

**TOWN OF SAN ANSELMO  
PLANNING COMMISSION RESOLUTION NO. 9301**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SAN ANSELMO APPROVING A PRELIMINARY DEVELOPMENT PLAN, PDP-9203, CONCEPTUALLY APPROVAL A PROJECT LEADING TO THE DEVELOPMENT OF TWO SINGLE FAMILY HOMES IN AN AREA BETWEEN REDWOOD ROAD AND LAUREL AVENUE TRAIL WEST OF 269 REDWOOD ROAD**

**WHEREAS**, the Planning Commission of the Town of San Anselmo held a public hearing on this application on October 19, 1992, November 16, 1992, and January 19, 1993, and has examined pertinent maps, drawings, and documents;

**WHEREAS**, the Planning Commission has considered the recommendation of the Town of San Anselmo staff, applicant, and members of the public;

**WHEREAS**, the intent of the Preliminary Development Plan process is to provide for the early review of conceptual development proposals for undeveloped land in the R-1 H zoning district and is a non-binding pre-application review process which results in no commitments or entitlements to the applicant for a Precise Development Plan;

**WHEREAS**, no findings shall be made for the Preliminary Development Plan;  
and

**WHEREAS**, the Planning Commission approved a Mitigated Negative Declaration for this project.

**THEREFORE BE IT RESOLVED** that the Planning Commission of the Town of San Anselmo hereby approves a Preliminary Development Plan date stamped January 13, 1993, which allows the applicant to file for a Precise Development Plan, Tentative Parcel Map, and Design Review, subject to the following conditions:

1. **Soils/Geology:** The applicant should follow the recommendations contained in the June 7, 1989 Earth Science Consultants report and May 14, 1990 Geoengineering, Inc. report, and any supplemental reports, to ensure slope stability and erosion control.
2. **Drainage:** The applicant should follow the recommendations contained in the September 18, 1989, Anrig Doyle report, and May 14, 1990 Geoengineering, Inc. report, and revise the drainage plan, for Precise Development Plan submittal purposes, as follows:

- a) Construct a trench drain across the existing private driveway between 259 and 269 Redwood Road to address the sheet flow problem affecting 270 Redwood Road;
  - b) Reconfigure the pipe and dispersal structure outfalling toward Redwood Road to outfall toward Laurel Avenue;
  - c) Enlarge all dispersal rip rap areas from 5 feet to 10 feet or greater (based on engineering analysis) to maintain sheet drainage; and
  - d) Replace the existing 12" culvert under the fire road (Laurel Avenue) with a new pipe and install a catch basin at inlet and rip rap the outfall of the new pipe.
  - e) Regrade the fire road (Laurel Avenue) to improve drainage and grade a ditch on the uphill side of the road to connect into the above mentioned catch basin.
  - f) Repave Redwood Road at property frontage with a 1" asphalt surface, or such surface as required by the Director of Public Works, after construction work is completed.
3. **Erosion Control/Tree Protection Plan:** Prior to the issuance of any grading permits the applicant should submit an erosion control plan covering all exposed slopes with a vegetative covering to minimize soil erosion. A slope planting, irrigation systems, and a planting schedule shall be prepared by a certified arborist and be subject to the approval of the Public Works Director. Such plan should also include protection measures for the remaining trees during construction.
4. In addition to submittal requirements for a Precise Development Plan, applicant shall submit the following:
- a) **Landscape Plan:** Prepared by a certified arborist or landscape architect which includes the type, size, and location of additional trees and shrubs for screening. Areas of particular concern include House #1 along the Laurel Avenue Trail, along the southeast end of House #2, and along the private driveway.
  - b) **Revised Grading Plan.** Showing areas and amounts of cut and fill, and regrading of steeply sloped banks along Redwood Road for flatter slopes and removal of some trees for safety reasons.
  - c) **Survey of Driveway.** Driveway shall be surveyed and staked prior to issuance of a Precise Development Plan permit. Driveway improvement plans shall demonstrate that walls will be within easement. Possible encroachments for construction or future maintenance work should be considered and addressed. Location and protection of the 30" Bay tree shall be incorporated into plans.
5. **House Size and Height:** The Precise Development Plan shall indicate houses which do not exceed 3,700 square foot each, including a garage. It is intended that the height of the buildings above the ridgeline should not exceed 7 feet

for House #1 and 11 feet for House #2. Deviation from this standard will require an amendment to the Precise Development Plan.

6. **Trail:** An evaluation of this property's relationship to the "shortcut" trails shown on the Open Space - Conservation Map of the General Plan should be included with the Precise Development Plan submittal with the intent of formalizing a trail across the subject property to connect Redwood Road to the Laurel Avenue trail.
7. **Construction Traffic:** The applicant should be responsible for coordinating arrivals and departures of all construction-related vehicles and equipment at staggered intervals so that traffic congestion and hazards are minimized on Town streets. At a minimum, the following measures should be included in a construction schedule to be reviewed and approved by the Public Works Director:
  - a) Truck activity, other than workers in pickups or vans, should be restricted to day time hours between 10:30 a.m. and 3:30 p.m. on weekdays.
  - b) Soil removal and tree removal, as well as soil importation, should be minimized to reduce the amount of truck traffic.
  - c) A sign should be posted at the end of Redwood Road indicating a phone number for neighbors to call if they are experiencing problems associated with construction activities.
8. **Potential Road Damage:** The applicant shall post a road improvement bond or provide other assurances to the Town that damage to Redwood Road or other public streets from construction vehicle access will be repaired upon completion of construction.
9. **Building Materials:** The proposed building materials and color should be compatible with the surrounding natural environment and the building scale and height should maintain a low profile.
10. **Water Supply:** Prior to issuance of the first grading permit, assurances shall be provided to the Town that water for site development is available through the Marin Municipal Water District.
11. **Open Space Dedication:** Prior to recordation of the final map, a declaration of restrictions relative to the Dedicated Open Space areas shall be prepared by the applicant in a form acceptable to the Town Attorney and Planning Director. The declaration shall be recorded with the final map.
12. **Variance for Common Drive:** The applicant shall submit, in conjunction with the Precise Development Plan, a variance request to construction a single driveway to serve two properties.
13. **Variance for Retaining Walls:** Depending upon the height of the retaining walls within the setback area, a variance may need to be requested in conjunction with the Precise Development Plan permit submittal.
14. **Fire Department requirements:** Fire Department requirements regarding the private driveway, turn around area, fire flow, hydrant location, and building

materials must be met, unless exempted or modified by the Fire Chief.

15. **Redwood Road requirement:** That the applicant prepare supporting documentation or analysis of existing data in the following two areas: 1) potential mitigation measures for roadway improvements to Redwood Road, and; 2) review the traffic flow conditions on Center Blvd. at the intersection of Redwood Road given the cumulative impact resulting from the potential build-out of all vacant parcels in this area.

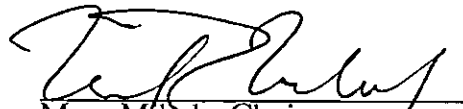
The decision of the Planning Commission to approve this Preliminary Development Plan results in no commitments or entitlements to the applicant for a Precise Development Plan.

PASSED AND ADOPTED by the Planning Commission of the Town of San Anselmo on the 19th day of January, 1993.


AYES: Hayes, Israel, Harle, Mihaly

NOES: Kroot

ABSENT: Sias, Julin

  
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Marc Mihaly, Chair

ATTEST:

  
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Caroline Foster, Town Clerk