

ORDINANCE NO. 1105

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO REZONING PROPERTY LOCATED AT 1 LINCOLN PARK (APN 006-254-12 and APN 006-254-46) FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-3 COMMERCIAL DISTRICT

WHEREAS, the Town received an application to rezone a narrow strip of land between the parcels located at 1 Lincoln Park (Assessor Parcel Numbers 006-254-12 and 006-254-46) (hereinafter, the "Property") from R-1 Single Family Residential to C-3 Commercial; and

WHEREAS, rezoning is a necessary step to developing a proposed 16-unit apartment building on the Property; and

WHEREAS, the proposed rezoning is a project under the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Department prepared an Initial Study of the proposed project's environmental impacts and concluded that there is substantial evidence in the record that the project may have a significant effect on the environment (aesthetics, air quality, cultural resources, geology and soils, hydrology and water quality and noise), but mitigation measures agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur; and

WHEREAS, the Planning Department prepared a draft Mitigated Negative Declaration and Mitigation Monitoring Plan and made the documents available for public review; and

WHEREAS, the Planning Commission considered the project at three public meetings in 2015, and on December 7, 2015, it made a recommendation that the Town Council approve the Mitigated Negative Declaration and rezoning request with additional mitigation measures; and

WHEREAS, on January 12, 2016, the Town Council of the Town of San Anselmo held a hearing to review the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Plan and rezoning application for the Property.

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

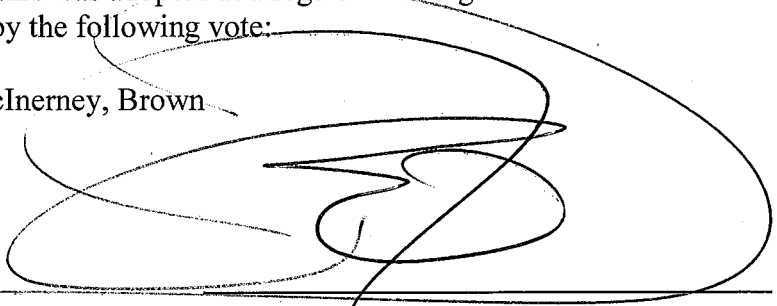
SECTION 1: The Zoning Map of the Town of San Anselmo, codified as San Anselmo Municipal Code Title 10, Chapter 3, Section 10-3.203, is hereby amended by rezoning the property located at 1 Lincoln Park and shown on the attached map, Attachment 1, as Assessor's Parcel Numbers 006-254-12 and 006-254-46, from R-1 Single Family Residential to C-3 Commercial District.

SECTION 2: The Town Council hereby determines that the Mitigated Negative Declaration and Mitigation Monitoring Plan prepared for this ordinance have been completed in compliance with the requirements of the California Environmental Quality Act (CEQA), and finds on the basis of the whole record before it (including the initial study and any comments received) that there is no substantial evidence that the project will have a significant effect on the environment and that this action reflects the independent judgment of the Town of San Anselmo. The Planning Director shall file a Notice of Determination with the County Clerk in accordance with the CEQA guidelines.

SECTION 3: This Ordinance shall go into effect thirty (30) days from its adoption, and shall be posted in at least three public places in Town or published in a newspaper of general circulation printed and published in the County of Marin and circulated in the Town.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the San Anselmo Town Council on January 12, 2016, and was adopted at a regular meeting of the San Anselmo Town Council on January 26, 2016 by the following vote:

AYES: Greene, Coleman, McInerney, Brown
NOES: None
ABSENT: None
ABSTAIN: Wright

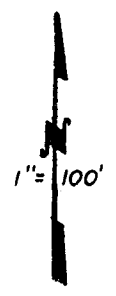
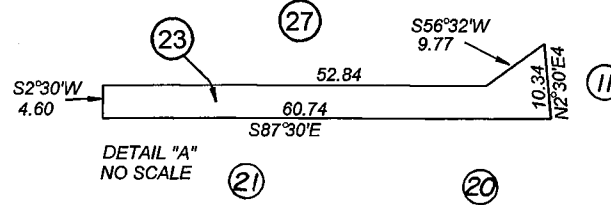


Ford Greene, Mayor

ATTEST:



Carla Kacmar, Town Clerk

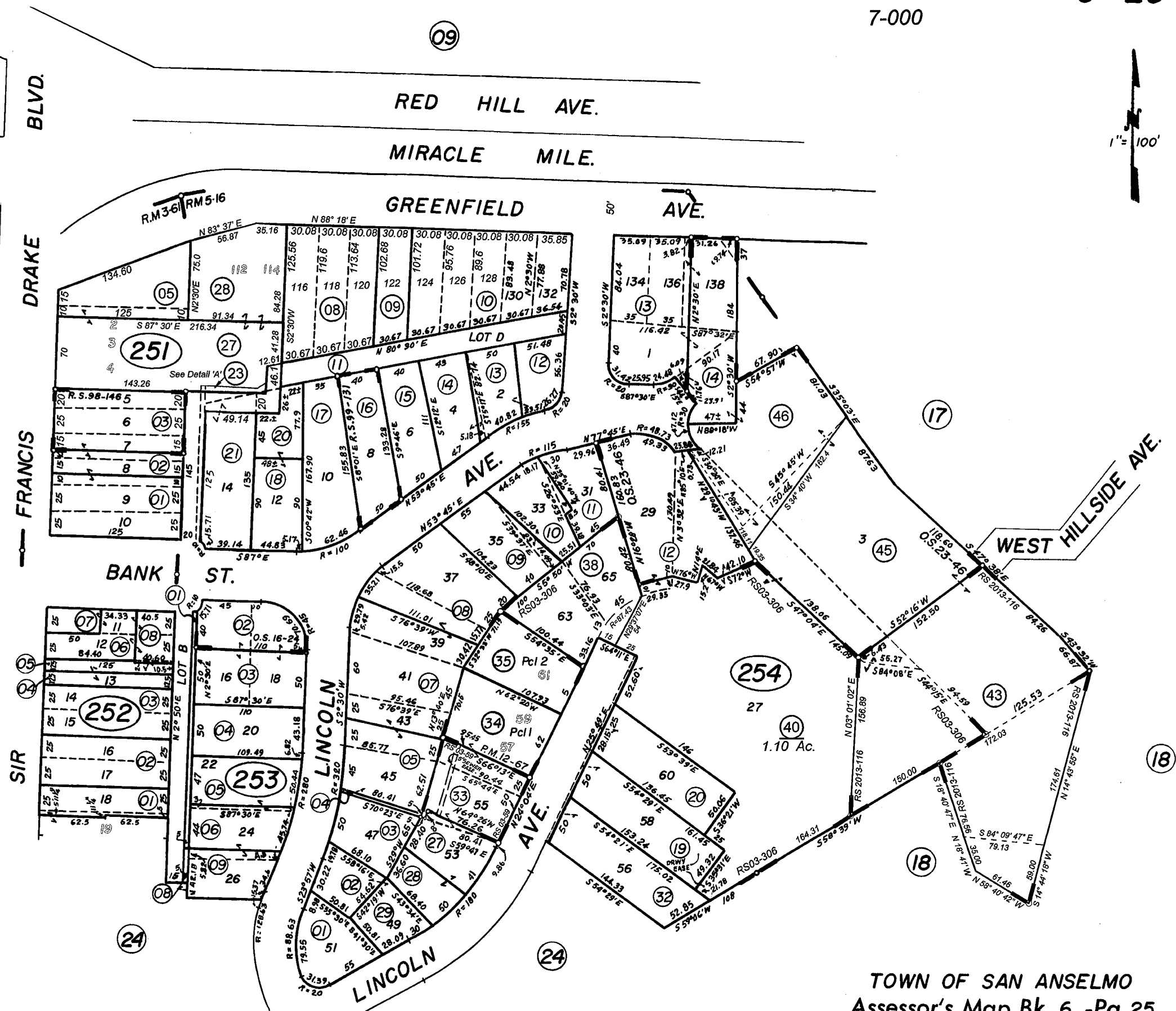


ATTACHMENT 1

1/31/2014 MEM

CHANGES				
BLK	PRIOR APN	NEW APN	YR	AUTH
251	04	22 & 23	04	062
251	PICKUP	24	04	063
251	06,22,24	25	04	064
254	21	36 & 37	04	138
254	22 & 37	38	04	140
254	SURVEYS		04	
			09	
251	006-251-25	26 & 27	10	042
251	07 & 26	006-251-28	10	042
251	006-251-27	NOTM	10	042
254	006-254-36	39 & 40	14	056
181	006-181-35	006-254-41	14	056
181	006-181-57	006-254-42	14	056
254	17, 39, 41, 42	006-254-43	14	056
254	006-254-16	44 & 45	14	057
254	15 & 44	006-254-46	14	057

NOTM
Reblocked
Reblocked



Lincoln Park, R.M. Bk. 5 Pg. 16
Osgood Tract, San Anselmo R.M. Bk. 3-Pg. 61

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

TOWN OF SAN ANSELMO
Assessor's Map Bk. 6 -Pg. 25
County of Marin, Calif.