

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

For the meeting March 4, 2013

Agenda Item D-3

Project Address:

20 Ancho Vista Avenue
San Anselmo, CA 94960
APN: 006-163-44

Case No.

DR-1303, GP-1301

Property Owner

G. W. Lucas
P.O. Box 668
San Anselmo, CA 94960

Request

Design review to construct a new 800 square foot lap pool, two shade trellises and a 40 square foot pool equipment shed and a grading permit to cut and fill over 100 cubic yards of material at 20 Ancho Vista Avenue. The project site is located in the R-3 zoning district.

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, 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 April 23, 2013.

Previous Action

July 2003 Administrative design review for a 263 square foot main floor addition and a 375 square foot upper floor addition.

April 1989 Lot line relocation, 20 and 40 Ancho Vista Avenue.

December 1988 Frontyard variance.

II. PROJECT ANALYSIS

Existing and Proposed Conditions

	Existing	Proposed	Code
Lot Size (sq. ft.)	35,247	Same	7,500
Floor Area (sq. ft.)			
House	1,854	1,854	5,000
Pool Equipment Shed	0	40	NA
Floor Area Ratio	6%	6%	14%
On-Site Parking	Uncovered 3	Uncovered 3	3
Stories	2	2	2
Height			
House	29 feet	29 feet	30 feet
Trellises	0	8 feet (on top of 5 to 1 foot high walls)	30 feet
Pool Equipment Shed		5 feet 6 inches	8 feet
Zoning	R-3	Same	R-3
Flood Zone	X (not a flood zone)	Same	NA

Project Description

The proposal is to construct an 800 square foot lap pool, two shade trellises and a 40 square foot pool equipment shed. The pool will be located in the center of the lot, between 25 and 51 feet from the nearest (front) property line. The pool will be surrounded by a stone patio and will include two 8 foot high semi-circular wood trellises. The retaining wall uphill from the pool will be a maximum of 4 feet in height while the retaining wall downhill from the pool will be maximum of 5 feet in height with a 42 inch wood guard rail. The 8 foot by 5 foot pool equipment shed is proposed to be slightly down the hill from the pool to the southeast. The walls of the shed will be concrete

block (cmu) faced with cultured stone to match existing walls, with wood doors. The roof will be composition shingles. A small greenhouse (130 square feet) and an adjoining deck, in the center of the lot (Sheet L1.0), are proposed to will be removed prior to construction of the pool.

The parcel is heavily landscaped and the pool, trellises and walls will be well screened from neighboring properties and roadways. Nine trees will be relocated and two, small, four inch diameter, trees will be removed. None of the trees to be relocated are considered heritage trees.

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. The project requires approximately 275 cubic yards of material to be excavated for the pool and approximately 65 cubic yards of fill material will be used for the retaining walls and patio.

The proposed cultured stone walls will match the existing walls on the property and the design and materials to the trellises will match the existing ones.

III. REQUIRED FINDINGS

Hillside Design Review

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

The below grade pool, trellises and pool equipment shed will be an amenity to the existing residence and will not change its function. The home will continue to function as a single family home. The project will be well screened by existing landscaping.

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

The project will not result in an increase in the amount of noise, odors or other negative impacts to the environment. The nearest residence is down the hill approximately 100 feet to the southwest. No changes in the allowed use of the property are proposed. Construction noise can not exceed the maximum thresholds pursuant to the San Anselmo Municipal Code.

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 in such area; and*

The project's design, height and quality of exterior materials will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or development in the area. The architectural style of the trellises and walls, are complementary to the surrounding neighborhood.

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; and*

Since the use of the property is not changing, the proposed project will not increase traffic hazards in the area. The Ross Valley Fire Department reviewed the proposed plans and confirmed that there is satisfactory access for emergency vehicles and personnel.

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

No elements of the project will adversely affect the health or safety of persons in the neighborhood nor will it be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood. Prior to construction, the applicant must receive an approved building permit from the Town of San Anselmo which requires that all work be done per California Construction Codes.

6. *The project will provide adequacy of screening; and*

The existing landscaping will provide adequate screening to reduce the visual impact of the pool and associated structures.

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 scale, intensity and design of the project are in keeping with its use and its exterior colors will blend into the surroundings.

Grading Permit

The applicant estimates that approximately 275 cubic yards of material will be excavated for the pool and patio area. Approximately 65 cubic yards of fill material will be used for the patio, which results in a total of 210 cubic yards of material to be off-hauled. The applicant proposes to bring all off-hauled soil to the new San Anselmo park site at 535 San Anselmo Avenue, to be used as fill for that project.

To approve the grading permit the Commission must make the following findings:

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

The type of construction and grading proposed for the pool and associated structures are 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 soil study and engineer's 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. A bioswale is proposed (Sheet C1) to offset the new impervious areas that are proposed. Erosion concerns are addressed below in Finding 8.

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

The construction of the pool and associated structures will not create a significant visual impact. The parcel is currently well landscaped and the new structures will be well screened from adjacent properties and roads. The design of the proposed project is consistent with the surrounding neighborhood. The grading work will not have a negative effect on the visual and scenic enjoyment of the area.

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

The parcel is heavily landscaped and the pool, trellises and walls will be well screened from neighboring properties and roadways. Nine trees will be relocated and two, small, four inch diameter, trees will be removed. None of the trees to be relocated are considered heritage trees.

6. *The time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff or prolonged exposure of unstable excavated slopes.*

No construction work which disturbs soil will be allowed between October 15th and 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.

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

The proposed grading work is consistent with the Town's General Plan and Municipal Code, including the Zoning Ordinance.

8. *Sufficient erosion control measures will be employed to offset any impact by the proposed excavation, grading, or fill.*

The proposed work will take place within the confines of a relatively flat portion of the parcel, therefore erosion should be minimal. Erosion control measures and/or permanent landscaping will be required to be in place between April 15th and October 15th.

IV. CONDITIONS OF APPROVAL

1. Planning Commission approval is based on the plans and materials titled New Lap Pool, 20 Ancho Vista Avenue, prepared by Bill O'Callaghan, date stamped received by the San Anselmo Planning Department on January 16, 2013.
2. All conditions of approval shall be printed at the top of sheet 1 of the building permit drawings.
3. 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.
4. 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.
5. Plans submitted for building permit must meet the current Green Building requirements of the Town of San Anselmo.
6. 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 and supplemental questionnaires
2. Plans

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