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ORDINANCE NO. 431

AN ORDINANCE AMENDING ORDINANCE NO. 398 GENERALLY KNOWN AS THE "FIRE ZONE ORDINANCE" BY EXEMPTING AND DELETING FROM FIRE ZONE NO. 1 CERTAIN DESCRIBED REAL PROPERTY OF HERMAN WEINGER (PORTION OF LOT A, MAP OF BUNKER HILL TRACT) AND RAY E. NOLAN (PORTION OF LOT 157, ROSS VALLEY PARK, SUBDIVISION 2) AND DESIGNATING SAID REAL PROPERTY AS FIRE ZONE NO. 2)

The City Council of the City of San Anselmo do ordain as follows:

Section 1. That portion of the following described real property, reputed to be owned by HERMAN WEINGER, now lying within Fire Zone No. 1, or to which Fire Zone #1 applies, as described and provided for in Ordinance No. 398 is hereby removed, exempted and deleted from said Fire Zone No. 1, and the same is hereby designated as, and made a part of Fire Zone No. 2.

All that real property situate in the City of San Anselmo, County of Marin, State of California, described as follows:

LOT "A" as shown on the Map entitled, "Amended Map of Bunker Hill Tract, San Anselmo, Marin County, Cal.," which map was filed in the office of the County Recorder of Marin County, California, on August 26, 1908 in Book 2 of Maps at page 128.

EXCEPTING THEREFROM THE FOLLOWING:

- a) BEGINNING at a point on the Northwesterly line of Warren Avenue as shown on the above-mentioned map, at the Southwesterly corner of Lot T, running thence along the line dividing Lots "A" and "T" of said subdivision North 12° 32' West 114 feet, thence leaving said line, South 5° 37'20" West 142.77 feet to a point in the Northwesterly line of Warren Avenue; thence North 51° 30' East 49.48 feet to the point of beginning.
- b) BEGINNING at a point in the Southeasterly line of the aforementioned Lot "A" at the common point of courses "North 55°38' East 58.60 feet" and "North 12° 14' East 74.91 feet as shown on said map; thence running along said Southeasterly line, North 12° 14' East 38.94 feet; thence leaving said line South 22° 26' 20" West 48.87 feet; thence North 55° 38' East 12.60 feet to the point of beginning.
- c) COMMENCING at the most Westerly corner of Lot A, as shown on that certain Map entitled, "Amended Map of Bunker Hill Tract, San Anselmo, Marin County, Calif., 1908," filed August 26, 1908 in Map Book 2, page 128, Marin County Records; running thence along the Southerly line of said lot, South 62°15' East 23.13 feet and

South 88° 31' East 77.017 feet; thence leaving said line North 01° 29' East 55 feet; thence North 88° 31' West 87.957 feet to a point on the Westerly line of said lot A; thence along said Westerly line South 13° 50' West 45.825 feet to the point of commencement.

PARCEL TWO

BEGINNING at a point on the Southeasterly line of Lot "A" as said lot is shown on the map entitled, "Amended Map of Bunker Hill Tract, San Anselmo, Marin County, Calif.," which map was filed in the office of the County Recorder, Marin County, California, on August 26, 1908 in Book 2 of Maps at page 128, said point being the point common to courses, "North 12° 14' East 74.91 feet" and "North 51° 30' East 62.60 feet" as shown on said map; running thence North 51° 30' East 13.12 feet; thence South 22° 26' 20" West 46.87 feet; thence North 12° 14' East 35.97 feet to the point of beginning.

BEING a portion of Warren Avenue as shown on said map.

TOGETHER WITH an easement for ingress and egress, which easement is described as follows:

BEGINNING at a point in the West line of said Lot A, which is North 13° 50' East 26.825 feet from the most Westerly corner of said Lot A; thence continuing North 13° 50' East 19 feet; thence South 88° 31' East 33 feet; thence Southwesterly 41 feet more or less to the point of beginning.

PARCEL THREE

BEGINNING at the most Southerly corner of Lot A, Amended Map of Bunker Hill Tract, filed August 26, 1908 in Book 2 of Maps, at page 128, Marin County Records; and running thence along the Southerly line of said Lot A, North 88° 31' West 119.15 feet; thence leaving said lot line, South 62° 15' East 7.17 feet; thence South 84° 28' East 135.35 feet and North 22° 26' 20" East 41.94 feet to the Southeasterly line of Lot A, thence along said lot line, South 55° 38' West 46 feet to the point of beginning. Being a portion of Warren Avenue.

Section 2. That portion of the following described real property, reputed to be owned by RAY E. NOLAN, now lying within Fire Zone No. 1, or to which Fire Zone #1 applies, as described and provided for in Ordinance No. 398 is hereby removed, exempted and deleted from said Fire Zone No. 1, and the same is hereby designated as, and made a part of Fire Zone No. 2.

That certain real property situate in the City of San Anselmo, County of Marin, State of California, described as follows:

COMMENCING at a point at the northeasterly corner of Lot 157, as shown on the Map of Ross Valley, Subdivision 2, and filed in the office of the County Recorder of Marin County, California, in Book One of Maps at page 130, Marin County Records, and running thence South 24° 29' East along the easterly line of Lot 157 and said line projected southerly for a distance of 108.0 feet, thence South 64° 26' West for a distance of 75.2 feet, thence northwesterly 91.3 feet to the southerly line of Madrone Avenue, thence North 53° 31' East for a distance of 95.0 feet to the point of beginning.

Section 3. That the Building Code requirements for the real property described in Sections 1 and 2 hereby shall be that of Fire Zone No. 2, notwithstanding any provisions of Ordinance No. 398; that so much of Ordinance No. 398, and so much of any amendments thereof, as may be in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance is hereby declared to be an urgency ordinance for the immediate preservation of public health and safety and is to take effect immediately upon its final passage and adoption. That the facts constituting the urgency are as follows: That the real property herein described is property to which Fire Zone 1 building regulations applied, but the Board of Fire Underwriters has, upon inquiry, notified the City Council that as to such property the same should, safely, be in Fire Zone No. 2 and be governed by Fire Zone No. 2 Building Regulations. That the reputed owners of the said real property are ready to commence the building of substantial structures upon said lands and public health and safety require the immediate redesignation of said lands to conform to the professional advice of the Board of Fire Underwriters and to permit the immediate economic use of said lands by the owners thereof. That it is in the immediate interests of public health and safety that the proposed buildings be constructed according to Fire Zone No. 2 requirements without delay.

Section 5. This ordinance shall be published once in full within fifteen days of its final passage and adoption in the Ross Valley Times, a weekly newspaper of general circulation, published and circulated in the City of San Anselmo, and hereby designated for that purpose.

The foregoing ordinance was introduced at a special meeting of the City Council of the City of San Anselmo, lawfully called and held in said City, for the purpose of said introduction, on the 22nd day of November, 1957, and was thereafter at a regular meeting of the said City Council duly passed and adopted by the following vote:

AYES: Councilmen Ball, Martin, Cullen, Henning, Smith

NOES: Councilmen none

ABSENT: Councilmen none

SIGNED AND APPROVED this 11th day of December,
1957.

ARTHUR W. SMITH, Mayor

ATTEST:

Anita Gannon
ANITA GANNON, CITY CLERK.