

TOWN OF SAN ANSELMO  
ORDINANCE NO. 924

AN ORDINANCE AMENDING ORDINANCE NO. 485 OF THE TOWN OF SAN ANSELMO CHANGING THE ZONING DESIGNATION FOR A PORTION OF PROPERTY GENERALLY KNOWN AS 40 BELLE AVENUE, SAN ANSELMO, FROM C-3 (GENERAL COMMERCIAL) TO R-1 (SINGLE FAMILY RESIDENTIAL) AND ANOTHER PORTION FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-3 (GENERAL COMMERCIAL)

WHEREAS, an application was filed with the Town of San Anselmo requesting approval of a zone change to change the zoning designation on lot 20 and the western 30 feet of Lot 21 of RM 1-12 from C-3 to R-1 per Exhibit "C" of GPA-9101 and Z-9101 (attached); and

WHEREAS, an application was filed with the Town of San Anselmo requesting approval of a zone change to change the zoning designation on the eastern 20 feet and northern 60 feet of Lot 21 of RM 1-12 from R-1 to C-3 (per attached Exhibit "C" of GPA-9101 and Z-9101); and

WHEREAS, the Planning Commission of the Town of San Anselmo conducted a public hearing on the proposed zone change on January 27, 1992; and

WHEREAS, the Planning Commission considered information presented by the Planning Department, the applicant, and other interested parties at that public hearing; and

WHEREAS, during the course of that public hearing, concerns were raised relative to the commercially zoned parcel surrounded on three sides by residential zoning, but that placement of a Preliminary Planned Development (PPD) District overlay would enable the Town of San Anselmo to review any future development proposal via the public hearing process; and

WHEREAS, the Planning Commission reviewed and approved the Negative Declaration with mitigation measures; and

WHEREAS, the Planning Commission recommended to the Town Council approval of the proposed zone change as proposed by the applicant with the modification that a Preliminary Planned Development (PPD) District overlay zone be placed on the C-3 zoned parcel generally known as Assessor Parcel Number 7-301-05, the eastern 20 feet of Assessor Parcel Number 7-301-17 and the eastern 20 feet and 60 northern feet of Assessor Parcel Number 7-301-16 (per attached Exhibit "C" of GPA-9101 and Z-9101).

NOW, THEREFORE, the Town Council of the Town of San Anselmo DOES HEREBY FIND as follows:

Section 1. That the findings required for the approval of a change of zone as described above have been made as follows:

*Handwritten notes in top right corner: Please provide with [unclear] [unclear] [unclear]*

a. *The Ordinance Amendment in its entirety is in compliance with all provision of the Town of San Anselmo General Plan.*

In order for an amendment to the Zone Map to be approved for this property, an amendment must first be approved for the General Plan. Any zone change can only be in compliance with the General Plan.

The area to be rezoned from R-1 to C-3 is 1,200 square feet. The amount of land to be rezoned from C-3 to R-1 is 8,000 square feet. Therefore, there will be an overall reduction in the commercial zoning for this predominantly residential area. In addition, with the inclusion of a Preliminary Planned Development (PPD) District overlaying the C-3 zoned property, future development may be reviewed for consistency with Town policies and through the public hearing process.

NOW, THEREFORE, the Town Council DOES HEREBY ORDAIN as follows:

Section 1. Ordinance No. 485 is hereby amended by changing the zoning district per attached Exhibit "C" of GPA-9101/A-9101, including placement of a Preliminary Planned Development (PPD) District over the C-3 zoned parcel for property at 40 Belle Avenue.

PASSED AND ADOPTED by the Town Council of the Town of San Anselmo at a regularly scheduled meeting on ~~March 10~~, 1992, by the following vote: *March 10*

AYES: Chignell, Colteaux, Kanis, Walsh, Zaharoff

NOES: (None)

ABSENT: (None)

*Maria Zaharoff*  
MARIA ZAHAROFF, MAYOR

ATTEST:

*Caroline Foster*  
TOWN CLERK Caroline Foster

GPA-9101

Z-9101

(February 11, 1992)

(29)

Redesignate from SF Residential to General Commercial and from R-1 to C-3 zoning

(28)

Redesignate from General Commercial to SF Residential and from C-3 to R-1 zoning

Overlay C-3 zone with PPD district

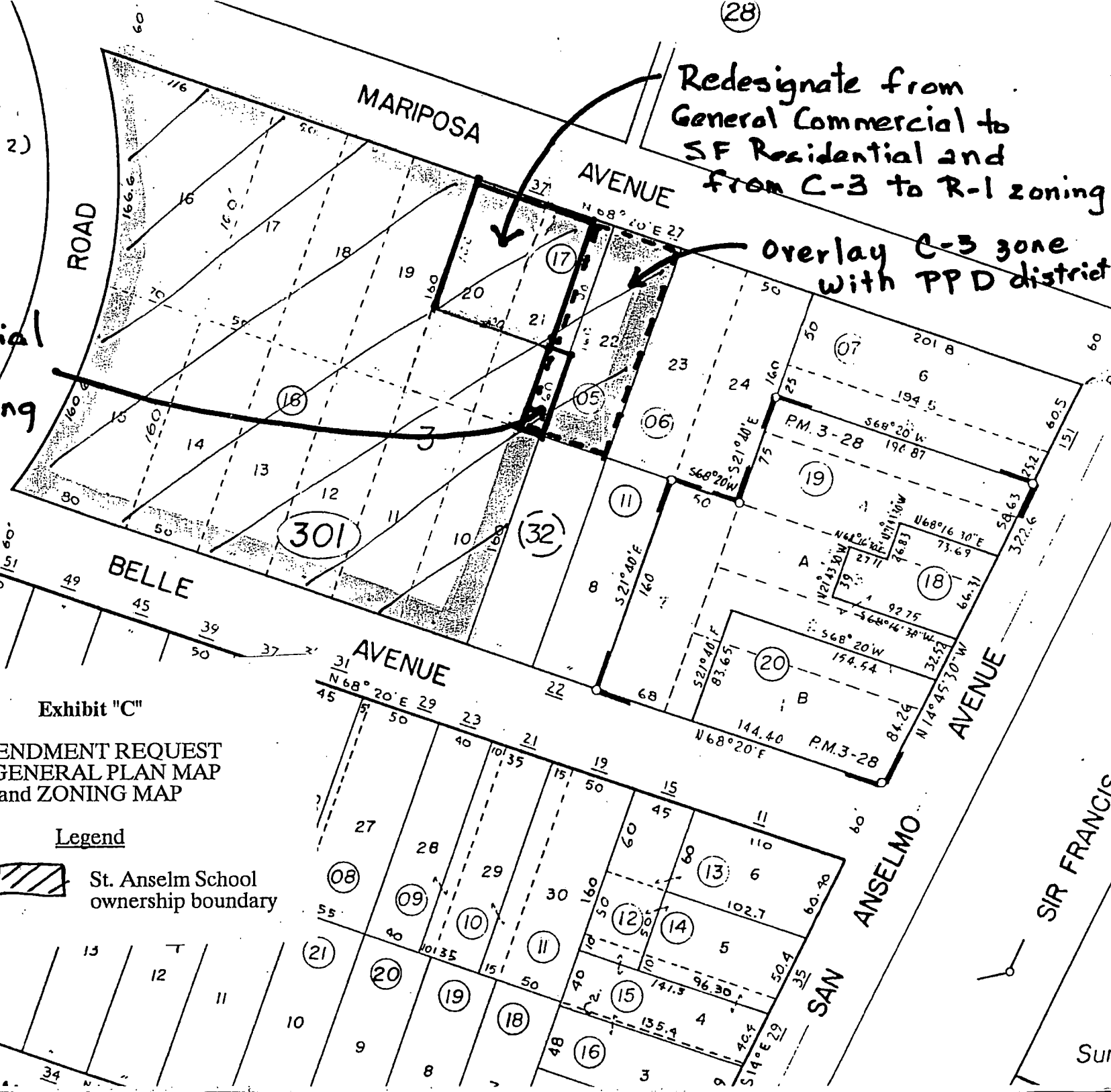


Exhibit "C"

AMENDMENT REQUEST for GENERAL PLAN MAP and ZONING MAP

Legend



St. Anselm School ownership boundary

