

TOWN OF SAN ANSELMO
RESOLUTION NO. 1984

AMENDING SECTIONS OF THE LAND USE, OPEN SPACE AND
CONSERVATION ELEMENTS OF THE TOWN OF SAN ANSELMO
GENERAL PLAN

WHEREAS, the San Anselmo Planning Commission and Town Council have held public hearings considering amendments to the Town's General Plan; and

WHEREAS, said hearings and deliberations have now been completed.

NOW THEREFORE BE IT RESOLVED that the General Plan of the Town of San Anselmo is hereby amended by adoption of the amendments to the Land Use, Open Space and Conservation Elements as set forth in Exhibit A attached hereto and made a part hereof by reference.

I hereby certify that the foregoing Resolution was duly and regularly adopted by the San Anselmo Town Council at a regular meeting thereof held on the 13th day of March, 1984 by the following vote:

AYES: Councilmembers Toal, Capurro, Wooliever, Buckle, Ollinger

NOES: None

ABSENT: None

M. E. Hanson

M. E. HANSON, Deputy Town Clerk

GENERAL PLAN AMENDMENTS

LAND USE

Section I.B.(1) is changed to read:

1. It is the intent of this element that the sensitive nature and unique character of each hillside and ridge parcel be taken into account in establishing Town policy regarding development in those areas, particularly where there is cause for concern over public safety (for example, probability of unstable slopes or traffic access difficulties. The holding capacity of the planning area under this type of regulation has been calculated in Table III.

Section I.B.(6) is changed to read:

6. On hillside and ridge parcels, where geologic and other public safety factors permit building, design review of the landscaping and structure and control of building site locations should be required.

TABLE III - HOLDING CAPACITY OF VACANT LANDS is deleted and the following tables substituted therefor:

TABLE III a
ESTIMATED MAXIMUM HOLDING CAPACITY OF
VACANT SINGLE FAMILY PARCELS IN SAN ANSELMO
(Taken from Report by Citizens Committee on
Zoning dated November, 1979, and Hillside
and Ridge Parcel Density Ordinance)

	Area Acres	Maximum Estimated Units
All lots less than one acre		305
Deduct - Multiple and Commercial Lots		(7)
Deduct - Lots Combined or Non-Conforming		(186)
Lots allowed after lot line revisions		36
Potential units in unsubdivided parcels exceeding one acre	165	97
Potential additional units in partially developed parcels exceeding two acres	24	3
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TOTAL POSSIBLE UNITS:		248

TABLE III b
HOLDING CAPACITY OF VACANT LANDS IN SLEEPY HOLLOW*
(Based on Town staff measurements
of State Division of Mines & Geology survey maps)

*The figures for Sleepy Hollow are unchanged from the 1976 Element.

OPEN SPACE

The last paragraph of Section VII.A is amended to read:

"It is proposed to classify these areas as "Health and Safety Open Space" with the density of development to be determined by the anticipated impact on water flow and surface stability by the construction of buildings, adequacy of access, and consideration of ridgetop protection. Units proposed for construction in this area should undergo geologic investigation and soils engineering testing for stability and should meet other public safety and design criteria.

CONSERVATION

Section I.E. - amend to add footnote as follows:

"E. Preserve ridgetops* and other locally important natural or man-made historic areas or features.

*The Bald Hill ridgetop extends from the 800 foot level in Ross on the south to the 400 foot level near the San Anselmo/Fairfax boundary on the north. The Red Hill ridgetop extends roughly from east to west above the 300 foot level as shown. The Sunny Hills ridgetop extends from Memorial Park on the west to the San Anselmo boundary on the east. The Indian Rock system of ridgetops lies above 300 feet, north of Sorich Park. The Camino de Herrera ridgetop extends from the 400 foot level at the end of Camino de Herrera northward to the upper end of Woodside Drive at the 500 foot level. The perimeter ridgetop extends from the 400 foot level near the Fairfax/San Anselmo boundary northward along upper Oak Springs Drive to the northwest apex of the San Anselmo boundary, then northward, eastward, and finally southward around Sleepy Hollow to an end at the 500 foot level in San Rafael east of the northeast boundary of Sorich Park."