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*5/14/63*

CITY OF SAN ANSELMO

ORDINANCE NO. 488

AN ORDINANCE AMENDING ORDINANCE NO. 485 OF THE CITY OF SAN ANSELMO BY CHANGING THE PROPERTY CLASSIFICATION FROM FIRST RESIDENTIAL R-1 TO FIRST RESIDENTIAL B-20 (20,000 SQ. FT. MINIMAL LOTS), BEING A TRACT OF LAND KNOWN AS THE PROSSER TRACT AND PORTION OF ROSENTHAL TRACT AND BEING OWNED BY VARIOUS PARTIES

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

SECTION 1: Ordinance No. 485 is hereby amended by changing the property district classification of the hereinafter described property from R-1 to R-1 B-20 (20,000 sq. ft. minimum) and hereafter the following described real property shall be in the First Residential Zone "B" special lot area combining district with a lot area required of not less than twenty thousand (20,000 sq. ft.) square feet, as said district is defined and described as follows:

(See Exhibit A, attached hereto and made a part hereof as though fully set forth).

SECTION 2: It is hereby found that the Planning Commission of the City of San Anselmo has held a Public Hearing after due notice upon the matter of such reclassification, and did present to and file with the City Council its final report upon the matter. It is further found that a Public Hearing was held by the City Council upon such matter on the 5th day of February, 1963, after first giving notice thereof as required by law. It is found that public convenience and necessity require the classification herein.

SECTION 3: Copies of this Ordinance shall be published within fifteen (15) days after its final passage and adoption in the Ross Valley Times, a newspaper of general circulation for that purpose and shall be in full force and effect (30) thirty days after its final passage and adoption.

The foregoing Ordinance was duly and regularly introduced at a regular meeting of the San Anselmo City Council held in said City on the 14th day of May, 1963, and at a regular meeting of the City Council held on the 12th day of May, 1963, was duly passed and adopted by the following vote:

AYES: Councilmen *Clute, Capuro, Reichmuth, Francklin, Smith*

NOES: Councilmen *none*

ABSENT: Councilmen *none*

ATTEST: *Anita Gannon* *Arthur W Smith*  
CITY CLERK MAYOR, CITY OF SAN ANSELMO

Description of Prosser Tract and Portion  
of Rosenthal Tract Zoned R-1 - B-20 in the  
City of San Anselmo

Beginning at an angle point in the boundary line of the City of San Anselmo at the southwest corner of Mann's Subdivision, as Mann's subdivision is shown on that certain Amended Map No. 2 of lots 119 to 128 of the Bush Tract, and recorded in book 3 of maps at page 70 thereof, records of Marin County State of California; thence from said point of beginning easterly to the northwest corner of Floribel Manor Subdivision, as said subdivision is delineated in that certain map entitled Floribel Manor filed in book 5 of maps at page 21 thereof, records of Marin County; thence southerly along the westerly line of said Floribel Manor south 24 degrees 15 minutes east (the bearing of the said westerly line being taken as south 24 degrees 15 minutes east for the purpose of making this description), 392.42 feet to the southwest corner of lot 8 of block A of said Floribel Manor; thence south 24 degrees 15 minutes west 15 feet; thence north 85 degrees 35 minutes west 88 feet; thence south 24 degrees 15 minutes west 90.03 feet; thence south 85 degrees 35 minutes west 50 feet; thence in a direct line to the southwest corner of lot 1, block C of the said Floribel Manor being a point on the general westerly boundary of Floribel Manor and an angle point in said block C; thence along the westerly boundary of said Floribel Manor to the southwest corner of Lot 25, block D of Floribel Manor, being a point on the northwesterly line of Redwood Road; thence continuing southerly along the extension of the westerly line of said lot 25 to the southeasterly line of Redwood Road; thence northeasterly along the southeasterly line of Redwood Road and its irregularities to the northwest corner of lot 1, block E of Floribel Manor, being a point on the exterior boundary of Floribel Manor; thence southeasterly and northeasterly along the boundary of Floribel Manor to the southeast corner of Floribel Manor at the southeast corner of lot 12, block E of Floribel Manor; thence southerly along the westerly line of Ellsbach Terrace, a resubdivision of lot 13 of the said Rosenthal Tract; thence easterly along the northerly line of lots 11, 10 and 9 of the said Rosenthal Tract to the northeast corner of said lot 9; thence southerly along the easterly lines of lots 9 and 8 of the said Rosenthal Tract, to a point on the northerly line of Crescent Park Subdivision as said Crescent Park is delineated on that certain map of Crescent Park filed in book 5 of maps at page 79 thereof, records of Marin County, said point bearing south 65 degrees 03 minutes 36.47 feet east from the northwest corner of lot 14 of said Crescent Park; thence north 65 degrees 03 minutes west 36.47 feet to the northwest corner of said lot 14, thence continuing along the northerly and westerly boundary (and the irregularities thereof) of Crescent Park to a point on the southerly line of lot 3 thereof directly opposite the intersection of the southerly line of Redwood Road and the westerly line of Melville Avenue; thence in a direct line through said intersection point southerly to the southeasterly line of Melville Avenue; the bearing of Melville Avenue being taken as south 57 degrees 21 minutes 30 seconds west at that point; thence south 57 degrees 21 minutes 30 seconds west to an angle point in the southerly and easterly line of Melville Avenue; thence south 24 degrees 43 minutes 30 seconds west 60.03 feet; thence south 35 degrees 35 minutes west 86.02 feet; thence leaving the easterly line of Melville Avenue south 81 degrees east 128.98 feet; thence south 32 degrees 21 minutes east 83.89 feet; thence south 23 degrees 30 minutes west 38.7 feet; thence south

26 degrees 50 minutes west 61.1 feet; thence south 18 degrees 55 minutes west 81.78 feet; thence south 53 degrees east 14.45 feet; thence north 64 degrees east 32 feet; thence south 10 degrees 26 minutes east 28 feet; thence south 2 degrees 45 minutes west to a point on the northerly line of Vine Avenue at the point where the lot line divides lot No. 3 of the Rosenthal Tract from lot No. 5 of said tract; thence westerly along the northerly line of Vine Avenue north 82 degrees 15 minutes west 58.81 feet; south 75 degrees 30 minutes west 39.30 feet, and south 14 degrees 30 minutes east 10 feet; thence leaving Vine Avenue in a direct line south 21 degrees 53 minutes west 152.05 feet more or less to a point on the northerly line of Oak Avenue at the southeast corner of lot 3 of the Rosenthal Tract, thence westerly along the northerly line of Oak Avenue and along the southerly lines of lots 3 and 4 of the Rosenthal Tract to an angle point in the right of way line of Oak Avenue; thence continuing in a direct line across Oak Avenue to the westerly side thereof; thence southerly along the westerly line of lot one of the Rosenthal Tract to the southwest corner of lot one; thence easterly along the southerly line of lot one north 87 degrees 35 minutes east 210.8 feet; north 84 degrees 05 minutes east 184.6 feet; and north 86 degrees 45 minutes east 250.18 feet; thence leaving said line of lot one south 53 degrees 20 minutes east 92.41 feet to the northerly line of a private road; thence continuing in a direct line across said road to the southerly line thereof; thence north 72 degrees 40 minutes east to an intersection with the westerly line of Oak Avenue; thence along the westerly line of Oak Avenue south 40 degrees 01 minutes east 51.6 feet; thence south 61 degrees 58 minutes west 116 feet; thence south 4 degrees 22 minutes west 14 feet to a non-tangent curve with a radius of 25 feet bearing south 4 degrees 22 minutes west; thence along the arc of said curve an arc distance of 78.10 feet to a point of reverse curve; the second curve having a radius of 89 feet; thence along the arc of the second curve an arc distance of 168.54 feet to a point of tangent; thence along said tangent south 26 degrees 13 minutes west 143.26 feet to a point at an angle point in the boundary of the City of San Anselmo, said angle point bearing south 16 degrees 13 minutes west along the southerly boundary of the City of San Anselmo 295.4 feet from the westerly line of Austin Avenue; thence along the boundary of the City of San Anselmo westerly and northerly to the point of beginning.

*Map in folder*