TOWN OF SAN ANSELMO

TOWN COUNCIL RESOLUTION NO. 3261

A RESOLUTION OF THE TOWN COUNCIL OF SAN ANSELMO CONFIRMING THE PLANNING COMMISSION'S APPROVAL OF A TENTATIVE PARCEL MAP AND VARIANCE TO CREATE A NEW 10,100 SQUARE FOOT PARCEL AT 19 RANCHO DRIVE.

WHEREAS, an application was filed with the Town of San Anselmo on July 20, 1993 requesting approval for a Tentative Parcel Map, and Variance to create a 10,100 square foot parcel from a 1.48 acre parcel located at 25 and 19 Rancho Drive, San Anselmo, Assessor Parcel Number 5-062-93: and

WHEREAS, Planning Commission held public hearings on October 4, 1993 and October 18, 1993: and

WHEREAS, Planning Commission unanimously approved the Tentative Parcel Map, and Variance referred to as Exhibit A and date stamped received by the Planning Department on July 20, 1993 subject to the following conditions:

1. Demolish the structure that was formerly 27 Rancho Drive, and the carport serving 19 Rancho Drive.

2. Install two new non-tandem parking stalls using all-weather material on the new parcel at 19 Rancho Drive that conform with all of the required setbacks for the R-1 district.

3. Submit improvement plans subject to the approval by the Town Engineer following approval of this Tentative Parcel Map and prior to recordation of the Final Parcel Map. Improvement plans shall be prepared in accordance with Article 3, Improvements, of Chapter 2, Subdivision of the Municipal Code.

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

Section 1. Findings required for the approval of a Tentative Parcel Map pursuant to Section 10-2.503 (d), and a Variance pursuant to Section 10-3.709 of the San Anselmo Municipal Code are as follows:

Tentative Parcel Map

The Commission, in approving a tentative map, shall make the finding that the subdivision, together with the provision for its design and improvement, is consistent with the General Plan of the Town.

Supporting facts for these findings are follows:
The creation of a 10,100 square foot parcel from R-1-C to R-1, is in conformance with the General Plan designation and will bring more property into General Plan conformity then if the property stayed at its current status. The General Plan designates all single family residential areas below 150 msl as single family (1-6 units per acre). The remaining 54,369 square foot parcel will retain the current R-1-C zoning, consistent with the General Plan designation for the elevations on this parcel that are above 150 msl (1 or less units per acre).

Variance

(1) Due to special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the controlling zoning ordinance or regulation deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification, and the granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated: and

(2) The granting of the variance, under the circumstances of the particular case, will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Supporting facts for these findings are as follows:

It is conceivable that a parcel can be designated on this property that will conform with the frontage requirements for this district which is 40 feet. Such a parcel would have a panhandle along the front and then narrow in the center in order to maintain an 8 foot sideyard setback for the residence at 25 Rancho Drive. Granting a variance on the frontage to allow the proposed 23 foot width will allow a much cleaner parcel split, and will not inhibit access to the newly created parcel. A variance will also allow the owners to create a self contained unit on separate parcels and allow off-site improvements that will further mitigate drainage problems which exist in the neighborhood.

CONDITIONS OF APPROVAL:

1. Demolish the structure that was formerly 27 Rancho Drive, and the carport serving 19 Rancho Drive.

2. Install two new non-tandem parking stalls using all-weather surface material on the new parcel at 19 Rancho Drive that conform with all of the required setbacks for the R-1 district.

3. Repackage, sign and stamp the hydrology report into a complete document.

4. Submit a soils report for any proposed new development with $1000.00 refundable deposit to cover peer review costs.

5. Remove the common private sewer lateral, currently serving the residence located on the newly created parcel (19 Rancho Drive) to a point approved by the Ross Valley Sanitary District. A separate private sewer lateral must be installed connecting 19 Rancho Drive to the district sewer main. The installation of the
private sewer lateral must meet District specifications and be inspected by a Ross Valley Sanitary District inspector before it is covered. Prior to installing the new private sewer lateral, a permit is required and will be issued upon payment of the appropriate fees.

6. Rip-rap outfall of the existing upstream pipe where it enters their property.

7. Prior to any construction work, and before filing of a final map, the applicant shall submit an improvement plan pursuant to San Anselmo Municipal Code Section 10-2.303. Said improvement plan shall include the prior agreed upon storm drainage improvements consisting of approximately 104 feet of 30" pipe, 58 feet of 24" pipe, and all necessary related improvements. Drainage improvements shall be designed and constructed so as to allow for a future extension to Carlson Avenue.

PASSED AND ADOPTED by the San Anselmo Town Council at a regular scheduled meeting on April 26, 1994, by the following roll call vote:

AYES: Breen, Kroot, Yarish, Chignell

NOES: (None)

ABSENT: Zaharoff

Paul Chignell, Mayor

Paul Chignell, Mayor

ATTEST:

Town Clerk