

**TOWN OF SAN ANSELMO
RESOLUTION NO. 3473**

**A RESOLUTION OF THE TOWN OF SAN ANSELMO APPROVING GENERAL PLAN
MAP AMENDMENTS AS RELATED TO: 38 TOMAHAWK DRIVE, A/P 177-171-06**

WHEREAS, an application was filed with the Town of San Anselmo on December 15, 1998, requesting Environmental Review and General Plan map amendments relative to subject property; and

WHEREAS, the Planning Commission held a public hearing on June 7, 1999, and considered the Negative Declaration and staff report recommending approval;

WHEREAS, the Planning Commission recommended on June 7, 1999 to the Town Council that the Negative Declaration of Environmental Impact and the following General Plan amendments be approved: 1. Land Use Map: To add this property to the Land Use Map with a designation of 'Very Low Density'; 2. Sphere of Influence Map: To add this property to the Sphere of Influence Map with a designation of 'San Anselmo Town Limits'; and 3. Open Space Map: To add this property to the Open Space Map as area not intended for Proposed Open Space.

WHEREAS, the Town Council held a public hearing on June 22, 1999, to approve the Negative Declaration and adopt the resolution, at which time the Council heard comments from staff and the applicants.

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

Section 1. That the finding required for the approval of a Negative Declaration has been made, which is that the project will not have a significant adverse environmental impact:

1) The conclusion of the geotechnical investigation was that the project is feasible from a geotechnical engineering standpoint if performed and maintained in accordance with their recommendations; 2) The preliminary site plan and drainage plan has been peer reviewed and recommendations have been made for drainage work, which is currently being reviewed by the Town Engineer; 3) The building site is located on the grassy, open area of the lot, south of a Bay grove, which includes Oak trees. The driveway will be between two large Oak trees. It will have the least environmental impact in terms of vegetation removal. The Bay forest will be designated open space. All development is to be oriented to minimize tree removal, which this does, and be oriented and designed to minimize privacy impacts on the adjoining property at 53 Miwok Drive. Landscaping is to be incorporated between these two properties to help screen development and enhance privacy. Five (5): 15-gallon Pacific Wax Myrtles are proposed along the

common side property line to provide screening for 53 Miwok. These native, evergreen trees can grow to 30 feet and are dense with foliage. The trees will be planted at elevation 305 with a potential to grow to elevation 335. This should provide good screening when viewed from the outdoor deck of 53 Miwok.

Section 2. That the findings required for the approval of the General Plan amendments and rezoning, which is that they are consistent with the General Plan, have been made, specifically, Land Use Goal No. 3, and Policy 3.1.

APPROVED by the Town Council of the Town of San Anselmo at a regularly scheduled meeting on June 22, 1999, by the following roll call vote:

AYES: Breen, Chignell, Kroot, Overberger

NOES: None

ABSENT: Hodgens


Paul Chignell, Mayor

ATTEST:


Debra Stutsman, Town Clerk

