

**TOWN OF SAN ANSELMO
PLANNING COMMISSION RESOLUTION NO. 0101**

**A RESOLUTION OF THE SAN ANSELMO PLANNING COMMISSION APPROVING THE DESIGN OF A
NEW SINGLE FAMILY DWELLING AT
285 REDWOOD ROAD, A/P 7-097-06**

WHEREAS, an application was filed with the Town of San Anselmo on April 14, 2000, requesting approval for Design Review to construct a single family dwelling at 285 Redwood Road, A/P 7-097-06; and

WHEREAS, on October 16, 2000, November 20, 2000 and February 20, 2001, the Planning Commission held public hearings and accepted public comment on the proposal; and

WHEREAS, on February 20, 2001, the Planning Commission approved the Design Review based on the plans date stamped received by the Town on November 15, 2000 for the site plan, February 15, 2001 for the Landscape plan and Preliminary Grading and Drainage Plan subject to the following conditions:

VI. CONDITIONS OF APPROVAL

General

1. That the request for Design Review be granted for a new 3,613 square foot house in accordance with the plans date stamped November 15, 2000 and February 15, 2001 received by the Town of San Anselmo Planning Department.
2. Conditions 3 through 22 shall be included on the first page of the approved building permit plans/construction drawings and shall appear as a separate note from any general construction notes.

Traffic and Circulation

3. The sharp curve at the base of the project site shall be cut back to improve site visibility at this sharp turn as indicated on the preliminary drainage and grading plans date stamped February 15, 2001 received by the Town of San Anselmo Planning Department.
4. The applicant shall post a road improvement bond or provide other assurances to the Town that damage to Redwood Road or other public streets from construction vehicle access will be repaired upon completion of construction.
5. Prior to the issuance of a Grading or Building Permit, the applicant shall submit a Construction Management Plan in accordance with Exhibit B of the Bald Hill Plan. Such plan is subject to the review and approval of the Public Works Director and shall include, but not be limited to the following:

- a) Prior to start of any construction, the applicant should be responsible for coordinating arrivals and departures of all construction-related vehicles and equipment at staggered intervals so that traffic congestion and hazards are minimized on Town streets.
- b) Soil removal and tree removal, as well as soil importation, should be minimized to reduce the amount of truck traffic.
- c) A sign should be posted at the end of Redwood Road indicating a phone number for neighbors to call if they are experiencing problems associated with construction activities.
- d) Hours of construction should be limited to the time period from 8:00 a.m. to 4:30 p.m. weekdays only and no construction on the weekends and holidays, and heavy construction truck trips shall be restricted to nonpeak periods of 10:00 a.m. and 3:00 p.m. The Public Works Director can authorize construction beyond these hours and days upon written request, including interior work and other work tasks he deems appropriate. All construction equipment shall be adequately muffled and maintained.

Grading and Drainage

6. Final drainage plans shall comply with the preliminary grading and drainage plan date stamped February 15, 2001 received by the Town of San Anselmo Planning Department for final approval by the Public Works Director. All drainage and erosion control measures shall be designed to blend in with the natural environment and minimize visual impact so as to protect, maintain and enhance the natural characteristics of the Bald Hill area.
7. The driveway apron to the garage shall be constructed of pervious material such as interlocking pavers or grass turf block.
8. The owner shall participate in the drainage improvements per condition no. 7 of the Dwyer project approval (PC Resolution No.3504). These drainage improvements shall be installed prior to issuance of a building permit for this project.
9. If work is anticipated between October 15 and April 15, the applicant shall submit an erosion control plan covering all exposed slopes with a vegetative covering to minimize soil erosion. A slope planting, irrigation systems, and a planting schedule shall be prepared by a certified arborist and be subject to the approval of the Public Works Director.
10. Once the foundation footprint is established, but prior to pouring the foundation, a licensed surveyor shall verify the location in the field for compliance with the approved site plan. The findings shall be submitted to the Planning Department prior to any foundation pour work.

Tree Protection/Replacement

11. Prior to start of construction, the applicant shall call the Town for an inspection to ensure that Tree Protection measures specified in the Evergreen Tree Service Arborist Report dated July 18, 2000 are in place. No construction shall be allowed to start until these measures are met to the satisfaction of the Planning Director. No trees identified to remain shall be removed unless otherwise approved by the Planning Director.

A licensed arborist shall be present on the site, during grading and construction activities that could endanger trees, to supervise the protection of trees. A bond in an amount to be determined by the Town arborist shall be required prior to issuance of any Grading or Building Permit to replace any trees that are damaged or removed during construction no matter whose fault it is.

12. All existing trees with a 6-inch circumference or greater (measured at 2 feet above ground) shall be indicated on the landscape plans. Trees proposed for removal shall be indicated as such.
13. Oak trees and redwood trees shall be replaced with the same species at a 2:1 ratio. Other removed trees shall be replaced at a 1:1 ratio. Replacement trees shall be a minimum of 15-gallon in size. Prior to start of work, those trees to be removed shall be identified and mitigation planting shall be indicated on the final landscape plan.
14. Trees to be preserved within the construction area shall be fenced with temporary fencing one foot outside of the drip line for the duration of the construction period. Tree fencing shall be approved by the project arborist and staff prior to any construction activity. Minor clearing may be allowed if needed to install the fencing.
15. The project owner/applicant shall be required to post a tree bond to be held by the Town to ensure protection of the trees.
16. Prior to start of construction, the applicant shall call the Town for an inspection to ensure that Tree Protection measures specified in the Evergreen Tree Service Arborist Report dated July 18, 2000 are in place. No construction shall be allowed to start until these measures are met to the satisfaction of the Planning Director.

A licensed arborist shall be present on the site during grading and construction activities that could endanger trees, to supervise the protection of the trees. A bond in an amount determined by the Town arborist shall be required prior to issuance of any Grading or Building Permit to replace any trees that are damaged or removed during construction regardless of whose fault

17. Pruning of trees shall be limited to minor trimming as necessary for fire protection and vegetation management. Pruning of limbs and branches to create view windows between the trees shall not be permitted. A deed restriction indicating this language shall be signed by the owner and recorded with the Marin County Records Office.

Vegetation Management

18. Flammable underbrush material shall be cleared a minimum of thirty feet away from all buildings.
19. Fuel reduction shall include the removal of flammable plants, clearing dead material, and thinning vegetation to reduce flammable plant material on site.
20. Vegetation and tree branches shall be trimmed and cleared to achieve a minimum of 15 feet in width and height along Redwood Road at the frontage of their property, or an equivalent length of Redwood Road elsewhere on the public road, if in the opinion of the Fire Marshall the need is greater and the neighborhood better served.
21. The applicant shall submit a Broom eradication plan. Broom that has invaded the property shall be eradicated prior to the signing of the final building permit.

General

22. Applicant shall apply for and pay all appropriate fees for building permits, plan checks and inspections.
23. This permit and each condition contained herein shall be binding upon the applicant and any transferor or successor in interest.
24. If construction is not commenced within one year from the date of final action, the permit 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.

NOW, THEREFORE, the Planning Commission of the Town of San Anselmo does hereby find as follows:

Findings required for the approval of **Design Review** pursuant to Section 10-3.710 of the San Anselmo Municipal Code are as follows:

Required Finding 1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;

The building site is steep and vegetated with trees and brush. The house is designed to step up the hill, and landscape proposals, will be aesthetically compatible with the existing improvements and the natural elements in the surrounding area. The dwelling is smaller than the maximum size allowed by Code and is consistent with other neighboring dwellings in the area.

Required Finding 2. Provides for protection against noise, odors, and other factors which may make the environment less desirable;

This single family dwelling should not result in adverse environmental impacts as the landscaping will provide screening, there will be drainage improvements, a fire truck turnout will be constructed, and adequate parking will be provided.

Required Finding 3. 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;

This project will not cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or development in the area as the development will be a single family dwelling consistent with other development in the area.

Required Finding 4. 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;

This project will not create unnecessary traffic hazards as this is a single-family home in a single-family neighborhood. Roadway improvements are required as part of project approval that will improve visibility when traveling along Redwood Road in that the sharp curve at the base of the property will be cutback to increase site visibility at this turn.

Required Finding 5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area.

Construction will be in accordance with the Town Engineer's requirements based on peer reviews of the soils and drainage reports.

PASSED AND ADOPTED by the San Anselmo Planning Commission at a special meeting on February 20, 2001, by the following roll call vote:

AYES: Zwick, Jochum, Wittenkeller, Couture, House

NOES: None

ABSENT: None



Planning Commission Chair House