

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

**For the meeting of August 4, 2014**

**Agenda Item D-3**

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**Owner and Project Address:**

Steve Sumnick  
35 Pasadena Avenue  
San Anselmo  
APN 005-202-50

**Case No.**

GP-1402

**Applicant**

Jim Catlin  
1501-A San Anselmo Avenue  
San Anselmo

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**Request**

A grading permit to fill an existing swimming pool, re-grading of an existing driveway, construction of new retaining walls, construction of a new in-ground swimming pool and landscaping at 35 Pasadena Avenue. The project includes excavation of approximately 337 cubic yards of dirt, stone and asphalt material, 247 cubic yards of fill, and the off-site disposal of 90 cubic yards.

**Recommendation**

Staff recommends approval of the Grading Permit for 35 Pasadena Avenue subject to the attached conditions.

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**I. PROJECT SUMMARY**

**Environmental Determination**

Categorically Exempt: Section 15303 (e): new construction or conversion of small structures.

**Authority**

San Anselmo Municipal Code Title 9 Chapter 18 - Excavation, Grading and Erosion Control.

**Timing**

A determination regarding the Grading Permit must be made within 60 days of the project application being deemed complete which is September 22, 2014..

**Previous Action**

In 1993 the Planning Commission approved a permit for painting the exterior of the house.

**II. STAFF ANALYSIS**

**Project Description**

The proposed project includes demolition of existing site features including the old swimming pool, shed and arbor structures, concrete patio, asphalt driveway, and old wood and stone retaining walls. Excavation will be completed to add new terraced concrete retaining walls, a new swimming pool and re-grading and paving the driveway. Proposed grading volumes amount to excavation of 337 cubic yards of dirt, stone and asphalt material, 247 cubic yards of fill, and the off-site disposal of 90 cubic of material. The majority of the grading work is cut from the excavation for the retaining walls and swimming pool. A rain garden is provided for bio-retention for the proposed increase in impervious surface area. Several existing Monterey Pine trees will be removed from the northwest corner of the property. Monterey Pine trees are on the list of invasive species and do not require a tree permit for removal. New site landscaping, drainage and lighting will be installed.

The primary area for excavation is in the northwest corner of the property for expansion of the patio and new pool. Access to the excavation can be provided directly from the driveway around the northern side of the house.

The applicants have been advised that San Anselmo encourages the on-site reuse of material. They have included in their plans the filling of the old pool and driveway area with excavated soil. The excess balance of cut material, totaling 90 cubic yards, will be off-hauled from the site. Assuming the truck to be used can carry 8+ cubic yards of material, approximately 12 trips will be required. The haul route is Pasadena Avenue to San Barbara Avenue to Salinas Avenue to San Francisco Boulevard to Sir Francis Drake Boulevard.

**Cut and Fill Calculations**

Location	Purpose	Material	Volume, cubic yards (cy)
<b>CUT</b>			
Side yard sitting area	Excavation for sitting area and rebuild of stairs	Dirt and stone	26
Back yard	Excavation for retaining walls, pool and patio	Dirt and stone	258
Driveway	Excavation for retaining walls and driveway	Dirt and asphalt	53
		<b>Total Cut:</b>	<b>337 cy</b>

<b>FILL</b>			
Pool and patio	Onsite Material Reuse	Dirt	164
Driveway	Onsite Material Reuse	Dirt	83
		<b>Total Fill:</b>	<b>247 cy</b>
		<b>Off-Haul Volume:</b>	<b>90 cy</b>

**III. REQUIRED FINDINGS**

**Grading Permit**

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

All work is proposed within property line boundaries and respects all established setbacks.

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

The geotechnical report states no geologic hazards to be aware of as a result of this work.

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

All site drainage is designed for onsite retention and dissipation. The rain garden has been designed per Town of San Anselmo requirements. There is no erosion potential increase as a result of the project.

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

Net off-haul ±90 cubic yards. The owner intends to re-build the entire pool area. Excavation based upon new retaining walls, patio and driveway remodel.

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

The retaining walls face inward and the project area is above street height and cannot be easily seen from the street. The owner has selected a drought tolerant planting scheme to soften the façade.

6. *Natural landscaping will not be removed by the project more than is necessary and any removed vegetation will be replanted in a timely manner.*

Six Monterey Pines will be removed by the project. Removal of Monterey Pines does not require a Tree Permit from the Town. All new planting as per the Planting Plan will address revegetation. Planting will be completed at the end of the project in a very timely manner.

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

The Town will require excavation and planting to be done before winter rains begin in earnest by October 15. If excavation and planting cannot be completed prior to October 15, an erosion control plan will be required to prevent siltation and storm runoff. Work after October 15 is subject to approval by the Public Works Director.

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

The proposed grading work is consistent with the Town's General Plan and Zoning Code.

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

All erosion control measures will be employed. Erosion control measures and/or permanent landscaping will be required to be in place by October 15.

#### **IV. CONDITIONS OF APPROVAL**

Staff recommends that the Commission approve the Grading Permit application with the following conditions:

1. All conditions of approval shall be printed at the top of sheet 1 of the building permit drawings.
2. Planning Commission approval is based on the plans and materials titled Sumnick Residence, date stamped received June 18, 2014 by the San Anselmo Planning Department.
3. A building permit must be obtained prior to the start of any construction work that requires a permit per Town of San Anselmo regulations. Please contact the San Anselmo Building Department at 415-258-4616 or [townofsananselmo.org/building](http://townofsananselmo.org/building) for requirements and further information.
4. If a complete building permit application has not been submitted to the Town 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 and shows 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.
6. Grading shall adhere to the recommendations presented in the Geotechnical Investigation, Sunnick Residence Swimming Pool, 35 Pasadena Avenue, dated June 9, 2014.
7. A building permit and structural engineering analysis is required for construction of retaining walls greater than 4 feet high and for the terraced retaining walls at the pool and parking areas. A building permit is also required for construction of the pergola and any fencing that is over 7 feet in height.
8. The applicant shall submit an erosion control plan with the building permit application to be reviewed and approved by the Public Works Director. The plan shall sufficiently outline erosion control measures to be taken in order to prevent sediment runoff from the parcel, including landscape planting prior to October 15.
9. For a project of this magnitude, construction of sidewalk is typically required along the property frontage under the Town's ADA Transition Plan and Complete Streets Policy. A final determination regarding construction of sidewalk will be made following the building permit submittal based upon evaluation of the total project cost and relative cost for constructing a new sidewalk.

Prepared By:

Dan Blomquist  
Senior Engineer

Attachments:

1. Application and Supplemental Questionnaire
2. Geotechnical Investigation, June 9, 2014
3. Project Plans

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