

**TOWN OF SAN ANSELMO  
ORDINANCE NO. 926**

**AN ORDINANCE OF THE TOWN OF SAN ANSELMO TO PREZONE  
TWO COUNTY PARCELS TO BE ANNEXED INTO THE TOWN,  
APN's 177-220-54 AND 177-133-13 INTO THE  
R-1-H - "VERY LOW DENSITY RESIDENTIAL DISTRICT".**

**WHEREAS**, an application was filed with the Town of San Anselmo requesting that the Town prezone APN's 177-220-54 and 177-133-13; 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 pre zoning; and

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

**WHEREAS**, the Planning Commission recommended to the Town Council approval of the pre zoning application.

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

1. The proposed pre zoning is in conformance with the Town of San Anselmo General Plan.

Policy 8.5 of the Town's General Plan Land Use Element stipulates that:

All lands annexed into the Town will be [pre]zoned no less restrictively than the current County of Marin zoning. The Town will not consider annexation for purposes of increasing the density over that allowed by the County of Marin.

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.

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

Section 1. APN's 177-220-54 and 177-133-13 are rezoned into the R-1-H - Very Low Density Residential District per attached Exhibit Z-9202-A. This rezoning is contingent upon the approval of the annexation of the two parcels into the Town of San Anselmo by Marin County LAFCO.

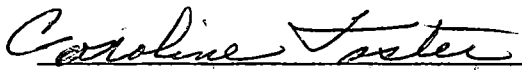
\* \* \* \* \*

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)

  
TOWN CLERK

  
MARIA ZAHAROFF, MAYOR

# ZONING

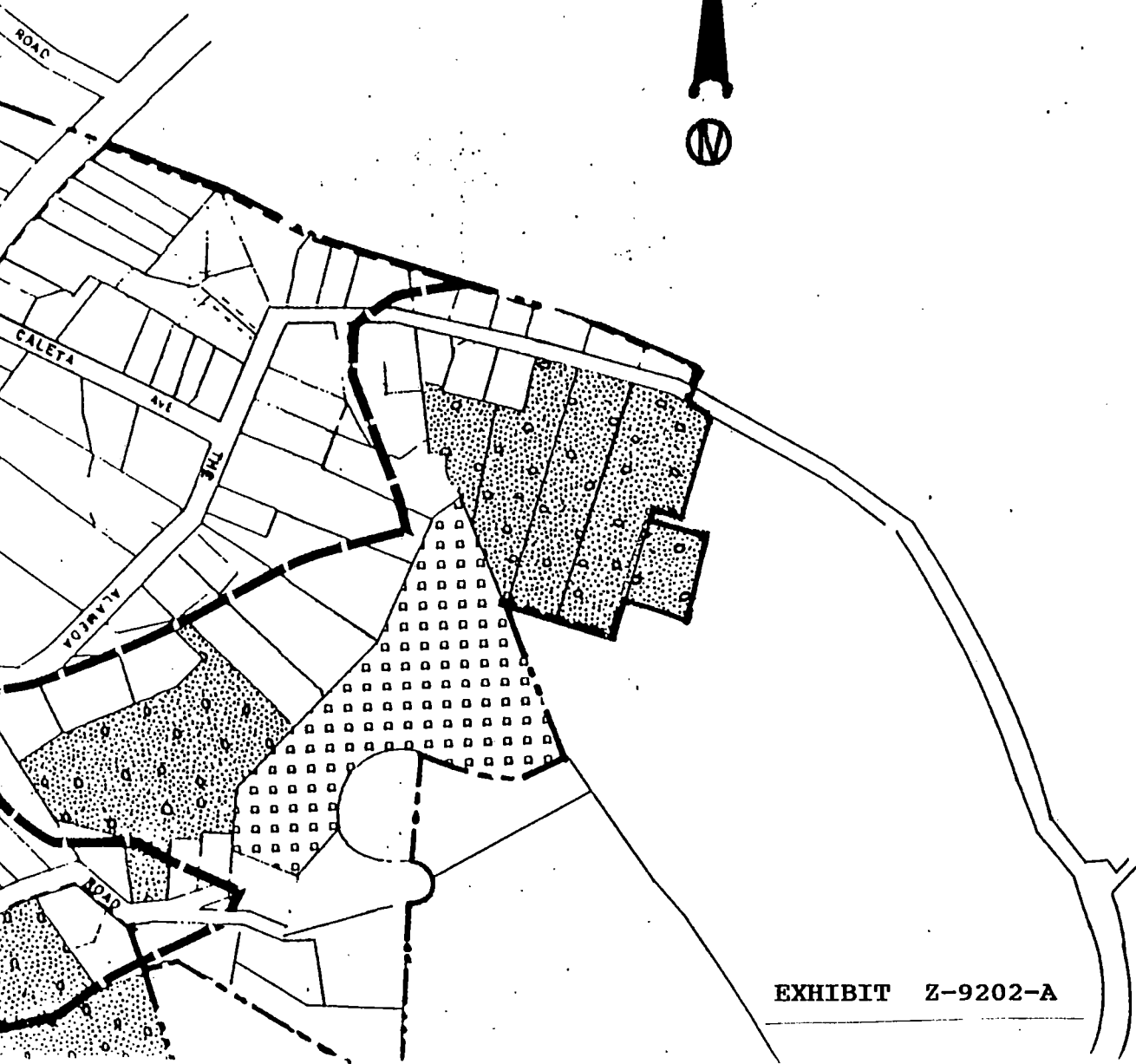


EXHIBIT Z-9202-A