

Ord 1444
Revised Smith Ranch
Master Plan

ORDINANCE NO. 1444

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 OF SAN RAFAEL, CALIFORNIA, SO AS TO RECLASSIFY CERTAIN REAL PROPERTY FROM P-D (PLANNED DEVELOPMENT) TO P-D (PLANNED DEVELOPMENT) DISTRICT (REVISED 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 depicted in Exhibit A of the attached master plan conditions and described in Exhibit B (legal description) attached.

DIVISION 2. Any development of this property shall be subject to the master plan conditions 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.



FRED JENSEN, Acting Mayor

Attest:


JEANNE M. LEONCINI, City Clerk

ORDINANCE NO. 1444

The foregoing Ordinance No. 1444 was read and introduced at a regular meeting of the City Council of the City of San Rafael, held on the first day of November, 1982, and ordered passed to print by the following vote, to wit:

AYES: COUNCILMEMBERS:Breiner, Frugoli & Acting Mayor Jensen

NOES: COUNCILMEMBERS:Miskimen

ABSENT: COUNCILMEMBERS:Mayor Mulryan

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 fifteenth day of November, 1982.



JEANNE M. LEONCINI, City Clerk

25 B/9

MASTER PLAN CONDITIONS FOR SMITH RANCH
PLANNED DEVELOPMENT DISTRICT (Z75-7C)

A. EXHIBIT

Land Use and Subdivision Pattern, Exhibit A

The overall and maximum land use and subdivision pattern permitted by this rezoning shall be as shown in Exhibit A. Pursuant to this action, a Subdivision Map shall be filed which includes all revisions. All areas and land use designations referred to in these conditions are as noted in this Exhibit.

B. GENERAL CONDITIONS APPLYING TO THE ENTIRE SITE

1. Mitigation Measures

The following mitigation measures are specifically added here as conditions of this P-D Zoning Master Plan.

- a. A drainage system shall be installed in the project area and should be designed to accommodate increased flows as required by City Ordinance. Drainage for each project shall be assessed under Environmental Design Review. All existing "drainage maintenance and recreation" easements shall remain unchanged.
- b. Each development proposal shall include the necessary studies, outlined in the City of San Rafael's General Plan Table #2 to include an evaluation of a landscaping program that will limit the potential of slope failure, increased erosion and sedimentation. Landscaping materials requiring minimal irrigation and tending to limit ground water collection through transpiration shall be selected. All exposed soil areas should be seeded and mulched by October 15th of the year in which construction takes place as a temporary erosion control measure.
- c. Cut and fill areas shall be engineered and limited in extent in accordance with general conditions B-6 and specific area grading conditions noted in Section C of the conditions. A site investigation of the clay deposits in Area 8 shall be conducted to identify any specific problems and necessary protective measures. This investigation shall be submitted with the use permit application for Area 8.
- d. Site specific seismic, geological, and soils engineering studies shall be conducted as required by the City of San Rafael as outlined in General Plan Table 2.

- e. Detailed soils and methane analysis shall be conducted in Areas 4, 6b, and 11 where organic material has been placed on bay mud to identify and delineate potential geoseismic and stability hazards. This information will be required as outlined in the City of San Rafael General Plan Table 2 before development is approved.
- f. Archeological site protection mitigation measures are included in Section B-5 of the General Conditions.
- g. The pond area should be enhanced to permit more effective recreational and educational use of this local resource. Pond modifications, if required, shall be completed after the majority of construction in the area has been accomplished.
- h. Design of buildings shall include all reasonable energy conservation measures possible, such as optimum use of building materials and insulation to minimize heat loss and gain.
- i. Payment of funds to the City of San Rafael in accordance with the adopted schedule of traffic mitigation costs shall be made as each parcel is developed.

Transportation Systems Management (TSM) measures shall be included where possible as a part of use permit approvals for development of individual parcels. These measures will include the following as appropriate for the land use:

- Promotion of flextime for employees.
- Promotion of ride-sharing in carpools and vanpools for employees and residents.
- Transit use incentives for employees and customers.
- Convenient, comfortable bus stop shelters.

2. Traffic Analysis

A traffic analysis shall be submitted for review with each proposal for development within the Master Plan. This analysis shall show the percentage of the interchange's total capacity which is currently being utilized, any remaining reserve capacity, and the portion of the reserve capacity the proposed development would utilize.

Projects shall be processed in accordance with direction of the City Council regarding acceptable levels of service in the Northgate Area.

The maximum trip generation allocations specified under C "Specific Area Conditions" shall apply as a maximum allotment. Transfer of allocations between properties can be permitted by the Planning Commission based upon detailed traffic information. If the Planning Commission approves such a transfer, covenants restricting development accordingly shall be recorded.

3. Roadway Improvements

- a. Bicycle lanes shall be provided on Smith Ranch Road. Specific design and layout shall be approved by the Traffic Engineer.
- b. Interior roads shall be constructed when the areas of which they are a part are developed, or earlier at the option of the owner.
- c. The 100' access to Parcel 5 from Smith Ranch Road shall be redesigned so that the roads intersect at a 90° angle. This shall be shown on the revised Subdivision Map and any necessary covenant modifications shall be completed prior to final subdivision approvals. The roadway connection to Smith Ranch Road from Parcel 5 may not be necessary if another roadway is provided through the lands of Silviera to the North. This determination shall be made by the Traffic Engineer at the time of development of Parcel 5.

4. Open Space

- a. Parcel C will be adjusted as shown to add area to Parcel 5 from Parcel C and to add area to Parcel C from Parcel 12. The total open space in Parcel C shall remain constant.
- b. Parcel C will be adjusted pursuant to condition 3c above.

5. Design review standards

- a. Site specific architectural standards are as indicated as Section C in these conditions. A Design Handbook prepared by the developer consists of plan and text documents as approved by the final action of the City Council setting forth the basic overall individual parcel controls and architectural standards. The Handbook includes the following general architectural standards as well as any additional standards submitted by the developer and shall be made available to developers:
 1. Landscaping and building materials visible from Smith Ranch Road shall present a parkway appearance along the entirety of Smith Ranch Road. Park-like structures shall be defined as those making use of wood, masonry and earthtone color materials. Materials such as aluminum, steel and other harsh metal facades should be kept to a minimum.
 2. No fences shall be permitted in the setback from Smith Ranch Road. Any visible fences should be harmonious in design throughout the site. Any required fences shall be fully landscaped immediately upon construction with mature screening plants. Chain-link fences will not be permitted if they are visible from Smith Ranch Road unless simultaneously landscaping is installed that will hide the fence within a reasonable period of time.

3. Where possible, buildings shall be sited in a manner to provide parking areas at the rear of the buildings instead of along the Smith Ranch frontage. Any parking in front of buildings shall be partially screened from view by the use of depressed elevations, berms, or a combination thereof, in addition to heavy landscaping.
 4. Building heights as set forth in the specific area conditions shall be established. Building sites shall be selected to take best advantage of the topography and to minimize or make attractive the visual impact of development on the site.
 5. Landscaping shall be designed to enhance compatibility and harmony between the development, open space areas, and landscaping in the public right-of-way. Drought resistant species shall be utilized as far as possible to minimize the consumption of irrigation water.
 6. Where possible, consideration shall be given to the inclusion of facilities and techniques to minimize consumption of resources such as energy and water; use of water-saving appliances; design features to accommodate the handicapped; and facilities for recycling.
 7. The style of all visible utility fixtures and facilities shall be reviewed and approved by the Planning Commission prior to commitments being made for installation of such facilities. There shall be no TV antennas visible.
 8. All electric, TV and telephone distribution wires shall be undergrounded.
 9. Placement of buildings, recreational areas and landscaped berms shall be completed so as to minimize noise impacts on residents and persons in nearby areas.
 10. All signing proposed for the development shall be reviewed so that a consistency of design is achieved throughout the development.
 11. Developer shall include in Design Handbook architectural standards for street lighting, directional signs, street name signs, which shall be of cohesive design.
- b. The City Design Review Board shall review all development proposals and shall forward their comments to the Planning Commission.

6. Archeological Site Protection

As a condition of the right to develop, it shall be the responsibility of each owner and developer to include in all contracts, and to make effectively knowledgeable to all workmen where work is to be done without a contract formally being entered, the following condition: "If an archeological site is uncovered, further excavation upon such site shall immediately be stopped. The discovery of the site shall be reported by the party discovering it to the Department of Public Works of the City of San Rafael. Work shall be suspended for a period of 30 days during which time the City of San Rafael shall contact an appropriate archeological institution to evaluate (with expense to be paid by the owner or developer) and report back to the City Planning Commission whether further study is needed and any recommendations for a timetable for such study".

7. Grading

- a. There shall be no grading of any natural area on the site, except as set forth in section C with respect to specific areas.
- b. There shall be no ridgeline grading.
- c. There shall be no massive grading as defined in terms of heavy cuts, deep fills or steep rock cut slopes. Grading shall primarily be to remedy already disturbed areas. No excavation material shall be brought to or removed from the sites, except as set forth in section C with respect to specific areas.
- d. With the exception of certain hard rock areas, cut and fill slopes shall not exceed a slope of 2 to 1. This degree of slope approximates the natural side hills in the area, is easily planted with proper ground cover and trees, would eliminate serious erosion, and will blend visually with the natural undisturbed hillside.

C. SPECIFIC AREA CONDITIONS

*(Minimum landscape area is defined here as parcel area not covered by buildings, parking areas or driveways and calculated on gross parcel area. This includes areas to be left natural or to be landscaped.)

1. Areas 2A

- a. Land use: office/commercial, maximum 120 peak hour trips total.
- b. Area - 3.4 acres.
- c. Setbacks: 10 foot setback from property line to any parking area; 20 foot setback from property line to any building.

- *d. Coverage: 30 percent maximum building coverage; 30 percent minimum landscape area.
- e. Specific architectural standards; two-story maximum building height limits.
- f. Circulation: access shall be from the frontage road only.
- g. Grading: general conditions to apply.

2. Area 3

- a. Land use: office/commercial, maximum 90 peak hour trips.
- b. Area: 3.3 acres.
- c. Setbacks: 10 foot setback from property line to any parking area along the entire street frontage; 20 foot setback to any building along all street frontages.
- *d. Coverage: 30 percent maximum building coverage; 40 percent minimum landscape area.
- e. Specific architectural standards: three story maximum building height limits.
- f. Circulation: two access points from Smith Ranch Road shall be permitted. Additional access points shall be permitted from Cresta Drive and the access road to Area 8. The access road between Parcels 3 and 8 to be located 100 feet from pond edge and aligned in a 90 degree angle to Smith Ranch Road.
- g. Grading: general grading conditions shall apply.

3. Area 4

- a. Land use: light industrial/office. Activities to be conducted completely within the building free from nuisance factors such as dust, odor and noise. Parking shall be limited to daytime use and in designated areas only, with the intent to eliminate massive amounts of outside storage of vehicles and trucks. Motor vehicle service uses are specifically excluded. Maximum 55 peak hour trips.
- b. Area: 4.8 acres.
- c. Setbacks: 20 foot minimum setback for buildings and parking from the access street frontage and a minimum of 50 feet from center line of the North Fork of Gallinas Creek.

- d. Coverage: 50 percent maximum building coverage; 40 percent minimum landscape area.
- e. Specific architectural standards; two-story maximum building height.
- f. Circulation: access shall be from the extension of Carlos Drive.
- g. Grading: excavation shall be confined to the steeper north corner of the property with cuts to 20 feet. No cut slope grading of over 2 to 1 will be left standing. A minor amount of fill will be permitted on the flat portions of the parcel.
- h. Drainage: appropriate easements shall be granted for drainage for Parcel 11 as necessary.

4. Area 5

- a. Land use: Residential, maximum 81 peak hour trips.
- b. Area: 14.5 acres; 98 dwelling units. Area from Parcel C will be added to the site as shown.
- c. Setbacks: 15 feet from the north exterior property line; 100 feet from the east exterior property line.
- d. Coverage: 30 percent building coverage; 30 percent minimum landscape area.
- e. Specific architectural standards; two story maximum building height.
- f. Circulation: access shall be within a reserved 100 foot wide right-of-way running contiguous and parallel to the east property line. The roadway shall be constructed to City approved standards. (See also 3c under Roadway Improvements.)
- g. Grading: grading shall be confined to minor adjustments to existing contours. Previously undisturbed areas with significant tree cover shall not be graded. Minor amounts of fill may be brought in.

5. Area 6A

- a. Land use: office/commercial, maximum 81 peak hour trips.
- b. Area: 1.3 acres; the building square footage is limited to 21,000 square feet of office/commercial.
- c. Setbacks: 20 foot minimum setbacks from property line to parking; 25 foot minimum from property line along North Fork of Gallinas Creek.
- d. Coverage: 35 percent maximum building coverage; 30 percent minimum landscape area.

- e. Specific architectural standards: two-story maximum building height.
- f. Circulation: access shall be from the frontage road only. Further, there shall be unobstructed access from Carlos Drive to the interchange area through Area 6A for emergency vehicles.
- g. Grading: only minor adjustments of existing contours shall be permitted.

6. Area 6B

- a. Land use: commercial/office, maximum 177 peak hour trips.
- b. Area: 8.4 acres; 65,000 square feet of building.
- c. Setbacks: 50 feet from the non-State highway right-of-way portion of Smith Ranch Road frontage; 20 feet from all other road right-of-way frontages, including the frontage road and Carlos Drive.
- *d. Coverage: 50 percent maximum building coverage; 20 percent minimum landscape area.
- e. Specific architectural standards: development on the plateau shall be screened from Highway 101 by existing or proposed vegetation.
- f. Circulation: access shall be from Smith Ranch Road.
- g. Grading: due to the existing condition of this site, grading will be necessary.
- h. Preservation: a stand of trees on the western edge of area 6B shall be preserved.
- i. Parking: there will be joint use of parking by 11 and 6B.

(Alternate 6B.)

Same as above except that the building square footage may be increased by 100,000 square feet to a total of 165,000 square feet. This alternative shall apply only if the Hospital site reverts back to the applicant and rezoned to permit no more than 100 residential units developed on the Hospital site. A Master Plan revision of the Parcel 8 land use will be required at that time if a residential use is to be substituted for the hospital use.

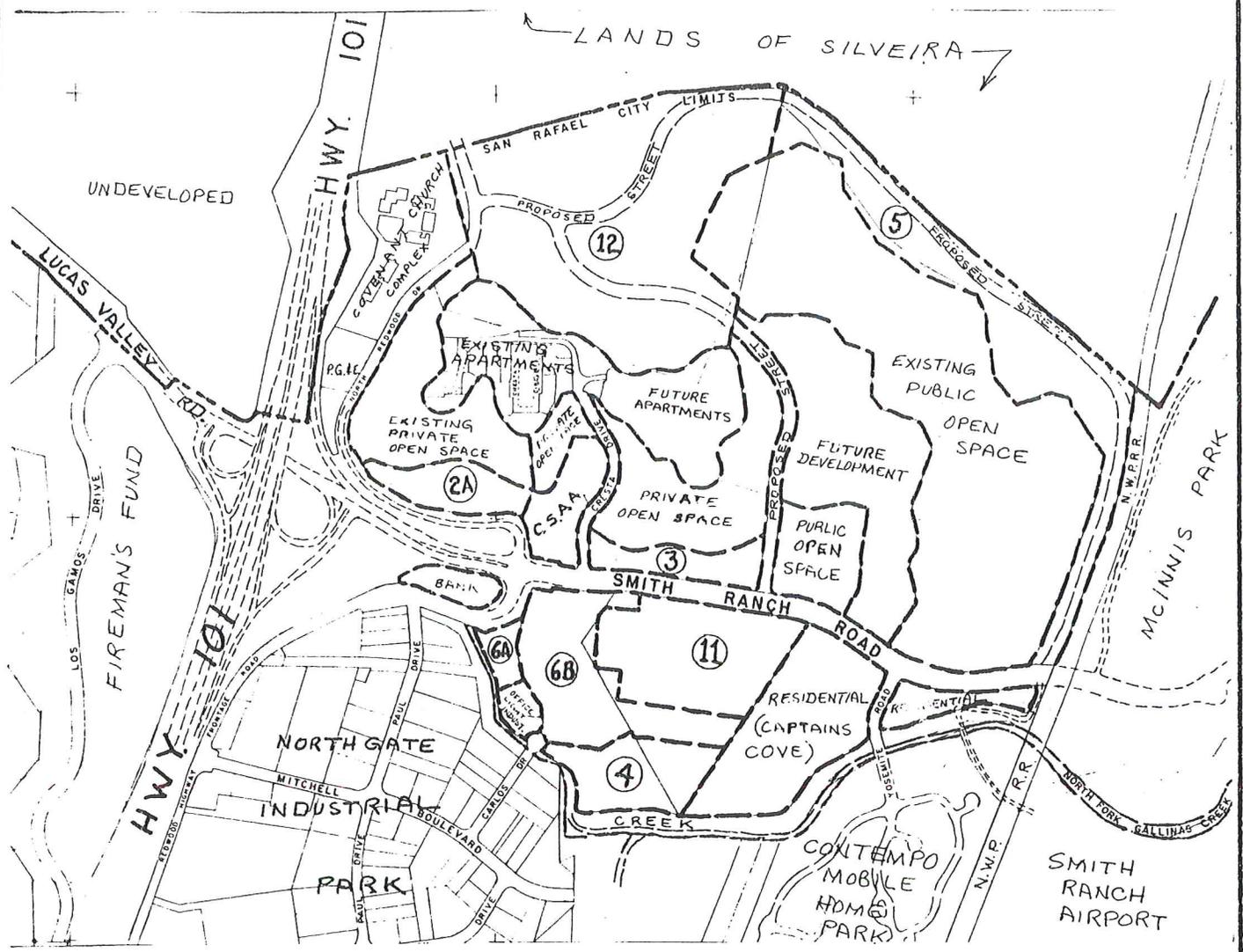
7. Area 11

- a. Land use: Theater - 2,400 seats, maximum 41 peak hour trips.

- b. Area: gross, 9.2 acres.
- c. Setbacks: 50 feet along Smith Ranch Road; a landscaped buffer area with an average width of 100' and minimum of 50', shall be provided along the eastern property line to act as a buffer between the project site and the residential development to the East.
- d. Coverage: 30 percent minimum landscape area.
- e. Circulation: Access from Smith Ranch Road.
- f. Grading: As required for drainage, visual aspects and protection from former sanitary landfill.
- g. Parking: There will be joint use of parking by 11 and 6B. Appropriate covenants and maintenance agreements will be required.

8. Area 12

- a. Land use: residential, maximum 269 peak hour trips.
- b. Area: 34.1 acres with 325 dwelling units.
- c. Setbacks: 15 feet from the North exterior property line; 50 feet from the West exterior property line.
- d. Coverage: 30 percent maximum building coverage, 30 percent minimum landscape coverage.
- e. Specific architectural standards: two-story maximum building height.
- f. Circulation: access shall be from Redwood Boulevard, which shall be constructed to its previously approved geometric standards along the frontage of Parcel A1 in conjunction with the development of Area 12. Redwood Boulevard shall be extended northerly to the northerly boundary of the property. Street connections shall be provided to the common boundary of Area 12 and 5 and to the common boundary of Area 12 and 8.
- g. Grading: grading shall be confined to minor adjustments to existing contours.



NORTH



SCALE 1" = 800'

- 2A OFFICE/COMMERCIAL
- 3 OFFICE/COMMERCIAL
- 4 OFFICE/LIGHT INDUSTRIAL
- 5 RESIDENTIAL
- 6A OFFICE
- 6B OFFICE/COMMERCIAL
- 11 THEATER
- 12 RESIDENTIAL

AMENDMENT TO SMITH RANCH MASTER PLAN

ZONE DISTRICT CHANGE FROM P-D TO P-D

Z 75-7(c)

EXHIBIT "A"

EXHIBIT "B"

LEGAL DESCRIPTION
ZONING CHANGE
SMITH RANCH MASTER PLAN

Real property situate in the City of San Rafael, County of Marin, State of California described as follows:

Lot numbers 3, 5 and 12, as shown and delineated on that certain map entitled "Map of Smith Ranch Northerly Portion" filed in Book 17 of Maps at Page 39, Marin County Records;

Lot numbers 4, 6B and 11, as shown and delineated on that certain map entitled "Map of Smith Ranch Southerly Portion" filed in Book 17 of Maps, at Page 40, Marin County Records.