

TOWN OF SAN ANSELMO
RESOLUTION NO. 3382

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO APPROVING DR-9701 FOR 677 REDWOOD ROAD, A/P 7-182-10: DESIGN REVIEW OF 1) A DUMBWAITER ADDITION ON THE NORTH SIDE OF THE EXISTING DWELLING; 2) ENCLOSURE OF A 288 SQUARE FOOT PORTION OF THE REAR UPPER DECK; AND 3) A 1' ROOF HEIGHT INCREASE OVER AN 8.5' WIDE BY 36' DEEP AREA IN THE CENTER OF THE DWELLING BETWEEN THE ENTRY DOOR AND REAR DOOR, ON PROPERTY LOCATED IN THE R-1 ZONING DISTRICT.

WHEREAS, on January 6, 1997, the Planning Commission held a duly noticed public hearing and conditionally approved DR-9701 for additions at 677 Redwood Road, A/P 7-182-10, based on the plans received by the Town on November 21, 1996; and

WHEREAS, the appellant, Nancy Oswald, 25 Idalia Court, appealed the Planning Commission's approval to the Town Council on January 15, 1997; and

WHEREAS, on February 5, 1997, and February 25, 1997, the Town Council held duly noticed public hearings to consider information received from staff, the applicant, and the appellant; the Town Council denied the appeal of the Planning Commission's determination based on the following findings of fact; and the Town Council reviewed the conditions of approval;

WHEREAS, on March 11, 1997, the Town Council held a duly noticed public hearing to review and adopt the Resolution of Approval.

FINDINGS OF FACT

Design Review

1. *Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;*

The additions are compatible with the existing architecture on the property, subject to the following conditions:

a) Exterior Color

The entire dwelling structure shall be painted a darker tone within two years from the date of the Certificate of Occupancy for the subject addition and remodeling project (as shown on the plans received by the Planning Department on November 21, 1996). The changed color tone shall be significantly darker to be consistent with other properties obtaining design review at this time, and shall be subject to approval by the Planning Director.

b) Exterior and Interior Lighting

Exterior lighting shall be designed to eliminate off-site spread of light through the use of hooded, low-level, low wattage light fixtures that cast light in a downward direction. Such lighting should be permitted for safety and security purposes only and must be unobtrusive and maintain privacy.

Interior lighting shall be designed to be low profile in order that the house does not "glow" on the hillside.

Exterior light fixtures and interior lighting shall be reviewed by staff prior to issuance of electrical permits and a Certificate of Occupancy.

2. *Provides for protection against noise, odors, and other factors which may make the environment less desirable;*

Due its small scope, this project will not make the environment less desirable.

3. *Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment or orderly development in such area;*

As conditioned, this project will not cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment or orderly development in the area in that the project is relatively small in scope.

4. *Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel; and*

This project will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and will not impact satisfactory access by emergency vehicles and personnel in that no change in use (single family residential) is being proposed.

5. *Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area.*

This project will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area in that the addition will involve the enclosure of an existing deck and no grading is involved.

CONDITIONS OF APPROVAL

1. Approval is based on the plans received by the Town on November 21, 1996;

2. Exterior Color: The entire dwelling structure shall be painted a darker tone within two years from the date of the Certificate of Occupancy for the subject addition and remodeling project (as shown on the plans received by the Planning Department on

November 21, 1996). The changed color tone shall be significantly darker to be consistent with other properties obtaining design review at this time, and shall be subject to approval by the Planning Director.

3. Exterior and Interior Lighting: Exterior lighting shall be designed to eliminate off-site spread of light through the use of hooded, low-level, low wattage light fixtures that cast light in a downward direction. Such lighting should be permitted for safety and security purposes only and must be unobtrusive and maintain privacy.

Interior lighting shall be designed to be low profile in order that the house does not "glow" on the hillside.

Exterior light fixtures and interior lighting shall be reviewed by staff prior to issuance of electrical permits and a Certificate of Occupancy.

4. If construction is not commenced within one year from the date of final action, the permit becomes null and void. However, this discretionary action may be renewed by the Planning Director for a maximum period of one (1) year provided the applicant places such a request in writing to the Planning Director showing good cause prior to the expiration of the discretionary action.

5. A statement outlining Conditions 2 and 3 shall be recorded with the County Recorder as a deed restriction to ensure that future property owners are apprised of this condition.

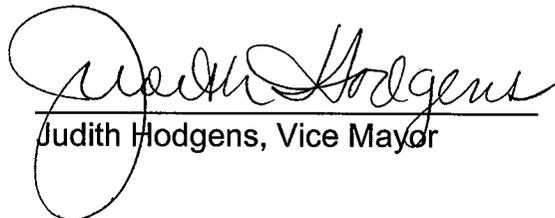
PASSED AND ADOPTED by the Town Council of the Town of San Anselmo on March 11, 1997, by the following vote:

AYES: Chignell, Hodgens, Overberger

NOES: (None)

ABSTAIN: Kroot

ABSENT: Breen


Judith Hodgens, Vice Mayor

ATTEST:


Debbie Stutsman, Town Clerk