

**TOWN OF SAN ANSELMO
ORDINANCE NO. 927**

**AN ORDINANCE OF THE TOWN OF SAN ANSELMO AMENDING
TABLE 4D - TABLE OF R-1 H (HILLSIDE DENSITY DISTRICT) PARCELS
(ORDINANCE NO. 890) TO INCLUDE APN'S 177-220-54 AND 177-133-13
AND TO ESTABLISH THE MAXIMUM ALLOWABLE NUMBER OF UNITS FOR
THE FIVE PARCELS THAT MAKE UP THE PROPOSED ALAMEDA SUBDIVISION**

WHEREAS, an application was filed with the Town of San Anselmo requesting approval of a zone change to amend Table 4D to include APN's 177-220-54 and 177-133-13; and

WHEREAS, the Land Use Element of the Town's General Plan allows the Town Council to review and amend this table from time to time if such amendment would further the objectives of the General Plan; and

WHEREAS, the Town of San Anselmo has requested that the Local Agency Formation Commission (LAFCO) of Marin County initiate proceedings for the annexation of the two parcels into the Town of San Anselmo, in the manner provided by the Cortese-Knox Local Government Reorganization Act of 1985; and

WHEREAS, the Town of San Anselmo Planning Commission and Town Council has held public hearings considering the proposed zoning amendment; and

WHEREAS, a Negative Declaration with mitigation measures has been adopted; and

WHEREAS, the Planning Commission recommended to the Town Council approval of the proposed zoning amendment, as shown on Exhibit A.

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

1. The proposed amendment to Table 4D will further the objectives of the Anselmo General Plan.

Although this amendment will result in one lot having an area less than one acre, it will not result in a density greater than what is currently allowed for the property under the current Marin County zoning designations. Furthermore, Land Use Policy 10.2 of the Town's General Plan permits single family detached homes on lots smaller than one acre, "provided that the location of the single family homes attains the desired open space objectives or reduces the visual impact of the proposed development, and providing the overall subdivision density does not exceed the maximum gross density allowed by the designated land use". Thus it is determined that this amendment will further the objectives of the General Plan.

The two subject parcels, along with three adjacent parcels currently within the Town limits, comprises a 3.69-acre site that is proposed to be developed with four single family homes. The Town of San Anselmo finds that it is in the public's best interest to include the tow parcels in Table 4D and to limit the maximum allowable number of units of the five parcels (combined) to four units.

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

Section 1. Table 4D - Table of R-1-H (Hillside Density District) Parcels (Ordinance No. 890) is amended per attached Exhibit Z-9201-A to include APN's 177-220-54 and 177-133-13 in the parcel listings and to limit the maximum allowable number of units of five parcels making up the proposed Alameda Subdivision to four units. This zoning ordinance amendment is contingent upon approval of the annexation of the two parcels into the Town of San Anselmo by Marin County LAFCO.

* * * * *

I hereby certify that the foregoing Ordinance was introduced on February 25, 1992, and duly and regularly adopted by the San Anselmo Town Council at a regular meeting thereof held on the 10th day of March 1992, by the following vote:

AYES: Chignell, Colteaux, Kanis, Walsh, Zaharoff

NOES: (None)

ABSENT: (None)

Caroline Foster
TOWN CLERK

Maria Zaharoff
MARIA ZAHAROFF, MAYOR

TABLE OF R-1 H (HILLSIDE DENSITY DISTRICT) PARCELS

TABLE 4D

1. The following table establishes the maximum allowable number of units for the corresponding parcels.

Assessor's Parcel Number	Number of Units	Assessor's Parcel Number	Number of Units	Assessor's Parcel Number	Number of Units
5-011-60	5	7-031-28	1	7-191-03	1
5-011-64	2	7-097-06	1	7-191-06*	1
5-031-32	1	7-071-03*		7-201-09*	1
5-031-35*		7-101-02*	12**	7-201-02	1
5-081-07*	5**	7-154-04*		7-201-06	1
5-081-19*		7-101-01*	3**	7-201-08	2
5-043-16*		7-154-01*		7-201-10	3
5-043-22*		7-121-40	1	7-241-49*	1
5-043-31*	4**	7-131-01	1	7-241-51*	1
177-220-54*		7-131-15*	1	7-241-50	1
177-133-13*		7-142-01*	3	7-241-56	1
5-300-15	8	7-182-03*	1	7-241-67	1
5-300-25	2	7-154-02	1	7-241-67	1
6-013-41	2	7-154-03	1	177-190-05	5
6-091-05	1	7-182-07	1	177-250-31	1
6-091-56	1	7-097-02*		177-220-50*	
6-172-10	1	7-097-05*	2**	177-250-40*	12**
		7-141-04*		177-250-41*	

Proposed Amendment

5-043-16*
5-043-22*
5-043-31* . 4**
177-220-54*
177-133-13*

*Multiple parcels under one ownership

**The number of units established for these parcels is based on the assumption of their combined development.