

RESOLUTION NO. 4006

**A RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF SAN ANSELMO DECLARING ITS INTENT TO ABANDON A PORTION
OF A RIGHT-OF-WAY ADJACENT TO 15 ALLYN AVENUE**

WHEREAS, the portion of the public right-of-way adjacent to 15 Allyn Avenue in the Town of San Anselmo and described in Exhibit 1 ("Subject Right-of-Way") was accepted by the Town in 1923;

WHEREAS, the Town Council of the Town of San Anselmo finds that the portion of the Subject Right-of-Way is not presently needed for any public use and no public use will be required in the future;

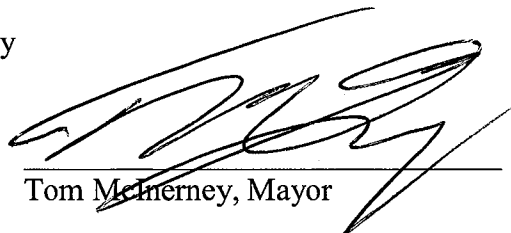
WHEREAS, the Town desires to abandon the portion of the Subject Right-of-Way pursuant to Streets and Highways Code section 8300, *et seq.*;

NOW, THEREFORE, BE IT RESOLVED that

1. Pursuant to the provisions of Section 8300 *et seq.* of the California Streets and Highways Code, the Town Council declares its intention to abandon and vacate the following portion of the Subject Right-of-Way described in Exhibit 1.
2. Reference is made to the attached site map at Exhibit 2, which delineates the area to be vacated.
3. The Town will reserve easements for existing utilities satisfactory to the owners thereof.
4. A public hearing for all persons interested in the proposed vacation will take place at the Town Council meeting on Tuesday, October 9, 2012, at 7:30 p.m. in the Town Council Chambers located at 525 San Anselmo Avenue, San Anselmo.
5. Notice of the hearing on the proposed vacation will be published in the manner prescribed by law (Cal. Sts. & Hy. Code § 8322); and
6. Notice of the proposed vacation stating the time and place set for the public hearing, will be posted in the manner prescribed by law (Cal. Sts. & Hy. Code § 8323).

The foregoing Resolution was adopted at the regular meeting of the San Anselmo Town Council held on September 11, 2012, by the following vote:

AYES: Coleman, Greene, Kroot, McInerney
NOES: None
ABSENT: Lopin



Tom McInerney, Mayor

Attest:

Barbara Chambers, Town Clerk

Scale: 1" = 50'

Redwood Road
(30' Wide)

6' Wide Lane
Per 5 RM 21

Lands of the
Town of San Anselmo

Lane Vacation
Parcel 2

N77°42'37"W
29.91'

Lands of
Wong
Lot 2
Block D
5 RM 21

N89°17'00"W
36.45'

5' Wide Sewer
Easement per
5 RM 21

S00°43'00"W
6.00'

Lane Vacation
Parcel 1

Lands of the
Town of San Anselmo

Lands of
Couture
Lot 1
Block D
5 RM 21

N89°17'00"W 146.48'
S89°17'00"E 150.00'

S31°09'00"W
6.96'

POB

Allyn Avenue
(30' Wide)



Dale White
9/9/12

Exhibit B Lane Vacation

15 Allyn Avenue and 250 Redwood Road
San Anselmo, CA

WHITE & PRESCOTT
Engineering and Surveying
1620 Grant Avenue
Novato, CA

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Couture / Wong Lot Line Adjustment
Lane Vacation

Exhibit A

Lane Vacation
Parcel 1

A parcel of land in the Town of San Anselmo, County of Marin, State of California, more particularly described as follows.

Beginning at the northwesterly corner of Lot 1, in Block D as shown on the "Map of Floribel Manor, Town of San Anselmo," filed for record May 9, 1923 in Volume 5 of Maps at page 21, Marin County Records;

thence along the northerly line of said lot, South $89^{\circ} 17' 00''$ East 150.00 feet to the easterly corner of said lot;

thence, North $00^{\circ} 43' 00''$ East 6.00 feet to a point on the northerly line of a six foot wide lane as shown on said map;

thence, along said northerly lane line, North $89^{\circ} 17' 00''$ West 146.48 feet to the southeasterly line of Allyn Avenue;

thence, along said southeasterly street line, South $31^{\circ} 09' 00''$ West 6.96 feet to the point of beginning;

This lane vacation contains approximately 889 square feet.

Dale White
9/4/12



**Lane Vacation
Parcel 2**

A parcel of land in the Town of San Anselmo, County of Marin, State of California, more particularly described as follows.

Beginning at the northwesterly corner of Lot 2, in Block D as shown on the "Map of Floribel Manor, Town of San Anselmo," filed for record May 9, 1923 in Volume 5 of Maps at page 21, Marin County Records;

Thence, along the northerly line of said lot, South $89^{\circ} 17' 00''$ East 65.75 feet;

thence, leaving said lot line, North $77^{\circ} 42' 37''$ West 29.91 feet to a point on the northerly line of a six foot wide lane as shown on said map;

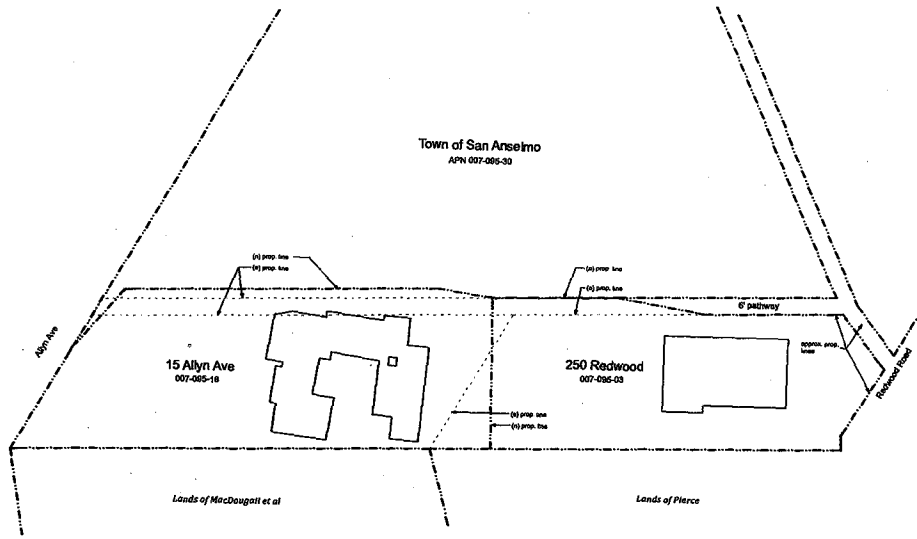
thence, along said northerly lane line, North $89^{\circ} 17' 00''$ West 36.45 feet;

thence South $00^{\circ} 43' 00''$ West 6.00 feet to the point of beginning.

This lane vacation contains approximately 307 square feet.

Dale White
9/4/12





Site Plan
1/27/2012

PROJECT INFORMATION

15 Allyn Avenue - APN 007-095-18

ZONING: R1
LOT SIZE:
Existing: 7,188 sq.ft.
Proposed: 8,755 sq.ft.

SETBACKS:
Existing
FRONT: 63'-9"
RIGHT: 2'-6"
LEFT: 1'-4"
REAR: 4'-6"

Proposed
FRONT: 63'-9"
RIGHT: 2'-6"
LEFT: 8'-0"
REAR: 22'-6"

FLOOR AREA:
Existing: 1,787 sq.ft = 24.8% FAR
Proposed: 1,787 sq.ft = 20.4% FAR

LOT COVERAGE:
Existing: 2,480 sq.ft. = 34.5%
Proposed: 2,480 sq.ft. = 28.3%

250 Redwood Road - APN 007-095-03

LOT SIZE: approx.
Existing: 6,610 sq.ft.
Proposed: 6,611 sq.ft.

LOT COVERAGE: approx.
Existing: 1,510 sq.ft. = 23%
Proposed: 1,510 sq.ft. = 23%

Town of San Anselmo - APN 007-095-30

LOT SIZE: Approx.
Existing: 21,850 sq.ft.
Proposed: 21,478 sq.ft.

AREAS:

- Area A: 889 sq.ft., (Parcel 1) R.O.W. abandonment land to become part of 15 Allyn Ave.
- Area B: 410 sq.ft., (S.A. to Couture) Land purchased from Town of S.A. by 15 Allyn Ave.
- Area C: 38 sq.ft., (Couture R.O.W. Grant) Land sold to Town of S.A. by 15 Allyn Ave.
- Area D: 400 sq.ft., (Wong to Couture) Land traded to 15 Allyn from 240 Redwood
- Area E: 94 sq.ft., (Couture to Wong) Land traded to 240 Redwood Rd. from 15 Allyn Ave.
- Area F: 307 sq.ft., (Parcel 2) R.O.W. abandonment land to become part of 240 Redwood Rd.

*372 sq.ft. net purchase by 15 Allyn Ave. (Couture) from Town of S.A.

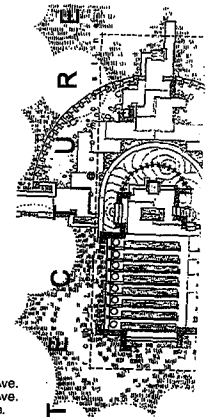
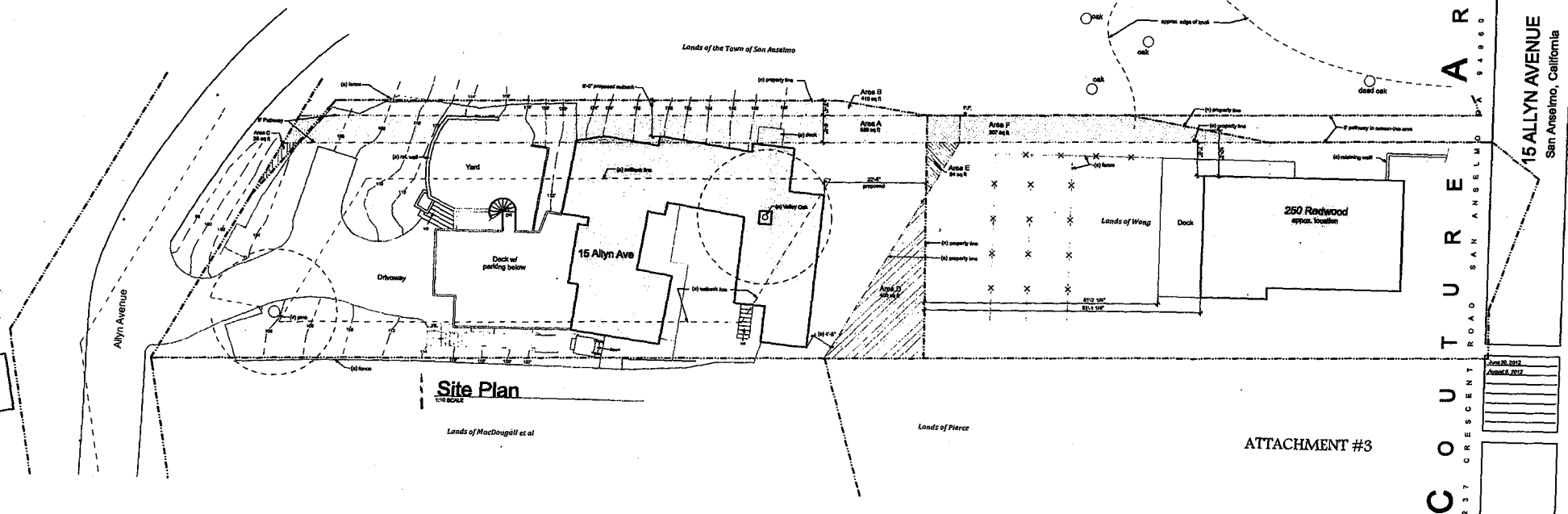


Exhibit a



Site Plan
1/27/2012

C O U T U R E
 237 CRESCENT ROAD SAN ANSELMO
 94960 415.482.0224
 15 ALLYN AVENUE
 San Anselmo, California
 Area 20 2012
 August 2012

ATTACHMENT #3