

Town of San Anselmo General Plan

Section Topics

LAND USE ELEMENT (12/13/1988; amended 11/3/2015)

CIRCULATION ELEMENT (12/13/1988; updated 12/15/2014)

OPEN SPACE ELEMENT (12/13/1988)

CONSERVATION ELEMENT (11/25/1975)

TOWN PARKS, RECREATION, and PUBLIC FACILITIES ELEMENT (11/25/1975)

NOISE ELEMENT (11/25/1975)

SCENIC HIGHWAYS (PARKWAY) ELEMENT (11/25/1975)

HOUSING ELEMENT

BALD HILL PLAN (1/23/1996)

Ref: <http://www.townofsananselmo.org/DocumentCenter/View/5210>

San Anselmo Town General Plan

NOTE: SUMMARY ONLY - PLEASE READ RELEVANT SECTION FOR COMPLETE DESCRIPTION

Section	Subsection	Title	Summary	High	Med	Low
LAND USE ELEMENT (12/13/1988; amended 11/3/2015)						
		Introduction	Defines all the land use within the town, incl. natural resource, environmental constraints, recreation, open space, and community design policies			
A.		Existing Land Use	Describes the land form of the town			
B.	1	Residential Character	Describes the residential character of the town			
	2	Commercial and Industrial Character	Describes the commercial and industrial (limited) character of the town			
		Land Use Goals	Defines the goals to support the objectives, policies, and principles that define the plan.			
C.		Issues, Objectives, and Policies				
D.			Describes and defines the major issues and challenges faced by the town.			
	Issue	Growth Management	Balance growth of urban area and services with areas natural and cultural resources while protecting the environment			
	Issue	Preservation of Community Character and Image	Preserve and enhance unique natural and urban characteristics while accommodating new growth.			

Issue	Residential Densities	establish residential densities compatible with environmental constraints.
Issue	Maintain a Sound Commercial Base	Maintain size and intensity of commercial businesses. To establish parking standards.
Issue	Preservation and Restoration of Local Historic Buildings, Features, and Sites.	ID, protect, preserve & restore buildings, features, and sites of historic Value.
Issue	Preservation of Open Space w/i San Anselmo Planning Area	Protect & preserve areas of unique natural & visual resources
Issue	Annexation of Developed and Undeveloped Lands	Limit future annexations to lands w/i urban service area.
Issue	Protection of hillside and Ridge Properties	Regulate future development to protect, maintain, and enhance the open space. Regulate design of houses, roads, and public facilities to protect and maintain the existing visual image and character of the lands.
Issue	Preservation of Neighborhood Character, Image, and Quality of Life	Preserve, maintain, and enhance the existing character, scale, and quality of life in residential neighborhoods.
Issue	Future Development and Public Utilities and Services	Maintain current level of public services and support improvements to public utilities.
Issue	Maintenance of Adequate Water Service and Fireflows n Hillside and Ridge Areas	Ensure continuous water supplies to protect structures from wildfires.

	Issue	Sewage Treatment in Hillside and Ridge Areas	Requires homes to be designed to reduce potential for disastrous fires. Ensure that onsite sewage treatments for not create potential health problem of unstable slopes.
	Issue	Reduction of Potential Flooding Hazards	Protect community from dangers of flooding.
	Issue	Development in the Flood Zone	Ensure critical facilities are not located in flood zone or can function in a flood emergency.
	Issue	Reuse of Surplus School District Lands.	Keep surplus school district lands in public ownership. Stipulate the future use of lands if they stop being used for a school.
	Issue	Reuse of Private School and Church Sites	Develop special zoning districts the regulate the reuse of private school and church sites.
E.		Land Use Categories	Definition of land use types.
	1	Residential	Very Low Density, Single family, Medium Density, high Density, Downtown, Housing Opportunity Areas.
	2	Commercial	Central, General, Limited, Neighborhood/Mixed, Professional
	3	Parks and Open Space	
	4	Public Facilities	
F.		Implementation	City Zoning ordinances
	1	Zoning Ordinance and Map	Definitions of same
	2	Subdivision Ordinance	Definition and regulation of same

2.1	Housing Opportunity Areas Map	Results of mandated detailed study
2.2	Central Circulation and Parking Study	Results of mandated detailed study
2.3	Design Review in the Single-Family Residential-Conservation Category	Prior to enacting ordinances, town will consult with community
2.4	Historic Preservation Ordinance	Town will have a historic preservation ordinance
2.5	Park Land Zoning Ordinance	Town will have a park lands ordinance.

CIRCULATION ELEMENT (12/13/1988; updated 12/15/2014)

A.	Introduction	Plan and funding for existing and future thoroughfares, transportation routes, and terminals.
B.	Existing Conditions	Definition of existing thoroughfares and routes.
1	Roadwork Network and Classification	definition of different roadway types.
2	Operational Characteristics	Results of a roadway study conducted in 1985, 1986
3	Adequacy of Existing Roadway Systems and Needed Improvements	Study found that existing roadways are not adequate.
4	Parking Adequacy	Car parking is not adequate and residents are encouraged to use other forms of transport.
5	Bicycle and Pedestrian Systems	Town encourages residents to walk of bike.
C.	Circulation Goals	Towns will accommodate traffic but will not allow traffic to dominate or dictate quality of life.
D.	Issues, Objectives, and Policies	Description of Issues.

Issue	Character of Streets	Maintain and enhance residential quality and character of all streets.
Issue	Traffic Circulation- Level of Service	Separate local and visitor traffic. Maintain arterial/collector roads at level "D" or better.
Issue	Preservation of Rural Character of Streets	To discourage through traffic on residential streets.
Issue	Alternative Modes of Transportation	Expand towns bikeway system Expand pedestrian way system Maintain & improve bus service
Issue	Existing and Future Traffic Congestion	Improve traffic circulation of commercial area Improve traffic in central commercial and Greenfield area.
Issue	Road Access to hillside and Ridge Properties	Allow limited improvements to roads in these areas. Limit size, weight, and number of construction vehicles in these areas.
Issue	Parking	Update parking ordinances Screen off street parking from public view.
Issue	Roadway Extensions to Adjoining Communities	Strongly oppose extension of any road from Sleepy Hollow to San Rafael/others
Issue	Relationship of Development Intensity to Roadway Capacity	Ensure improvements conform to towns classification and policies.
Issue	Complete Streets	Promote a balanced. Multi-modal transportation network.
E.	Implementation	Following Measures will be taken:

1	Zoning Ordinance Rewrite	parking requirements to be updated
2	Commercial Area Parking Study	Establish a committee to study parking problems
3	Funding of Roadway, Bikeway, and Pedestrian Improvements	All projects that impact existing roadways will be required to fund the cost of improvements.
4	Development Review Process	Town will establish a review process.

OPEN SPACE ELEMENT (12/13/1988)

A.	Introduction	Town treasures its open space.
B.	Current Status of Open Space Open Space Goals	Description of Town site. Description of goals: open space greenbelts, protect ridges and slopes, maintain woodlands, provide recreational areas
C.		
D.	Open Space Classification System	Definitions
1	Parks	Public lands
2	Public Open space	Owned by gov for public use
3	Private Open Space	Not open to public
E.	Issues, Objectives, and Policies	
Issue	Protection and Maintenance of Open Space Lands	Protect open space parcels
Issue	Protection of Ridges	Prohibit development on ridgeline
Issue	Private Open Space	Open space easements
Issue	Access to Open Space Lands	Provide and maintain trails Provide a system of bikeways
F.	Implementation	Description of options
1	The Marin County Open Space District (MCOSD)	Description of MCOSD

2	Local Assessment Districts	Description of LAD
3	General Obligation Bonds	Description of GOB
4	Mello-Roos Bonds (Community Facilities Districts)	Description of Mello-Roos Bonds
5	Grants	Description of grants
6	Planning Options	Description of planning options
7	Miscellaneous Options	Description of misc. options
8	Prioritize Open Space Parcels	Comprehensive review of open space.

CONSERVATION ELEMENT (11/25/1975)

A.	Conservation Goals Conservation and Environmental Policy	List of goals
B.	Guidelines Other Environmental and Public Safety	Describes the policies Describes other concerns (e.g., fire,
C.	Concerns Implementation	smog, earthquakes. etc.) Description of means of
D.		implementation

TOWN PARKS, RECREATION, and PUBLIC FACILITIES ELEMENT (11/25/1975)

A.	Parks and Recreation Goals	Describes opportunities for park goals
B.	Parks and Recreation Recommendations	Park recommendations
C.	Public Facilities	Public facility recommendations

NOISE ELEMENT (11/25/1975)

A.	Noise Goals	Reduce noise throughout community
B.	Implementation	High level tasks

SCENIC HIGHWAYS (PARKWAY) ELEMENT (11/25/1975)

A.	Definition	Description of scenic highways (e.g., Red Hill Ave., SFD Blvd, Center Blvd.
B.	Goals	Improve their appearance
C.	Implementation	High level tasks
HOUSING ELEMENT		Separate Attachment
BALD HILL PLAN (1/23/1996)		Separate Attachment