AN ORDINANCE AMENDING ORDINANCE NO. 256 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. 256 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° 16' East along said dividing line 210 feet; thence at right angles southeasterly 82 feet; thence in a straight line to a point on said northerly line of the San Rafael and Bolinas County Road, distant thence South 55° 15' East 100 feet from the point of beginning; running thence North 58° 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 55° 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.
PARCEL THREE: Lots Numbered 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 as shown upon that certain Map entitled, "Map of Subdivision No. 1 of Chipparelli Tract," filed for record in the office of the County Recorder of the County of Marin, State of California, June 27, 1911 in Liber 4, of Maps at page 4.

PARCEL FOUR: 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, 1934 in Map Book 5, page 52, 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 450 feet to the actual point of beginning of the lands herein described; running thence along the northeasterly line of the public highway, above referred to, South 55° 15' East 440 feet; thence leaving said roadway and running North 34° 45' East 105 feet; running thence parallel to the above named public highway North 55° 15' West 440 feet and running thence South 54° 45' West 105 feet to the point of beginning.

PARCEL FIVE: Beginning at a point on the northeasterly line of the San Rafael and Olema County Road (now Sir Francis Drake Boulevard) which point is the southerly corner of said certain parcel of land described in Deed from Anselme Longe and wife, to Anselme Longe and wife, dated January 25, 1879 and recorded in Liber 250 of Official Records, at page 26; running thence South 55° 15' East along said northeasterly line of San Rafael and Olema County Road (now Sir Francis Drake Boulevard) a distance of 100 feet; thence leaving said line and running North 34° 45' East 110 feet; thence North 55° 15' West 100 feet to a point in the southeasterly line of Mountain View Avenue; thence along said southeasterly line, South 54° 45' West 110 feet to the point of beginning. Being a portion of what is known as Lots 15 and 16, in Block 1 upon an unrecorded Map of Cordone Tract.

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, 1934 in Map Book 5, page 52, 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 54° 45' East 150 feet, thence South 55° 15' East 50 feet, thence South 54° 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 southeasterly line of that certain tract of land which was conveyed by Mary W. Du Bois, a widow, to Giuseppe Cordone, by Deed dated July 31st, 1911 and recorded August 8th, 1911 in Liber 156 of Deeds at page 310, and said point being a distant North 55° 15' West 251.75 feet from the southeasterly corner of said tract, running thence North 55° 15' West 56.88 feet, thence North 54° 45' East 150 feet; thence South 55° 15' East 85.67 feet; thence South 15° 15' 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.
Said foregoing described properties are hereby withdrawn from the First Residential District described in this ordinance and are classified and designated as being in said Second Residential District.

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

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

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

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

The foregoing ordinance was duly and regularly introduced at a regular meeting of the City Council of the Town of San Anselmo, held in said Town on the 9th day of January, 1940, and was thereafter at a regular meeting of said City Council, held in said Town on the 16th day of January, 1940, duly passed and adopted by the following vote:

AYES:  COUNCILMEN:  [Signatures]

NOES:  COUNCILMEN:  [Signatures]

ABSENT:  COUNCILMEN:  [Signatures]

Signed and approved this 16th day of January, 1940.  [Signature]

Mayor of the Town of San Anselmo

[Signature]