

**TOWN OF SAN ANSELMO  
ORDINANCE NO. 974**

**AN ORDINANCE OF THE TOWN OF SAN ANSELMO AMENDING  
(1) ARTICLE 2 (DESIGNATION AND ESTABLISHMENT OF DISTRICTS),  
(2) TABLE 3A OF CHAPTER 3, ARTICLE 3 (LAND USE REGULATIONS  
TABLE), AND (3) ARTICLE 13 (CONDITIONAL USE PERMIT) OF THE  
ZONING ORDINANCE RELATIVE TO EXPANDING RESIDENTIAL USES  
INTO THE C-3 AND C-L ZONING DISTRICTS**

Section 1.

WHEREAS, the Planning Commission and Town Council of the Town of San Anselmo updated the Housing Element in June 1995, which encourages the expansion of residential uses into all the commercial zones for affordable housing purposes; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 20, 1995, and December 18, 1995, to consider the proposed Ordinance Amendment at which time they considered the staff report and public testimony; and

WHEREAS, the Town Council held a duly noticed public hearing on January 23, 1996, to consider the proposed Ordinance Amendment at which time they considered the recommendation of the Planning Commission, the staff report, and public testimony; and

WHEREAS, the Town Council finds that the content of the Zoning Ordinance revisions is consistent with the Land Use Element and Housing Element of the General Plan.

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

**“Housing Element Program 2.2.1: Amendments to the General Plan and Zoning Ordinance.** The Town will seek to reduce constraints upon development of affordable housing projects that pertain to general plan policy and zoning ordinance requirements.

**Action:** The Town will initiate General Plan Amendments and possible rezoning of property based on recent experience with affordable housing infill applications in commercial areas. Permitting residential uses in commercial zones where housing is presently excluded will be considered. The Town will initiate Zoning Ordinance amendments to establish flexible parking standards for special needs housing (e.g., seniors, developmentally disabled) and mixed use infill development as opposed to case-by-case variances for such projects.”

Section 2.

**THEREFORE, THE TOWN OF SAN ANSELMO DOES ORDAIN** that Title 10 of the San Anselmo Municipal Code is amended as shown in the following section bold face, underlined type:

ARTICLE 2. DESIGNATION AND ESTABLISHMENT OF DISTRICTS

Section 10-3.201. Purpose and intent.

(j) *C-L Limited Commercial District.* This District is reflected on the General Plan Land Use Map as "Limited Commercial," which allows a maximum Floor Area Ratio of 1.0. This District is generally applied to properties lining both sides of Sir Francis Drake Boulevard, west of The Hub, for approximately one-quarter (1/4) of a mile, ending at Bella Vista Avenue. The Land Use category was developed as part of the 1988 General Plan to allow only those commercial uses which will not result in the generation of traffic in volumes sufficient to disrupt the flow of vehicular traffic along Sir Francis Drake Boulevard. Examples of the types of uses allowed within the District are furniture and antique shops, specially boutiques, book stores, art galleries, and personal services such as barber and beauty shops. Examples of some of the uses specifically prohibited within the District are restaurants, both sit down and fast food, and convenience grocery stores. **Residential uses are allowed within the District which provide mixed uses, live/work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose for providing for commercial activities. Multi-family uses are encouraged to provide incentives for mass transportation use.**

(k) *C-3 Commercial District.* This District is reflected on the General Plan Land Use Map as "General Commercial," which allows a maximum Floor Area Ratio of 1.0. This District is generally applied to those areas along Redhill Avenue, Sir Francis Drake Boulevard, and the eastern end of San Anselmo Avenue. The purpose of this District is to identify those areas of Town which will afford opportunities for various commercial activities to serve the needs of the community as well as the needs of surrounding communities. Many of the areas within the District include existing development, or have development potential, to provide for commercial uses which require significantly larger buildings than afforded in the Central Commercial District, such as full-service grocery and drug stores, major furniture and appliance stores, and shopping centers. **Residential uses are allowed within the District which provide mixed uses, live/work arrangements, and affordable housing that will not result in significant traffic disruption along Sir Francis Drake Boulevard. Offices and residential uses are encouraged to locate above the ground floor to preserve the District's primary purpose for providing for commercial activities. Multi-family uses are encouraged to provide incentives for mass transportation use.**

LAND USE REGULATIONS TABLE - TABLE 3A

*See Exhibit A (attached) which reflects proposed revisions to Table 3A.*

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ARTICLE 13. CONDITIONAL USE PERMIT (PROCEDURES)

Section 10-3.1305 Required findings for use permit

In addition to the foregoing finding, special findings shall be made for certain Districts or uses as follows:

(b) Self-Service Gasoline Stations - All Districts:

The granting of the use permit will not adversely affect the public health, safety, or welfare by either diminishing the availability of minor emergency health and safety services, including rest rooms and minor automobile repair.

(c) Limited Commercial (C-L) District - All uses requiring a use permit:

The granting of the use permit will not allow a use which generates traffic at a rate greater than fifty (50) vehicle trip ends for each 1,000 gross square feet of gross leasable building area and which does not add any additional traffic volume on Sir Francis Drake Boulevard during the a.m. and p.m. peak commuting periods. **However, because affordable housing provides a public benefit to the Town, such a use may be considered within the C-L District provided peak hour traffic is minimized to the greatest extent possible.**

(d) Second units - Single-Family Residential (R-1) Districts:

Those additional findings listed in Section 10-6.303 of the San Anselmo Municipal Code.

Section 3.

This Ordinance was introduced on January 23, 1996, and adopted on February 13, 1996. This ordinance shall take effect 30 days following its adoption.

Adopted by the Town Council of the Town of San Anselmo this 13th day of February, 1996, by the following vote:

AYES: Chignell, Kroot, Hodgens, Yarish, Breen

NOES: None

ABSENT: None



Peter Breen, Mayor

ATTEST:

  
Debbie Stutsman, Town Clerk

EXHIBIT A

LAND USE REGULATIONS TABLE

TABLE 3A (CONTINUED)

\*P\* = Permitted Use  
 \*C\* = Conditionally Permitted Use  
 \*-\* = Not Permitted

DISTRICT	R-1-H	R-1-C	R-1	R-2	R-3	P	C-1	C-2	C-L	C-3
<u>LAND USES</u>										
Professional, Dental	-	-	-	-	-	(5)P	P	P	(1)C	P
Professional, Medical	-	-	-	-	-	(5)P	P	P	(1)C	P
Professional, Medical Clinics	-	-	-	-	-	-	-	-	-	C
Professional, Offices	-	-	-	-	-	(5)P	P	P	(1)C	P
Professional, Optician	-	-	-	-	-	(5)P	P	P	(1)C	P
Professional, Optometrist	-	-	-	-	-	(5)P	P	P	(1)C	P
Professional, Real Estate	-	-	-	-	-	-	-	P	(1)C	P
Professional, Veterinary Clinics	-	-	-	-	-	(5)P	P	P	(1)C	P
Recreation, Places of	-	-	-	-	-	-	-	C	-	C
Rental Libraries	-	-	-	-	-	-	P	P	-	P
Residential Care Facility, Large	C	C	C	C	C	-	-	-	-	-
Residential Care Facility, Small	P	P	P	P	P	-	-	-	-	-
Residential Care Facility for Persons with a Chronic Life- Threatening Illness, Large	C	C	C	C	C	-	-	-	-	-
Residential Care Facility for Persons with a Chronic Life- Threatening Illness, Small	P	P	P	P	P	-	-	-	-	-
Residential Care Facility for the Elderly, Large	C	C	C	C	C	-	-	-	-	-
Residential Care Facility for the Elderly, Small	P	P	P	P	P	-	-	-	-	-
Residential, Multi-Family	-	-	-	-	P	C	C	C	(1)C	C
Residential Second Units	(6)C	(6)C	(6)C	-	-	-	-	-	-	-
Residential, Single Family Attached	-	-	-	P	P	C	C	C	(1)C	C

**LAND USE REGULATIONS TABLE**

**TABLE 3A (CONTINUED)**

\*P<sup>n</sup> = Permitted Use  
 \*C<sup>n</sup> = Conditionally Permitted Use  
 \*.- = Not Permitted

<u>LAND USES</u>	<u>DISTRICT</u>	<u>R-1-H</u>	<u>R-1-C</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>P</u>	<u>C-1</u>	<u>C-2</u>	<u>C-L</u>	<u>C-3</u>
Residential, Single											
Family Detached		P	P	P	P	P	C	C	C	(1)C	C
Restaurant		-	-	-	-	-	-	-	P	(1)C	P
Restaurant, Cafes		-	-	-	-	-	-	C	P	(1)C	P
Restaurants, Fast Food		-	-	-	-	-	-	-	-	-	C
Restaurant, Take-Out		-	-	-	-	-	-	-	-	-	C
Savings & Loan Institution		-	-	-	-	-	-	-	P	-	P
Schools, Public		-	-	P	P	P	P	C	C	-	C
Schools, Private		-	-	C	C	C	C	C	C	-	C
Schools, Religious		-	-	C	C	C	C	C	C	-	C
Shoe Repair		-	-	-	-	-	-	P	P	P	P
Sporting Goods Stores		-	-	-	-	-	-	-	P	(1)C	P
Stationery Stores		-	-	-	-	-	-	-	P	P	P
Studios		-	-	-	-	-	(5)p	P	P	(1)C	P
Tool Repair, Commercial		-	-	-	-	-	-	-	C	(1)C	C
Toy Stores		-	-	-	-	-	-	-	P	(1)C	P
Transportation Services,											
Bus Depots		-	-	-	-	-	-	-	P	-	P
Travel Bureaus		-	-	-	-	-	-	-	P	P	P
Utility Substations		C	C	C	C	C	C	C	C	(1)C	C
Variety Stores		-	-	-	-	-	-	P	P	C	P
Wall Paper Stores		-	-	-	-	-	-	-	P	P	P
Water Tanks		C	C	C	C	C	C	C	C	(1)C	C
Wholesale Distribution		-	-	-	-	-	-	-	-	-	C
Wholesale Warehouses		-	-	-	-	-	-	-	-	(1)C	C
Windmills		-	C	C	C	C	C	C	C	-	C

Notes on Following Page