

TOWN OF SAN ANSELMO
STAFF REPORT
April 15, 2008

For the meeting of April 22, 2008

TO: Town Council

FROM: Debra Stutsman, Town Manager

SUBJECT: Fee Waiver, Red Hill Community Park

RECOMMENDATION

That Council approve the resolution waiving the \$2,620 in Planning fees required for use permit/design review, environmental review and drawing storage for the Red Hill Community Park (RHCP) project, in order to have the project reheard by the Planning Commission, as Planning approval expired while funds were raised for the project.

BACKGROUND

The Red Hill Park project proposes to redevelop the approximately 5.7 acres of the Red Hill Middle School athletic/recreation fields into a multi-purpose community athletic sports and dog park facility. After numerous public hearings, the Planning Commission approved the project in February 2006. A condition of the approval was that construction must be started within one year, and an extension of an additional year may be granted upon request. The Planning approval for the RHCP expired on February 21, 2008 and cannot be extended further without re-application to the Planning Commission for a use permit/design review and environmental review. The re-application has been made and the associated fees amount to \$2,616.

DISCUSSION

When the RHCP project first submitted the application for planning approval, the RHCP JPA Board hired and paid for an outside consultant to handle the planning process. Because most of the staff work to rehear this application has already been done, considerably less work will be required of our Planning staff to get the application before the commission. The Planning Commission is scheduled to hear this item on Monday, May 5.

FISCAL IMPACT

The fee waiver would result in a loss of revenue of \$2,620, although staff time devoted to the application will be much reduced as the work has already done the work once.

Respectfully submitted,



Debra Stutsman
Town Manager

RESOLUTION NO. ____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO APPROVING A FEE WAIVER FOR THE PROCESSING OF THE USE PERMIT, DESIGN REVIEW, AND ENVIRONMENTAL REVIEW FOR THE RED HILL COMMUNITY PARK, 100 SHAW DRIVE, APN 006-061-14 AND 006-061-33

WHEREAS, the Town Council rezoned the property to Specific Planned Development (SPD) on March 28, 2006 for: 1) Red Hill School District facilities and educational uses; 2) Sunny Hills facilities and educational uses; and the 3) Red Hill Community Park. At that time the Negative Declaration of Environmental Impact was also approved by the Town Council.

WHEREAS the Planning Commission approved the use permit and design review of the property on February 21, 2006.

WHEREAS, the Red Hill Community Park JPA has diligently worked to raise the necessary funds to proceed with the park construction and just recently received the funds, two months after the use permit and design review expired.

WHEREAS, the new use permit and design review applications are essentially the same as those previously approved and there are no known reasons this project would have an adverse impact on the environment, such that the prepared environmental documents are the same. This has resulted in a significantly reduced amount of staff time and costs in processing this application.

WHEREAS, the proposed Red Hill Community Park project would continue the existing public recreational use and is consistent with the land use designation and zoning.

WHEREAS, there the Town Council recognizes the community need to construct Red Hill Community Park to be consistent with the existing SPD zoning and recognizes that this is a non-profit (or whatever) group (of volunteers?) and to burden them with these fees would be a significant hardship.

NOW, THEREFORE, BE IT RESOLVED THAT THE SAN ANSELMO TOWN COUNCIL DOES HEREBY:

- (a) Determine that the construction of the Red Hill Community Park represents a public need and benefit to the Town of San Anselmo.
- (b) Approve the waiver of planning fees for the Red Hill Community Park project proposed at 100 Shaw Drive. This fee waiver does not include Building or Public Works fees, state seismic fees or taxes.

The foregoing resolution was adopted at a regular meeting of the Town Council of the Town of San Anselmo held on the 22nd day of April, 2008 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Ted Freeman, Mayor

Barbara Chambers, Town Clerk