

ORDINANCE NO. 997

AN ORDINANCE OF THE TOWN OF SAN ANSELMO AMENDING THE ZONING ORDINANCE, CHAPTER 3, TITLE 10, ARTICLE 5: PARKING AND LOADING REGULATIONS SECTION 10-3.504(b)

Section 1.

WHEREAS, a draft Negative Declaration was prepared and published in a newspaper of general circulation for the required 20-day noticing period; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 20, 1998 to consider the Negative Declaration and the proposed Zoning Ordinance Amendment, at which time they considered the staff report, public testimony (of which there was none), and recommended approval to the Town Council;

WHEREAS, the Town Council held a duly noticed public hearing on June 9, 1998, at which time they considered the staff report, public testimony, the Planning Commission minutes of April 20, 1998, a verbal report of the April 20, 1998, Planning Commission determination, and approved the Negative Declaration (Exhibit 1) and introduced an Ordinance for the Zoning Ordinance Amendment; and

WHEREAS, the Town Council held a duly noticed public hearing on June 23, 1998, at which time they considered the staff report, public testimony, the Planning Commission minutes of April 20, 1998, and adopted an Ordinance for the Zoning Ordinance Amendment.

NOW, THEREFORE, the Town Council does hereby find that:

The Zoning Ordinance Amendment in its entirety is in compliance with the provisions of the San Anselmo General Plan in that it is consistent with the goals and policies of the Land Use Element.

Section 2.

THEREFORE, THE TOWN OF SAN ANSELMO DOES ORDAIN that Chapter 3, Title 10, SAMC Article 5: Parking and Loading Regulations: Section 10-3.504(b) be amended as follows (existing text to be deleted is in "strike-out" format, and proposed text to be added is in "bold/underline" format):

Sec. 103.504. Enlargement and alteration to dwelling units and conversion of garages, carports, and uncovered parking spaces.

- (a) Any dwelling unit . . .

... (b) No building permit shall be issued for any structural alteration or modification which ~~eliminates or makes substandard~~ **converts** any parking space, **either uncovered or within a garage or carport, or which eliminates or makes substandard any uncovered parking space unless having minimum dimensions of eight (8') feet in width by seventeen (17') feet in depth to a use other than for vehicular parking, unless the following condition is satisfied:**

(1) There is available on the same lot the same number of parking spaces converted. **For each converted parking space with minimum dimensions of eight (8') feet in width by seventeen (17') feet in depth shall be replaced with one legal parking space,** and that the required number, siting, configuration and size of the replacement parking space(s) as required in **Article 5** are provided as a condition of approval for the building permit. ~~for the enlargement by the Parking Standards Table, referred to as Table 5A.~~

Section 3.

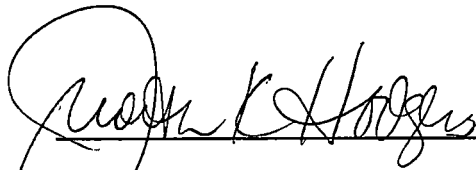
This ordinance amendment will become effective on July 23, 1998, 30 days following the adoption of this amendment by the Town Council.

PASSED AND ADOPTED by the Town Council of the Town of San Anselmo on June 23, 1998, by the following vote:

AYES: Breen, Chignell, Hodgens, Kroot, Overberger


NOES: None

ABSTAIN: None



Judith K. Hodgens, Mayor

ATTEST:



Debra Stutsman, Town Clerk



TOWN OF SAN ANSELMO

DEPARTMENT OF PUBLIC WORKS AND PLANNING
525 SAN ANSELMO AVENUE, SAN ANSELMO, CA 94960

NOTICE OF NEGATIVE DECLARATION REGARDING ENVIRONMENTAL IMPACT

DESCRIPTION OF PROJECT: Zoning Ordinance Amendment to Article 5B: Parking and Loading Regulations: Section 10-3.504(b).

This application is available for public review at the office designated above.

NAME AND ADDRESS OF PROPONENT: Planning Department, Town of San Anselmo, 525 San Anselmo Avenue, San Anselmo, California 94960.

Pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code Sections 21100, et seq.), the Town of San Anselmo has determined that the above project will not have a significant effect upon the environment for the following reasons:

The Zoning Ordinance Amendment is intended to recognize existing parking structures and parking areas as small as 8' in width by 17' in length for determining when such structures and area can be converted to uses other than parking. Currently the Code does not permit the conversion of 9' by 19' parking spaces unless the same number, siting, configuration and size of the replacement parking space is provided. The current Code, however, does not regulate the conversion of parking spaces less than 9' in width by 19' in depth. In an effort to retain such parking structures and area for parking, the Town proposes to require legal replacement of parking areas as small as 8' in width by 17' in length.

There should be no significant adverse impact on earth, water, air, plant life, animal life, noise, light or glare, land use, natural resources, risk of upset, population, housing, transportation/circulation, public services, energy, utilities, human health, aesthetics, recreation, cultural resources, nor have any mandatory findings of significance due to the small scale of these structures. Specifically, with the retention of existing, substandard parking areas on private property, the demand for street parking will be reduced.

The environmental study was made by Lisa Wight, Senior Planner. Copies of this initial study are available at cost from the Planning Department. Written comments on this determination should be received in the Planning Department prior to Monday, April 20, 1998.

Public hearings will be held by the Planning Commission at 7:30 p.m. on Monday, April 20, 1998, and by the Town Council at 8:00 p.m. on Tuesday, May 12, 1998 and Tuesday, May 26, 1998 in the Town Hall Council Chamber, 525 San Anselmo Avenue, San Anselmo, California.

Any persons unable to attend the hearings and wish to express their views on this issue may do so in writing prior to the date of the hearing.

Posted: March 31, 1998

Lisa Wight

Signature
Lisa Wight
Typed Name
Senior Planner
Position
PLANNING
Department

ENVNEGDEC / Revised 3/97