

Ord 1399  
Smith Ranch  
Master Plan  
Amendment

ORDINANCE NO 1399

AN ORDINANCE OF THE CITY OF SAN RAFAEL AMENDING THE ZONING MAP OF THE CITY OF SAN RAFAEL, CALIFORNIA, ADOPTED BY REFERENCE BY SECTION 14.15.020 OF THE MUNICIPAL CODE SO AS TO RECLASSIFY CERTAIN REAL PROPERTY FROM P-D (PLANNED DEVELOPMENT) DISTRICT TO P-D (PLANNED DEVELOPMENT) DISTRICT WITH A CHANGE IN LAND USE (Captain's Cove)  
(Smith Ranch Master Plan)

THE COUNCIL OF THE CITY OF SAN RAFAEL DO ORDAIN AS FOLLOWS:

DIVISION 1. The Zoning Map of the City of San Rafael, California, adopted by reference by Section 14.15.020 of the Municipal Code is amended by reclassifying the following real property from P-D (Planned Development) District to P-D (Planned Development) District amending the Smith Ranch Master Plan to change the land use designation of Area 9B from a swim and tennis club to garden apartments.

DIVISION 2. Any development of this property shall be subject to the conditions outlined in Exhibit "A" which is attached hereto and made a part hereof.

DIVISION 3. This Ordinance shall be published once in full before its final passage in a newspaper of general circulation, published and circulated in the City of San Rafael, and shall be in full force and effect thirty (30) days after its final passage.

  
LAWRENCE E. MULRYAN, Mayor

Attest:

  
JEANNE M. LEONCINI, City Clerk

ORDINANCE NO. 1399

The foregoing Ordinance No. 1399 was read and introduced at a regular meeting of the City Council of the City of San Rafael, held on the 20th day of July, 1981, and ordered passed to print by the following vote, to wit:

AYES: COUNCILMEMBERS: Breiner, Jensen, Miskimen, Nixon & Mayor Mulryan  
NOES: COUNCILMEMBERS: None  
ABSENT: COUNCILMEMBERS: None

and will come up for adoption as an Ordinance of the City of San Rafael at a regular meeting of the Council to be held on the 3rd day of August, 1981.

  
JEANNE M. LEONCINI, City Clerk

EXHIBIT "A"

Conditions which were included as part of the zoning (Z79-14) action by the Planning Commission on June 23, 1981:

- A) The Smith Ranch Master Plan zoning is amended to designate Parcel 9-B to garden apartments.
- B) The Graphic Document (Exhibit X) is revised by this action as shown on the attached Exhibit X with revised date of June 25, 1979.
- C) The written text (Smith Ranch Design Handbook) would be revised to read as follows:

10. Area 9

- a. Land use: residential. The exact density to be set at use permit level; in any case, the density shall not exceed a maximum of 14.5 units per acre.
- b. Area: gross 12.9 acres; net, 10.445 acres
- c. Setbacks: 50 feet along Smith Ranch Road; 15 feet from the motor movie site (Area 11); 20 feet from Yosemite Drive; and 100 feet from the center line of Gallinas Creek.
- \*d. Coverage; 30 per cent maximum building coverage; 40 per cent minimum landscape area.
- e. Specific architectural standards: maximum height limit, two stories.
- f. Access: access shall be from Yosemite Drive. No access shall be permitted from Smith Ranch Road.
- g. Grading: general grading conditions to apply.

PARAGRAPHS C-12, C-13 and C-14 OF SECTION 11 SHALL BE RENUMBERED C-11, C-12 AND C-13 RESPECTIVELY.