

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO  
REZONING A PORTION OF ASSESSOR'S PARCEL NUMBER 007-121-74  
FROM SINGLE FAMILY CONSERVATION (R-1-C) TO SINGLE FAMILY (R-1)**

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

**WHEREAS**, an application was filed with the Town of San Anselmo on November 27, 2013, requesting to rezone a portion APN 007-121-74 from Single Family Conservation to Single Family 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 received a staff report and public testimony regarding the Mitigated Negative Declaration.

**WHEREAS**, on June 16, 2014, the Planning Commission held a duly noticed public hearing and received a staff report and public testimony regarding the Rezoning; and

**WHEREAS**, on \_\_\_\_\_, 2014, the Town Council held a duly noticed public hearing and received a staff report and public testimony regarding the Rezoning.

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

*The Rezoning shall not have a significant adverse impact on the environment.*

Staff prepared an Initial Study of potential environmental impacts and determined that potential impacts could be avoided or substantially reduced to a level of insignificance with mitigation measures adopted as conditions of approval. A Draft Mitigated Negative Declaration has been prepared and mitigation measures identified to avoid, substantially reduce, or compensate for the environmental impacts 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 in writing on page 3 of the initial study and incorporated as draft conditions of approval.

*The Rezoning in its entirety is in compliance with all provisions of the Town of San Anselmo General Plan.*

The rezoning of the project site from Single Family Conservation to Single Family will be consistent with all of the pertinent provisions of the Town's General Plan as discussed above. The designation of R-1 will result in a consistency between the land use and zoning designations.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the Town Council rezones the southern portion of Assessor's Parcel Number 007-121-47 from Single Family Conservation to Single Family.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the San Anselmo Town Council on the \_\_\_\_ day of \_\_\_\_\_, 2014 and was adopted at a regular meeting on the \_\_\_\_ day of \_\_\_\_\_, 2014 by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

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Tom McInerney, Mayor

ATTEST:

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Barbara Chambers, Town Clerk

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