

TOWN OF SAN ANSELMO
ORDINANCE NO. 1003

AN ORDINANCE OF THE TOWN OF SAN ANSELMO ADOPTING THE
AMENDMENTS TO THE MASTER PLAN OF THE
SAN FRANCISCO THEOLOGICAL SEMINARY, 2 KENSINGTON ROAD

WHEREAS, on March 13, 1990, the Town Council adopted Ordinance No. 910, thereby rezoning the Seminary Campus area from R-1 Single Family to SP-D Specific Planned Development – Single Family and High Density Residential and simultaneously approved the San Francisco Theological Seminary Master Plan; and

WHEREAS, in November 1997, the Town Council appointed six members and the Seminary appointed three members to the Seminary Advisory Committee for the purpose of reviewing proposed changes to the Seminary Master Plan. In addition, the Council appointed a Town Council liaison to the Committee; and

WHEREAS, the Seminary Advisory Committee met on nine separate occasions between November 22, 1997 to October 29, 1998, to review and discuss proposed changes to the Seminary Master Plan; and

WHEREAS, at least seven of these meetings were publicly noticed and attended by the general public following consultation with the Town Attorney who informed staff that meetings of this ad hoc committee should be publicly noticed; and

WHEREAS, on October 29, 1998, the Seminary Advisory Committee voted to recommend approval of the 1998 Update of the Seminary Master Plan to the Planning Commission and the Town Council as reflected by the attached SFTS Master Plan – 1998 Update; and

WHEREAS, a Negative Declaration, with mitigation measures, was prepared on the proposed Master Plan amendment and published in a newspaper of general circulation on November 30, 1998; and

WHEREAS, the Planning Commission held a duly noticed public hearing on this matter on January 5, 1999, and February 2, 1999, at which time they considered the recommendations of the Seminary Advisory Committee, staff, Seminary representatives, and members of the public; and

WHEREAS, the Planning Commission recommended approval of the Mitigated Negative Declaration and amendments to the Seminary Master Plan – Update 1998 on February 2, 1999 with the deletion of reference to the catering use; and

WHEREAS, the Town Council held duly noticed public hearings on this matter on March 23, 1999 and April 27, 1999, at which time they considered the recommendations of the Planning Commission, the Seminary Advisory Committee, staff, Seminary representatives, and members of the public.

WHEREAS, notice of the proposed Ordinance amendment was published in a newspaper of general circulation on April 17, 1999; and

WHEREAS, the Town Council introduced an Ordinance to amend the Master Plan at their public hearing on April 27, 1999, and adopted the Ordinance at their public hearing on May 11, 1999.

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

Section 1. The Mitigated Negative Declaration prepared for the amendments to the San Francisco Theological Seminary Master Plan – 1998 Update (Exhibit A) is approved on the grounds that the amendments will not have a significant adverse environmental impact. Specifically, mitigations to the Negative Declaration have been made that limit the use of the outside catering service to the Seminary in terms of hours, numbers of on-site employees, and deliveries; and the dwelling at 26 Kensington Court proposed to be demolished is in poor condition and less worthy of renovation, while other dwellings will be renovated; and the primary thrust of the master plan is to renovate existing facilities.

The amendments to the Francisco Theological Seminary Master Plan – 1998 Update (Exhibit A) are consistent with the Specific Planned Development. Specifically,

1. That the property can best be developed or renovated by a specific integrated plan approved by the Town in advance of such development or renovation. Amendments to the Master Plan present a comprehensive set of recommendations for physical improvements to existing buildings, reorganization of campus uses, and numerous other improvements to the campus aesthetics.
2. That the amendments to the Master Plan are consistent with the following General Plan Objective No. 20 relative to:

Reuse of Private School and Church Sites

- 20.1 *To ensure that reuse of existing private school and church sites is compatible with adjacent land uses and intensity of development in the immediate area.*
- 20.2 *To protect the unique natural and architectural features which make these sites a visual resource with the Town of the San Anselmo.*
- 20.3 *To consider land use options for these properties which would preserve their unique visual or community resources.*

Renovation of Scott and Montgomery Halls for classroom, faculty and administration purposes, renovation of Baird Hall for conference/retreat purposes, renovation of several other buildings for residence purposes is consistent with the above objectives.

Increases in students, faculty, conference and retreat center participants do not exceed those anticipated in the 1990 Master Plan. Vans are used by the Seminary to reduce on-site parking by out of town conferees; a 17-space lot was built in 1992 off Kensington Road

for conferee and Baird Hall. Parking, as a result of the Seminary Master Plan Update is not expected to create an adverse impact to neighboring residential uses.

Section 2. This Ordinance hereby amends the Master Plan of the San Francisco Theological Seminary as printed in the 1998 Update (Exhibit A).

PASSED AND ADOPTED by the Town Council of the Town of San Anselmo at a regularly scheduled meeting on May 11, 1999, by the following roll call vote:

AYES: Breen, Chignell, Kroot, Hodgens, Overberger

NOES: (None)

ABSENT: (None)


Paul Chignell, Mayor

ATTEST:


Debra Stutsman, Town Clerk