

**TOWN OF SAN ANSELMO
RESOLUTION NO. 3177**

**A RESOLUTION OF THE TOWN COUNCIL OF SAN ANSELMO AMENDING
THE GENERAL PLAN MAP TO INCLUDE WITHIN THE TOWN LIMITS
THE TWO PARCELS (APN 177-220-54 & 177-133-13)
ANNEXED INTO THE TOWN UNDER THE "VERY LOW DENSITY" DESIGNATION
GPA-9201**

WHEREAS, an application was filed with the Town of San Anselmo requesting approval to amend the General Plan map to include APN's 177-220-54 and 177-133-13 within the Town limits under the "Very Low Density Designation"; 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 two subject parcels are contiguous to the Town limits and within the sphere of influence and urban service area established for the Town of San Anselmo; and

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

WHEREAS, a Negative Declaration with mitigation measures has been adopted.

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

1. Under Section 65358(a) of the State Planning and Zoning Law, a legislative body may amend all or part of an adopted general plan, if it is deemed to be in the public interest.

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 incorporate the two subject parcels into the Town under the "Very Low Density" designation so that the entire development is subject to the thorough and tiered review and approval process that has been established for development within the Town's hillside and ridge areas.

Although this revision 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 land use 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 is consistent with the intent of the general plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the General Plan map of San Anselmo is amended to include APN's 177-220-54 and 177-133-13 within the Town limits under the "Very Low Density" designation, as shown on Exhibit GP-9201-A, attached. This general plan amendment 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 Resolution was duly and regularly readopted 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

PLANNED LAND USE

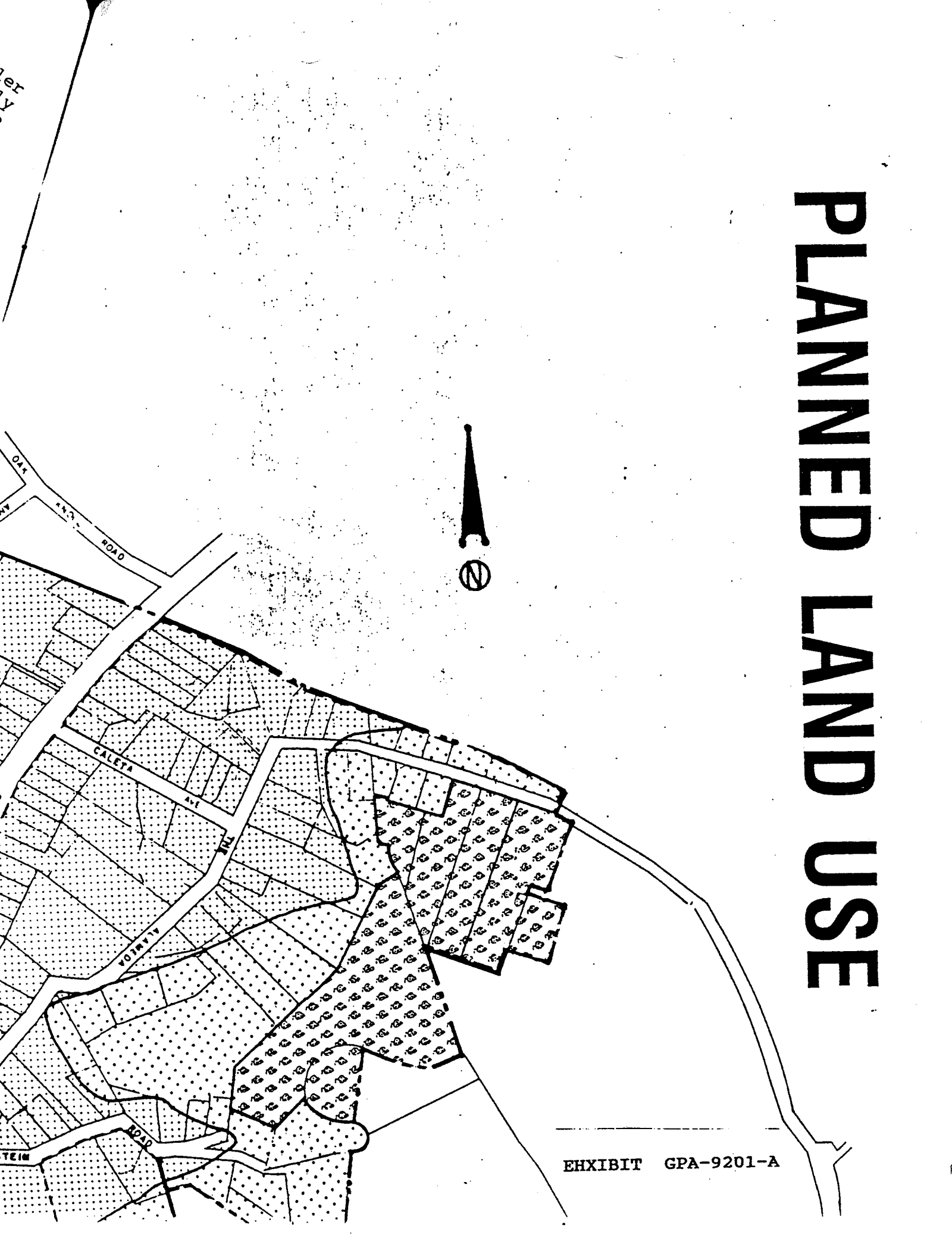


EXHIBIT GPA-9201-A