

TOWN OF SAN ANSELMO
ORDINANCE NO. #932

AN ORDINANCE OF THE TOWN OF SAN ANSELMO AMENDING TABLE 4D - TABLE OF R-1 H (HILLSIDE DENSITY DISTRICT) PARCELS TO INCLUDE A/P NUMBERS 6-172-03, 6-172-06, 6-172-07, 6-172-08, AND 6-172-09 WITH A/P NUMBER 6-172-04 AND TO ESTABLISH THE MAXIMUM ALLOWABLE NUMBER OF UNITS FOR THE SIX PARCELS

WHEREAS, an application was filed with the Town of San Anselmo requesting approval of a zone change to amend Table 4 D to include A/P Numbers 6-172-03, 6-172-06, 6-172-07, 6-172-08, and 6-172-09 with A/P Number 6-172-04; 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 Planning Commission and Town Council have held public hearings considering the proposed zoning amendment; and

WHEREAS, a Negative Declaration has been accepted; and

WHEREAS, the Planning Commission recommended to the Town Council approval of the proposed zoning amendment;

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

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

This amendment will not result in a density greater than what is currently allowed for the property under the current zoning designations of R-1 (Single Family Residential) and R-1 H (Hillside Density District)

The five subject parcels currently zoned R-1, along with the one adjacent parcel currently zoned R-1 H for one dwelling, comprise 5.90 acres which are proposed to not be further developed. The existing single family dwelling and pool house will occupy Parcel A, which shall be 4.13 acres, and comprised of A/P Nos. 6-172-03, a portion of 6-172-04, 6-172-08, and 6-172-09. The existing home occupation office, to be converted to one single family dwelling, will occupy Parcel B, which shall be 1.77 acres, and comprised of A/P Numbers 6-172-06, 6-172-07, and a portion of 6-172-04.

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

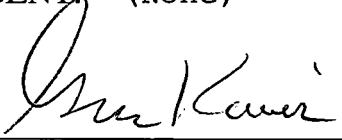
Section 2. Table 4D - Table of R-1 H (Hillside Density District) Parcels is amended per attached Exhibit A to include A/P Numbers 6-172-03, 6-172-06, 6-172-07, 6-172-08, and 6-172-09 with A/P Number 6-172-04 in the parcel listings and to limit the maximum allowable number of units on the six parcels to two units.

I hereby certify that the foregoing Ordinance was introduced on July 14, 1992, and duly and regularly adopted by the San Anselmo Town Council at a regular meeting thereof held on July 28, 1992, by the following vote:

AYES: BREEN, CHIGNELL, YARISH, ZAHAROFF, KANIS

NOES: (None)

ABSENT: (None)



Gus Kanis, Mayor

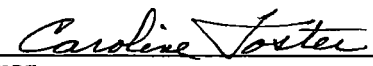
 Town Clerk

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

*Multiple parcels under one ownership

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

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

TABLE 4D (Continued)

2. The following table establishes the maximum (including existing plus new) number of units for the corresponding parcels (some of which are only partially developed).

<u>Assessor's Number</u>	<u>Number of Units</u>	<u>Assessor's Number</u>	<u>Number of Units</u>
5-062-73	2	6-172-03*	
6-181-42	2	6-172-04*	
7-154-07	1	6-172-06*	2**
7-191-07	1	6-172-07*	
7-191-10	2	6-172-08*	
7-192-07	1	6-172-09*	
7-241-66	1		

*Multiple parcels under one ownership

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

3. Densities for Assessor's Parcel Numbers 7-101-01 and 7-071-02 shall be recommended by the Planning Commission after a special public hearing and after acceptable access has been demonstrated in joint cooperation with the Town of Fairfax.