

RESOLUTION NO. 3403

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO APPROVING AN AMENDMENT TO THE SAN FRANCISCO THEOLOGICAL SEMINARY MASTER PLAN, A USE PERMIT AND DESIGN REVIEW TO REDESIGNATE AND CONVERT A SINGLE FAMILY FACULTY RESIDENCE TO AN ACADEMIC OFFICE USE LOCATED AT 25 KENSINGTON COURT IN THE SPD ZONING DISTRICT

WHEREAS, San Anselmo Ordinance No. 910, adopted on March 13, 1990, approved a change in zoning from R-1 Single Family Residential to SP-D Specific Planned Development – Single Family and High Density Residential pursuant to a comprehensive master plan;

WHEREAS, an application was filed with the Town of San Anselmo on June 7, 1997, requesting approval of an Amendment to the SFTS Master Plan, a Use Permit, and Design Review to remodel/convert an existing faculty residence at 25 Kensington Court to an academic office, (A/P 7-291-01);

WHEREAS, the Planning Commission held a noticed public hearing on this proposal on August 18, 1997 and approved the Master Plan Amendment, Use Permit and Design Review subject to conditions; and

WHEREAS, the Town Council held a noticed public hearing on September 9, 1997, to consider this proposal and considered the comments of staff, the Seminary, and interested persons.

NOW, THEREFORE, the Town Council of the Town of San Anselmo does hereby approve an Amendment to the SFTS Master Plan, Use Permit, and Design Review to convert the faculty residence at 25 Kensington Court to academic offices subject to the following conditions of approval:

1. That the construction be in accordance with plans date stamped received by the Town of San Anselmo on June 17, 1997.
2. Applicant shall apply for and pay all appropriate fees for building permits, plans checks and inspections.
3. This permit and each condition contained herein shall be binding upon the applicant and any transferor, or successor in interest.
4. If construction is not commenced within one year from the date of final action, the permit becomes null and void. However, this discretionary action may be

renewed by the Planning Director for a maximum period of one (1) year provided the applicant places such a request in writing to the Planning Director showing good cause prior to the expiration of the discretionary action.

FINDINGS

Master Plan Amendment

That a change in use from faculty residential to academic office use is in compliance with the San Anselmo General Plan of "Special Use Area" high density residential in that the proposed academic office use is: 1) primarily needed to relieve crowded office conditions that exist at Baird Hall; 2) that only one or two new staff members are to be added to the campus; 3) that the structure at 25 Kensington Court is located in the central part of the campus away from surrounding residential homes; 4) that adequate parking is provided nearby and will not impact surrounding neighborhoods, and 5) that exterior changes to the building will be minimal.

Use Permit

A Use Permit approval can be made only after the making of the following findings:

- a) *The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town.*

Location of an academic office at 25 Kensington Court is within the interior of the campus and not adjacent to residential neighbors. Seminary employees will only increase by two, which will not have a significant effect on the surrounding neighborhood. In addition, adequate on-site parking is provided such that parking will not impact the neighborhood. For these reasons, the proposed conversion to an academic office will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of people living and working in the neighborhood or at the Seminary.

Design review

Design review may not have been required because of the minor nature of the changes. However, staff believed that the changes should be reviewed because of the conversion to a non-residential use.

1. *Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area.*

The exterior changes to 25 Kensington Court are well designed and are well integrated with the character and scale of the existing structure. Thus the exterior changes for this office use are functionally and aesthetically compatible with existing improvements.

2. Provides for protection against noise, odors, and other factors which may make the environment less desirable.

The exterior changes will not have any major long-term detrimental impacts on the surrounding environment.

3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy.

The design of the exterior changes will not cause the depreciation of property values in the surrounding area in that changes are minor and tend to enhance the appearance of the structure.

4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel.

Although the use of this parcel will be changed from the current single family residential use to an office use, the overall increase in Seminary traffic will be minimal. The existing roadway pavement will remain unchanged and is adequate for access by emergency vehicles.

5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area.

The exterior and interior changes will conform to all established codes associated with the construction of a residential structure.

PASSED AND ADOPTED by the Town Council of the Town of San Anselmo at a regular meeting on September 9, 1997, by the following vote:

AYES: Breen, Kroot, Hodgens, Overberger

NOES: None

ABSENT: Chignell



Jeff Kroot, Mayor

ATTEST:



Debbie Stutsman, Town Clerk