

JUL 18 2012



PLANNING DEPARTMENT

TOWN OF SAN ANSELMO  
PLANNING, BLDG. PUBLIC WORKS

Planning Division, 525 San Anselmo Avenue, San Anselmo, California 94960  
Tel. (415)-258-4616/FAX 454-4683/email: [planning@townofsananselmo.net](mailto:planning@townofsananselmo.net)

**GENERAL PLANNING APPLICATION FORM**

Job Site Address: <b>610 OAK AVENUE</b>	Assessor Parcel No.: <b>007-154-02</b>	Zone: <b>R-1-H</b>
Property Owner(s) Name: <b>JOHN &amp; KIM LEWIS</b>	Phone Numbers: Home: <b>415-235-5089</b> Work:	Fax Number: Cell Phone: E-Mail: <b>jl@osmiumpartners.com</b>
Mailing Address: <b>610 OAK AVENUE</b>	City: <b>SAN ANSELMO</b>	State/Zip: <b>CA, 94960</b>
Applicant(s) Name (contact person): <b>WENDY POSARD &amp; ASSOC.</b>	Phone Numbers: Home: Work: <b>415-456-2020</b>	Fax Number: <b>415-453-1824</b> Cell Phone: E-Mail: <b>wpa@wendyposard.com</b>
Mailing Address: <b>112 PINE STREET</b>	City: <b>SAN ANSELMO</b>	State/Zip: <b>CA, 94960</b>

TYPE OF APPLICATION/FEE	ACCOUNT	FEE
<b>PDPA</b> Planning Commission Action Applications: Annexation, General Plan Amendment, Rezoning, <u>Design Review</u> , Use Permit, Variance*, Subdivision, Parcel Split, Lot Line Adjustment* Illuminated Sign Review, FAR Exception	01.00.48057	\$ 1,200 <sup>(1)(2)</sup> <b>\$600.00</b>
Environmental Review/Negative Declarations/ Environmental Impact Reports	01.00.48057 01.00.20312	\$ 1,920 <sup>(3)(4)</sup> 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 <sup>(5)</sup>
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%
<u>Plan Storage</u>	01.00.20313	\$ 2 per/sheet <b>\$24.00</b>
<u>General Plan Maintenance Fee</u>	01.00.48012	10% of application fee <b>\$182.40</b>
<u>Planning Technology Fee</u>	01.0048058	5% of application fee <b>\$91.20</b>
<u>Planning Training Fee</u>	01.0048059	5% of application fee <b>\$91.20</b>
Appeal (to Planning Commission or Town Council)	01.00.48057	\$ 504
Additional Planning Deposit and Research Fee	01.00.20312	\$ 119/hour
<b>TOTAL APPLICATION FEE</b>		<b>\$ 2188.80</b>

Notes: See Planning Division Acknowledgement of Application Fees

**PRECISE DEVELOPMENT PLAN AMENDMENT**

**\$600.00**



**DETAILED DESCRIPTION OF PROJECT:** NEW SPORT COURT AND TREE HOUSE WITH STORAGE AND TRASH AREAS.

**GENERAL INFORMATION:**

	EXISTING	PROPOSED
Lot Size	140,263.2 SF	140,263.2 SF
Dwelling Size	Total: 1 <sup>st</sup> story: 2,692 SF 2 <sup>nd</sup> story: 1,492 SF Basement/other: 600 SF	Total: 1 <sup>st</sup> story: 2,692 SF 2 <sup>nd</sup> story: 1,492 SF Basement/other: 600 SF
Other Building Size	Total: 1 <sup>st</sup> story: 2 <sup>nd</sup> story: Basement/other:	Total: 1 <sup>st</sup> story: — 2 <sup>nd</sup> story: 130 SF Basement/other:
Parking <sup>1</sup>	Number of spaces & dimensions: Garage: 2 (683 SF) Carport: Uncovered: 2 (9' x 19')	Number of spaces & dimensions: Garage: 2 (683 SF) Carport: Uncovered: 2 (9' x 19')
Deck and Stairs	Deck: 650 SF Stairs:	Deck; 650 + 560 = 1,210 SF Stairs: 148 SF
Porch	TERRACE/POOL: 3336 SF	TERRACE/POOL: 3336 SF
Lot Coverage or FAR <sup>2</sup>	3.47% FAR	3.56% FAR
Dwelling/Building Height Above Average Grade (roof peak) <sup>3</sup>	± 30'-7"	± 30'-7" / ± 26'-11" (TREE HOUSE)
Number of Stories <sup>4</sup>	3	3
Zoning	R-1-H	R-1-H
Flood Zone	No	No
Notes: <u>SPORT COURT</u>	—	2,1544 SF

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.
4. Stories: Reference "Story" handout

[Signature]  
Signature of Property Owner

[Signature]  
Signature of Applicant

16 July 2012  
Date

7 18 12  
Date



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JUL 18 2012

PLANNING AND BUILDING DEPARTMENT

Planning Division, 525 San Anselmo Avenue, San Anselmo, California 94960  
Tel. (415)-258-4616/FAX 454-4683/email: [planning@ci.san-anselmo.ca.us](mailto:planning@ci.san-anselmo.ca.us)

TOWN OF SAN ANSELMO  
PLANNING, BLDG. PUBLIC WORKS

**DESIGN REVIEW SUPPLEMENTAL QUESTIONNAIRE**

Complete the information below:

ZONING DISTRICT:	DESIGN PROPOSAL:
<input type="checkbox"/> Residential (R-1: Single Family below 150 msl elevation)	1. Exterior finish: <u>CEDAR SHINGLES / STONE</u>
<input type="checkbox"/> Residential (R-1/R-1 C at or above 150 msl elevation)	2. Proposed exterior wall color(s): <u>STAIN TO MATCH (E)</u>
<input checked="" type="checkbox"/> Residential (R-1 H)	3. Proposed exterior trim color: <u>STAIN</u>
<input type="checkbox"/> Two Family or Multiple Family Residential (R-2 or R-3)	4. Proposed exterior window material and color: _____ <u>WOOD, STAIN</u>
<input type="checkbox"/> Commercial (C-1, C-L, C-2, C-3)	5. Proposed roof material and color: <u>ASPHALT SHINGLES -</u> <u>DARK GRAY TO MATCH (E);</u>
<input type="checkbox"/> Professional (P)	6. Special Features: <u>STONE WALKWAYS, PATIOS AND</u> <u>SITE STEPS, WOOD RAILINGS - STAINED, CONCRETE</u> <u>SPORT COURT DECK - BLUE-GRAY WITH</u> <u>SALT FINISH</u>
<input type="checkbox"/> Specific Planned Development (SPD) overlay	

**RESIDENTIAL DESIGN REVIEW**

**For R-1 and R-1 C properties:** Projects meeting the following descriptions may be reviewed administratively with a determination by the Planning and Building Director, rather than the Planning Commission) a) Less than 800 square feet absent significant visual impact (i.e. new dwellings and additions may be visible offsite but the effect will not have a negative visual impact on surrounding properties or other significant viewpoints located offsite due to size, location, materials, colors, landscape screening, or combination thereof); or b) Less than 1,200 square feet if the proposed development is not materially visible offsite (i.e. new dwellings and additions will be totally or nearly obscured from surrounding properties or other significant viewpoints located offsite due to size, location, materials, color, landscape screening, or combination thereof).

• **For R-1H, R-1C and R-1 zoned properties at or above 150 mean sea level elevation**

- List why the project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area: PLEASE SEE ATTACHED SHEET FOR ANSWERS TO QUESTIONS 1-8.
- List why the project provides for protection against noise, odors, other factors which may make the environment less desirable: SEE ATTACHED...
- List why the project 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: SEE ATTACHED...
- List why the project 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: SEE ATTACHED...



• **Continued from pg 1: For R-1H, R-1C and R-1 zoned properties at or above 150 mean sea level elevation**

- 5) List why the project will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area: SEE ATTACHED...

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- 6) For R-1H zoned property only: Does the project conform to the approved precise development plan? SEE ATTACHED...

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- 7) Does the project have adequate screening? SEE ATTACHED...

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- 8) 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: SEE ATTACHED...

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• **For R-1H, R-1C and R-1 zoned properties at or above 150 mean sea level elevation**

**Dwellings built, enlarged, or expanded before February 26, 1991, which do not exceed the Maximum Adjusted Floor Area, may exceed this number by not more than 10% subject to Design Review approval by the Planning Commission -OR- Dwellings built, enlarged, or expanded before February 26, 1991, which exceed the Maximum Adjusted Floor Area, may exceed this number by not more than 500 square feet subject to Design Review approval by the Planning Commission.**

- 1) List why the project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area: \_\_\_\_\_

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- 2) List why the project provides for protection against noise, odors, other factors which may make the environment less desirable: \_\_\_\_\_

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- 3) List why the project 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: \_\_\_\_\_

---

- 4) List why the project 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: \_\_\_\_\_

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- 5) Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area: \_\_\_\_\_

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- 6) For R-1H only: Does the project conform to the approved precise development plan? \_\_\_\_\_

610 Oak Avenue  
July 17, 2012

### Responses to Design Review Supplemental Questionnaire

For R-1H, R-1C and R-1 zoned properties at or above 150 mean sea level elevation:

1. List why the project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area:
  - A. The proposed project uses natural materials, such as stained cedar shingle siding, trim and railings, as well as stone walls, to blend into the wooded hillside setting and complement the existing residence with stained wood shingles, painted white trim and stone accents. The siting of the proposed sport court and tree house is set at the elevation of the existing residence/garage to minimize views impacts and the tree house is set into the hillside to minimize the overall height. Landscaping is proposed to screen the sides of the sport court and views from the open space trails downhill to the existing water tanks and proposed sport court and tree house.
2. List why the project provides for protection against noise, odors and other factors which may make the environment less desirable:
  - A. During construction, the proposed project will not result in the generation of noise or odors beyond normal construction activities. After completion, the proposed project will not produce additional noise or odors during use or maintenance.
3. List why the project 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:
  - A. The proposed project intends to add value to the existing property and the neighborhood as a whole by providing additional area to use and enjoy the natural wooded hillside property in an environmentally sensitive manner by minimizing grading, providing for onsite storm water management, maintaining the natural setting of the property, and using native and adaptive landscaping to screen potential views of the proposed project from open space trails and neighboring properties.
4. List why the project 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:
  - A. The proposed sport court will be engineered to handle the loads of automobiles and fire trucks and will have the added benefit of providing additional parking and fire truck turn-around space to a hillside lot with minimal parking and space for vehicular access.

5. List why the project will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area:

A. During construction, standard safety practices will be used to protect the health and safety of workers and nearby occupants. The design of the proposed project intends to allow for the safe use and enjoyment of a wooded hillside property with a sport court of level area and a tree house set into the hillside, in an environmentally sensitive manner by minimizing grading, providing for onsite storm water management, maintaining the natural setting of the property, and using native and adaptive landscaping to screen potential views of the proposed project from open space trails and neighboring properties. In addition, the engineering of the sport court structure is intended to support additional loads for parking and fire truck turn-around.

6. For R-1H zoned property only: Does the project conform to the approved precise development plan?

A. Yes, the proposed project conforms to the Oak Avenue Development Agreement and Master Plan and the 610 Oak Avenue Precise Development Plan.

7. Does the project have adequate screening?

A. Yes, the project proposes adequate screening through the use of landscaping at the sides of the sport court and along the side property line adjacent to the open space trail easement which screens potential views of the existing water tanks and proposed tree house and sport court downhill.

8. List how the selection of architectural features and colors enables the structure to blend with its environment and which results in a low visual profile:

A. The project proposes a natural palette of materials with stained wood, stone, and landscape screening to allow the project to blend with the wooded hillside setting. The siting of the proposed sport court and tree house at the elevation of the existing residence / garage and the placement of the tree house, which steps into the hillside, results in a low visual profile.

DENLER HOBART G A R D E N S  
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TOWN OF SAN ANSELMO  
PLANNING, BLDG, PUBLIC WORKS

Roger Meagor  
Fire Chief  
Ross Valley Fire Department  
777 San Anselmo Ave.  
San Anselmo, CA 94960

## **RE: Vegetation Management Plan**

610 Oak Avenue.  
San Anselmo, CA 94960  
10-18-12

This parcel is currently under San Anselmo planning department's design review. This Vegetation Management Plan outlines the steps to be taken as part of the project construction, as well as regular maintenances, to insure that the parcel adheres to the requirements of the Fire Protection Standard 220 as adopted and defined by the Ross Valley Fire Department for Wildland-Urban Interface areas. In conjunction with this text, visuals for the plan are found on the Proposed Site Plan, Sheet A1.2 (by Wendy Posard and Associates)

## **Vegetation Management Plan**

### Preconstruction and on-going maintenance

Prior to construction, all scrub-growth and flammable leaf litter will be removed from the construction area within a 100' radius. This will include the root pulling of two small patches of invasive broom plants. Existing vegetation will be pruned to eliminate all dead growth and prune any limbs that may exist lower than 6' on trees taller than 18'. This distance is to be maintained through regular, quarterly, landscape maintenance. All tree limbs lower than 15' that exist above any road or driveway are to be eliminated and this condition is to be maintained. All vegetation within 10 feet of roadways is to be trimmed and maintained for defensible space. Trees will be planted so that a separation of 10 feet will be maintained between crowns at maturity. Plantings within the Defensible Space Zone shall be spaced so that shrubs are to be clumped into islands no greater than 18 feet in diameter. The distance between such clumps is to be no less than two times the crown height of the plantings. Regular, quarterly, landscape maintenance is to insure that these parameters are maintained. All shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns.

To the best of our knowledge, (other than the broom mentioned above) no plants listed on the Ross Valley Fire Department's "Fire prone species" list exist on the site.

## The Plan

The landscape plan calls for the planting of ornamental plantings and screen plantings to augment the beauty and usefulness of this private property (see sheet A1.2)

The proposed planting list has been developed through careful consideration of the "Fire Scape" list provided by the University of California Cooperative Extension's Brochure "Pyrophytic vs. Fire Resistant Plants" (Hortscript, February 1996). Additional criteria for plant selection have been the existing site conditions, wise-water plant choices, drought tolerance, and aesthetic considerations. The plantings are to be irrigated with an automatic irrigation system to insure adequate soil and plant moisture. The planting areas will be mulched using a chipped bark. No "Monkey Hair" will be used.

Trees and shrubs have been proposed along the Southwest edge of the property. These will provide the screening that has been requested by the San Anselmo planning department and the San Anselmo open space committee, to provide an evergreen screen for hikers on the Worn Springs Trail, which skirts the property to the south west. This screening will be made up of Twelve (12) *Arbutus unedo*, eleven (11) *Myrica californica*, and three (3) *Cercis occidentalis*. All three species are listed in the above referenced brochure, "Pyrophytic vs. Fire Resistant Plants" under either "Firescape Plant Selection" and/or "Fire-resistant Privacy Screen Plants." Both, *Myrica californica* and *Cercis occidentalis*, are also California natives and offer the wildlife benefits associated with native plants.

This planting will provide the screening necessary (from ground to 6-8 feet high) for users of the Worm Springs Trail, without growing overly tall and therefore minimizing any potential for the creation of a fire ladder between ground fuels and the canopy way above.

The plan also calls for the removal of fifteen (15) California Bay trees currently within the footprint of the new addition. These existing Bay trees are listed as a "pyrophytic species" in the above referenced brochure, "Pyrophytic vs. Fire Resistant Plants" and their removal will reduce fire hazard. The San Anselmo planning department dictates the replanting of fifteen trees to replace those to be removed. Eleven (11) *Quercus agrifolia* and four (4) *Arbutus marina*, will be planted to accommodate this replanting. The *Quercus* are native trees that are also listed on the brochures "Firescape Plant Selection." These trees are depicted on the plan, north of the addition. The location of these trees is shown diagrammatically and the final placement will be determined, on-site, to adhere to the spacing requirements stipulated in this document. This planting will satisfy both the replanting that is required, as well as provide screening for the new addition.



The following calculations have been made regarding the Hazard Assessment Matrix for the project:

Aspect	NE	1
Slope	31%+	6
Fuel 0-30	Pyrophoric Hardwods	6
Fuel 31-100	Pyrophoric Hardwods	4
Total hazard points		19

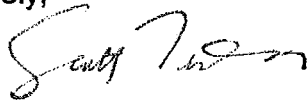
This hazard number denotes a Defensible Space Zone (DSZ) of 50'X50'X50'X100'. This DSZ is demarcated on the Site Plan (see sheet A1.2).

In an effort to accommodate the concerns, interests and wishes of the San Anselmo Planning Department, the Open Space Committee, the users of the public trail system, and the need for fire safety, we have proposed that screen plantings be concentrated at the property line adjacent to the Worm Springs Trail. This strategy will provide effective screening between the parcel and the trail. However, this necessitates the planting of the screen plants within the 50' defensible space zone at the uphill section of the zone. The plan also shows the less conservative defensible space zone of 30'X30'X30'X50'. The screen planting proposed will not encroach on this defensible space zone.

Please consider the solution described herein to accommodate the desires of the town, the trail users, and, first and foremost, the necessary fire safety of the area.

If you have any questions, please feel free contact me.

Sincerely,



Scott Tseckares  
(415) 847-6124 (mobile)