

RESOLUTION NO. ____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ADOPTING A GENERAL PLAN AMENDMENT TO CHANGE THE EXISTING LAND USE DESIGNATION OF A PORTION OF APN 007-121-74, FROM SINGLE FAMILY CONSERVATION (1 UNIT OR LESS PER ACRE) TO SINGLE FAMILY (1 TO 6 UNITS PER ACRE)

WHEREAS, Assessor's Parcel Number (APN) 007-121-74 (456 Laurel Avenue) is currently identified on the San Anselmo General Plan Land Use Map with the designation of Single Family Conservation; and

WHEREAS, an application was filed with the Town of San Anselmo on November 27, 2013, for a General Plan Amendment to change the land use designation of a portion of APN 007-121-74, from Single Family Conservation (1 unit or less per acre) to Single Family (1 to 6 units per acre) at 456 Laurel Avenue; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), staff prepared an Initial Study of potential environmental impacts for the proposed project and determined that potential impacts could be avoided or substantially reduced to a level of insignificance, with mitigation measures; and

WHEREAS, on May 23, 2014, a Mitigated Negative Declaration was posted in accordance with the Government Code, providing a 20 day comment period as required by Public Resources Code § 21091; and

WHEREAS, on _____, 2014, the Town Council held a duly noticed public hearing and approved the Mitigated Negative Declaration; and

WHEREAS, on June 16, 2014, the Planning Commission held a duly noticed public hearing and received a staff report and public testimony regarding the General Plan Amendment and

WHEREAS, on _____, 2014, the Town Council held a duly noticed public hearing and received a staff report and public testimony regarding the Parcel Split, Mitigated Negative Declaration, General Plan Amendment and Rezoning

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

The General Plan Amendment shall not have a significant adverse impact on the environment.

Staff prepared an Initial Study of potential environmental impacts pursuant to the California Environmental Quality Act (CEQA). Mitigation measures to avoid, substantially reduce, or compensate for the environmental impacts are identified in the areas of Aesthetics, Air Quality, Biology, Cultural Resources, Geology and Soils, Hazards / Hazardous Materials and Hydrology / Water Quality. These mitigation measures have been agreed to by the applicant and incorporated as draft conditions of approval. Because all potential impacts can be reduced to a level that is less-than-significant, staff recommends adoption of a Mitigated Negative Declaration.

The General Plan Amendment is deemed to be in the public interest.

Amending the General Plan to change the existing land use designation from Single Family Conservation to Single Family is deemed to be in the public interest because it will provide an additional parcel in an already developed residential area, relatively close to downtown San Anselmo. The amendment will allow the parcel to be developed with much-needed housing consistent with the goals and policies of the Town's Housing Element. The General Plan Amendment is consistent with the surrounding Single Family land use designation, and will not result in the loss of valuable open space land.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Town Council adopts the General Plan Amendment to change the land use designation of a portion of APN 007-121-74, from Single Family Conservation (1 unit or less per acre) to Single Family (1 to 6 units per acre) at 456 Laurel Avenue.

I hereby certify that the forgoing resolution was duly passed and adopted by the Town council of the town of San Anselmo at a regular meeting held on the ____ day of ____, 2014, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:

Tom McInerney, Mayor

ATTEST:

Barbara Chambers, Town Clerk