

TOWN OF SAN ANSELMO
RESOLUTION NO. 2084

RESOLUTION OF THE TOWN OF SAN ANSELMO ESTABLISHING CRITERION FOR
PROCESSING RESIDENTIAL SECOND UNIT APPLICATIONS PRIOR TO COMPLETION
OF THE RESIDENTIAL SECOND UNIT ORDINANCE REVIEW.

WHEREAS, the Town Council of the Town of San Anselmo adopted a Residential Second Units: Regulations: Rent Guarantees Ordinance in 1976; and

WHEREAS, the Town Council of the Town of San Anselmo in October 1976 adopted Resolution No. 1682 which established the maximum number of Residential Second Units which would be accomodated throughout the Town and in each of the 26 residential areas of the Town: and

WHEREAS, the Town Council of the Town of San Anselmo in November, 1980, adopted Resolution No. 1854 which rescinded Resolution No. 1682 and established a new maximum number of Residential Second Units which could be accomodated throughout the Town and in each of the 26 residential areas of the Town; and

WHEREAS, more than five years have passed since the Town Council reviewed the number of Residential Second Units which can be accomodated within the entire Town and each of its residential areas; and

WHEREAS, there has been public testimony that the maximum number of Residential Second Units assigned to residential areas of the Town which are more than the area can adequately accomodate.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of San Anselmo hereby directs the following:

1. That the Planning Director undertake a review of the total number of Residential Second Units that are allowed under Resolution No. 1854 and determine through appropriate planning criteria whether or not the numbers alloted in said Resolution should be modified or redistributed.
2. That the Planning Director incorporate the review of Residential Second Units into the work program for the 1986-87 fiscal year, and that the Director report back to the Town Council on the finding of the review on or before March 1, 1987. The report can contain a recommendation for change if such change is deemed appropriate by the Director.
3. That the Planning Director shall continue to accept and process applications for Residential Second Units as provided in the San Anselmo Municipal Code; however, where a residential second unit application might be affected by the results of the Planning Director's residential second unit review a decision on the application shall be deferred until the Residential Second Unit review is completed. This deferral decision is subject to appeal to the Planning Commission. Such appeal shall be filed within ten (10) calendar days after the deferral decision.
4. Criteria which may be used by the Planning Director to determine if an application may be affected by the Residential Second Unit review shall include:

Traffic Criteria

Intersections in the area of the Residential Second Unit have a peak hour Level of Service of "D" or better, i.e., A, B, C).

Public and Private streets serving the proposed Residential Second Unit site are adequate to safely accomodate the additional traffic flow created by the proposed Residential Second Unit.

Adequate on site, off street parking is provided to accommodate the parking demand associated with the proposed tenant and guests.

Public Facilities Criteria

Existing water and sewer lines are of adequate size to accommodate the proposed second unit.

Public Safety Criteria

The fire flow, access, turn around and road width are to the satisfaction of the Ross Valley Fire Department and San Anselmo Police Department.

Architectural Criteria


The residential area has a district visual image which shall not be adversely affected by the type or size of the second unit proposed.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the Town Council of the Town of San Anselmo, Mairn County, California, at a meeting thereof, held on the 24th day of June, 1986, by the following vote to wit:

AYES:

NOES:

ABSENT:


CAROLINE FOSTER, TOWN CLERK