

Ord. 1314  
Smith Ranch Master  
Plan Amendment

ORDINANCE NO. 1314

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 BY AMENDING A PORTION OF THE SMITH RANCH PLANNED DEVELOPMENT PLAN AND CONDITIONS

THE CITY 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 described real property from P-D (Planned Development) District to P-D (Planned Development) District by amending a portion of the P-D Master Development Plan and Conditions. Said property so reclassified is located within the Smith Ranch Planned Development, is a portion of County Assessor's Parcel 155-150-70 and more particularly described as Lot 8 on the recorded Final Map "Smith Ranch-Northerly Portion".

DIVISION 2. Any development of this property shall be subject to the conditions contained in Exhibit "A", 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, printed, published, and circulated in the City of San Rafael, and shall be in full force and effect thirty (30) days after its final passage.



C. PAUL BETTINI, Mayor

Attest:

  
JEANNE M. LEONCINI, City Clerk

The foregoing Ordinance No. 1314 was read and introduced at a regular meeting of the City Council of the City of San Rafael, held on the twentieth day of November, 1978, and ordered passed to print by the following vote, to wit:

AYES: COUNCILMEN: Jensen, Miskimen, Mulryan and Mayor Bettini

NOES: COUNCILMEN: None

ABSENT: COUNCILMEN: None

ABSTAINED: COUNCILMEN: Nixon

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 fourth day of December, 1978.

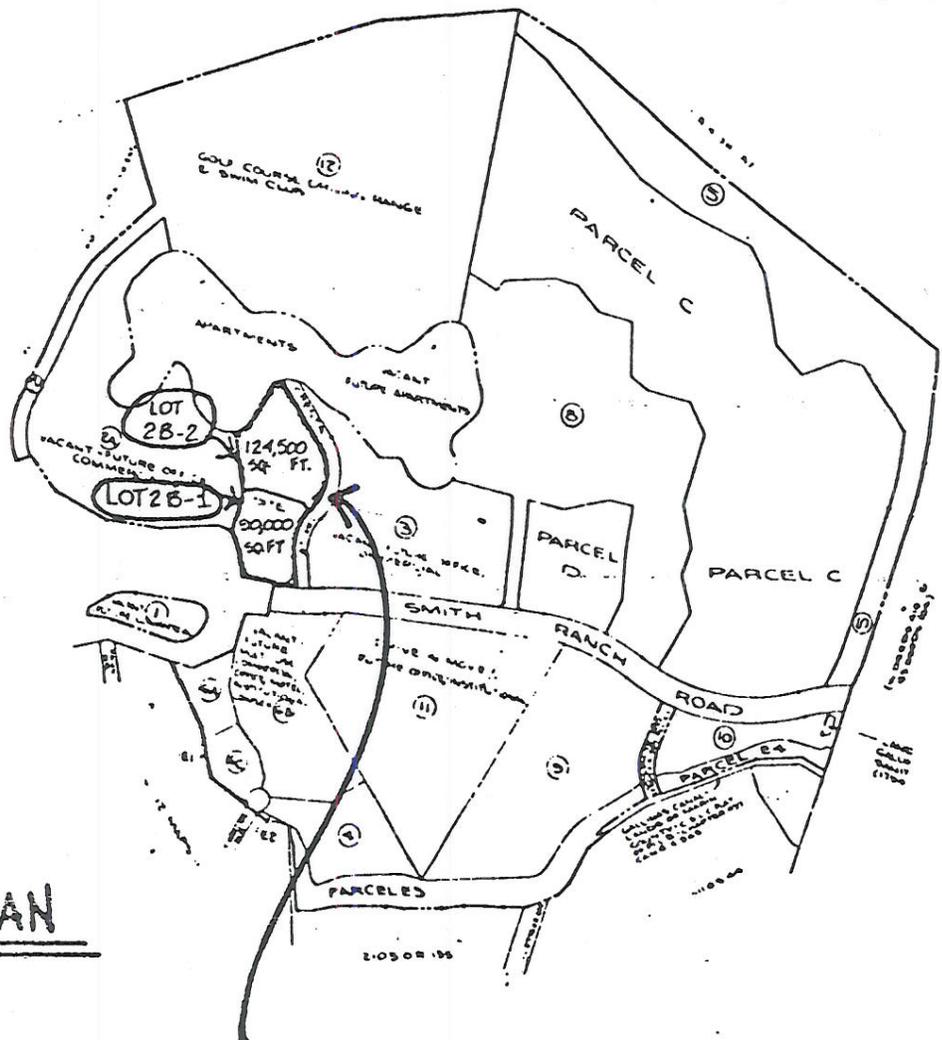
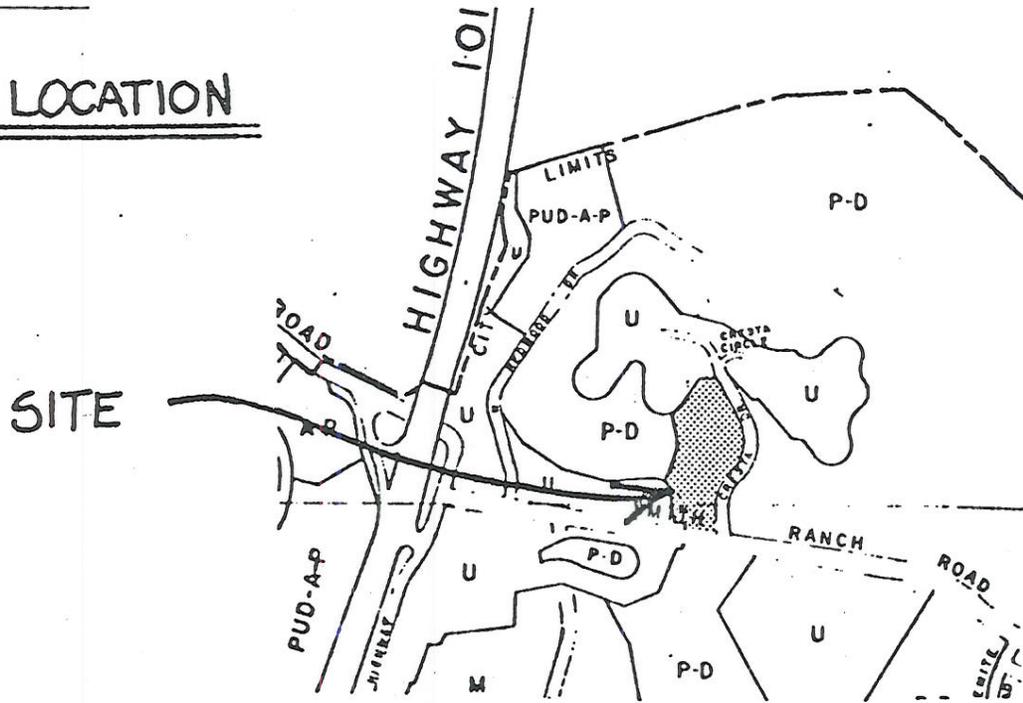
  
JEANNE M. LEONCINI, City Clerk

EXHIBIT "A"

Conditions which were included as part of the zoning (Z78-18) action by the Planning Commission on October 17, 1978.

- A. This amendment of the Smith Ranch Master Plan zoning from "townhomes" use to "general hospital and medical office use" shall take effect upon approval of the proposal by the State Department of Health. Prior to Department of Health approval, the existing "townhomes" use and the existing "Specific Area Conditions" for Area 8 shall remain in effect in the form listed in Ordinance No. 1219.
- B. Upon approval of the proposal by the State Department of Health, Ordinance No. 1219, establishing Smith Ranch Master Plan zoning, shall be deemed amended, changing the "townhomes" designation for Area 8 of the Land Use and Subdivision Pattern Map Exhibit A to "general hospital and medical offices; and changing Section C Specific Area Conditions, Subsection 9 as follows:
9. Area 8
- a. Land use: general hospital and medical offices. The general hospital shall be limited to 120 beds and 91,000 sq. ft. The medical offices shall be limited to 51,000 sq. ft.
  - b. Area: Gross, 13.0 acres, net 10.2 acres.
  - c. Setbacks: 80 feet from Smith Ranch Road frontage; 25 feet from the Pond property line; 20 feet from the curb line of the roadway forming the west boundary lines.
  - d. Coverage: 30% maximum building coverage; 30% minimum landscaped area.
  - e. Specific Architectural Standards: (1) maximum building height not to exceed 4 stories for the general hospital and not to exceed 3 stories above ground for the medical offices; (2) building siting, orientation and architectural design shall be subject to approval at the time of Environmental and Design Review; (3) heavy landscaping shall be provided the hillside portion of the "panhandle area" adjacent to Smith Ranch Road.
  - f. Circulation: Access shall be from a collective roadway constructed to City standards. The minimum roadway width shall be 40 feet curb-to-curb within a 60 foot right-of-way unless the City Engineer determines that a 34 foot curb-to-curb width is acceptable for the 500 foot length of roadway north of the Pond parcel. There shall be a second emergency service connection to Smith Ranch Road near Yosemite Drive but shall be designed to minimize separation of the Pond and the hillside. A median cut in Smith Ranch Road for the emergency access connection shall not be permitted. All private roadways shall be constructed to City approved standards. An "all weather emergency vehicle roadway" shall be graded and constructed to connect to the existing roadway which terminates at the golf course. An easement shall be granted for this emergency roadway. The applicant shall take all steps necessary to secure CalTrans approval for and shall provide appropriate share, as determined by the City Engineer, of the improvements necessary for mitigation of traffic impact at the Lucas Valley interchange, to the extent that the impact is identified in the DeLeuw Cather Traffic Analysis submitted as a part of the rezoning application. The improvements shall consist of either:
    - (1) Construction of a new diagonal northbound on-ramp from westbound Smith Ranch Road, or
    - (2) A second left-turn lane from westbound Smith Ranch Road to the currently proposed CalTrans northbound Highway 101 on-ramp and signalization of the Smith Ranch Road-Frontage Road intersection.
  - g. Grading: Cut of fill slopes shall not exceed a 2-to-1 slope except that when hard rock is encountered, steeper slopes may be permitted upon approval of the City Engineer. Existing areas of natural, undisturbed topography shall not be graded.

# SITE LOCATION



# SITE PLAN

## PROPOSED SUBDIVISION AND REZONING OF PARCEL