

Implementation Program	Completed	In Progress or Partially Complete	Not Completed	Timeline in General Plan	Comments on Implementation
LAND USE ELEMENT					
1. Code Revisions – Zoning Ordinance and Map					Partially implemented.
<p>The top priority for implementation would be the revision of San Anselmo's Zoning Ordinance and Zoning Map to be consistent with the revised general plan. Ordinance amendments would include rewriting the residential and commercial sections of the code to incorporate the density and intensity provisions of the revised general plan.</p>		X			<p>Zoning Ordinance updated to be consistent with General Plan in 1991 (Ordinance 917).</p> <p>Zoning Map updated in 1991 and periodically updated. Digital GIS zoning map updated in 2016.</p> <p>Zoning Ordinance must be updated for 2015 voter-approved Measure D "Parklands" Memorial Park policies. Project delayed in order to consider update of Open Space Element and develop regulations for passive and active park uses in conjunction with Open Space Element update.</p>
Updating the parking requirements of the code	X				<p>Parking requirements updated in 1991 (Ordinance 917).</p> <p>Second unit parking standards revised in 2017 to allow more flexibility for second unit parking.</p> <p>Second unit parking standards revised in 2019 and 2020 to allow further flexibility for second unit parking, and to allow certain units with no parking.</p>
Providing a Housing Opportunity section in the code.	X				2015 Housing Element identifies housing opportunity areas.

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<p>Special provisions could be written into the code to provide that existing uses with a density or intensity of use greater than the revised plan could continue as legal permitted uses.</p>	X				<p>State law permits nonconforming multifamily residential uses to continue. Town nonconforming use regulations permit continuation of legal nonconforming uses.</p>
<p>2. Code Revisions – Subdivision Ordinance</p> <p>The subdivision ordinance should be reviewed and updated to conform with the Subdivision Map Act.</p> <p>The ordinance can be modified to require a developer to pay certain impact fees to cover the costs to the community that are directly attributable to the development.</p>	X				<p>Subdivision Ordinance updated in 1983. Staff reviews current provisions in Subdivision Map Act when processing applications for subdivision.</p> <p>Town may impose impact fees as conditions of approval for development projects, subject to State Government Code and applicable law.</p>
<p>3. Housing Opportunity Areas Map - The Town will conduct a more detailed study of existing land uses and parcel sizes in the designated Mixed Residential, Commercial, and Public Facility areas to determine which sites are most appropriate as housing opportunity areas. The objective of the study is to map parcels which are considered appropriate Housing Opportunity sites.</p>	X				<p>Housing opportunity areas are identified in 2015-2023 Housing Element.</p>
<p>4. Central Commercial Circulation and Parking Study - The Town will conduct a study of the traffic circulation and parking activity in the Central Commercial area. The purpose of the study is to develop a program to improve traffic circulation, parking opportunities, and evolve a method to finance any needed improvements. Businesses in the area will be invited to participate in the study.</p>			X		<p>Proposals were requested and received for a downtown parking study In March 2018. No proposals were accepted and Public Works - Engineering and Inspection Department staff completed an informal parking occupancy study in 2019. <u>The study was</u> that will be <u>presented to the Town Council in 2021. Staff was directed to conduct additional outreach with residential neighbors that may be impacted by changes to parking time limits.</u></p>

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<p>5. Design Review in the Single-Family Residential-Conservation Category - Prior to enacting an ordinance to implement the objectives of the Single-Family Residential-Conservation area the Town will conduct studies and hold workshops to determine when and where the discretionary power of design review will be used for new development on vacant lots, and when design review will be required for proposed expansion or reconstruction of existing buildings in the area. The staffing requirements to implement these objectives will also be studied. The purpose of the study is to determine the degree of flexibility which will be incorporated into the ordinance.</p>	X				<p>Zoning Ordinance updated to be consistent with General Plan in 1991 (Ordinance 917).</p>
<p>6. Historic Preservation Ordinance - The Town will prepare a historic preservation ordinance which will not only protect the visual and design character of existing historic buildings in the community, but will establish a procedure and guidelines for new building construction in areas of the community which contain examples of San Anselmo's architectural heritage.</p>		X			<p>Partially completed. No specific historic preservation ordinance. However, the Town requires a use permit to demolish a building (Ordinance 1021, 2001). The Town also requires design review for all new buildings. Decision makers consider the potential historic significance of any building 50 years or older that is subject to discretionary review, under the California Environmental Quality Act.</p> <p>No procedures and guidelines specifically for new buildings in areas with architectural heritage.</p>

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7. Park Land Zoning Ordinance - The Town shall prepare a park lands zoning ordinance, which shall apply to all park lands so designated on the General Plan land use map. The ordinance will implement and be consistent with the General Plan land use criteria for Parks set forth in Section E.3 of the Land Use Element.			X		<p>Added by Measure D, which was passed by voters in November 2015.</p> <p>Town Council adopted Open Space zoning designation in 2020. Project delayed due to Housing Element project work and consideration of cannabis business uses.</p>
CIRCULATION ELEMENT					
1. Zoning Ordinance Rewrite - The parking requirements section of the zoning ordinance shall be reviewed and revised to implement the concept, objectives, and policies of the circulation element. The parking standards should be revised to accommodate planned land use and today's smaller sized automobiles.	X				Parking requirements updated in 1991 (Ordinance 917).
2. Commercial Area Parking Study - The Town in conjunction with representatives of the local business community should establish a committee to study the parking problems in the commercial areas, and recommend a solution including funding that is agreeable to all parties involved. Special attention should be given to the concept of creating additional shared parking among all businesses. The study should focus on both the Central Business District and the Greenfield commercial areas.			X		Proposals were requested and received for a downtown parking study In March 2018. No proposals were accepted and Public Works - Engineering and Inspection Department staff completed an informal parking occupancy study in 2019.
3. Funding of Roadway, Bikeway, and Pedestrian Improvements					
All new developments which require roadway modifications or improvements will be required to install and finance the entire cost of all these improvements.		X			Considered on a case-by-case basis with development projects.

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<p>Long-term improvements expected along Sir Francis Drake Boulevard, Center Boulevard, Butterfield Road, Red Hill Road, and local residential streets may be financed by gas tax funds, transportation grants, and other public monies.</p>		X			<p>5-year Capital Improvement Plan adopted in 2019.</p>
<p>However, should the available funding not be adequate to install the necessary improvements, the Town may establish a traffic mitigation fee plan which estimates the cost of all improvements desired and charges each new development or improvement a fee based upon the number of trips it generates to the area during the peak hour. These fees will be used to help finance and pay the debt on improvements. The Town will and must seek the cooperation of the Town of Fairfax and the County of Marin in charging similar fees to finance improvements needed along Sir Francis Drake Boulevard, Center Boulevard, Butterfield Road, and Red Hill Road.</p>			X		<p>Due to inadequate funds to implement major roadway improvements, no comprehensive long term improvement plan has been adopted and no traffic mitigation fee to implement the plan has been adopted.</p>
<p>4. Development Review Process - The Town will establish a development review process which requires all new development proposals of a medium or large scale to submit a traffic study with their applications which discusses the impact of the proposed development on the street system, and its conformance with the circulation objectives and policies of the plan. The cost of the study will be borne by the applicant, but will be conducted by a traffic consultant retained by the Town, or as part of an EIR prepared on the proposed project.</p>		X			<p>Required for projects subject to discretionary review.</p> <p>Town must update its standards in 2020 to comply with SB 743 and new Vehicle Miles Traveled CEQA analysis.</p>
<p>17.1 Zero Emission Vehicle readiness. Provide a foundation for electric vehicle implementation efforts, including investments in electric vehicle infrastructure and guidance for ongoing Town initiatives, by preparing an Electric Vehicle Strategy. The strategy should establish a framework for near-term actions that support longer-term mobility goals and initiatives, including, but not limited to, Town policy on costs and fees for Town charging stations, regulations for residential and workplace electric vehicle readiness, and policies for conversion of the Town vehicle fleet.</p>	X				<p>Electric Vehicle Strategy adopted in 2019 and policy for charging stations adopted in 2020.</p>

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OPEN SPACE ELEMENT					
<p>The Town will review the comprehensive list of open space parcels contained in Appendix A of the General Plan, and will evolve a prioritized list of parcels to hopefully acquire if funding can be found or generated through private interest groups or initiative efforts.</p> <p>Implementation policies in Open Space Element discuss methods for property acquisition and funding.</p>		X			<p>A number of the properties included in the Open Space element have been protected or developed.</p> <p>Town Council adopted an Open Space Designation and assigned parcels to the designation in 2020. The Town Open Space Committee and Town staff are reviewing the Open Space element and staff is working towards bringing an update of the Open Space Element to the Planning Commission and Town Council to reflect properties acquired and developed; reconsider priorities; update acquisition and protection strategies to reflect current law; and to ensure adequate policies are in place for continued protection of sites with open space value.</p>
SAFETY ELEMENT					
Town General Plan does not include a safety element.			X		Town Council updated Local Hazard Mitigation Plan in 2019, which triggered requirement for a Safety Element. Staff intends to draft in house in 2022 2020.
CONSERVATION ELEMENT (from 1976 General Plan)					
1. Regulation					

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a. Health and Safety zoning including:					
1. Geologic risk zones (fault and landslide);	X				Town has access to maps that identify general areas of fault and landslides and has not mapped specific zones.
2. Flooding risk zones (floodplain, stream and bank protection; and	X				Federal Emergency Management Agency updated Flood Insurance Rate Maps to identify flooding risk zones in 2014.
3. Fire risk zones (grass, dry brush, dead-end canyons, and inadequate water supply).	X				Ross Valley Fire Department has mapped area of wildfire hazards and the Town has an adopted a Wildland Urban Interface Map. Ross Valley Fire will be updating Wildland Urban Interface zone maps for Town consideration in 2016 in association with a County Wildfire Protection Plan.
b. Noise and flight path safety zones (airport, freeway).	X				Not applicable in Town.
c. Special recreation-visitor zoning (golf courses, hunting preserves, special event areas, etc.)	X				Not applicable in Town.
d. Agricultural and rural zones.	X				Not applicable in Town.

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e. Designation of historic preservation sites and structures (including archaeological sites and structures of unusual architectural design).			X		<p>No historic resource study has been adopted. Town staff and decision makers review projects on a case-by-case basis and consult with San Anselmo History Museum staff. Town Council has directed staff to work on an inventory, but no funding has been allocated to complete project.</p> <p>Mapping archaeological sites is not recommended since it puts resources at risk and may also fail to protect unmapped resources. Projects are reviewed on a case-by-case basis. Particular care will be given to areas known for Miwok resources, such as areas near existing and former fresh water sources.</p>
f. Riparian and wildlife resource conservation reserves.			X		<p>No riparian conservation reserves have been designated. Information on wildlife resources is available through the California Natural Diversity Database https://www.wildlife.ca.gov/Data/CNDDDB which is consulted on a case-by-case basis.</p>
g. View protection zones.			X		<p>No view protection zones have been established. Public views are considered on a case-by-case basis during environmental review for discretionary projects.</p> <p>The Town Council has directed staff to work on a draft view ordinance.</p>

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h. Destiny transfer zones and planned unit (cluster) zones.			X		No zones have been established.
i. Scenic travel corridor and parkway zones.	X				The Town General Plan defines Scenic Highways as Red Hill Avenue, Sir Francis Drake Boulevard from Ross Town limits to the Fairfax Town limits, and Center Boulevard from the Hub to the Fairfax Town limits.
j. Development of contractual land use agreements given in return for assessment freezes.			X		The Town has not entered into any agreements in return for assessment freezes.
k. Review of proposed residential and commercial development.	X				Town reviews environmental impacts of proposed development on a case-by-case basis.
2. Management The following methods of achieving the goals of this element may be attained by management techniques as opposed to regulation.			X		The County of Marin

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a. Countywide management board to administer management programs for public and private open space.		X			<p>Since the 1960s and 1970s organizations have preserved critical natural lands and family farms that resulted in creation of two National Park Service units, the Marin Agricultural Land Trust, and voter approval of the Marin County Regional Park District (now Marin County Parks). In the past four decades, Marin County Parks has acquired hundreds of undeveloped parcels from willing sellers, totaling more than 20,000 acres. Much of this acreage became open space preserves. Most recently in 2018 the 16.2-acre Sky Ranch near Fairfax and San Anselmo was preserved.</p>
b. Agricultural/rural management plan.			X		<p>Agriculture is not an allowable use in the Town of San Anselmo and there are no rural areas in Town limits.</p>

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<p>c. Multi-use management plan (recreation, marsh, wildlife, flood control, water, sewer, fire, school, etc.)</p>					<p>There is no marshland in Town. The Town is responsible for public wildlife areas.</p> <p>The town manages its own recreation activities.</p> <p>The Ross Valley jurisdictions and County of Marin coordinate flood control efforts and have passed a flood fee to fund projects.</p> <p>Ross Valley Fire Department manages fire safety for the Town and adjacent jurisdictions.</p> <p>The Ross Valley School District and Tamalpais Union High School District manage public schools in Town and adjacent communities.</p> <p>Wildlife management The Marin Municipal Water District is the Town's water supplier and conducts water supply planning. The most recent review is 2010.</p> <p>http://marinwater.org/217/Water-Supply-Planning</p> <p>The Ross Valley Sanitary District, which serves San Anselmo, plans for sewer management and improvements.</p> <p>http://rvsd.org/customers/planning-and-capital-improvements</p>
<p>3. Acquisition Where public uses, not established by prescriptive rights, require acquisition of part or all of the development rights in the land the following techniques may be used: ...</p>					<p>Implementation program does not specify any particular action.</p>

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TOWN PARKS, RECREATION, AND PUBLIC FACILITIES ELEMENT (from 1976 General Plan)					
Parks and Recreation					
1. Isabel Cook School multi-purpose building should be refurbished and used as a community center in order to provide a meeting place for many of the local groups who do not have an adequate facility at present.		X			Isabel Cook School used for gymnastics and former classrooms used for artist studios and recreation classes. Community Facilities Master Plan completed in 2015. Project is not yet designed or funded.
2. Park and Recreation offices should be located at the Isabel Cook School or moved into quarters vacated by other civic functions, depending on the Town Hall site alternatives finally chosen. Memorial Park would still require an office, but Isabel Cook School's multi-purpose building would provide more space.	X				Park and Recreation offices are currently located at the Isabel Cook school.

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<p>3. The community's needs for a swimming pool, tennis courts, and adjacent play fields could be met at Sorich Ranch provided these facilities could be made compatible with the open space amenities of the rest of the area. Other possibilities which should be explored in providing for these needs are the possible acquisition of the entire Isabel Cook School site or acquisition of the Fairfax Town and Country Club by the County with maintenance and management jointly provided by the Towns of Fairfax and San Anselmo.</p>		X			<p>In 1946 San Anselmo voters turned down a bond to fund a municipal swimming pool.</p> <p>On July 27, 1993, the town adopted the Master Plan for Sorich Ranch Park. The Master Plan promotes passive recreational activities does not incorporate a pool, tennis court or fields.</p> <p>In April 2009, the Red Hill Community Park was opened to the public and operates under a Joint Use Agreement with the Tamalpais High School District for use of the John Wright Athletic Fields and Red Hill Community Dog Park.</p> <p>A master plan for Memorial Park was approved in 2018. The Town seeks funding to implement the plan. A tax to fund the plan was rejected by voters in 2019.</p>
<p>4. Neighborhood mini-parks and playgrounds should be acquired for the Hawthorn Hills, Sequoia Park, and Hilldale areas of the Town.</p>			X		<p>In 2017-2021 residents of the Hilldale area sought Town permission to convert Town land near United Market into a neighborhood pocket park. The issue has not been considered by the Town Council.</p>
<p>5. Public art of a durable kind should be an addition to the Town park system.</p>		X			<p>The Town has incorporated art into public parks including the Millennial Playground. <u>The Town approved a public art project to paint utility boxes in 2020.</u></p>

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6. The Log Cabin site adjacent to Memorial Park should be incorporated into the park, when surplus to the needs of the present owner.			X		
7. Resting spaces along trails and street approaches to trails and bikeways should be part of the recreational facilities provided in support of public non-auto use of open spaces. This would be even further facilitated by trailhead and bikeway terminal amenities.			X		<u>The Town approved three benches along the Red Hill Trail in 2021, installed by an Eagle Scout candidate.</u>
Public Facilities					
1. Town administration, public works, and public safety functions are presently conducted in inadequate or rented space. Recommendations for alleviating this condition are:	X				All town offices located in upper level of Town Hall at 525 San Anselmo Avenue. Public Works corporation yard located at the end of San Francisco Avenue.
a. Relocate the present Fire Department headquarters and Firehouse No. 1 to the corner of San Rafael Avenue and San Anselmo Avenue. Firehouse No. 2 on Butterfield will remain at its present location.	X				Town Fire Department on San Anselmo Avenue redeveloped and completed in 2010.
b. The present Town Hall site should be expanded by the acquisition of 15 Magnolia Avenue, plus perhaps the five parcels between City Hall Avenue, Library Place, and Tunstead Avenue.		X			15 Magnolia was acquired by the Town in 1975 and is improved as a parking lot for Town staff, Police and Sheriff. The five other parcels remain in private ownership.
c. A further acquisition of the business properties between the present Town Hall site, Magnolia and San Anselmo avenues should be explored for future acquisition to square off the Town's government center, particularly if other public functions are to be accommodated in the Town.			X		No other property has been acquired by the Town. 23 Magnolia on market in 2016 and sold for \$840,000.

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d. City Hall Avenue adjacent to the Civic Center site should be closed and made a part of the Center.	X				Town vacated City Hall Avenue for street purposes between San Anselmo Avenue and Library place in 1975 by Resolution 1629 and 1976 Resolution 1661 and retained ownership of the area. Area used for Town Hall parking and pedestrian path and landscaping.
e. Library Place should be extended as appropriate to serve the public facilities area.			X		
f. The present corporation yard and municipal shop should be made visually compatible with the Sorich Ranch Park setting by use of fencing, landscaping, and the demolition of obsolete and visually disturbing buildings. One possibility which should be explored further in capital improvement programming would be to leave the site as a corporation yard only and farm out auto maintenance.		X			New corporation yard building constructed, and improvements made as funding available. The Town approved a Low Impact Development Project to provide a solid surface for collecting green waste and prevent stormwater pollution.
2. Sanitary Service. The present collection system is operating near capacity. Population growth should not exceed the progress made in bringing the sanitary sewer system up to regional standards and expanding its capacity for collection and treatment of wastes.		X			Ross Valley Sanitary District continues to fund improvement of sanitary sewer system. Sanitary District indicates they have adequate capacity for planned development.

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<p>3. Storm Drainage and Flood Control. The natural appearance and runoff capacity of stream channels should be protected, preserved, and enhanced by the development of small improvements (e.g., small earth-fill dams for storm water retention) and landscaping rather than a major flood-control project such as the concrete channel in lower Corte Madera Creek. The channel lines on both sides of San Anselmo Creek should be protected from encroachment by development.</p>		X			<p>In 2007, Ross Valley parcel owners approved a parcel fee on all parcels that drain into the Ross Valley watershed to help pay a portion of annual costs for a flood protection program.</p> <p>Voters rejected a proposal to consider Memorial Park for use as a dual use park and flood detention facility in 2015 by Proposition D.</p> <p>Small private projects are considered when submitted.</p> <p>The Ross Valley Flood Protection and Watershed Program is considering both small and major flood control projects.</p> <p>http://www.marinwatersheds.org/rossvalleywatershed-org/</p> <p>In January 2017 the Town Council approved flood protection options for the County to consider for an Environmental Impact Report. The County approved the Environmental Impact Report in 2018.</p>
NOISE ELEMENT (from 1976 General Plan)					
<p>1. Promulgate information to all residents of the need for and methods of obtaining reduced noise levels.</p>		X			<p>Construction and leaf blower regulations advertised in handouts, Town email and the web site.</p>

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2. Adopt, budget for, and enforce an effective noise ordinance and other ordinances relating to noise reduction.		X			Town Noise Ordinance adopted in 1975 (Ordinance 685). Restrictions on leaf blowers added in 1993 and 1994 (Ordinances 951 and 957) Construction day and time limits added in 1997 and updated in 2007 (Ordinances 983 and 1059) Gas powered leaf blower prohibition and new operating hours adopted in 2021 (Ordinance 1158) and in effect in 2022.
3. The Town shall cooperate in the establishment of a countywide program of noise abatement when it has been developed.			X		No Countywide program of noise abatement has been developed. However, Town staff has been discussing coordinating a noise ordinance update with other jurisdictions under the Central Marin Police Authority.
4. The Town will work actively with the California Highway Patrol to police noise levels on moving vehicles.		X			California law requires that all vehicles must be equipped with an adequate muffler to prevent excessive noise from the exhaust system. The Vehicle Code has provisions related to vehicle noise that would be enforced by law enforcement.
SCENIC HIGHWAYS (PARKWAY) ELEMENT (from 1976 General Plan)					
1. San Anselmo has three entryways, all of which could be improved by landscaping, improved signing, lighting, and other outdoor design features.		X			In 2000, the Town funded a downtown beautification project

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<p>2. Divided highways in the planning area should have their landscaping, lighting, and street furniture upgraded in keeping with a common design theme that will visually signal that one has arrived and is moving through a different community.</p>		X			<p>that included new trees and landscaping.</p> <p>The 5-year Capital Improvement Plan adopted in 2019 includes funding for median landscape improvements:</p> <p>The Town Council adopted a Median Master Plan in 2018. The Red Hill Avenue median project has been funded by a donation and <u>completed in 2020</u>. the Other median landscaping costs are not yet identified or funded.</p> <p>The Town Economic Development Plan (2018, page 26) includes an objective to beautify areas of the Town “through improved landscaping, streetscape, and other public amenities.”</p> <p>The Economic Development Committee approved plans for wayfinding signage that staff is <u>installing</u> in 2020.</p>