

**SAN ANSELMO TOWN COUNCIL**

**RESOLUTION NO. 3012**

A RESOLUTION SUSTAINING AN APPEAL OF A PLANNING COMMISSION ACTION AND APPROVING AN AMENDMENT TO THE LAND USE MAP OF THE SAN ANSELMO GENERAL PLAN REDESIGNATING APN 7-284-10, 21, 22, 23, 27, 37, 41, 42, 43 AND 47 FROM MIXED RESIDENTIAL PREDOMINANTLY SINGLE FAMILY (6-12 UNITS PER ACRE) TO MIXED RESIDENTIAL PREDOMINANTLY MULTIPLE (12-20 UNITS PER ACRE).

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WHEREAS, on February 12, 1987 Mr. Roland B. Mays on behalf of the owners of the above designated properties filed an appeal requesting that the San Anselmo Town Council overturn a Planning Commission denial of a request to amend the Land Use Map of the San Anselmo General Plan to redesignate all of the above listed properties from Residential Predominantly Single Family (6-12 Units per Acre) to Residential Predominantly Multiple (12-20 Units per Acre); and

WHEREAS, on March 10, 1987 the San Anselmo Town Council held a duly noticed public hearing to receive public testimony on the merits of the appeal; and

WHEREAS, on March 10, 1987 the San Anselmo Town Council took public testimony and adopted a Negative Declaration of Environmental Impact of the General Plan amendment request under appeal; and

WHEREAS, the Negative Declaration was adopted prior to the Town Councils action on the appeal;

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

The San Anselmo Town Council hereby sustains the Appeal and in so doing approves an amendment to the Land Use Map of the San Anselmo General Plan redesignating the properties listed above from Mixed Residential Predominantly Single Family (6-12 Units per Acre) to Mixed Residential Predominantly Multiple (12-20 Units per Acre). The Town Council in sustaining the appeal and amending the General Plan bases its decision on the following findings.

1. The forgoing amendment of the San Anselmo General Plan is the first amendment approved by the Town Council in calander year 1987.
2. The forgoing amendment is consistent with all the other elements of the San Anselmo General Plan and does not require an amendment to other elements of the plan to achieve consistency.
3. The forgoing amendment will not result in a higher density of residential development abutting any planned single family residential land use.

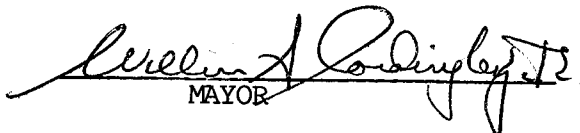
4. The forgoing amendment will not establish a spatial relationship of land use which is inconsistent with similiar spatial relationships of single family, mixed residential and commercial land uses in other parts of the Town.
5. The increase in residential density which results from the General Plan amendment will further the goals of the Housing Element of the General Plan by establishing a framework in which a developer can provide more affordable housing units.
6. The increase in residential density associated with the amendment is consistent with the in-fill policies of the Housing Element which call for in-fill deveopment in the downtown area and higher densities of development in the in-fill areas.
7. The change in form from predominantly single family to predominantly multiple, and the resulting increase in residential density, is appropriate given the flat topography of the properties redesignated, the proximity of the effected parcels to the downtown commercial district, and the proximity of transit service.
8. The increase in density resulting from the amendment will make it economically feasible for new development to make needed improvements to the aged urban infrastructure in the effected area (e.g. storm sewers, catch basins, repaved roadways , water and sewer lines, and etc.).

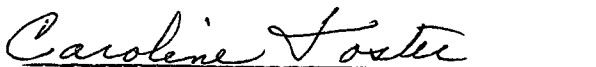
The foregoing resolution was adopted and passed at a regularly scheduled meeting of the Town Council of San Anselmo held on March 24, 1987, by the following vote:

**AYES: Walsh, Chignell, Wooliever**

**NOES: Sharp, Cordingley**

**ABSENT:**

  
MAYOR

  
ATTEST