

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

For the meeting June 16, 2014

**Agenda Item
Consent D-2**

Project Address:

21 Florence Avenue
San Anselmo, CA 94960
APN-007-014-21

Case No.

DR-1404

Owner

Deborah Stassevitch Pellicano, LLC
936B 7th Street #148
Novato, CA 94945

Applicant

David Kotzebue
29 Holly Lane
El Sobrante, CA 94803

Recommendation

Conditional approval

Background

The Planning Commission held a public hearing on this item on June 2, 2014. The Commission received public testimony, discussed the proposal, and at the close of the public hearing directed staff to draft conditions of approval and bring the matter back to the Commission on the consent calendar.

At the June 2nd hearing, the Commission indicated that they were able to make the third design review finding that staff was not able to make.

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

The Commission determined that the project is of a bulk, mass and design that complements the existing character of the surrounding neighborhood. In making this finding the Commission noted that the front elevation is articulated with dormers, the original front porch, and the trellis over the garage. They also noted that the front facade is on three different planes: the front of the original house, the bridge element, and the garage. In addition, the project proposes to keep the front elevation of the original house intact, thereby maintaining the existing character of the neighborhood. Finally, the parcel is one of the largest in the area and a larger house is appropriate in terms of scale and mass on this size lot.

Conditions of Approval

1. Planning Commission approval is based on the plans and materials titled Proposed Remodel and Addition 21 Florence Avenue, by David Kotzebue, Architect, date stamped received by the San Anselmo Planning Department on May 21, 2014.
2. Plans submitted for building permit shall include an arborist report evaluating the 24 inch oak tree at the front right side of the lot. The report at a minimum will assess the health of the tree and outline requirements for its protection during the construction of the proposed project.
3. All conditions of approval shall be printed at the top of sheet 1 of the building permit drawings.
4. 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.
5. If a complete building permit application has not been submitted to the Town 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 and shows good cause prior to the expiration of the discretionary action.
6. Plans submitted for building permit must meet the Green Building requirements of the Town of San Anselmo.
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

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