

PLANNING DEPARTMENT

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GENERAL PLANNING APPLICATION FORM

Job Site Address: 217 Crescent Road	Assessor Parcel No.: 007-171-10	Zone: R-1
Property Owner(s) Name: Margot & Kyle Biehle	Phone Numbers: Home: (415) 336-6274 Work:	Fax Number: Cell Phone: E-Mail: mbiehle@me.com
Mailing Address: 217 Crescent Road	City: San Anselmo	State/Zip: CA/94960
Applicant(s) Name (contact person): Heather Wright	Phone Numbers: Home: Work: (415) 383-9001	Fax Number: Cell Phone: E-Mail: heather@oxbstudio.com
Mailing Address: 99 E. Blithedale Ave.	City: Mill Valley	State/Zip: CA/94941

TYPE OF APPLICATION/FEE	ACCOUNT	FEE	COSTS
Planning Commission: Annexation, General Plan Amend, Rezoning, Design Review*, Use Permit, Variance*, Subdivision, Parcel Split, Lot Line Adjustment* Illuminated Sign Review, FAR Exception, Grading Permit	01.00.48057	\$ 1,200 ⁽¹⁾⁽²⁾	
Environmental Review/Negative Declarations/ Environmental Impact Reports	01.00.48057 01.00.20312	\$ 1,920 ⁽³⁾⁽⁴⁾ Consultant cost plus 20%	
Administrative Design Review (commercial)	01.00.48057	\$ 360	
Administrative Design Review (residential)	01.00.48057	\$ 600	
Ministerial Residential Second Unit	01.00.48057	\$ 720 ⁽⁵⁾	
Administrative Variance	01.00.48057	\$ 720	
Administrative Minor Exception	01.00.48057	\$ 238	
Administrative Sign Review (conforming)	01.00.48057	\$ 119	
Administrative Lot Line Adjustment	01.00.48057	\$ 1,200	
Administrative Lot Merger	01.00.48057	\$ 238	
Administrative Temporary Outdoor Display	01.00.48057	\$ 100	
Certificate of Compliance	01.00.48057	\$ 1,200	
Peer Review	01.00.20327	Consultant cost plus 20%	
Plan Storage	01.00.20313	\$ 2 per/sheet	
General Plan Maintenance Fee	01.00.48012	10% of application fee	
Planning Technology Fee	01.0048058	5% of application fee	
Planning Training Fee	01.0048059	5% of application fee	
Appeal (to Planning Commission or Town Council)	01.00.48057	\$ 504	
Additional Planning Deposit and Research Fee	01.00.20312	\$ 119/hour	
TOTAL APPLICATION FEE			


Notes: See Planning Division Acknowledgement of Application Fees

DETAILED DESCRIPTION OF PROJECT: Remodel of an existing single family dwelling including a new garage, pool & deck

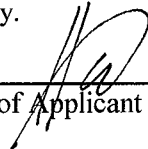
GENERAL INFORMATION:

	EXISTING	PROPOSED
Lot Size	16,600	16,600
Dwelling Size	Total: 1 st story:1843 2 nd story: 1331 Basement/other:1376	Total: 1 st story: 1843 2 nd story: 1331 Basement/other: 1376
Other Building Size (Garage)	Total: 1 st story:763 2 nd story: Basement/other:	Total: 1 st story:505 2 nd story: Basement/other:
Parking ¹	Number of spaces & dimensions: Garage:2 Carport: Uncovered:	Number of spaces & dimensions: Garage:2 Carport: Uncovered:
Deck and Stairs	Deck:610 Stairs:135	Deck:650 Stairs:126
Porch	345	345
Lot Coverage or FAR ²	3310 (20%) LOT COVERAGE	3000 (18%) LOT COVERAGE
Dwelling/Building Height Above Average Grade (roof peak) ³	33'-0" (HIGHEST PEAK)	33'-0" (HIGHEST PEAK - EXISTING)
Number of Stories	2 + Basement	2 + Basement
Zoning	R-1	R-1
Flood Zone	9A 9	9A 9

- Notes:
1. Minimum parking dimensions are 9' wide by 19' long by 7' high.
 2. **Lot Coverage** applies to flatland residential in R-1, R-2, and R-3 zones and to Professional zones. It is defined as the land area covered by all buildings and improvements with a finished height above grade of 36" or more, including all projections except for eaves which project less than 2' from the face of a building.
 - Floor Area Ratio (FAR)** applies to Residential zones R-1-H, R-1-C and R-1 and to all Commercial zones. It is defined as the ratio between the total floor area of a building(s) on a lot and the area of that lot in gross square feet.
 3. Average Grade: The average slope of the land in the building footprint only.



 Signature of Property Owner

 HEATHER WRIGHT
 OXB STUDIO ARCHITECTS

 Signature of Applicant

2.2.15

 Date

2.9.2015

 Date

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Studio Green Response to Findings – 217 Crescent Road, San Anselmo, CA
March 26, 2015

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Grading Permit Findings

To approve the Grading Permit the Planning Commission must make each of the following findings:

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

This grading project will not adversely affect the health, welfare and safety of the public. Grading for the site will not be visible from the street. The majority of the site excavation will occur at the location of the proposed pool and spa in the rear portion of the 17,621 SF site.

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

There is no chance of for geologic hazards as a result of the work. The majority of the site excavation will occur at the proposed pool location. A new retaining wall is proposed to enhance the owner's use of their back yard. The project has a thorough Geotechnical Report and all recommendations will be followed.

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

All soils are protected by the project design, no erosion will occur as a result of the work. The overall project grading does not alter the basic existing drainage patterns. Site grading shall occur during the dry weather season. The 1,475 sf asphalt driveway will be removed and reduced to a 705 SF driveway. The proposed driveway will be surfaced with permeable pavers to allow for water to permeate the underlying ground and produce less site runoff.

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

Only the minimum necessary excavation, grading and fill is proposed. The proposed project is smaller than what is allowed by the zoning and property size, 35% (6,167 SF) coverage allowed vs 30.4% (5,363 SF) proposed coverage. The proposed project coverage (30.4%) is also slightly less than the existing impervious surface coverage (31.2%).

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

The primary purpose of the grading work is a below grade swimming pool excavation. This improvement will not adversely affect the visual enjoyment by others. The new garage location is closer to the existing residence and street and will not adversely affect the visual and scenic enjoyment of the neighbors. Moving and reducing the size of the garage will provide greater and more expansive views for rear yard neighbors.

6. Natural landscaping will not be removed by the project more than is necessary and that

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any removed vegetation will be replanted in a timely manner.

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The project area is limited within the property and new plants shall be included with the project. The project will protect and preserve an existing 60" diameter Oak Tree and any areas disturbed during construction will be replanted.

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

Construction of the project is anticipated to take place during the summer months. The majority of the grading work will occur during the first few months of construction, outside of the rainy season.

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

The proposed project does not violate the Town's General Plan or Zoning Codes.

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

Temporary erosion control and dust control measures shall be implemented as part of this project to offset the impact of the proposed excavation, grading and/or fill.