

**TOWN OF SAN ANSELMO**  
**PLANNING COMMISSION RESOLUTION NO. 0801**

**A RESOLUTION OF THE PLANNING COMMISSION APPROVING THE USE PERMIT AND DESIGN REVIEW APPLICATIONS FOR THE EXISTING ROSS VALLEY SCHOOL DISTRICT FACILITIES AND EDUCATIONAL USES, THE SUNNY HILLS FACILITIES AND USES, AND THE RED HILL COMMUNITY PARK PROJECT, 100 SHAW DRIVE, APNS: 006-061-14 AND 006-061-33.**

WHEREAS, applications were filed with the Town of San Anselmo for a Use Permit and Design Review and the application was determined complete; and

WHEREAS, the Town prepared a draft Initial Study/Negative Declaration that was circulated for a 30-day public comment period from April 4, 2008 to May 5, 2008; and

WHEREAS, the Planning Commission held a duly noticed public hearing to consider the draft Negative Declaration, the Use Permit and Design Review on May 5, 2008 and, after considering all written and verbal public comments, voted to approve the Negative Declaration, Use Permit and Design Review; and

WHEREAS, the Planning Commission approved this Resolution to approve the Negative Declaration, Use Permit and Design Review applications for Red Hill Community Park on May 5, 2008 based upon the required Findings for approval and subject to the following Conditions of Approval.

**Conditions of Approval:**

1. Approval is based upon the following sheet nos. TS, EC, D1.1, PH1.1, C1, L1.1, L2.0, L2.1, L2.2, L2.3, I1.0, I1.1, P1.0, P1.1 of plans prepared by Abbey/Arnold Associates date stamped received by the Town on April 4, 2008, and amended by the Planning Commission on May 5, 2008: 1) include a people drinking fountain at the dog park; and 2) amend the drainage plans to connect drainage to the Red Hill School culvert. This approval includes: 1) the existing Ross Valley School District facilities and educational uses and the proposed Red Hill Community Park; and 2) the existing Sunny Hills facilities and uses and the proposed access easement and parking for Red Hill Community Park, until such time that an amendment to the Specific Plan and/or a use permit is approved by the Town.
2. Use of Red Hill Community Park athletic fields and dog park shall be limited to daylight hours throughout the year.
3. Amplified sound systems are strictly prohibited at Red Hill Park.
4. No lighting other than low-wattage safety lighting except as may be determined necessary by the Police Department for security purposes and subject to the approval of the Planning and Building Director before installation.
5. At the completion of Phase I and at the completion of Phase II the project shall be subject to inspection by the Planning and Building Director to confirm conformance with conditions 1, 3 and 4 above. and the following project improvements shall be completed: All parking spaces shall be striped and all landscaping and irrigation shall be installed.
6. Prior to issuance of grading and building permits by the Town on the Sunny Hills property, the easement over approximately 26,000 square feet on Sunny Hills Drive to permit parking improvements for Red Hill Community Park shall be signed by Sunny Hills and received by the JPA. The form and wording of the easement shall be subject to the approval of the Town Attorney.

add: C-2;  
C-3  
Per TZ  
6/17/08  
fj

7. Prior to grading and and building permit issuance, the JPA shall submit a Construction Management Plan for approval by the Public Works Director.
8. The final drainage plan shall be subject to approval by the Town Public Works Director.
9. Prior to final inspection by the Building Division, the JPA shall secure and submit a "Will Serve" letter from MMWD.
10. If the Red Hill Community Park is built in phases, the parking improvements shall be completed within Phase I. Phasing of other aspects of the project shall be subject to the approval of the Planning and Building Director.
11. All conditions of approval shall be printed at the top of the first page of the drawings submitted for a building permit.
12. Should construction not begin within one year from the date of this approval, the approval shall be considered null and void. A one-time-only, one-year extension can be requested in writing to the Planning Director prior to the expiration date.

NOW, THEREFORE, the Planning Commission of the Town of San Anselmo DOES HEREBY FIND as follows:

#### Negative Declaration

*That the project will not have a significant adverse impact on the environment.*

The Initial Study/Negative Declaration studied the various proposed sports/dog park activities and proposed facilities, concluding that there would be no significant adverse environmental impacts. The draft Resolution for approval of the Design Review and Use Permit applications includes a list of Conditions of Approval to further ensure that operation of the park will minimize impacts upon surrounding areas.

#### Use Permit and Design Review

*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 or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town.*

Based upon the conclusions of the Negative Declaration and the Conditions of Approval that limit the use of the park to daylight hours and prohibit amplified sound, Red Hill Community Park will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use. The proposed athletic field, sports court, dog park and related parking and landscaping improvements will contribute needed recreational facilities to the Town of San Anselmo, will benefit the general welfare of the Town and will not be detrimental or injurious to property or improvements in the neighborhood.

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

The Red Hill Community Park project will replace the existing but deteriorated Red Hill Middle School athletic fields with new sports fields and a dog park and will be functionally and aesthetically compatible with the surrounding Ross Valley School District and Sunny Hills building improvements and the natural elements in the surrounding area.

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

The Red Hill Community Park project will limit noise and other activities that might make the environment less desirable by restricting permitted activities to daylight hours and prohibiting the use of amplified sound.

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

The proposed Red Hill Community Park athletic field, sports court, dog park and related parking and landscaping improvements will contribute needed recreational facilities to the San Anselmo and aesthetically enhance the deteriorated former Red Hill Middle School athletic fields with modern facilities, landscaping and increased parking and, therefore, will not cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment or orderly development in the area.

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

The Red Hill Community Park project will not create unnecessary traffic hazards and provides satisfactory access by emergency vehicles and personnel. The project traffic study indicates that trips associated with Red Hill Community Park would have a less-than-significant impact on the neighborhood.

*5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area.*

This project will not adversely affect the health or safety of persons or endanger property. The construction of the improvements will be subject to current Code requirements and the Conditions of Approval.

APPROVED by the Planning Commission of the Town of San Anselmo at a regularly scheduled meeting on May 5, 2008, by the following roll call vote:

AYES: Krebs, Overberger, Schinner, Sisich  
NOES: Harris  
ABSENT: Zwick

  
\_\_\_\_\_  
Michael Schinner, Chair

ATTEST:  
  
\_\_\_\_\_  
Barbara Chambers, Town Clerk