

**TOWN OF SAN ANSELMO  
ORDINANCE NO. 910**

AN ORDINANCE AMENDING ORDINANCE NO. 485 OF THE  
TOWN OF SAN ANSELMO CHANGING THE ZONING DESIGNATION FOR  
PROPERTY GENERALLY KNOWN AS THE SAN FRANCISCO THEOLOGICAL  
SEMINARY CENTRAL CAMPUS, 2 KENSINGTON ROAD, SAN ANSELMO, FROM  
R-1 SINGLE FAMILY RESIDENTIAL TO SP-D SPECIFIC PLANNED  
DEVELOPMENT - SINGLE FAMILY AND HIGH DENSITY RESIDENTIAL

WHEREAS, an application was filed with the Town of San Anselmo requesting approval of a zone change for the central campus of the San Francisco Theological Seminary, generally located at 2 Kensington Road, San Anselmo, Assessor Parcel Numbers 7-291-01 and 7-292-03 to change the zoning from R-1 Single Family Residential to SP-D: Single Family and High Density Residential; and

WHEREAS, pursuant to the requirements of the SP-D zoning district, the applicant prepared a comprehensive plan entitled Master Plan, amended February 27, 1990 and submitted a use permit application for improvements proposed under Phase I of the Master Plan; and

WHEREAS, the Planning Commission of the Town of San Anselmo conducted two public hearings on the proposed zone change and use permit application on January 8 and January 22, 1990; and

WHEREAS, the Planning Commission of the Town of San Anselmo considered information presented by the Department of Public Works and Planning, the applicant, and other interested parties at those public hearings; and

WHEREAS, during the course of these public hearings, members of the community expressed concerns that buildings on the periphery of the Seminary central campus be maintained in such a way as to preserve the single-family residential character of the surrounding neighborhood and that measures be taken to ensure campus users park their cars on campus; and

WHEREAS, the Planning Commission of the Town of San Anselmo recommended to the Town Council of the Town of San Anselmo approval of the proposed zone change as proposed by the applicant; and

WHEREAS, the Planning Commission conditionally approved a Use Permit for Phase I Master Plan improvements subject to minor changes being made to the text of the Master Plan; and

WHEREAS, the Town Council held public hearings and considered information presented by the Department of Public Works and Planning, the applicant, and other interested parties on February 13 and 27, 1990; and

WHEREAS, the Town Council reviewed and approved the information and recommendations in the Master Plan as amended February 27, 1990 with the following conditions:

1. The occupancy permit for Baird Hall remodeling will be issued upon completion of parking lot A construction.
2. The pathway from Baird Hall to Kensington Court shall be enhanced as part of Phase I improvements.
3. Future expansion of Seminary uses off campus or change in use of existing off-campus properties will require approval of an amendment to the Master Plan by the Town Council prior to the Seminary undertaking such expansion or change in use. The Town will, in the course of its review, consider the fiscal, social, and environmental impacts of such expansion or change in use upon the surrounding neighborhood and the Town in general and whether alternative proposals might reduce any identified impacts; and

WHEREAS, the Town Council directed the Planning Commission to review and consider an amendment to the Use Permit for Phase I which would include construction of Parking Lot A, the reorientation of the LLOYD Center entrance and improvement of the Baird Hall pathway;

**NOW, THEREFORE, the Town Council of the Town of San Anselmo DOES HEREBY FIND as follows:**

Section 1. That the findings required for the approval of a Specific Planned Development District for the central campus of the San Francisco Theological Seminary have been made as follows:

(1) The parcel is of sufficient size and otherwise suitable for planned development.

The central campus is approximately 21 acres in size which well exceeds the 7,500 square foot minimum lot size established for the R-1 District. The campus contains numerous buildings constructed over the past one hundred years which are used for academic, institutional, and residential purposes. The central campus is suitable for planned development because of its unique and historic purpose as an academic enclave in the midst of a single family residential neighborhood.

(2) The parcel can best be developed or further be developed by a specific integrated plan approved by the City in advance of development or further development.

The Master Plan 1990, developed for the Seminary's central campus, presents a comprehensive set of recommendations for physical improvements to existing buildings, reorganization of campus uses, construction of new parking lots, and numerous other improvements to campus aesthetics. The Master Plan satisfies the requirements of the SP-D District for an integrated plan.

(3) Planned development of the parcel would promote the purposes specified in Section 10-3.1302 of this article.

Implementation of the Master Plan improvements will occur in five distinct phases. Each phase will require approval of a use permit by the Planning Commission after a noticed public hearing. This process will insure that the detailed improvement plans for each phase will receive careful attention by Town staff and Planning Commissioners and that the interests of residents in the surrounding neighborhood will be made known and incorporated into the decision making process.

**NOW, THEREFORE, the Town Council of the Town of San Anselmo DOES HEREBY ORDAIN as follows:**

Section 1. Ordinance No. 485 is hereby amended by changing the zoning district designation from R-1 to SP-D - Single Family and High Density as shown on Figure 2.2 of the Seminary Master Plan for the 21-acre area generally known as the central campus of the San Francisco Theological Seminary, 2 Kensington Road and identified by the Assessor of the County of Marin as Assessor Parcel Numbers 7-291-01 and 7-292-03; subject to the recommendations in the Seminary Master Plan dated October, 1989, as amended by the Town Council on February 27, 1990.


PASSED AND ADOPTED by the Town Council of the Town of San Anselmo at a regularly scheduled meeting on March 13, 1990, by the following roll call vote:

AYES:

NOES:

ABSENT:

  
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ANN WALSH, MAYOR

ATTEST:  
  
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CITY CLERK