

TOWN OF SAN ANSELMO
RESOLUTION NO. 3173

A RESOLUTION OF THE TOWN COUNCIL OF SAN ANSELMO AMENDING
THE GENERAL PLAN MAP FOR A PORTION OF PROPERTY GENERALLY
KNOW AS 40 BELLE AVENUE, SAN ANSELMO, FROM GENERAL
COMMERCIAL TO SINGLE FAMILY RESIDENTIAL AND ANOTHER
PORTION FROM SINGLE FAMILY RESIDENTIAL TO GENERAL
COMMERCIAL

WHEREAS, an application was filed with the Town of San Anselmo requesting approval to amend the General Plan map to redesignate Lot 20 and the western 30 feet of Lot 21 of RM 1-12 from General Commercial to Single Family Residential per Exhibit "C" of GPA/Z-9101 (attached); and

WHEREAS, an application was filed with the Town of San Anselmo requesting approval to amend the General Plan map to redesignate the eastern 20 feet and northern 60 feet of Lot 21 of RM 1-12 from Single Family Residential to General Commercial per Exhibit "C" of GPA-9101/Z-9101 (attached); and

WHEREAS, the Town of San Anselmo Planning Commission and Town Council has held public hearings considering amendments to the Town's General Plan; and

WHEREAS, a Negative Declaration with mitigation measures has been adopted.

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

1. Under Section 65454 of the State Planning and Zoning Law, no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

The overall amount of General Commercial land to be converted to Single Family Residential land totals 8,000 square feet. The amount of Single Family Residential land to be converted to General Commercial land is 1,200 square feet and is located in a part of the property away from the street frontage and less intense residential land uses. Thus it is determined that this amendment is consistent with the intent of the general plan.

Relative to Housing Element Policy 1.5, Displacement of Residential Units, it is found that the construction of an education facility, namely a kindergarten and library, is a clear public benefit to the children of this community and that, in this case, its construction offsets the lost of two rental housing units.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

Section 1. That the General Plan map of San Anselmo is amended per attached Exhibit "C" of GPA-9101/A-9101.

I hereby certify that the foregoing Resolution was duly and regularly adopted by the San Anselmo Town Council at a regular meeting thereof held on the 11th day of February, 1992 by the following vote:

AYES: Chignell, Colteaux, Kanis, Walsh, Zaharoff

NOES: (None)

ABSENT: (None)

Caroline Foster
TOWN CLERK

Maria Zaharoff
MARIA ZAHAROFF, MAYOR

GPA-9101

Z-9101

(February 11, 1992)

(29)

Redesignate from SF Residential to General Commercial and from R-1 to C-3 zoning

(28)

Redesignate from General Commercial to SF Residential and from C-3 to R-1 zoning

Overlay C-3 zone with PPD district

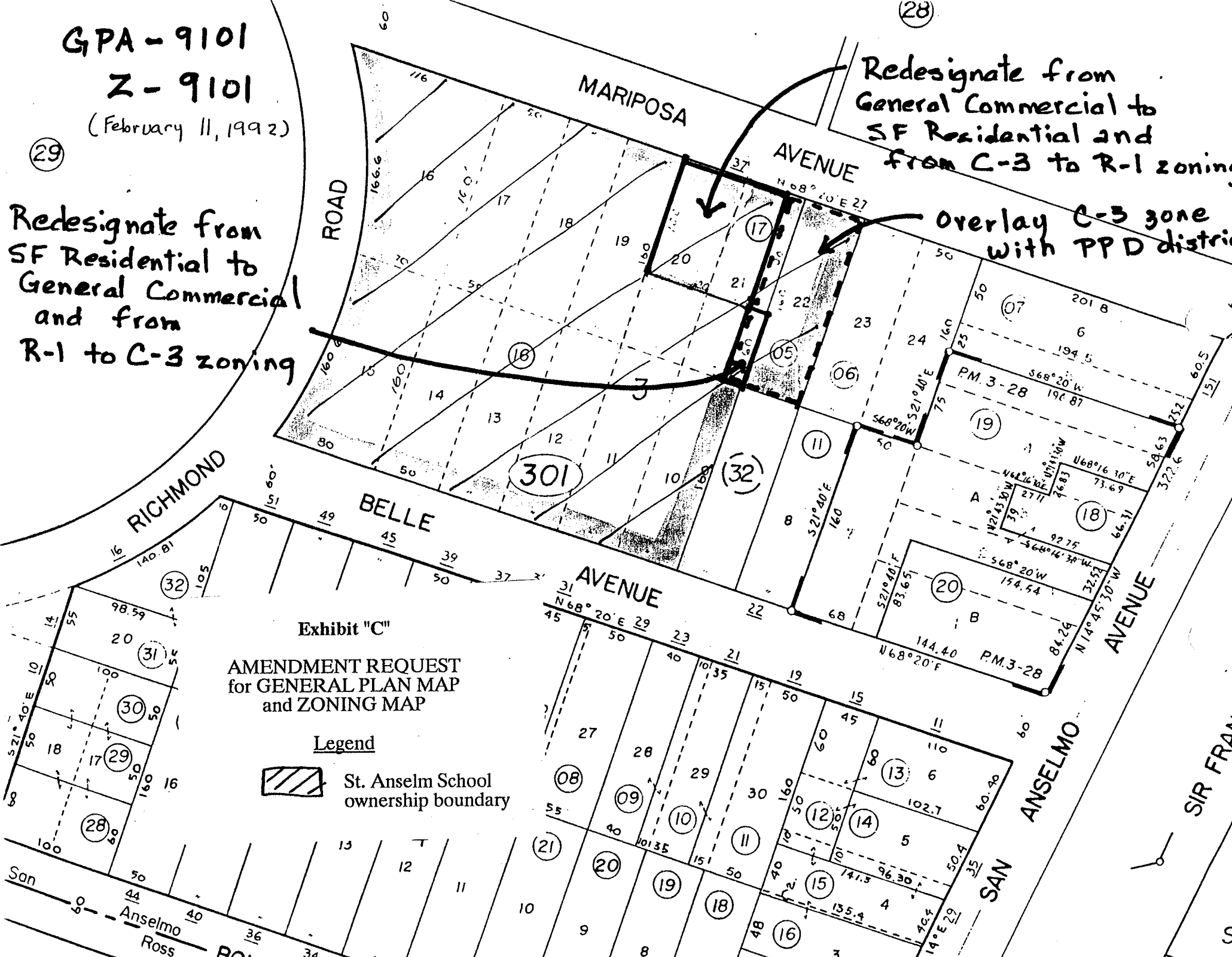
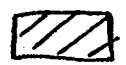


Exhibit "C"

AMENDMENT REQUEST for GENERAL PLAN MAP and ZONING MAP

Legend



St. Anselm School ownership boundary

San Anselmo Ross

San Anselmo Avenue

Sir Francisco Avenue