

**TOWN OF SAN ANSELMO  
PLANNING COMMISSION RESOLUTION NO. 0501**

**A RESOLUTION OF THE OF THE SAN ANSELMO PLANNING COMMISSION  
APPROVING DESIGN REVIEW OF A NEW THREE STORY, 3,640 SQUARE FOOT,  
SINGLE FAMILY DWELLING, 225 SQUARE FOOT DECKS, AND 450 SQUARE FOOT  
GARAGE ON PROPERTY LOCATED AT 456 LAUREL AVENUE, PORTION OF APN  
007-121-39, 007-121-40 AND 007-121-59.**

**WHEREAS**, an application was filed with the Town of San Anselmo on January 24, 2005, for design review and the application was determined complete on June 9, 2005; and

**WHEREAS**, the Planning Commission held a public hearing on June 20, 2005 to consider the design review. Comments were received from staff and the audience; and

**WHEREAS**, the Planning Commission approved the design review on June 20, 2005, on the grounds that the required findings of approval could be made.

**NOW, THEREFORE**, be it resolved that the Planning Commission finds the following:

Design Review Findings For Approval

1. *Is functionally and aesthetically compatible with the existing improvements and the natural elements in the area.*

The design is functionally and aesthetically compatible with the existing improvements and the natural elements in the area.

The dwelling has been designed to break up the massing of the structure with pitched roofs of varying heights and direction, stepped back upper floor, covered porches, dormers, and trellises. Existing large oak and bay trees are proposed to remain in the northeast corner of the lot and below the dwelling on the south and southwest sides.

The proposed landscape plan meets the Bald Hill requirement of 2:1 replacement for oaks and is just one short for the Native/Adaptive replacement for Bays (which can be added to the plan). Vines covering the driveway retaining wall are proposed, which should also be required for the Fire turnaround walls.

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

The setbacks are generous, and the access for both vehicular traffic and the Fire turnaround are unobtrusive. A Town-approved construction management plan will provide protection against noise, odors, and other factors, which may make the environment less desirable.

3. *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 development 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 new dwelling design is in scale with the surroundings, and will not cause the neighborhood to depreciate in appearance and value of the neighborhood.

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.*

The driveway access is at a location where traffic tends to slow due to the hairpin turn, as is the Fire truck turnaround.

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

All construction will be subject to meeting UBC and UWI requirements.

6. *Adequacy of screening.*

The proposed landscape plan meets the Bald Hill requirement of 2:1 replacement for oaks by proposing 8 oaks and 10 redwoods, and is just one short for the Native/Adaptive replacement for Bays (which can be added to the plan). Vines covering the driveway retaining wall are proposed, which should also be required for the Fire turnaround walls.

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

The colors should blend well with the hillside and with the design, the structure should blend with the environment, thereby having a low visual profile.

#### **Conditions of Approval:**

##### Plans:

1. Approval is based on the plans date stamped received on April 28, 2005 and the conceptual drainage plan date stamped received on June 8, 2005;
2. Prior to Building permit issuance, the Record of Survey shall be recorded with the County Recorder, relocating the lot lines for the creation of 456 Laurel Avenue, with a new APN to be assigned by the County Assessor's Office.
3. All conditions of approval shall be printed at the top of Sheet 1 of the Building permit drawings.
4. Should construction not begin within one year from the date of this approval, the approval shall be considered null and void. A one-time-only, one-year extension can be requested in writing to the Planning Director prior to the expiration date.

Soils and Drainage:

5. The applicant must adhere to all recommendations established in the geotechnical report dated March 25, 2005, prepared by Geotechnical Engineer Louis E. Moura, and accepted by the Town Engineer.
6. The applicant must adhere to all recommendations established in a Final Drainage Plan prepared by a civil engineer, which will be subject to the Town Engineer's approval prior to building permit issuance.

Road:

7. Prior to building permit issuance, the applicant shall prepare and file with the Public Works Director, a construction management plan, which includes a videotape of the roadway conditions on Laurel Avenue prior to construction. The applicant shall also post a road improvement bond or provide other assurance to the Town that damage to Laurel Avenue or other public street resulting from construction vehicles will be corrected. The plan should include: 1) constructing the driveway first in order to provide parking for construction vehicles; 2) all construction equipment shall be adequately muffled and maintained; 3) hours of construction; and 4) construction debris fence, etc.

Trees:

8. Prior to building and grading permit issuance, those trees identified to be removed on the landscape plan shall be marked accordingly, i.e., bright color tape with wording indicating the extent of pruning or removal. All pruning shall be in accordance with the Pruning Standards of the International Society of Arboriculture. Pruning should be conducted during the winter when trees are dormant for deciduous species and between July and August for evergreens.
9. Prior to building permit issuance, those trees identified to be preserved shall be protected according to the Arborist's recommendations in the report dated March 28, 2005 and prepared by James Lascot, Certified Arborist, in order to minimize damage to these existing trees during construction of the dwelling and infrastructure. This includes protecting trees during installation of the utility lines. All protection shall remain in place until construction is completed. Any fill locations shall be reviewed by the Arborist prior to building permit issuance.
10. With the exception of those trees so noted on the landscape plan, the removal and pruning of trees, shrubs, and herbaceous plants is prohibited except for reasons of disease, and the need to maintain fire and human safety. Such removal and pruning shall first be subject to Planning staff approval.
11. The replacement ratio for oak and redwood trees is 2:1 with the same species, and 1:1 for other trees with a 6" or greater diameter. Other (non-Oak and non-Redwood) trees shall be replaced with native, adaptive trees. All shall be at least 15-gallon unless otherwise determined by the Planning Director. No eucalyptus trees are to be planted. All replacement trees are subject to a tree maintenance agreement whereby the owner agrees

to maintain the trees in a healthy condition for not less than three years and replace any unhealthy trees.

12. The number of replacement trees to be planted on site shall be reviewed by both the applicant's arborist and the Ross Valley Fire Department prior to issuance of the Certificate of Occupancy. Should it be determined that trees cannot be accommodated on the site, an in-lieu fee shall be paid to the Town to be used exclusively for replacement trees on public property in the town.

13. Prior to issuance of the Certificate of Occupancy, the landscaping shall be planted and automatically irrigated as shown on the landscape plan. The trees shall be maintained indefinitely.

Hours of Construction:

14. Work will be limited to weekdays and non-holidays between the hours of 8 a.m. and 4: 30 p.m. Large vehicles and heavy equipment are restricted to the hours between 10 a.m. and 3 p.m. No work will be allowed on any holiday observed by the Town. To deviate from these work hours, a written request must be submitted to the Public Works Director for consideration. If approved, affected residents must be notified at least 24 hours in advance.

Lighting:

15. Exterior lighting shall be designed to eliminate off-site spread of light through the use of hooded, low level, low wattage light fixtures, which cast light in a downward direction. Such lighting should be permitted for safety and security purposes only and must be unobtrusive and maintain privacy.

Fences:

16. Fences within 20' of the front property line shall be subject to a Public Works permit. Fences following along property lines or the road right of way shall be of transparent construction and may integrate the use of foliage. Such fences shall be designed to allow wildlife to travel freely between properties and to the open space areas. Solid fences should not be used. Fencing within the building envelope areas should integrate with the setting. It may be of solid material, but must be setback 6' from the road right of way if solid material is used. Such fencing should be made of natural wood, stone, or other natural material, or painted with dark earth tones to blend with the natural setting and be screened with natural vegetation.

No fence shall exceed 6' in height above grade at any point.

Exterior Colors and Materials:

17. Prior to the framing inspection, a 4' x 8' sample color board will be placed on the building, subject to staff approval, with the goal being earth tones that will blend in with the environment and natural surroundings. Applicant's proposed colors:

Siding : Stucco base/hardiplank painted Marin Senour 'Carpetbagger (Dark Sage)

Trim: Martin Senour 'Hemingway' (Beige)  
Windows: Marvin 'Desert' (Beige)  
Roof: Certainteed Asphalt-Landmark Series 'Moire' (Black)

General:

18. The building permit shall be issued no sooner than July 15, 2005, at which time the rezoning to R-1 C becomes effective.

19. Should construction not begin within one year from the date of this approval, the approval shall be considered null and void. A one-time-only, one-year extension can be requested in writing to the Planning Director prior to the expiration date.

20. Prior to building permit issuance, a deed restriction listing the above conditions nos. 1, 10, 11, 12, 14, 15, and 16 shall be signed by the applicant, notarized, and recorded at the County.

PASSED AND APPROVED at a meeting of the Planning Commission on June 20, 2005, by the following vote:

AYES: Freeman, House, Sisich  
NOES: None  
ABSENT: Harris, Zwick

  
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Judy House, Vice Chair

ATTEST:

  
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Barbara Chambers, Town Clerk