

**TOWN OF SAN ANSELMO
PLANNING COMMISSION RESOLUTION NO. 0601**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SAN ANSELMO RECOMMENDING THAT THE TOWN COUNCIL APPROVE THE NEGATIVE DECLARATION AND REZONING FROM PRELIMINARY PLANNED DEVELOPMENT/R-1 DISTRICT TO SPECIFIC PLANNED DEVELOPMENT DISTRICT FOR THE EXISTING ROSS VALLEY SCHOOL DISTRICT FACILITIES AND EDUCATIONAL USES, THE SUNNY HILLS FACILITIES AND USES, AND THE RED HILL COMMUNITY PARK PROJECT, 100 SHAW DRIVE, APNS: 006-061-14 AND 006-061-33.

WHEREAS, applications were filed with the Town of San Anselmo for Rezoning, Use Permit and Design Review and the application was determined complete; and

WHEREAS, the Town prepared a draft Initial Study/Negative Declaration that was circulated for a 30-day public comment period from November 10, 2005 to December 12, 2005; and

WHEREAS, the Planning Commission held three duly noticed public hearings to consider the draft Negative Declaration on December 5 and 19, 2005 and January 17, 2006 and, after considering all written and verbal public comments, voted to recommend Town Council approval of the Negative Declaration; and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 21, 2006 and considered the Rezoning applications, received testimony from staff and the public; and

WHEREAS, the Planning Commission approved this Resolution on February 21, 2006, based upon the required findings for approval.

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

Negative Declaration

There is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration reflects the Town's independent judgement and analysis.

The proposed project would not have a significant adverse effect upon land use, transportation and circulation, public services, population and housing, biological resources, utilities and service systems, geological problems, energy and mineral resources, aesthetics, water hazards, cultural resources, air quality, noise, or recreation based upon the analysis in the Initial Study, including the Errata Sheet dated December 14, 2005. The letters from Illingworth&Rodkin, Inc. (December 12, 2005) and W-Trans (December 13, 2005 and January 5, 2006) provide further clarification of the noise and traffic studies but do not change the findings of these studies that the Red Hill Community Park project would have a less than significant impact in the areas of noise and traffic. The Planning Commission's recommendation that the Town Council certify the Negative Declaration reflects its independent judgment and analysis of the potential environmental impacts of the Red Hill Community Park project.

Rezoning

1. *The planned development is consistent with the preliminary planned development;*

The Preliminary Planned Development for APN 006-061-14 reflects the existing Ross Valley School District facilities and educational uses, which was formerly the Red Hill Middle School and the school's former athletic fields, currently used as a dog park and tennis courts. The proposed Specific Planned Development would be the existing Ross Valley School District facilities and educational uses, and the rehabilitation of the field facilities and added dog park for public enjoyment. The Specific Planned Development is consistent with the Preliminary Planned Development and would significantly enhance the existing condition of the site.

The Preliminary Planned Development for APN 006-061-33 reflects the existing Sunny Hills facilities and educational uses. The proposed Specific Planned Development would be the existing Sunny Hills facilities and uses, and the driveway and parking easement for Red Hill Community Park. The Specific Planned Development is consistent with the Preliminary Planned Development and would simply provide an all-weather surface for access and parking for the park.

2. *The lot or lots is/are of sufficient size and otherwise suitable for planned development;*

The 5.7-acre site includes an approximately 26,000 square foot area of land owned by Sunny Hills that would be improved for an access and 26 parking spaces to serve Red Hill Community Park under an easement from Sunny Hills. With this additional land area, the balance of land owned by the Ross Valley School District will be of sufficient size for the planned Red Hill Community Park facilities.

3. *The lot or lots can best be developed or further developed by a specific integrated plan approved by the Town in advance of development or further development;*

The Red Hill Community Park plan provides a specific, integrated plan that includes a site plan, grading/drainage plan, sections and elevations, materials, and a landscaping/irrigation plan that clearly show how the land area can be developed to provide a variety of sports and recreational uses and a dog park, consistent with General Plan policies for surplus school sites.

4. *Planned development of the lot or lots would promote the purposes set forth in Section 10-3.901;*

The Red Hill Community Park plan benefits from a flexible design approach permitted by Section 10-3.901 in order to provide the maximum utilization of the site for soccer, baseball, volleyball, basketball, a dog park, and general recreation purposes, as well as access from two streets with adjacent parking.

5. *The planned development is consistent with the Town's General Plan, with specific reference to the applicable sections of the General Plan.*

The Red Hill Community Park plan is consistent with the Town's General Plan Land Use Element Objectives and Policies by permitting continued public recreational use of a surplus school facility. The specific General Plan Objectives and Policies cited are the following:

Objective 18: To keep surplus School District lands in public ownership, while allowing some interim use of the property to allow the School District some financial return on its land holdings.

Policy 18.2 To encourage the School District to retain public ownership of surplus school sites because of the recreation and other physical assets that they provide for the greater community.

Policy 18.3 Ensure that reuse of public school sites is compatible with adjacent land uses and intensity of development in the immediate area.

Policy 18.5 To encourage the involvement of all San Anselmo citizens on the issue of reuse or new use of surplus school sites.

Objective 19: It shall be the policy of the Town of San Anselmo to zone the following listed school sites for the future use as designated in the following table: Red Hill School: Single Family Residential/Above Elevation 150/Very Low Density.

Objective 20: To develop special zoning districts and design guidelines to regulate the reuse of private school and church sites identified on the Planned Land Use Map.

Policy 20.1: To ensure that reuse of existing private school and church sites is compatible with adjacent land uses and intensity of development in the immediate area.

Policy 20.2: To protect the unique natural and architectural features which make these sites a visual resource within the Town of San Anselmo.

Policy 20.3: To consider land use options for these properties which would preserve their unique visual or community resources.

Policy 20.4: Until such time as the special zoning districts and design guidelines are adopted, the following interim uses will be allowed: Sunny Hills: Single-Family Residential/Above Elevation 150--Very Low Density.

APPROVED by the Planning Commission of the Town of San Anselmo at a special scheduled meeting on February 21, 2006, by the following roll call vote:

AYES: House, Krebs, Overberger, Sisich, Zwick

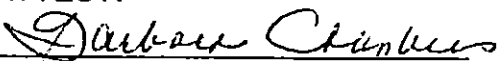
NOES: None

ABSENT: Harris



Judy House, Chair

ATTEST:



Barbara Chambers, Town Clerk