

TOWN OF SAN ANSELMO

RESOLUTION NO. 1627

A RESOLUTION OF THE TOWN COUNCIL DECLARING CERTAIN PERSONAL
PROPERTY LOCATED AT 25 ANCHO VISTA AVENUE TO BE A PUBLIC
NUISANCE AND ORDERING THE REMOVAL THEREOF

WHEREAS, the Town Council on November 25, 1975, pursuant to law, conducted a public hearing on the matter of a certain office trailer and three storage containers located at 25 Ancho Vista Avenue in the Town of San Anselmo,

WHEREAS, Raymond J. Caron and Talmadge Robbins were sworn and testified. The Council heard the testimony and there being no additional evidence offered, made these findings:

A temporary permit for locating an office trailer and 3 large storage containers was issued to Raymond J. Caron by the San Anselmo Public Works Department on May 30, 1975. This permit was for the express purpose of providing a construction office and material storage containers for refurbishing the Ancho Vista apartments, and was issued for a period of six months.

After receiving objections to the location of the storage containers so close to the adjacent property, Mr. Caron was contacted by phone several times to relocate the containers in the interest of neighborhood harmony. He agreed to contact the neighbor affected and work out a solution. No action was taken.

During the period of July and August 1975, when staff saw no evidence of applicant using the permit facilities for the purpose agreed upon, Mr. Caron was notified that no other use was legal. It was finally evident that a commercial plumbing business was being conducted and that the containers were associated with the plumbing business. No permit has been requested for any work at the Ancho Vista Apartments. Mr. Caron was notified by registered mail on September 11, 1975 that since the use was illegal, he was to remove the trailer and containers by September 22, 1975. (Copy attached). Mr. Caron was contacted by phone on September 19th, and he indicated that removal was being arranged. Staff, other than attempting to contact Mr. Caron by phone several times, took no further action during October. Mr. Caron was finally contacted the week of November 3rd and notified we had no other recourse than to request Council abatement action. He replied that he assumed the Council would allow him a period of time after the meeting to remove the facilities, and that he would await this action. Mr. Caron was notified by registered letter dated November 13, that an abatement hearing would be held on November 25, 1975.

Staff issued the temporary permit for a construction trailer and storage containers in good faith. After being informed that the commercial operation he was conducting in the R-3 zone was illegal, Mr. Caron continued to operate in violation of the Municipal Code. Mr. Caron has been allowed sufficient time to correct the violation by removing the facilities.

THEREFORE, IT IS HEREBY ORDERED:

1. The office trailer and three storage containers located at 25 Ancho Vista Ave. in the Town of San Anselmo are hereby declared to be a public nuisance by reason of violation of Sec. 10-3.2604 of the San Anselmo Municipal Code.
2. The owner is directed to remove the office trailer and the three storage containers within ten (10) days from the date of passage of this resolution, to the satisfaction of the Town Building Inspector.
3. Upon failure of the owner to remove any of the above, the Building

Inspector shall cause the above to be razed or removed.

4. The Building Inspector shall post a copy of this resolution on the affected property on November 26, 1975.

M. E. Hanson

M. E. HANSON, Deputy Town Clerk

I hereby certify that Resolution No. 1627 was duly passed and adopted at a regular meeting of the Town Council held on November 25, 1975 by the following vote:

Ayes: Councilmen Anderson, Capurro, Blinder, Toal, Mayor Colteaux

Noes: None

Absent: None

M. E. Hanson

M. E. HANSON, Deputy Town Clerk

September 11, 1975

Mr. Raymond Caron
P. O. Box 1047
San Rafael CA 94902

Dear Mr. Caron:


Re: Temporary Permit for
Construction Trailer
dated 5/30/75 for Ancho
Vista Apartments

As the above trailer, along with several large containers, has been used illegally for an outside plumbing business and not for the purpose of the permit, this is your notice that the permit is cancelled.

Please remove the trailer and all containers from the Ancho Vista Apartment site no later than September 22, 1975.

Very truly yours,

CHARLES R. LEITZELL, P.E.
DIRECTOR OF PUBLIC WORKS

By 
T. J. ROBBINS
ASSOCIATE ENGINEER/PLANNER

ROUTING			
Dept.	Initial	Date	
Admin.			
Clerk			
Comm.			
<input checked="" type="checkbox"/> Pub. Wks.		9-11	
Engr.			
Streets			
George Geramoni			
Planning			
Police			
Fire			
Mech.			
Ports			
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TJR/cc
bcc: