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ORDINANCE no: 256

AN ORDINANCE AMENDING ORDINANCE NO. 254 OF THE TOWN OF SAN ANSELMO, ENTITLED "AN ORDINANCE REGULATING AND ESTABLISHING THE LOCATION OF TRADES, INDUSTRIES, BUSINESSES AND DWELLINGS IN THE TOWN OF SAN ANSELMO, AND THE LOCATION OF BUILDINGS DESIGNED FOR SPECIFIC USES, ESTABLISHING DISTRICTS OR ZONES AND THE BOUNDARIES THEREOF FOR SAID PURPOSES, AND THE PROVIDING OF PENALTIES FOR THE VIOLATION OF THIS ORDINANCE."

THE CITY COUNCIL OF THE TOWN OF SAN ANSELMO DOES ORDAIN AS FOLLOWS:

SECTION 1. Ordinance No. 254 of the Town of San Anselmo entitled, "An Ordinance Regulating and Establishing the Location of Trades, Industries, Businesses and Dwellings in the Town of San Anselmo, and the Location of Buildings designed for Specific Uses, Establishing Districts of Zones and the Boundaries Thereof for said Purposes, and Providing Penalties for the Violation of This Ordinance," is HEREBY AMENDED by the addition thereto of Sections 8a, 8b and 8c to read as follows; to-wit:

Section 8a. In addition to the districts or zones created and defined by SECTION 2 of this Ordinance, there is hereby established and created a fourth district or zone to be known and designated as "SECOND RESIDENTIAL DISTRICT" and to include all those certain parcels or pieces of real property described as follows, to-wit:

PARCEL ONE: Commencing at a point formed by the intersection of the line that divides the G. Cordone Tract from the lands of Salvador Pacheco as established by the records in the office of the County Recorder of Marin County, California, with the Northerly line of the San Rafael and Bolinas County Road; thence North 57° 15' East along said dividing line 210 feet; thence at right angles southeasterly 62 feet; thence in a straight line to a point on said northerly line of the San Rafael and Bolinas County Road, distant thereon South 55° 15' East 100 feet from the point of beginning; running thence North 55° 15' West along said road 100 feet to the point of commencement.

PARCEL TWO: Commencing at a point on the northerly line of Red Hill Avenue at the southeasterly corner of Lot 1, Block 7, as said lot and block are shown on that certain Map entitled, "Map No. 1, Morningside Court, San Anselmo, California," hereinafter referred to; running thence along the southeasterly line of said Lot 1, North 57° 40' East 108.03 feet to the northeasterly corner of said Lot 1; thence northwesterly along the northerly line of said Lot 1, 40.87 feet; thence South 35° 26' West 100 feet to the point of commencement. Being a portion of Lot 1, in Block 7, as said lot and block are shown and designated upon that certain Map entitled, "Map No. 1, Morningside Court, San Anselmo, California," recorded in the office of the County Recorder of Marin County, State of California, in Map Book 5, at page 32.

1 PARCEL THREE: Lots Numbered 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 as shown  
2 upon that certain Map entitled, "Map of Subdivision No. 1 of Chiappari  
3 Tract", filed for record in the office of the County Recorder of the  
4 County of Marin, State of California, June 27, 1911 in Liber 4, of Maps  
5 at page 4.

6 PARCEL FOUR: Beginning at a point on the northeasterly line of a  
7 public highway known as the San Rafael and Olema Road at the most southerly  
8 corner of Lot 1, Block 7, Map No. 1 of "Morningside Court, San Anselmo,  
9 California," filed for record May 29, 1924 in Map Book 5, page 32,  
10 Marin County Records; said point being also the intersection of the line  
11 dividing the Pacheco and Cordone Tracts with the said northeasterly  
12 line of said highway, thence from said point on and along the line of  
13 said highway, South 55° 15' East 450 feet to the actual point of beginning  
14 of the lands herein described; running thence along the northeasterly line of  
15 the public highway, above referred to, South 55° 15' East 440 feet; thence  
16 leaving said roadway and running North 34° 45' East 105 feet; running  
17 thence parallel to the above named public highway North 55° 15' West 440 feet  
18 and running thence South 34° 45' West 105 feet to the point of beginning.

19 PARCEL FIVE: Beginning at a point on the northeasterly line of the San  
20 Rafael and Olema County Road (now Sir Francis Drake Boulevard) which  
21 point is the southwesterly corner of that certain parcel of land des-  
22 cribed in Deed from Anselme Longet and wife, to Anselme Longet and wife,  
23 dated January 25, 1937 and recorded in Liber 336 of Official Records, at  
24 page 26; running thence South 55° 15' East along said northeasterly line  
25 of San Rafael and Olema County Road (now Sir Francis Drake Boulevard) a  
26 distance of 100 feet; thence leaving said line and running North 34° 45' East  
27 110 feet; thence North 55° 15' West 100 feet to a point in the southeasterly  
28 line of Mountain View Avenue; thence along said southeasterly line, South  
29 34° 45' West 110 feet to the point of beginning. Being a portion of  
30 what is known as Lots 15 and 16, in Block 1 upon an unrecorded Map of  
31 Cordone Tract.

32 PARCEL SIX: Beginning at a point on the northeasterly line of a public  
highway known as the San Rafael and Olema Road at the most southerly corner  
of Lot 1, Block 7, Map No. 1 of "Morningside Court, San Anselmo, California"  
filed for record May 29, 1924 in Map Book 5, page 32, Marin County Records;  
said point being also the intersection of the line dividing the Pacheco  
and Cordone Tracts with the said northeasterly line of said highway,  
thence from said point on and along the line of said highway, South 55° 15'  
East 400 feet to the property herein described; thence North 34° 45' East  
150 feet, thence South 55° 15' East 50 feet, thence South 34° 45' West  
150 feet to the northeasterly line of the above mentioned highway, thence  
North 55° 15' West 50 feet, more or less, to the place of beginning.

PARCEL SEVEN: Lot Number 10, as shown and delineated upon that certain  
Map entitled, "Amended Map No. 2 of the Bush Tract," filed July 13th,  
1907 in Map Book 2, at page 91, in the office of the County Recorder  
of the County of Marin, State of California.

PARCEL EIGHT: Commencing at a point on the southwesterly line of that  
certain tract of land which was conveyed by Mary W. Du Bois, a widow,  
to Guiseppe Cordone, by Deed dated July 31st, 1911 and recorded August  
8th, 1911 in Liber 136 of Deeds at page 310, and said point being dis-  
tant North 55° 15' West 251.73 feet from the southeasterly corner of  
said tract, running thence North 55° 15' West 86.88 feet, thence North  
34° 45' East 150 feet; thence South 55° 15' East 83.57 feet; thence South  
15° 7' West 9.86 feet; thence South 34° 45' West 140.62 feet to the  
point of commencement. BEING Lots known as Lots Number 1 and 2 in Block  
Number 1, as shown on an unrecorded Map of the G. Cordone Tract.

1 Said foregoing described properties are hereby withdrawn from the First  
2 Residential District described in this ordinance and are classified and  
3 designated as being in said Second Residential District.

4 Section 8b. Second Residential District, Permitted Uses. In the Second  
5 Residential District or zone, no premises or building shall be used, and no  
6 building shall be constructed, or altered in construction or moved into  
7 said district, which is arranged, intended, or designed to be used for other  
8 than the following purposes:

- 9 1. Any use permitted in the First Residential District.  
10 2. A two family dwelling.  
11 3. An apartment house consisting of not more than four apartments.

12 Section 8c. All of the provisions of Sections 9, 10, 11, 12 and 13 with re-  
13 gard to building and lot areas, yards, setback lines, building heights, etc.  
14 shall apply with equal force to the Second Residential District as in the  
15 First Residential District. On any premises where there is erected an apart-  
16 ment house consisting of not more than four apartments, under the terms of  
17 this ordinance, it shall be lawful to erect or construct a garage or garages  
18 sufficient to house or park four motor vehicles, provided that all other regu-  
19 lations of this ordinance with regard to erection of a garage or garages  
20 be complied with.

21 SECTION 2. The foregoing ordinance shall be published once within fifteen  
22 days after its final passage and adoption in the SAN ANSELMO HERALD, a weekly  
23 newspaper of general circulation, published and circulated in the Town of San  
24 Anselmo and hereby designated for that purpose.

25 The foregoing ordinance was duly and regularly introduced at a regular meet-  
26 ing of the City Council of the Town of San Anselmo, held in said Town on the 9th day  
27 of January, 1940, and was thereafter at an adjourned regular meeting of said City  
28 Council, held in said Town on the 16<sup>th</sup> day of January, 1940, duly passed and adopted  
29 by the following vote:

30 AYES: COUNCILMEN: *Phillips, Carroll & Lynch*  
31 NOES: COUNCILMEN: *none*  
32 ABSENT: COUNCILMEN: *White & Franchini*  
Signed and approved this 16<sup>th</sup> day of January, 1940. *Low Lynch*

Mayor of the Town of San Anselmo

33 ATTEST:

*J. B. Brown*  
Clerk of the Town of San Anselmo