

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

For the meeting July 16, 2012

Agenda Item D-4

Owner (Applicant) and Project Address:

Case No.

Jeff Lyons and Bonnie Hamilton
1 Hillcrest Court
San Anselmo, CA 94960

DR - 1205

Request

Hillside Design Review to construct a 402 square foot first floor addition and a 1,177 square foot second floor addition with a 477 square foot attached garage at 1 Hillcrest Court. The project site is located in the R-1 zoning district above 150 feet mean sea level.

Recommendation

Conditional approval

I. PROJECT SUMMARY

Environmental Determination

Categorically Exempt: Section 15303(a) – New Construction or the Conversion of Small Structures. One single-family residence or a second dwelling unit in a residential zone.

Authority

San Anselmo Municipal Code; Article 15 - Design Review.

Timing

A determination must be made within 60 days of the project being deemed complete which is September 6, 2012.

Previous Action

No record of planning action.

I. STAFF ANALYSIS

Existing and Proposed Conditions

| | Existing | Proposed | Code |
|---|--|---|-------------|
| Lot Size (sq. ft.) | 11,130 | Same | 7,500 |
| Floor Area (sq. ft.) | Total 1,760 First Floor 1,438 Basement 322 | Total 3,017 First Floor 1,840 Second Floor 1,177 Basement0 | 3,116 |
| Floor Area Ratio | 16% | 27% | 28% |
| On-Site Parking | Garage (322 sq. ft.) 2 | Total 4 Garage (477 sq. ft.) 2 Uncovered 2 | 3 |
| Stories | 2 | 2 | 2 |
| Maximum height above average existing grade (feet) | 23 | 30 | 30 |
| Zoning | R-1 | Same | NA |
| Flood Zone | X (not a flood zone) | Same | NA |

Project Description:

The proposed project is to add approximately 1,200 square feet to the existing 1,760 square foot residence and a 477 square foot garage. The existing residence is in a state of disrepair and needs a substantial amount of work to meet today’s building and fire codes. The main floor of the proposed home will include the living and dining room, kitchen, two bedrooms and a bath. The second level will include the master suite, a bedroom, bath and laundry room. The house will be setback approximately 32 feet from the front property line (Camino De Herrera), 15 feet from the western side property line, 12 feet from the eastern side property line and approximately 25 feet from the southern rear property line. The basement area will be modified to have a head height of less 7.5 feet. The maximum height of the house will be 30 feet.

The proposed design of the addition is to continue the Mediterranean style of the home. The exterior materials include beige stucco, brown trim and a tile roof. A color and materials board as well as a color rendering will be provided at the public hearing.

Specific landscaping has been proposed which conforms to the vegetation management plan requirements of the Ross Valley Fire Department. A color landscape plan will be provided at the public meeting.

Project Analysis

Hillside Design Review

The Town Zoning Ordinance requires Design Review approval for all additions greater than five hundred (500) square feet on lots located at or above one hundred fifty (150) feet mean sea level. The proposed project meets the height, lot coverage, floor area ratio, and parking requirements. The proposed scale and massing is consistent with the homes in the neighborhood. There should be no significant adverse visual impacts to the residential properties in the neighborhood.

II. REQUIRED FINDINGS

Hillside Design Review

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

The proposed addition to the single family residence is functionally and aesthetically compatible to adjacent and nearby houses in the neighborhood. The addition is well within all required setbacks and the project meets the Town's floor area ratio requirements.

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

The addition is not expected to increase levels of noise, odors or other negative factors on the environment. No changes in the allowed use of the property are proposed. Construction noise, which will be temporary, cannot exceed the maximum thresholds pursuant to the San Anselmo Municipal Code.

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 existing building is in poor condition and does not currently serve the neighborhood. The proposed improvements will create a residence that is complimentary to the existing homes in the neighborhood. The proposed improvements are intended to improve the appearance and value of the property.

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.*

Since there is an existing building on the property, there has been vehicular access in the past and the proposed project does 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. *Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area.*

Given the poor condition of the existing building, the proposed improvements will provide greater seismic stability and fire safety for all persons. If the project is approved, construction will be required to be in compliance with all adopted building codes, thereby ensuring the health and safety of persons in or near the property.

6. *Does the project have adequate screening?*

The parcel is on a knoll and is not highly visible from surrounding properties and is not visible from the valley below. The existing pine trees along the north property line are to remain and will continue to provide screening for the houses above. All healthy vegetation along the east and south property lines will also remain to provide screening.

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

The architectural features of the addition are complimentary to the existing home. An effort has been made to continue the Mediterranean style of the home. The stucco exterior, earth tone colors, varying roof lines and the articulations in the elevations will result in a low visual profile.

III. CONDITIONS OF APPROVAL

1. Planning Commission approval is based on the plans and materials titled Additions and Alterations 1 Hillcrest Court, by William Pashelinshky, date stamped received by the San Anselmo Planning Department on July 9, 2012.
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 to the Town of San Anselmo 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. 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, supplemental questionnaire and site photos
2. Plans

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