

SAN ANSELMO TOWN COUNCIL

RESOLUTION NO. 3039

A RESOLUTION CONDITIONALLY APPROVING A DESIGN FOR A HOME ON LOT #7 OF THE QUARRY MOUNTAIN SUBDIVISION, PORTIONS OF WHICH WILL BE LOCATED OUTSIDE THE APPROVED LOT ENVELOPE.

WHEREAS, The San Anselmo Town Council has considered a redesign of a single family home to be located on Lot #7 of the Quarry Mountain Subdivision; and

WHEREAS, the revised design of the home on Lot #7 would result in portions of the home being constructed outside the approved lot envelope; and

WHEREAS, the Town Council held a duly noticed public hearing on November 24, 1987 to consider the new design for the home on Lot #7.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

The San Anselmo Town Council hereby conditionally approves the redesign of the home on lot #7. In approving this design the Town Council makes the following findings:

1. The architectural redesign of the home on Lot #7 of the Quarry Mountain Subdivision is functionally and aesthetically compatible with other homes planned in the subdivision and is of a design which is compatible with its location on a relatively visible ridge.
2. The architectural design and landscaping protects the visual massing and appearance of the home from off site view points.
3. The architectural design and landscaping for the individual home as conditionally approved will protect the appearance and value of other homes existing or planned in the surrounding area.
4. There are no traffic related impacts associated with the architectural design of the building or its accompanying landscape plan.
5. The architectural design of the home shown on Exhibit A and associated landscaping will not result in any erosion or downslope instability; thereby protecting the public health and safety of persons and property in the surrounding area.

NOW THEREFORE BE IT FURTHER RESOLVED THAT:

The San Anselmo Town Council hereby approves the construction of a home outside the approved lot envelope on Lot #7 of the Quarry Mountain Subdivision. The Town Council in approving this building makes the following findings:

1. The construction of a home closer to the roadway will reduce the downslope massing of the building as well as its visual profile as viewed from off site.
2. Allowing for construction outside the approved lot envelope will allow the home to relate better to the contours of the site and to other structures on and off site. The relationship of buildings is improved by a reduction in building mass and visual profile as viewed from the west.
3. Construction outside the lot envelope in this case is consistent with the intent of the R1-H zone because it further reduces the visual profile of the west elevation of the home.

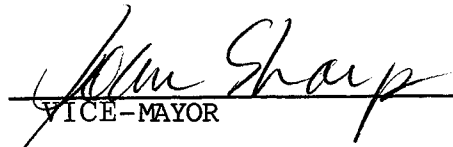
The foregoing resolution was adopted and passed at a regular scheduled meeting of the Town Council of the Town of San Anselmo held on November 24, 1987, by the following vote:

AYES: Chignell, Sharp, Walsh, Wooliever

NOES: (None)

ABSTAIN: (None)

ABSENT: Cordingley


VICE-MAYOR

ATTEST:


TOWN CLERK

EXHIBIT B

The architectural design and landscape plans for the home on lot 7 of the Quarry Mountain Subdivision is approved subject to all of the following conditions. All of these conditions must be complied with by the property owner or successors in interest. Minor modifications can be reviewed and approved by Town staff; however, major modifications cannot be made without the approval of the Planning Commission of the Town of San Anselmo.

CONDITIONS

1. The building heights of garages must be lowered so that they do not exceed a nine (9) foot plate height. The roof pitch of the garage must match the roof pitch of the house.
2. The colors of homes including exterior walls, trim, roof, and decks shall be submitted to the Planning Commission for review and approval. The colors shall be approved before an occupancy permit will be issued for the home requesting said occupancy.
3. All protrusions above the roof; such as chimneys, vents and etc. shall be no higher than required by building code.
4. Additional landscaping in the form of a shrub barrier to downhill views shall be provided along the west elevation. Shrubs similiar in number to those shown for Lot #10 shall be provided on Lot #7.
5. Three additional trees shall be planted along the west elevation.