

LOCAL AGENCY FORMATION COMMISSION OF MARIN COUNTY

RESOLUTION NO. 99-1

RESOLUTION MAKING DETERMINATIONS AND APPROVING ANNEXATION
INCLUDING NOTICE AND HEARING TO THE CITY OF MILL VALLEY

"Edgewood Avenue Annexation #4"

WHEREAS, a proposal for the proposed annexation of certain territory to the City of Mill Valley, in the County of Marin, has been filed with the Executive Officer of this Local Agency Formation Commission pursuant to Title 5, Division 3, commencing with Section 56000 of the Government Code; and

WHEREAS, said proposal was made in the form of a petition by the property owners; and

WHEREAS, at the time and in the form and manner prescribed by law, the Executive Officer has given notice of public hearing by this Commission upon said proposal; and

WHEREAS, the public hearing on said proposal was held by this Commission upon the date and at the time and place specified in said notice of public hearing, and all interested persons present were afforded an opportunity to speak and be heard on this matter.

WHEREAS, the Executive Officer has reviewed the proposal and prepared a report, including his recommendation thereon, the proposal and report having been presented to and considered by this Commission.

NOW, THEREFORE, the Local Agency Formation Commission of the County of Marin DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

Section 1. Subject to terms and conditions hereinafter specified, the proposal made by petition is approved.

Section 2. The boundaries, as set forth in the proposal, are hereby approved as submitted and are as described in Exhibit "A" and "B" attached hereto and by this reference incorporated herein.

Section 3. The territory includes 1.4 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: "Edgewood Avenue Annexation #4" to the City of Mill Valley.

Section 4. The proposal is consistent with the spheres of influence of affected local agencies.

The foregoing instrument is a correct copy
of the original on record in the office of the
Local Agency Formation Commission of the
County of Marin, State of California.

u. *Don Adams*

Section 5. Any resolution authorizing the annexation approved by this resolution shall impose the following specific terms and conditions:

Clubhouse Parcel

1. The approximately 1,990 square foot Clubhouse building shall be converted to the primary residence on this property and the existing commercial kitchen shall be removed. Because of the anticipated extent of work required to this building, the entire building will probably require installation of a residential fire sprinkler system and a Class 'A' roof. This building shall be connected to the City sewer system and the applicable sewer connection fee (\$5,000 plus inspection fees) shall be paid.
2. The approximately 685 square foot cabin located south of the Clubhouse may be retained as a second residential unit with the approval of a Conditional Use Permit by the Planning Commission. A residential fire sprinkler system and Class 'A' roof will not be required until and unless significant work is done to this structure. This building shall be connected to the City sewer system and the applicable sewer connection fee (\$1,250 plus inspection fees) shall be paid.
3. If retained, all plumbing shall be removed from the free standing approximately 200 square foot restroom building and it shall be converted to a non-habitable storage building.
4. The entire kitchen (including the sink, counter and stove) shall be removed from the approximately 270 square foot former shed building which was previously converted to a studio residential unit. This building shall be used only for a guest house or office. The building shall be inspected by the City Building Inspector to determine the extent to which the existing electrical, plumbing and framing may have to be modified. The remaining bathroom in this building shall be connected to the City sewer system.

Keller House Parcel

5. The Keller House building shall be used as a single-family residence which will be the only residential building on this property. The building shall be inspected by the City Building Inspector to determine the extent to which the existing electrical, plumbing and framing may have to be modified. A building permit shall be obtained for both any corrective work and that work necessary to complete the structure. This building shall be connected to the City sewer system and the applicable sewer connection fee (\$5,000 plus inspection fees) shall be paid. Because of the only partially complete nature of the Keller House building (much exposed framing), a complete residential fire sprinkler system shall be installed in the structure.
6. The existing shed (with the unconnected washer and dryer) located north of Keller House shall be demolished.

7. Because of its conversion to a studio residential unit without permits and its marginal condition, the former shed building located north of the Clubhouse shall be demolished.

Fire Department

8. A Fire Department key switch shall be provided at both the top and bottom of the "lift" which will allow quicker delivery of tools and equipment. The lift must be maintained and kept in service at all times.
9. A dry stand pipe shall be installed with outlets at the bottom of the stairway and a minimum of one series of outlets at the top of the stairway. Additional standpipe outlets may be required depending on which structures remain.
10. The structures shall be retrofitted with fully automatic residential fire sprinkler systems as indicated above.
11. Non-combustible, Class "A" roofing or Class "A" roofing assembly, as defined in the Uniform Building Code and approved by the Building Inspector, shall be installed on the buildings as indicated above.
12. The entire property shall comply with Section 4291 of the Public Resources Code relating to brush and weed clearance. Minimum clearances are 30 feet from structures, 10 feet from roadways, and 10 feet from property lines.
13. Additionally, the Fire Department would like to see the placement of a fire hydrant near the parking area along Edgewood and would encourage the property owner to explore this possibility with the Marin Municipal Water District.

Lot Line Adjustment

14. The Lot Line Adjustment shall be consistent with the Lot Line Adjustment Tentative Map prepared by Lawrence P. Doyle, Land Surveyor/Civil Engineer, dated August 11, 1998 and identified as Exhibit "A" on file in the Mill Valley Planning and Building Department, except as modified herein.
15. The Lot Line Adjustment shall be completed by a Record of Survey; alternatively, it may be completed by a Grant Deed if the applicant submits a Plot Plan depicting the location of at least two existing survey monuments in locations approved by the Department of Public Works and written confirmation from a licensed land surveyor as to the existence of such monuments. Two copies of the Record of Survey or Grant Deed, a copy of a current title report for both properties, a copy of survey closure calculations and the plan check fee of \$100 shall be submitted to the Department of Public Works for approval, prior to recording of the Record of Survey or Grant Deed.
16. An access easement over the Keller House parcel along the alignment of the stairs, to benefit the Clubhouse parcel shall be shown on the record of Survey Map.

17. A driveway shall not be constructed on the hillside area of either parcel. Instead, the parking for both parcels shall be provided in the location of the existing parking area on the Clubhouse parcel. A parking and garage easement to accommodate two parking spaces and eventually a garage structure shall be shown on the record of Survey Map over a portion of the parking area on the Clubhouse parcel to benefit the Keller House parcel.
18. The location of all existing utility lines proposed to be retained shall be confirmed; and if the lines for either parcel cross the other parcel, appropriate easements shall be established on the Record of Survey Map to accommodate them.
19. The approval of this Lot Line Adjustment only becomes effective when the subject property is annexed to the City of Mill Valley.

Section 6. The City of Mill Valley is designated as the conducting authority for further proceedings and the City Council is hereby directed to initiate proceedings in compliance with this Resolution, and is authorized to take further proceedings upon said annexation in compliance with applicable provisions of State law.

Section 7. The proposed project is Categorically Exempt from the Environmental Review under Sections 15319 (Class 19) – Annexation of Existing Facilities and Lots for Existing Facilities/ 15303 (Class 3) – New Construction or Conversion of Small Structures; and 15305 (Class 5) Minor Alterations in Land Use Limitations of the Guidelines for Implementation of the California Environmental Quality Act.

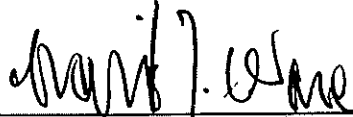
Section 8. The Executive Officer is hereby authorized and directed to mail certified copies of the resolution in the manner prescribed by Section 56853 of the Government code.

PASSED AND ADOPTED by the Marin County Local Agency Formation Commission on this 11th day of March, 1999 by the following votes:

AYES: Commissioners Blanchfield, Heller, Hennessey, and Ware

NOES: Commissioners Kinsey and Chapman

ABSENT: Commissioner Kress



DAVID J. WARE, Chairperson

ATTEST:


JOHN E. ROBERTO
Acting Executive Officer

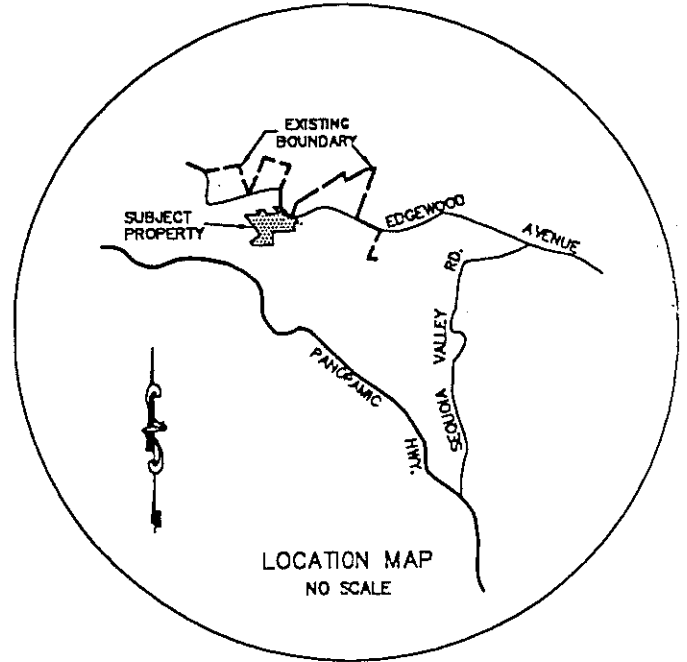
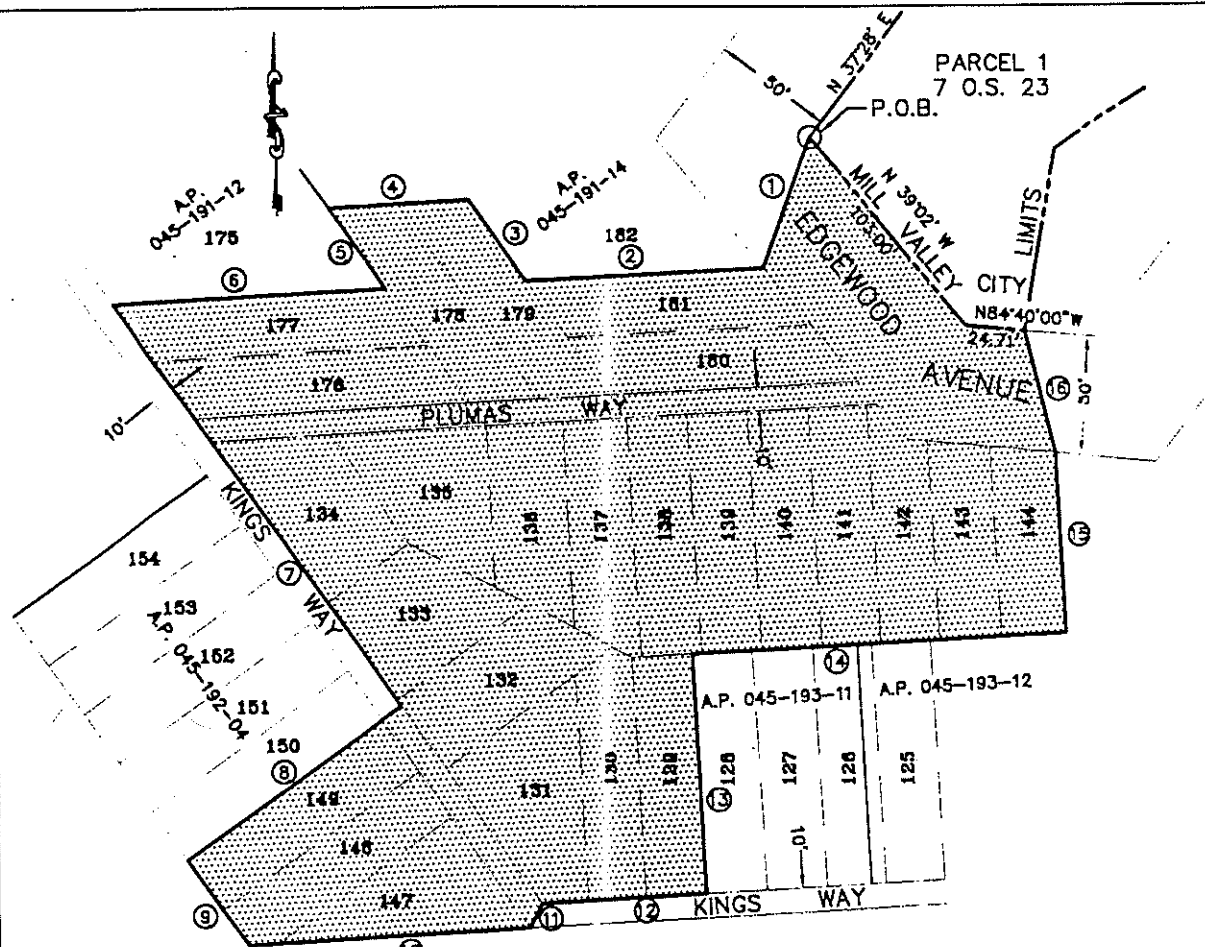
EXHIBIT "A"

EDGEWOOD AVENUE ANNEXATION NO. 4
TO
CITY OF MILL VALLEY
MAPPING NO.24-98

Beginning at a point on the existing boundary of the City of Mill Valley, Marin County, said point being the Westerly corner of Parcel 1, as delineated on that certain map entitled "Record of Survey, A Portion of Tamalpais Land & Water Co. Map No. 3" recorded in Book 7 of Official Surveys Page 23, Marin County Records; thence crossing Edgewood Ave. South $19^{\circ}41'27''$ West 58.50 feet to the Northerly corner of Lot 181 as delineated on that certain map entitled "Muir Woods Park, Subdivision Number Six, Marin County California" recorded in Book 4 of Maps Page 80, Marin County Records; thence along Lot 181 South $87^{\circ}05'00''$ West 105.20 feet to Lot 179; thence along Lot 179 North $35^{\circ}14'00''$ West 41.52 feet; thence along Lots 179 and 178 South $87^{\circ}05'00''$ West 59.16 feet; thence along Lot 178 South $35^{\circ}14'00''$ East 41.52 feet to Lot 177; thence along Lot 177 South $87^{\circ}05'00''$ West 109.00 feet to the Easterly line of Kings Way; thence along Kings Way South $35^{\circ}14'00''$ East 206.55 feet; thence South $54^{\circ}46'00''$ West 110.00 feet to the Westerly corner of Lot 149; thence South $35^{\circ}14'00''$ East 43.24 feet to the Southerly corner of Lot 148; thence along the Southerly line of Lots 148 and 147 North $87^{\circ}05'00''$ East 118.33 feet to the Southerly line of Kings Way; thence crossing Kings Way North $25^{\circ}55'30''$ East 11.41 feet; thence along Kings Way North $87^{\circ}05'00''$ East 69.33 feet to the corner of Lots 128 and 129; thence along said Lots 128 and 129 North $02^{\circ}55'00''$ West 100.00 feet to Lot 138; thence along Lots 138, 139, 140, 141, 142, 143, and 144 North $87^{\circ}05'00''$ East 156.82 feet to the Southeasterly corner of Lot 144; thence along Lot 144 North $02^{\circ}55'00''$ West 75.26 (74.78 feet map) feet to Edgewood Ave; thence crossing Edgewood Ave North $13^{\circ}20'09''$ West 52.78 feet; to intersection with existing boundary of the City of Mill Valley; thence following the existing boundary and Edgewood Ave. North $84^{\circ}40'00''$ West 24.71 feet; thence North $39^{\circ}02'00''$ West 103.00' to the point of beginning.

Containing approximately 75,106 sq.ft. or 1.7242 acres.

Date: 1/22/99



LEGEND:
 - - - - - MILL VALLEY CITY LIMITS
 [Hatched Area] AREA TO BE ANNEXED
 ① *SEE TABLE AT LEFT
 131... LOTS PER 4 R.M. 80

*

LINE	DIRECTION	DISTANCE
①	S 19°41'27" W	58.50'
②	N 87°05'00" E	105.20'
③	N 35°14'00" W	41.52'
④	N 87°05'00" E	59.16'
⑤	S 35°14'00" E	41.52'
⑥	N 87°05'00" E	109.00'
⑦	N 35°14'00" W	206.55'
⑧	N 54°46'00" E	110.00'
⑨	N 35°14'00" W	43.24'
⑩	N 87°05'00" E	118.33'
⑪	N 25°55'30" E	11.41'
⑫	N 87°05'00" E	69.33'
⑬	N 02°55'00" W	100.00'
⑭	N 87°05'00" E	156.82'
⑮	N 02°55'00" W	75.25'
⑯	N 13°20'09" W	52.78'

ANNEXATION AREA INCLUDES:
 A.P.N.'s
 045-191-05
 191-08
 191-07
 045-192-03
 045-193-03
 193-10
 PORTIONS OF :
 EDGEWOOD AVE.
 PLUMAS WAY
 KINGS WAY

PROPOSED ANNEXATION CONTAINS 75,106 SQ.FT. OR 1.72 ACRES

EDGEWOOD AVENUE ANNEXATION NO. 4
 TO
CITY OF MILL VALLEY
 MAPPING NO. 24-98

MILL VALLEY MARIN COUNTY CALIFORNIA

SCALE: 1"=80'	DRAWN BY:
DATE: 11/6/98	SHEET 1 OF 1
LAWRENCE P. DOYLE	
LAND SURVEYOR/CIVIL ENGINEER	
P.O. BOX 1609 MILL VALLEY CA 94942 (415-388-9585)	
DRAWING NO.	
479C-98	

EXHIBIT "B"