency of new/remodeled buildings, in many cases by replacing old gas appliances with electric versions (electric space or water heat pumps, as well as heat pump dryers, induction stoves, and more), avoiding the buildout of new gas infrastructure or installation of new gas appliances that could be emitting GHG's for many years. This will directly result in a reduction in natural gas consumption and, therefore, a reduction in methane emissions. This will help the Town achieve its greenhouse gas reduction goals in the Climate Action Plan.

I want to express my personal support for the staff recommendations for modification of the existing Green Building Code that is in line with the County's model reach code. This proposed ordinance does defer taking action on any new all-electric requirements until issues surrounding the Ninth Circuit Court's decision on the Berkeley ordinance are resolved. This is a reasonable course of action for now.

The County's model reach code was fully vetted with a wide array of stakeholders and it provides homeowners and developers options for improving energy efficiency. Required electrification requirements relate to the nature of the remodel plans, and do not present onerous all-electric mandates. Affordability is a concern for any homeowner planning a remodel project. The Climate Action Commission Outreach Subcommittee plans to increase public awareness of the rebates coming available through the Inflation Reduction Act that will ensure the affordability of going electric. Coming in late 2023, the IRA will offer an array of rebates ranging from $840 for an electric stove or heat pump dryer to $4000 for electrical panels and $8000 for heat pump space heating/cooling). In addition, new tax credits will help offset costs, including $1000 for EV chargers, $2000 for heat pump water heaters, and 30% of costs of battery storage and rooftop solar installation.

I urge the Council to approve the proposed Green Building Code modifications, joining the County and other Marin municipalities in taking this step to decrease emissions in our built environment.

Thank you.

Kathleen Gundry
San Anselmo

Comment for 8/22/23 Town Council Mtg Item 3.3

Michael Kamerick <mkamerick@gmail.com>

Tue 8/22/2023 3:56 PM

To:**Town Council <towncouncil@townofsananselmo.org>**

CAUTION: External Sender

Mayor, Vice-Mayor, and Council Members,

I am writing in support of the Town staff recommendations to modify the existing Green Building Code in order to bring it in line with the County's mode reach code. The County code is thorough and detailed, and it was developed with inputs from a wide variety of participants throughout Marin. The County maintains the development process through a continuing series of workshops, which I participate in, with this explicit goal:

To crowdsource the community to help develop an implementable countywide whole building electrification plan that tracks with each jurisdiction's climate, equity, and/or adaptation goals.

By adopting the current County reach codes, San Anselmo can send a strong statement of support for the countywide process and goals, reinforcing our commitment to taking concrete, practical and practicable steps to reduce the GHG emissions of our community, while influencing other municipalities to do the same.

With the passage of the Inflation Reduction Act, home and business owners now have a array of incentives and rebates for electrification coming from the federal, state, regional, and county levels that significantly mitigate the cost of investment in a clean, GHG free future in San Anselmo and Marin.

I urge you to take the appropriate action and adopt the model reach codes being proposed by Town staff.

Thank you.
Michael Kamerick
San Anselmo

Michael Kamerick
mkamerick@gmail.com
+1/415.218.7553

Delete Archive Report Reply Reply all Forward Read / Unread

Public Comment for 8/22/23 Town Council Mtg Item 3.3

DM

David Moller <david@mollers.us>
To: Town Council

Tue 8/22/2023 3:09 PM

CAUTION: External Sender

Public Comment for 8/22/23 Town Council Mtg Item 3.3

Dear San Anselmo Town Council and Staff:

Last year Marin County collaborated with all Marin jurisdictions to develop three model reach codes to reduce greenhouse gas emissions. The reach codes addressed the following subjects:

- All-electric for new buildings
- Increased energy efficiency for additions and alterations
- Enhanced EV charger requirements

The County adopted the three model reach codes and recommended that all Marin jurisdictions also adopt them, which several have done. Last year San Anselmo adopted only the all-electric for new buildings reach code. The draft ordinance being read tonight as Agenda Item 3.3 addresses the other two subjects and closely aligns with the model reach codes prepared by the County.

The more than 100 members of the combined Marin/Sonoma Building Electrification and Electric Vehicle squads, many of whom live in San Anselmo, strongly support adoption of the draft ordinance as an essential step for San Anselmo to be able to achieve its greenhouse gas emission reduction goals by 2030.

David Moller. P.E.
Larkspur

MARIN SONOMA Building Electrification SQUAD

MARIN SONOMA Electric Vehicle SQUAD

Reply Reply all Forward

Delete Archive Report Reply Reply all Forward Read / Unread

Comments for town council mtg 8/22/2023

SS **Sue Saunders <s9saunders@gmail.com>**
To: **Town Council**
Sat 8/19/2023 10:11 PM

CAUTION: External Sender

Greeting town council members,

The San Anselmo building, planning, and public works departments have been on the frontline fighting climate change. I dare say they have done more than any other town or city in Marin County to take action. I wish they could get more accolades because of all the things they have done which are too many to say here except for one, the purchase of the Ford Lighting this year.

That purchase was a requirement to qualify for the vital and financially significant PG&E EV charging infrastructure. The purchase of this truck meant the town now qualified to have PG&E pay for the cost of the electricity from the source to the meter for three town parking lots. Without this truck all that infrastructure funding would have been lost. There was a time limit.

However, I am so disappointed to learn of the purchase of a new gas truck by the public works department. Whenever we buy a gas powered vehicle we are adding to the release of carbon into the atmosphere that will stay there for hundreds of years. The recently purchased gas truck will be on the road for 15-20 years or more, leading to more of the carbon driving climate change, and air pollution that contributes to poor public health outcomes.

It's continuing a toxic ecosystem because gas cars need gas; gas needs oil; oil means drilling that contaminates land; it means refineries, and diesel trucks delivering gas to gas stations. Gas station with underground wells that poison land and water when they leak. It won't be San Anselmo that bears the brunt of it. It will be the communities like Richmond living next to the Chevron refinery.

You may think it's just one car but it's the message that it sends to the industry. You're telling Ford and Chevrolet we still want gas trucks. You're telling them we are still all in with the oil companies. I don't believe that is the message public works intended or wants to send.

I understand there are competing demands here. The public works department job is to insure they have dependable vehicles that can keep the town safe. They also have to worry about the cost of maintaining older trucks. San Anselmo is in a bind. It needs new trucks now and the electric trucks out there are too big and too expensive. But there are more coming and faster than we realize. Supply chains are easing and competition between the auto manufacturers is fierce. Tesla's cutting of its prices has sent EV prices on a downward trajectory. Ford cut its Lightning price by $10,000.

If it absolutely cannot wait until there are more available, affordable trucks one solution would be to buy a newer year model but a used one. That way we wouldn't be a new customer to the oil industry that is literally and figuratively lighting fire to this planet. We need to starve it of its oxygen which means we cannot buy any new gas vehicles.

As Brian Colbert and Eric Lucan said in their July 19, 2023 Marin Voice:
"The transition to EVs marks one of the most significant shifts toward a cleaner and more equitable future that we have seen in our lifetimes. Each EV on the road puts us a small step closer to achieving crucial climate goals and eliminates local air pollution. The work we are doing to prepare communities for the transition also drives jobs and local investment."

Thank you for your time,

Susannah Saunders
Chair, San Anselmo Climate Action Commission.

Delete Archive Report Reply Reply all Forward Read / Unread

Town Council Meeting August 22 - Public Comment

IW

Ingrid Wahlstrom <icwahlstrom06@gmail.com>

To: **Town Council**

Sat 8/19/2023 4:59 PM

CAUTION: External Sender

Dear Mayor Burdo and Town Councilmembers,

I am a student at Archie Williams and a resident of San Anselmo. I'm writing to ask that all future town vehicles purchased be electric rather than gas powered. The public notices when towns and cities move further towards a greener environment. With so many electric options now available, it really makes much more sense to purchase electric over gas.

Second, I strongly support requiring future home construction to include electric chargers and future remodels to have very enticing incentives to choose more electrification and energy saving appliances. We really must move the needle away from fossil fuels and all our old ways of building. I'm almost 18 and I want to see the planet heal, not continue to get thrashed by human behaviors. We can and should do better for all of us, especially all the young children and infants just beginning their journeys.

Thank you,
Ingrid Wahlstrom
San Anselmo

Reply Reply all Forward