

Project Scrapped  
3/93

**TOWN OF SAN ANSELMO  
RESOLUTION NO. 3220**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO  
APPROVING A USE PERMIT U-9203 TO CONSTRUCT TWO RESIDENTIAL  
UNITS ON PROPERTY LOCATED AT 22 MAGNOLIA AVENUE IN THE  
PROFESSIONAL ZONING DISTRICT (ASSESSOR'S PARCEL NUMBER 7-212-  
34)**

**WHEREAS**, the Planning Commission of the Town of San Anselmo held three public hearings on July 6, 1992, August 31, 1992, and November 2, 1992 to consider a Use Permit application to allow two residential units with enclosed parking at 22 Magnolia Avenue; and

**WHEREAS**, the Planning Commission considered the recommendation of the Town of San Anselmo staff, the applicant, and members of the public, and voted to deny the request; and

**WHEREAS**, the applicant, Jean Brunswick and Lamonte Cochran appealed this denial action to the Town Council; and

**WHEREAS**, the Town Council held a public hearing on December 22, 1992, January 12, 1993, and February 9, 1993, and considered the input from Town of San Anselmo staff and testimony from the applicant and members of the public, the Town Council resolved as follows:

- 1) Uphold the appeal and approve the project based on the following findings and conditions of approval.

*The establishment, maintenance, or operation of the use will not, under the circumstances of this case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town in that the construction of two single family homes, as conditioned, will meet all set back, parking, height and lot coverage standards of the Town.*

**THEREFORE, BE IT RESOLVED**, that the Town Council of the Town of San Anselmo hereby approves a Use Permit to allow two residential units on property located at 22 Magnolia subject to the following conditions:

1. The project shall be constructed according to plans date stamped received by the Town on August 19, 1992.
2. A revocable access easement, which is hereby incorporated by reference, shall be entered into with the Town of San Anselmo prior to the issuance of any grading or building permit for the property.
3. That the parking area at the north end of the project be enclosed by a raised curb or low wall to serve as a wheel stop or demarcation between properties.

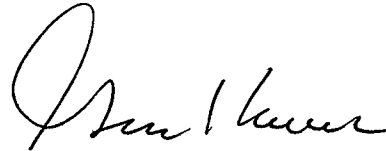
4. Automatic garage door openers be installed to encourage the use of the garages.
5. No existing trees shall be removed between the subject parcel and Town-owned parking lot without first notifying and obtaining approval from the Public Works Director.
6. Prior to issuance of a building permit, the applicant shall submit a landscaping plan to be reviewed and approved by the Planning Director.
7. That the color and design of the two units shall be in conformance with the materials and colors presented by the applicant (U-9203, Exhibit A), including a magazine photograph depicting a fence design (U-9203, Exhibit B).

**PASSED AND ADOPTED** by the Town Council of the Town of San Anselmo on February 9, 1993 by the following vote:

AYES: Chignell, Zaharoff, Kanis

NOES: Breen, Yarish

ABSENT: (none)



Gus Kanis, Mayor

ATTEST:

  
Caroline Foster, Town Clerk