

**TOWN OF SAN ANSELMO  
ORDINANCE NO. 1006**

**AN ORDINANCE OF THE TOWN OF SAN ANSELMO ADOPTING THE  
AMENDMENTS TO THE MASTER PLAN OF THE  
SAN FRANCISCO THEOLOGICAL SEMINARY, 2 KENSINGTON ROAD**

**WHEREAS**, the Planning Commission held duly noticed public hearings on the amendments to the Master Plan as they relate to the parking lot at Montgomery and Scott Halls on June 21, 1999, at which time they considered the staff report; and

**WHEREAS**, notice of the proposed Ordinance amendment was published in a newspaper of general circulation on April 17, 1999; and

**WHEREAS**, the Planning Commission recommended that the Town Council approve the Mitigated Negative Declaration and amendments to the Seminary Master Plan for Parking on June 21, 1999; and

**WHEREAS**, the Town Council introduced an Ordinance to amend the Master Plan at their public hearing on July 13, 1999, and adopted the Ordinance at their public hearing on July 27, 1999.

**NOW, THEREFORE, the Town Council of the Town of San Anselmo DOES HEREBY FIND as follows:**

*FINDINGS*

Section 1. Negative Declaration

A "less than significant impact" was found in the areas of Water (IV,a, e, and g), Noise (X, a, b). The comments made regarding Water are due to the need for the applicant to gain approval of any new parking lot surface material from McStopp (Marin County Storm Water Pollution Prevention Program). The comments made regarding Noise are due to short-term construction.

Section 2. Amendments to the Master Plan

That the amendments to the Seminary Master Plan are consistent with the SPD zone and the General Plan of the Town of San Anselmo based on the following findings:

1. That the property can best be developed or renovated by a specific integrated plan approved by the Town in advance of such development or renovation. Amendments to the Master Plan present a comprehensive set of recommendations for physical improvements to existing buildings, reorganization of campus uses, and numerous other improvements to the campus aesthetics.
2. That the amendments to the Master Plan are consistent with the following General Plan Land Use Objective No. 20 and Circulation Objective No. 13:

*Reuse of Private School and Church Sites*

20.2 *To protect the unique natural and architectural features which make these sites a visual resource with the Town of the San Anselmo.* This parking lot will not be visible off-site and will provide additional landscaping.

13: *To screen offstreet parking from public view.* This parking lot will only be visible from on campus. Due to its intended use and distance from the flatlands, the reduction of 3 spaces will not adversely impact the supply of on-street parking spaces in the neighborhood.

Renovation of Scott and Montgomery Halls for classroom, faculty and administration purposes, renovation of Baird Hall for conference/retreat purposes, renovation of several other buildings for residence purposes is consistent with the above objectives.

Increases in students, faculty, conference and retreat center participants do not exceed those anticipated in the 1990 Master Plan. Vans are used by the Seminary to reduce on-site parking by out of town conferees; a 17-space lot was built in 1992 off Kensington Road for conferees and Baird Hall. Parking, as a result of the Seminary Master Plan Update, is not expected to create an adverse impact to neighboring residential uses.

Section 2. This Ordinance hereby amends the Master Plan of the San Francisco Theological Seminary as follows:

- Page 2: I. Executive Summary

PROPOSED MASTER PLAN	STATUS
Reconfigure parking lot for Scott and Montgomery Halls	To be completed

- Page 14: III. Existing Conditions

TABLE 3-3  
Campus Off-Street Parking Lot Supply

Parking Lot Area	Supply No. of Spaces	Demand Weekday	Special	Sunday
G	42	42	1	7
Total	135	98	55	71

- Page 26: V. Master Plan Recommendations

Table 5-2  
Proposed Campus Off-Street Parking Lot Supply

Parking Lot Area	# of Spaces Existing	# Proposed Spaces	Net Change
G	42	39	(3)
TOTAL	135	136	(3)

- Page 29: V. Master Plan Recommendations

Table 5-3  
Phasing of Improvements

Phase I: 0-2 years for completion

(Updated in 1998)

*Existing Conditions*

*Proposed Use and Action*

SCOTT AND MONTGOMERY HALL  
Offices for Faculty and Staff, classrooms  
and Student Center

- Renovate

Parking Lot

- Reconfigure

PASSED AND ADOPTED by the Town Council of the Town of San Anselmo at a regularly scheduled meeting on July 27, 1999, by the following roll call vote:

AYES: Breen, Chignell, Kroot, Overberger

NOES: (None)

ABSENT: Hodgens

  
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Paul Chignell, Mayor

ATTEST:

  
\_\_\_\_\_  
Debra Stutsman, Town Clerk