

PLANNING COMMISSION RESOLUTION NO. 9006

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SAN ANSELMO APPROVING PRELIMINARY DEVELOPMENT PLAN PP-14 FOR FOUR SINGLE FAMILY DETACHED RESIDENTIAL UNITS AND A PRIVATE ACCESS ROAD ON A 3.68 ACRE PROJECT SITE LOCATED SOUTH OF THE ALAMEDA, AND GENERALLY LOCATED BETWEEN 444 AND 500 THE ALAMEDA, AND IDENTIFIED BY THE ASSESSOR OF THE COUNTY OF MARIN AS ASSESSOR'S PARCEL NUMBERS 5-043-16, 5-043-22, 5-043-31, 177-133-13, AND 177-220-54; WITHIN THE R-1-H ZONING DISTRICT, FILED BY JAMES HELFRICH

WHEREAS, a Preliminary Development Plan application was filed with the Town of San Anselmo Public Works and Planning Department by James Helfrich on September 25, 1989, for four single family detached residential units and a private access road on a 3.68 acre project site located south of The Alameda, and generally located between 444 and 500 The Alameda, and identified by the Assessor of the County of Marin as Assessor's Parcel Numbers 5-043-16, 5-043-22, 5-043-31, 177-133-13, and 177-220-54; and

WHEREAS, that portion of the project site situated within the corporate limits of the Town of San Anselmo is located within the Very Low Density land use category as designated by the General Plan of the Town of San Anselmo; and

WHEREAS, that portion of the project site situated within the corporate limits of the Town of San Anselmo is located within the R-1-H Zoning District; and

WHEREAS, that portion of the project site situated outside the corporate limits of the Town of San Anselmo and within the County of Marin will require pre-zoning to the R-1-H Zoning District and annexation to the Town of San Anselmo; and

WHEREAS, a portion of the project site is located within the Ridge Zone as defined by Section 10-3.1204(c) of the San Anselmo Municipal Code; and

WHEREAS, the General Plan of the Town of San Anselmo establishes a series of policy statements which permit development within the Ridge Zone only if development outside the Ridge Zone would be detrimental because of soil or geologic conditions, vegetation removal, drainage, or other pertinent factors; and

WHEREAS, the Planning Commission of the Town of San Anselmo a conducted public hearing on Preliminary Development Plan PP-14 on September 17, 1990; and

WHEREAS, the Planning Commission considered information presented by the Public Works and Planning Department, the Town of San Anselmo Open Space Committee, the applicant, and other interested parties at the public hearing; and

WHEREAS, the Planning Commission determined that the four most suitable sites for development are those identified as Sites A, B, C, and E.

WHEREAS, on September 17, 1990, the Planning Commission adopted a Negative Declaration for Variance V-2315 and Preliminary Development Plan PP-14, pursuant to provisions of the California Environmental Quality Act Guidelines; and

WHEREAS, on September 17, 1990, the Planning Commission approved Variance V-2315 to allow access to the four single family detached residential sites to be taken from a private access road intersecting the southerly side of The Alameda between 444 and 500 The Alameda; and

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

Section 1. Pursuant to Section 15063 of the California Environmental Quality Act Guidelines an initial study has been prepared and it has been determined that although the proposed project could have a significant effect on the environment there will not be a significant effect on the environment in this case because mitigation measures identified in the Initial Study have been added to the project and made conditions of the project approval. A Negative Declaration has been adopted.

Section 2. That the findings required for the approval of a Preliminary Development Plan, as set forth by Section 10-3.1209 of the San Anselmo Municipal Code, have been made as follows:

- A. The proposed Preliminary Plan or phase thereof can be completed within four (4) years of the approval of said plan:

The applicant has not proposed a specific phasing plan for development of Preliminary Development Plan PP-14. Preliminary Development Plan PP-14, based on evidence presented, can reasonably be expected to be constructed within four years of the date of approval. To ensure that Preliminary Development Plan PP-14 is completed within four years, Condition 23 of this Resolution of Approval causes the approval of Preliminary Development Plan PP-14, and all subsequent approvals required by the San Anselmo Municipal Code for properties located within the R-1-H Zoning District, to expire on June 14, 1994, unless all development included in the scope of Preliminary Development Plan PP-14 has been completed to the satisfaction of the Town of San Anselmo or unless the applicant has requested, and received approval of, an extension of the approval of Preliminary Development Plan PP-14.

- B. That each individual phase of development, as well as the total development can exist as an independent unit:

The applicant has not proposed a specific phasing plan for the development of Preliminary Development Plan PP-14. Preliminary Development Plan PP-14 does not require the development of other contiguous or non-contiguous areas or infrastructure improvements prior to the development of the project site. Preliminary Development Plan PP-14, based on evidence presented, can exist as an independent unit.

- C. That the roadways proposed are suitable and adequate to carry projected traffic, and the proposed development will not generate traffic in such amounts as to overload the street network outside the project area:

At build-out, Preliminary Development Plan PP-14 is expected to generate approximately forty vehicle trips per day. The design and carrying capacity of the private access road and The Alameda, based on evidence presented, are adequate to accommodate the traffic expected to be generated by Preliminary Development Plan PP-14, without overloading the street network outside the project area.

- D. That the proposed plan will not adversely affect the health or safety of persons in or adjacent to the area or endanger property located in the surrounding area:

The ultimate development of Preliminary Development Plan PP-14, based on evidence presented, will not affect the health or safety of persons residing adjacent to the project site because all aspects of the

development of the Preliminary Development Plan project site will be reviewed for conformance with applicable building codes and accepted engineering and construction practices.

E. That the proposed plan is in conformance with the San Anselmo General Plan:

The General Plan of the Town of San Anselmo establishes policies related to the preservation, enhancement, and development of all lands within the Town. The General Plan designates the project site as Very Low Density, which permits residential development at a maximum density of one (1) unit for each acre of land. The Town of San Anselmo "Table of Hillside and Ridge Density Parcels", which supersedes the General Plan land use density in the event of conflicts between the documents, identifies the project site as having a maximum density of one (1) unit for each existing parcel. The project site is comprised of four parcels totaling 3.68 acre. The project site, based on the "Table of Hillside and Ridge Density Parcels", is entitled to be developed with a maximum of one residential unit for each parcel, for a total of four residential units.

The General Plan of the Town of San Anselmo establishes policy statements which indicate that ridges and Ridge Zones are valuable scenic and open space resources, and should, to the extent possible, be protected and preserved, by permitting development within the Ridge Zone only if development outside the Ridge Zone would be detrimental because of soil or geologic conditions, vegetation removal, drainage, or other pertinent factors. Preliminary Development Plan PP-14 is generally consistent with the goals and policies of the General Plan related to the protection and preservation of ridges and Ridge Zones. Sites A, B, C, and E are located outside the Ridge Zone. Access to Site C will require the construction of a private driveway through the Ridge Zone. Condition 4 of this Resolution of Approval requires that the design of the private access driveway incorporate design elements which will effectively screen the private access driveway from all vantage points north and south of the project site, thereby preserving the existing visual qualities of the ridge.

BASED ON THE ABOVE FINDINGS, the Planning Commission of the Town of San Anselmo DOES HEREBY APPROVE Preliminary Development Plan PP-14 for the development of four single family detached residential units on Sites A, B, C, and E, and a private access road, as depicted on the map titled Preliminary Development Plan, The Alameda Residences, Alternative C and received by the Public Works and Planning Department on May 14, 1990. Approval of Preliminary Development Plan PP-14 is limited to the general acceptability of the number of residential dwelling units, building site locations, roadways, and pedestrian easements. Approval of Preliminary Development Plan PP-14 does not construe endorsement of the precise location of dwellings, the configuration of parcels, the engineering feasibility, nor the acceptance of detailed grading to implement Preliminary Development Plan PP-14. Preliminary Development Plan shall be subject to the following conditions:

1. Within ten (10) days of the date of Planning Commission approval of Preliminary Development Plan PP-14, the applicant shall remit to the Town of San Anselmo payment for all costs incurred by the Town in the processing of the application for Preliminary Development Plan PP-14.

PRIOR TO OR CONCURRENT WITH SUBMITTAL OF AN APPLICATION FOR A PRECISE DEVELOPMENT PLAN

2. Prior to the submittal of an application for a Precise Development Plan for the project site, the applicant shall revise the Preliminary Development Plan PP-14 to reflect sites A, B, C, and E as depicted on the map titled Preliminary Development Plan, The Alameda Residences, Alternative C and received by the Public Works and Planning Department on May 14, 1990.
3. Prior to the submittal of an application for a Precise Development Plan for the project site, annexation to the Town of San Anselmo of that portion of the Preliminary Development Plan PP-14 project site lying outside the corporate limits of the Town of San Anselmo and within the County of Marin shall be completed. Completion of annexation shall include, but shall not be limited to,

approval by the Town Council of the Town of San Anselmo of an application for Pre-Zoning to R-1-H of those lands to be annexed to the Town.

4. The Precise Development Plan for the project site shall indicate that the design of the private driveway through the Ridge Zone to Site C incorporates design elements which will effectively screen the private access driveway from all vantage points north and south of the project site, thereby preserving the existing visual qualities of the ridge. Such design elements may include, but shall not be limited to, berming and landscaping.

PRIOR TO RECORDATION OF A MAP

5. Prior to the recordation of a new Final Map for all or a portion of the project site, whichever shall occur first, the applicant shall offer for dedication to the Town of San Anselmo an easement having a minimum width of ten feet (10') and located along the center-line of the existing access easement traversing the project site to provide public pedestrian access. This dedication shall not be accepted by the Town of San Anselmo unless and until the Town of San Anselmo or other public agency receives an offer of dedication for access to the property adjacent to the project site's eastern property line and identified by the Assessor of the County of Marin as Assessor Parcel Number 177-220-55. The easement shall be delineated on the Tentative Map to be reviewed and approved by the Planning Commission of the Town of San Anselmo.

PRIOR TO OR CONCURRENT WITH SUBMITTAL OF DESIGN REVIEW

6. Concurrent with the submittal of an application for the first Design Review for the project site, the applicant shall submit a landscape and irrigation plan for review and approval by the Planning Commission. The landscape and irrigation plan shall address the following:
 - a. Provide for the replacement of each tree to be removed with two new trees. The trees shall be planted in a protected location, and shall be provided with adequate protection against animals. The newly planted trees shall be monitored during the first year, and irrigated to ensure their survival.
 - b. Re-grading and re-vegetation of all disturbed portions of the project site to remain as open space following the development process, including all existing building pads not utilized as building sites, to a natural condition.
 - c. Demonstrate that landscape materials for road cuts, fills, and any other open disturbed areas that are to be landscaped shall incorporate native species (including salvaged tree seedlings) to the extent possible. Suitable tree species include maple, pine, cypress, oaks and sycamore. Suitable shrubs include toyon, fremontia, huckleberry, wild rose, and redbud.
 - d. Demonstrate how the proposed landscaping screens and softens the views of the development.
 - e. Provide adequate shielding from vehicle head lights traveling the private access road to protect adjacent development. The shielding may include a fence, trees, shrubs, or any combination that provides adequate shielding.
7. In conjunction with Design Review of architectural plans for the project site, the Planning Commission shall consider the visual impact of all proposed walls, fences, landscaping and building materials.

PRIOR TO ISSUANCE OF GRADING PERMIT

8. Prior to the issuance of the first grading permit for the project site, the applicant shall incorporate the recommendations contained in the geotechnical investigation prepared by Van Houten Consultants, dated September 15, 1989, for the project site, as may be amended by the Town Engineer of the Town of San Anselmo.
9. Prior to the issuance of the first grading permit for the project site, the applicant shall submit improvement plans for drainage facilities illustrated on Preliminary Development Plan PP-14 and described below:
 - a. A new inlet structure for the existing 30-inch pipe traversing property located at 443 The Alameda, and generally parallel to The Alameda, shall be designed and constructed to provide an increased storage capacity and easier debris clearing.
 - b. The two existing thirty inch (30") pipes along The Alameda shall be connected, and a turning structure constructed.
 - c. A minimum fifteen inch (15") pipe shall be installed under The Alameda to carry runoff from the project into the new turning structure required by Condition 9.b. The Town Engineer may require a larger pipe to be installed if final engineering calculations warrant a larger pipe.
 - d. A catch basin shall be installed on the south side of The Alameda to collect surface runoff from the street and private access road. The design of the debris grille for the catch basin shall be approved by the Town Engineer.
 - e. A supplementary pipe shall be installed along the north side of The Alameda from the new inlet structure, east of 443 The Alameda, to the new turning structure located at the west end of 443 The Alameda.

All improvement plans shall be approved by the Director of Public Works and Planning. An alternative drainage solution may be utilized, subject to approval by the Director of Planning and Public Works.

10. Prior to the issuance of the first grading permit for the project site, the applicant shall submit a precise grading plan indicates that all of the existing oak trees located adjacent to the project site's private access road will be preserved. The applicant's project plant ecologist shall be consulted and shall recommend measures to be taken during grading and construction phases of the project to ensure the preservation of the oak trees. These measures shall include, but shall not be limited to, erection and maintenance of protective fencing around the oak trees throughout the development of the project site and on-going monitoring of the condition of the oak trees by the project plant ecologist throughout the development of the project site. In association with on-going monitoring, the project plant ecologist shall submit, on the first business day of each month following the commencement of grading activities through the issuance of the last Certificate of Use and Occupancy for the project site, to the Director of Public Works and Planning for review, a written report of the condition of the oak trees.
11. Prior to the issuance of the first grading permit for the project site, the applicant shall submit a tree salvage plan for review and approval by the Director of Public Works and Planning. The goal of the plan will be to preserve as many small tree seedlings as possible from areas to be disturbed by the development process. The salvage plan shall establish a process for digging up the seedlings and properly storing them in pots for planting back into landscape areas once the development process is complete. In particular, oak seedlings should be saved for use on the site, and any salvaged seedlings

in excess of that which can be used locally, shall be donated to the Town or the local chapter of the California Native Plant Society (CNPS) for planting in other appropriate locations.

12. Prior to the issuance of the first grading permit for the project site, a pre-grading meeting shall be held including, but not limited to, the applicant, Town staff, the applicant's project engineer, and the applicant's project plant ecologist. The purpose of the meeting shall be to discuss the provisions of the tree protection measures and tree salvage plan required by Conditions 10 and 11.
13. Prior to issuance of the first grading permit for the project site, the applicant shall bond for the re-paving of The Alameda from the end of the existing new pavement located in the vicinity of 390 The Alameda to the east end of the frontage of the project site. The details of this paving requirement shall be determined at the precise development plan stage.
14. Prior to the issuance of the first grading permit for the project site, the applicant shall submit written evidence, from the Marin Municipal Water District, to the Director of Public Works and Planning, stating that water and the necessary delivery systems, have been reserved for the entire project site.

PRIOR TO ISSUANCE OF BUILDING PERMITS

15. Prior to the issuance of the first building permit for the project site, the following provisions for water supply for fire protection and access roadways shall be provided:

ACCESS ROAD

- a. The private access road shall be provided with an all weather driving surface and shall have a minimum vertical clearance of thirteen feet eight inches (13'-8").
- b. The private access road shall be designed to support the gross vehicle weight of fire apparatus (minimum 37,000 pounds).
- c. The private access road shall not be obstructed in any manner, including the parking of vehicles. "NO PARKING" signs, pavement markings, curb labeling or coloring, or other acceptable means may be required and shall be maintained.

FIRE FLOW REQUIREMENTS

- a. A fire hydrant shall be installed within 350 feet of all proposed structures. The hydrant shall be of the type and specification of the Ross Valley Fire Department (Long Beach 430 series hydrant) and shall have a diameter not less than six inches (6"), and shall have a minimum of one-four and one-half inch (4 1/2") outlet and two-two and one-half inch (2 1/2") outlets.
 - b. The fire hydrant bury shall be a minimum of six inches (6") in diameter.
 - c. The minimum fire flow shall be 1,000 gallons per minute at a residual pressure of 20 Pound Per Square Inch (PSI) for 2 hours.
16. Prior to the issuance of the first building permit for the project site, the applicant shall demonstrate that all homes are provided with the following fire protection features:
 - a. A residential sprinkler system conforming to the requirements of NFPA 13D specifications.
 - b. A fire retarding roof conforming to the requirements of the Uniform Building Code for Class C fire retarding roofs.

- c. A brush clearance around structures which encroach on wild vegetative ground-cover to protect structures from wild fire.

PRIOR TO ISSUANCE OF CERTIFICATES OF USE AND OCCUPANCY


17. Prior to the issuance of the Certificates of Occupancy, all landscaping and improvements identified in the landscape and irrigation plan required by Condition 6 shall be installed.

MISCELLANEOUS


18. All utility services, including, but not limited to, electricity, natural gas, water, telephone, and cable television, serving both the project site in general and the individual single family detached residential units shall be installed underground.
19. The areas outside the building envelopes on proposed lots shall be shown on the Tentative Parcel Map as private open space. The private open space areas shall be retained as private open space in perpetuity by an instrument acceptable to the Town Attorney.
20. The applicant shall be responsible for controlling extensive dust during all phases of development of the project site. Such control normally consists of, but may not be limited to, daily sprinkling of the project site by a water truck.
21. Project construction shall be limited to Monday through Friday between 8:00 AM and 5:00 PM, unless an exception is granted in writing by the Town Administrator.
22. Approval of Preliminary Development Plan PP-14 shall be valid on September 27, 1990.
23. Approval of Preliminary Development Plan PP-14 shall expire on September 27, 1994, if development of the project site is not completed prior to that date, unless an extension has been granted by the Town.

PASSED AND ADOPTED by the Planning Commission of the Town of San Anselmo on the 17th day of September, 1990, by the following roll call vote:

AYES: SIAS, HAYES, KROOT, YARISH
NOES: NONE
ABSTENTIONS: JULIN, MIHALY
ABSENTS: HARLE



CHAIR, PLANNING COMMISSION



ATTEST, ASSISTANT DIRECTOR OF PLANNING