

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

For the meeting November 5, 2012

Agenda Item D-2

Project Address:

269 Redwood Road
San Anselmo, CA 94960
APN: 007-097-009

Case No.

DR-1209, GP-1204

Property Owners

Jonathan and Nathalie Barsky
269 Redwood Road
San Anselmo, CA 94960

Request

Design review for plans to construct a 709 square foot addition to an existing residence and a grading permit to cut and fill over 100 cubic yards of material at 269 Redwood Avenue. The project site is located in the R-1 zoning district and within the Bald Hill Area Plan.

Recommendation

Conditional Approval

I. PROJECT SUMMARY

Environmental Determination

Categorically Exempt: Section 15303(a) – New Construction or the Conversion of Small Structures.

Authority

San Anselmo Municipal Code: Article 15 -Design Review and Title 9, Chapter 18-Excavation, Grading and Erosion Control.

Timing

A determination must be made within 60 days of the project being deemed complete. The decision deadline for this project is December 26, 2012.

Previous Action

- 2002 Design review approval of a 1,200 square foot addition.
- 1989 Town Council approved a lot line adjustment, rezoning from R-1-H to R-1, building envelope and variance to allow a 7 foot wall within 0 feet of a property line.

II. PROJECT ANALYSIS

Existing and Proposed Conditions

	Existing	Proposed	Code
Lot Size (sq. ft.)	41,180	Same	7,500
Floor Area (sq. ft.)	Total 4,547	Total 5256	5,500 <small>(per Table 4E, see description below)</small>
	First Floor 2,891	First Floor 2,891	
	Second Floor 1,656	Second Floor 2,365	
Garage(sq. ft.)	400	400	NA
Floor Area Ratio	11%	13%	13%
On-Site Parking	Total 4	Same	3
	Garage 2		
	Uncovered 2		
Stories	2	2	2
Height	29	29	30 feet
Zoning	R-1	Same	NA
Flood Zone	X (not a flood zone)	Same	NA

Project Description

The proposal is to construct a 709 square foot addition to the second level of the existing two-story single family residence. The proposed addition would be located, at the rear of the building, and would include a reconfiguration of the master suite and the addition of a gym/dance studio, a sitting room and an outdoor patio with landscaping. The proposed addition is within the established building envelope. The maximum height of the addition will be 16 feet above grade.

Table 4E, footnote #4 (attached) states that, *Dwellings built, enlarged, or expanded before February 26, 1991, which do not exceed the maximum adjusted floor area, may exceed this number by not more than 10% subject to design review approval* The existing residence was constructed in 1989 and does not exceed the maximum adjusted floor area. The total proposed floor area with the addition will exceed the maximum adjusted floor area by 5% or 256 square feet.

The San Anselmo Municipal Code requires a grading permit application be reviewed by the Planning Commission if the project involves the movement of more than the 100 cubic yards. This project requires approximately 114 cubic yards of material to be excavated for the addition at the south side of residence and approximately 44 cubic yards of fill material will be used for the new patio and steps on the east side. Eighty percent of the material excavated will be used for a path in and around the vegetated area west of the residence. The other 20% of the excavated material will be distributed on the southeast corner of the lot. No excavated material is proposed to be hauled off the site

The proposed exterior colors and materials include wood siding and trim to match the existing residence. The windows will be dark bronze powder coated metal. The proposed roof material will be asphalt shingles to match the existing. Plan sheet A3.0 includes perspectives and color samples of the building's exterior.

Only a few trees, less than 6" in diameter, will be removed for the addition. All other natural vegetation will remain. New planters will be built to support the earth and provide additional vegetation. During construction, the existing dense planting behind the addition will remain, and the trees throughout the side yard will remain, protecting the visual impact from all sides of the road.

A shade study was not required because the nearest residences to the north are over 100 feet away.

II. REQUIRED FINDINGS

Design Review for New Residence

1. The project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area.

The addition and remodel are at the rear of the house, built into the hillside. The proposed exterior materials will match the existing materials, using dark bronze windows and natural wood siding and trim. The new design and floor plan will improve the functionality of the home.

2. The project provides for protection against noise, odors, other factors which may make the environment less desirable.

Once the construction is complete, the addition/ remodel should not create any noise, odors or other less desirable environmental conditions.

3. The project will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development.

The project should appreciate the value of the subject property and the neighborhood. The addition is modest, at the rear of the home, and screened with existing vegetation. The design of the addition blends with the rest of the yard. The project will have a minimal visual impact.

4. The project will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel.

The project will not affect the traffic or pathway for emergency vehicles as it is not affecting Redwood Road or the shared access driveway. During construction, the contractor will be required to adhere to the rules and regulations regarding safety and accessibility.

5. The project will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area.

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.

6. The project has adequate screening.

The existing vegetation, including trees surrounding the site is extensive. There is also screening from the road and shared access driveway that will provide visual protection for drivers and the subject property.

7. The selection of architectural features and colors enable the structure to blend with its environment and which results in a low visual profile.

The proposed addition is using the same materials as the existing building. The materials include, wood siding and trim with a clear finish, dark bronze windows and dark asphalt shingles. Sheet A3.0 illustrates the proposed exterior materials and how the project will result in a low visual profile.

8. The project will not be materially visible offsite.

The addition is at the rear and on the side of the property where there is a large densely vegetated yard. The nearest homes are over 100 feet and away and are below the project site. The project is not visible from the valley below or open space area above. The point where a shared driveway is closest to the addition, it is much higher than floor level, and is heavily screened by existing trees and other vegetation.

10. The project is of a scale, intensity and design that integrates with the existing character of the surrounding neighborhood.

The size of the lot masks the size of the home due to the large portion of the lot dedicated to vegetation. The proposed addition is not visible from adjacent properties because of the distance between properties and density of trees. The addition has been designed to be built into the hillside, minimizing visual impact.

11. What internal efficiency/ space utilization problems exist.

The addition is a simple rectangle that utilizes all the space proposed. The addition will provide access to the rear yard which is currently not usable. The addition will also provide a gym and a renovated bathroom which will provide greater convenience for the residents.

Grading Permit

1. The health, welfare and safety of the public will not be adversely affected.

The type of construction and grading proposed for this addition is typical for the area. It is not anticipated that anyone will be adversely affected by this project beyond some disruption during construction.

2. Adjacent properties are adequately protected by project investigation and design from geologic hazards as a result of the work.

Adjacent properties will not be negatively affected by geologic hazards as a result of the grading. A soils study and Town Engineer approval is required with the building permit application.

3. Adjacent properties are adequately protected by project design from drainage and erosion problems as a result of the work.

This project will not significantly change any local drainage patterns. Bio-retention or other means to offset the new impervious areas is required by the Public Works Department at the time of building permit submittal. Erosion concerns are addressed below in Finding 7.

4. The amount of excavation, grading, or fill proposed is not more than is required to allow the property owner reasonably beneficial use of his or her property.

The proposed deck in the rear offers the residents the ability to inhabit and access a large part of their property they aren't able to enjoy currently. The deck cuts into the hillside in the direction of the contour lines, and then connects to stairs as the slope continues downhill. The planters provide screening and a visual tie with the existing slope as it tiers uphill. If the deck was reduced in size, thereby reducing the amount of cut and fill, it would be very narrow, and less useable. As proposed, the residents can enjoy their property, while not having any adverse effect on the neighborhood.

5. The visual and scenic enjoyment of the area by others will not be unreasonably adversely affected by the project.

The addition is at the rear of the home, built into the hillside and screened by existing vegetation. The design of the addition blends with the existing home and the surroundings. The project will not be materially visible offsite, and the visual and scenic enjoyment of the area will not be adversely affected. The grading work will not have a negative effect on the visual and scenic enjoyment of the area

6. Natural landscaping will not be removed by the project more than is necessary and that any removed vegetation will be replanted in a timely manner.

Only a few trees less than 6" in diameter will be removed for the addition. All other natural vegetation will remain. New planters will be built to support the earth and provide additional vegetation. During construction, the existing dense planting behind the addition will remain, and the trees throughout the side yard will remain, protecting the visual impact from all sides of the road.

7. The time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes.

No construction work which disturbs soil will be allowed from October 15th to April 15th unless authorized by the Director of Public Works. In addition, erosion control measures and/or permanent landscaping will be required to be in place by October 15th.

8. The proposed excavation, grading, or fill does not violate the Town's General Plan or Zoning Codes.

The proposed excavation, grading and fill are in alignment with the Town's General Plan, Municipal Code and Bald Hill Area Plan. The grading is designed by a professional civil engineer per the Town's guidelines. A proposed erosion control plan, as well as a drainage plan, will be provided by the civil engineer to adhere to the codes and regulations set forth by the Town of San Anselmo.

IV. CONDITIONS OF APPROVAL

1. Planning Commission approval is based on the plans and materials titled Barsky Residence, 269 Redwood Road, prepared by Ohashi Design Studio, date stamped received by the San Anselmo Planning Department on October 26, 2012.
2. All conditions of approval shall be printed at the top of sheet 1 of the building permit drawings.
3. Hours of construction must be in conformance with the Bald Hill Area Plan, which are weekdays 8:00 a.m. to 4:30 p.m. and no construction on weekends and holidays.
4. No construction work which disturbs soil will be allowed from October 15th to April 15th unless authorized by the Director of Public Works. In addition, erosion control measures and/or permanent landscaping will be required to be in place by October 15th.
5. 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 for requirements and further information.
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. Plans submitted for building permit must meet the current Green Building requirements of the Town of San Anselmo.
8. 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. Application
2. Table 4E
3. Plans

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