

**TOWN OF SAN ANSELMO  
PLANNING COMMISSION STAFF REPORT**

**For the meeting July 16, 2012**

**Agenda Item D-3**

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**Property Owner and Project Address:**

**Case No.**

Scott and Sharon Hamilton  
18 Grove Lane  
San Anselmo, CA 94960  
APN: 007-161-04

DR-1204

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**Request**

Design Review to construct a new 2,362 square foot two story house with a 400 square foot attached garage at 18 Grove Lane. The project site is located in the R-1 zoning district. **This application is continued from the July 2, 2012 Planning Commission hearing.**

**Recommendation**

Conditional approval

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**II. PROJECT ANALYSIS**

**Background**

At the July 2, 2012 Planning Commission hearing the commission considered a request for Design Review to construct a new 2,362 square foot two story house with a 400 square foot attached garage. After receiving public comment, the commission discussed the matter and directed the applicant to modify the proposed residence to reduce its mass. One specific recommendation was to remove the second story gable roof elements on the east and west elevations. The Commission also requested that the applicant explore ways to reduce the privacy impacts to the residents of 119 Madrone Avenue. Please refer to the attached report and minutes from the July 2, 2012 meeting.

In response to the Commissions concerns the applicant eliminated the second story gable roof elements on the east and west elevations (Sheet A4). The applicant considered modifying the two second story windows on the west elevation; however, after evaluating the impacts to the natural light and view by reducing the size of the windows, chose not to change their size. Three additional evergreen hedges have been proposed to provide additional screening.

As requested by the Commission, staff has added a condition that a parking management plan be submitted at the time of building permit.

The required findings for Design Review and the conditions of approval are listed below.

### **III. REQUIRED FINDINGS**

#### **Design Review for New Residence**

1. *The project will not unreasonably impair access to light and air of structures on neighboring properties.*

As described in the project analysis above and shown in the shade study provided, the new residence will not unreasonably impair access to light on neighboring properties, nor will it impair access to air. Furthermore, in response to concerns expressed by neighboring residents, the height of the proposed residence has been reduced by approximately 1 foot to a maximum of 27 feet. Story poles were installed to allow the neighbors and Commissioners to visualize the new house. The shade study and story poles do not reflect the reduction in total height of 1 foot.

2. *The project will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks.*

The second story windows on the west elevation of the new home will be approximately 45 feet from the nearest neighbor to the west (119 Madrone Avenue). There are two nine feet wide by four feet tall windows on the west elevation. The third window on the west elevation is at the stairway of the proposed home. In response to privacy comments submitted by the residents of 119 Madrone Avenue, the applicant reduced the size of the stairway window by raising the sill height by approximately three feet. In response to concerns expressed at the July 2, 2012 public hearing the applicant has added three evergreen hedges to provide additional screening.

The adjacent property to the southeast (24 Grove Lane) is predominately oriented to the south and does not appear to be significantly impacted by the proposed residence. The east elevation of the proposed residence has a second story window which is approximately 40 feet from the second story windows of 24 Grove Lane.

After visiting the project site as well as 119 Madrone Avenue and 24 Grove Lane, and with the proposed conditions of approval, staff is able to make the finding that the project will not unreasonably affect the privacy of neighboring properties.

3. *The project will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood.*

The project's bulk, mass and design are typical of newer homes in San Anselmo though not necessarily typical of all the homes in this particular older neighborhood. The neighborhood is comprised of small and large, one and two story homes on

varying size lots. The project parcel is one of the largest in the immediate area and the proposed residence along with the accessory building is close to the maximum allowable lot coverage and floor area ratio. The bulk and mass of the project has been reduced by stepping back the second story approximately eight feet on the front elevation and approximately 16 feet on the rear elevation. Additional modifications to the project, such as elimination of the second story gable ends on the east and west elevations, moving the building further away from Grove Lane, reducing the overall size of the building and/or adding landscape screening in the front yard may result in a more complementary design. Overall staff is able to make the finding that the project is of a bulk, mass and design that complements the existing character of the surrounding neighborhood

4. *The project will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.*

Construction will be required to be in compliance with all adopted building codes, thereby ensuring the health and safety of persons in or near the property.

#### **IV. CONDITIONS OF APPROVAL**

1. Planning Commission approval is based on the plans and materials titled Hamilton Residence 18 Grove Lane, prepared by Patriarch Architecture & Development date stamped received by the San Anselmo Planning Department on July 10, 2012.
2. A building permit must be obtained prior to the start of any construction work that requires a permit per the Town of San Anselmo regulations. Please contact the San Anselmo Building Department at 415-258-4616 or [townofsananselmo.org/building](http://townofsananselmo.org/building) for requirements and further information.
3. All conditions of approval shall be printed at the top of sheet 1 of the building permit drawings.
4. Plans submitted for building permit shall list the following construction hours in large print on Sheet 1 of the building permit drawings: "Construction activity shall be limited to the following times: Mondays through Fridays from 7:00 a.m. to 6:00 p.m.; Saturdays from 9:00 a.m. to 5:00 p.m. indoor construction only; and no construction on Sundays and holidays."
5. Plans submitted for building permit must include a parking management plan to be reviewed and approved by Planning Staff.
6. If a completed building permit application has not been submitted within one year from the date of final action, the planning action 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.

7. The property owner shall indemnify and hold harmless the Town of San Anselmo and its officers and/or employees in the event of any legal action related to or arising from the granting of this approval and shall cooperate with the Town in the defense of any such action, and shall indemnify the Town for any award of damages and/or attorneys' fees and associated costs that may result.

Prepared By:

Phil Boyle  
Senior Planner

Attachments:

1. July 2, 2012 Staff Report (without attachments, all attachments can be found on the Town's website: [townofsananselmo.org](http://townofsananselmo.org))
2. July 2, 2012 Draft Planning Commission minutes
3. Revised plans dated July 9, 2012

C:

1. Eric Layton, Project Architect, [elayton.arch@gmail.com](mailto:elayton.arch@gmail.com)
2. Scott and Sharon Hamilton, [scott.hamilton@bracketglobal.com](mailto:scott.hamilton@bracketglobal.com)
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4. Shad and Carrie Smith, 9 Grove Lane, San Anselmo, CA 94960
5. Cathy Day and Neil Coppinger, 119 Madrone Avenue, San Anselmo, CA 94960
6. John Pacskowski, 867 San Anselmo Avenue, San Anselmo, CA 94960
7. Scott and Gina Webster, 20 Myrtle Lane, San Anselmo, CA 94960
8. Ms. Shirley Probert, 24 Grove Lane, San Anselmo, CA 94960
9. Tom Raith, 137 Madrone Avenue, San Anselmo, CA 94960

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