

**TOWN OF SAN ANSELMO
TOWN COUNCIL**

RESOLUTION NO. 3422

**A RESOLUTION OF THE SAN ANSELMO TOWN
COUNCIL APPROVING DESIGN REVIEW DR-9743 AND
VARIANCE V-9746 FOR DEVELOPMENT OF A NEW
HOUSE AND DEMOLITION OF EXISTING HOUSE AT 240
REDWOOD ROAD (APN 7-095-01)**

BE IT RESOLVED by the San Anselmo Town Council as follows:

WHEREAS, the applicant, Ken Chase, properly submitted a design review and variance application package to build a new house at 240 Redwood Road on October 21, 1997;

WHEREAS, the proposed project is consistent with the policies and regulations of the General Plan, Zoning Ordinance and Bald Hill Area Plan; and

WHEREAS, on January 20, 1998, the Planning Commission was able to make the necessary findings to grant a Design Review and Variance for the proposed project subject to conditions of approval.

NOW, THEREFORE BE IT RESOLVED that the Town Council of San Anselmo approves Design Review DR-9734 and Variance V-9746 subject to the following conditions:

1. That the request for Design Review be granted to build a new house in accordance with the plans date stamped Oct. 21, 1997, and the revised site plan dated 01/12/98, received by the Town of San Anselmo Planning Department.
2. Applicant shall apply for and pay all appropriate fees for building permits, plan checks and inspections.
3. Proposed street improvements shall also include a minimum 1' shoulder unless otherwise approved by the Public Works Director. If onsite improvements or other roadbed building structures are required, those plans shall be submitted prior to issuance of building permits for the dwelling unit.
4. Applicant shall have the easement, legal description and associated grant deed (dated 01/16/98) recorded with the Marin County Recorder prior to issuance of building permits. Description of easement, on the grant deed

shall state that the purpose of said easement is to grant access to the property known as 238 Redwood Road.

5. Street signs shall be posted at each end of the curve along subject property which say, "15 MPH CURVE AHEAD". Signs shall be shown on the revised street plans identified in above condition No. 3, and shall be installed to the satisfaction of the Public Works Director, and to the cost of the applicant. Signs shall include black letters on a yellow background.
6. A check for \$2,900.00 shall be submitted to the Town for the Redwood Road Improvement Account prior to issuance of building permits. This requirement may be waived by the Planning Director when required (proposed) street improvements are completed.
7. Applicant shall perform tests of the sewer lateral and repair or replace to the satisfaction of the Ross Valley Sanitary District.
8. Conditions outlined in the Soils Report (Salem-Howes Associates Sept. 24, 1997) on pages 3-9 shall be incorporated during design and construction of foundation and any onsite retaining wall.
9. Five, 24 gallon, Coast Redwoods (*sempervirens*) to be planted in the locations depicted in said plan shall be planted prior to Final Inspection. Applicant may change the type of tree to the satisfaction of the Planning Director. Trees shall be replaced if death or disease occurs within 1 year of planting.
10. Demolition, removal of all rubble, and rehabilitation to the entire building site of existing house shall occur prior to Final Building Inspection. Rehabilitation includes all affected neighboring property and fences. Work done to neighboring properties shall receive the consent of the property owner prior to performance and shall include, but is not limited to; 1) rehabilitation to the Gade property (222 Floribel) upon completion of demolition, work shall also include replacement of deer fencing along entire shared property line, and 2) the Prybyski property (246 Redwood) shall be restored to pre-development or better conditions prior to final approval, work shall include driveway and landscape rehabilitation to the satisfaction of the Town Building and Planning Departments.
11. The siding material shall be natural wood or unpainted cedar shingle siding. Trim may be natural wood to match siding or as follows: 1) roof trim (Kelly Moore M39-3), 2) door and window color (Kelly Moore V20-3), 3) door and window trim color (Benjamin Moore No. 234).
12. All onsite and offsite construction and demolition associated with this project shall be subject to the Construction Management Standards, known as

"Exhibit B" of the Bald Hill Area Plan and shall be attached to these conditions of approval.

13. This permit and each condition contained herein shall be binding upon applicant and any transferor, or successor in interest.
14. 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.

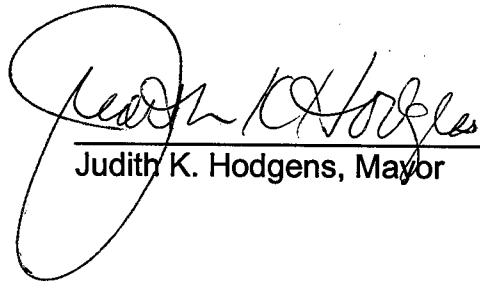
PASSED AND ADOPTED by the San Anselmo Town Council at a specially scheduled meeting held on the 24th day of March, 1998, by the following vote:

AYES: Breen, Chignell, Kroot, Overberger

NOES: none

ABSTAIN: none

ABSENT: Hodgens



Judith K. Hodgens, Mayor

ATTEST:



Debra Stutsman, Town Clerk