

**TOWN OF SAN ANSELMO**  
**PLANNING COMMISSION RESOLUTION NO. 0602**

**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 Rezoning, 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 November 10, 2005 to December 12, 2005; and

WHEREAS, the Planning Commission held three duly noticed public hearings to consider the draft Negative Declaration on December 5 and 19, 2005 and January 17, 2006 and, after considering all written and verbal public comments, voted to recommend Town Council approval of the Negative Declaration; and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 21, 2006 and considered the Rezoning applications, received testimony from staff and the public; and

WHEREAS, the Planning Commission approved a Resolution on February 21, 2006, based upon the required findings for approval, recommending approval of the rezoning; and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 21, 2006 and considered the Use Permit/Design Review application and received testimony from staff and the public; and

WHEREAS, the Planning Commission approved this Resolution to approve the Use Permit/Design Review application for Red Hill Park on February 21, 2006, based upon the required Findings for approval and subject to the following Conditions of Approval.

**Conditions of Approval:**

1. Approval is based upon the plans prepared by Abbey/Arnold Associates dated stamped received by the Town on February 16, 2006, and amended by the Planning Commission on February 21, 2006, to include a second double gate at the dog park. This 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 shown on the approved plans except as may be determined necessary by the Police Department for security purposes and subject to the approval of the Planning Director shall be permitted.
5. Prior to issuance of a Building Permit by the Town, 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.
6. Prior to issuance of a Building Permit by the Town, the JPA shall submit a Construction Management Plan for approval by the Public Works Director.
7. Prior to issuance of a Building Permit by the Town, the JPA shall secure and submit a "Will Serve" letter from MMWD.
8. Prior to final inspection by the Town, the following project improvements shall be completed:
  1. All parking spaces shall be striped.
  2. All landscaping and irrigation shall be installed.
11. 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 Director.
12. All project conditions of approval shall be listed on the top sheet of the plans submitted for Building Permit approval.
13. 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:

Use Permit and Design Review

*1. 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 special scheduled meeting on February 21, 2006, by the following roll call vote:

AYES: House, Krebs, Overberger, Sisich, Zwick

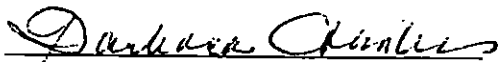
NOES: None

ABSENT: Harris



Judy House, Chair

ATTEST:



Barbara Chambers, Town Clerk