

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO APPROVING A TENTATIVE MAP FOR A PARCEL SPLIT OF THE PROPERTY KNOWN AS 456 LAUREL AVENUE, APN 007-121-74.

WHEREAS, Assessor's Parcel Number (APN) 007-121-74 (456 Laurel Avenue) is currently identified on the San Anselmo General Plan Land Use Map with the designation of Single Family Conservation; and

WHEREAS, an application was filed with the Town of San Anselmo on November 27, 2013, requesting to divide APN 007-121-74 from a single parcel of 59,634.17 square feet; into two parcels; Parcel 1 - 44,427.57 square feet and Parcel 2 - 15,206.60 square feet at 456 Laurel Avenue; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), staff prepared an Initial Study of potential environmental impacts for the proposed project and determined that potential impacts could be avoided or substantially reduced to a level of insignificance with mitigation measures; and

WHEREAS, on May 23, 2014, a Mitigated Negative Declaration was posted in accordance with the Government Code, providing a 20 day comment period as required by Public Resources Code § 21091; and

WHEREAS, on June 16, 2014, the Planning Commission held a duly noticed public hearing and received a staff report and public testimony regarding the Tentative Map to divide APN 007-121-74 from a single parcel of 59,634.17 square feet; into two parcels; Parcel 1 - 44,427.57 square feet and Parcel 2 - 15,206.60 square feet at 456 Laurel Avenue, and

WHEREAS, on _____, 2014, the Town Council held a duly noticed public hearing and received a staff report and public testimony regarding the Parcel Split.

NOW, THEREFORE, the Town Council of the Town of San Anselmo does hereby find as follows:

That the parcel split is consistent with the General Plan.

The parcel split of APN 007-121-74 from a single parcel of 59,634.17 square feet into two parcels, Parcel 1 - 44,427.57 square feet and Parcel 2 - 15,206.60 square feet, is consistent with the amended General Plan Land Use Map and with the surrounding properties on Laurel Avenue. The parcel split will create a new residential parcel, consistent with the goals and policies of the Housing Element. Approval is based on the Tentative Parcel Map by Stephen J. Flatland dated May, 2013.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Town Council adopts the Tentative Map to divide APN 007-121-74 from a single parcel of 59,634.17 square feet; into two parcels; Parcel 1 - 44,427.57 square feet and Parcel 2 - 15,206.60 square feet at 456 Laurel Avenue.

I hereby certify that the forgoing resolution was duly passed and adopted by the Town council of the town of San Anselmo at a regular meeting held on the _____ day of _____, 2014, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

Tom McInerney, Mayor

ATTEST:

Barbara Chambers, Town Clerk

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