



PLANNING DEPARTMENT

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

GENERAL PLANNING APPLICATION FORM

Job Site Address: 166 PROSPECT ST.	Assessor Parcel No.: 006-192-019	Zone:
Property Owner(s) Name: ANNABELLE & BILL REBER	Phone Numbers: Home: 415-419-6170 Work:	Fax Number: Cell Phone: E-Mail: hursrebes@gmail.com
Mailing Address: 166 PROSPECT AVE.	City: SAN ANSELMO	State/Zip:
Applicant(s) Name (contact person): BONNIE BRIDGES	Phone Numbers: Home: Work: 415-241-7161	Fax Number: 415-241-7164 Cell Phone: 415-819-2181 E-Mail: bonnie@boorbridges.com
Mailing Address: 921 LARKIN ST.	City: SAN FRANCISCO	State/Zip: CA 94109

TYPE OF APPLICATION/FEE	ACCOUNT	FEE
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 ⁽¹⁾⁽²⁾
Environmental Review/Negative Declarations/ Environmental Impact Reports	01.00.48057 01.00.20312	\$ 1,920 ⁽³⁾⁽⁴⁾ 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 ⁽⁵⁾
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%
Plan Storage	01.00.20313	\$ 2 per/sheet
General Plan Maintenance Fee	01.00.48012	10% of application fee
Planning Technology Fee	01.0048058	5% of application fee
Planning Training Fee	01.0048059	5% of application fee
Appeal (to Planning Commission or Town Council)	01.00.48057	\$ 504
Additional Planning Deposit and Research Fee	01.00.20312	\$ 119/hour
TOTAL APPLICATION FEE		\$

Notes: See Planning Division Acknowledgement of Application Fees



DETAILED DESCRIPTION OF PROJECT: INTERIOR REMODEL TO (G) 2-STORY DWELLING, REPLACE EXTERIOR SIDING TO COMPLY W/ WUI. (N) SKYLIGHTS. (N) GARAGE. ADDITION TO MAIN & LOWER FLOORS TO REAR/S.W. ADDITION OF BIO RETENTION.

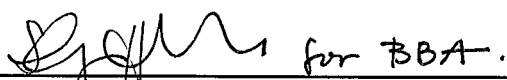
GENERAL INFORMATION:

	EXISTING	PROPOSED
Lot Size	16,085 SF	16,085 SF
Dwelling Size	Total: 2,561 SF 1 st story: 1,175 SF 2 nd story: 1,386 SF Basement/other:	Total: 3,254 SF 1 st story: 1,315 SF 2 nd story: 1,939 SF Basement/other:
Other Building Size (C) SHED TO REMAIN	Total: 96 SF 1 st story: 96 SF 2 nd story: Basement/other:	Total: 96 SF 1 st story: 96 SF 2 nd story: Basement/other:
Parking ¹	Number of spaces & dimensions: Garage: N/A Carpport: 1 Uncovered: 1	Number of spaces & dimensions: Garage: 1 Carpport: N/A Uncovered: 3
Deck and Stairs	Deck: 180 SF Stairs: N/A	Deck: 139 SF Stairs: N/A
Porch	30 SF	N/A
Lot Coverage or FAR ²	15.99%	20.27%
Dwelling/Building Height Above Average Grade (roof peak) ³	19'-0"	26'-6"
Number of Stories ⁴	2	2
Zoning	R-1H	R-1H
Flood Zone	N/A	N/A

Notes:

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 of Property Owner

 for BBA.
Signature of Applicant

2014-10-02
Date

2014-10-02
Date

Design Review Findings

1. *The project will not unreasonably impair access to light and air of structures on neighboring properties.*

The proposed addition is to the south and west of the existing house and thus will not unreasonably impair access to light and air of structures on neighboring properties.

On the west, the closest structure is a garage, which sits uphill from the proposed work and is not an inhabited space and therefore not applicable to the light and air question.

On the east, the adjacent house is approximately 40' away from the addition and 48' away from the highest portion (living room) of the proposed addition. Due to the siting and these setbacks, the proposed addition will not unreasonably impair access to light and air to this structure.

On the south, the nearest house is over 80' away from the proposed addition and given this distance, there is no impairment to light and air to this structure.

2. *The project will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks.*

The proposed addition will not unreasonably affect the privacy of the neighboring properties. The addition has been designed to step down the hillside and focus the views to the south, thus maintaining privacy for all structures (this house and adjacent properties).

The living room, master bedroom, family room and deck, all open up to the south, towards the view and away from neighboring properties on the east and west.

The subject property sits on an extra deep lot as it is essentially the size of two lots (lots were merged prior to the purchase by the current owner). Due to this extra deep lot, the addition sits between 56' to 132' away from the rear property line and this substantial distance, along with a dense tree canopy, provides privacy to the southern property.

3. *The project will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood.*

The current house is a small, single story, ranch style house, tucked into the hillside and is considerably out of scale (way too small) in relation to the character of the existing neighborhood, which has primarily large single story structures or 2-3 story structures.

The proposed addition gives the house some mass at the front to bring it up to scale with the surrounding houses; the new entry also provides a welcoming gesture to the neighborhood.

The addition to the south is 2 stories and the massing is consistent with the adjacent 2 and 3 story houses. Due to the large tree canopy in this area, and the fact that the addition steps down with the lot slope, the proposed 2 story is a good complement to the existing character of the surrounding neighborhood.

4. *The project will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.*

This project will not adversely affect the health, welfare and safety of persons residing or working in the neighborhood of the property and will not be materially detrimental to the public welfare or injurious to property improvements in such neighborhood.

The proposed addition has a basic balance of cut/fill (therefore no spoils being hauled off site and creating dust or damaging roads). The area of grading is setback from the street and as such should not affect the public space nearby (the street).

The major area of work is at the rear of the house and is located in the middle of the property – with a 12' – 17' setback from the adjacent properties. The new garage is in the approximate location of the existing carport (minor footprint changes in this area).

This project does not alter the basic existing drainage patterns. The proposed bio-swale locations and sizes have been designed to collect more water on the uphill side (versus what is currently in place); thus, reducing potential drainage and erosion problems.

The project requires the addition of fire sprinklers, thus making this structure more fire safe itself, and a safer condition for the adjacent properties. In addition, the proposed addition includes a new fire hydrant in front of the property along Prospect Street (at substantial cost to the property owners), that will benefit every structure in the neighborhood, not just this property owner. The proposed addition is designed to conform with the WUI (wildfire urban interface) requirements and the existing structure's exterior materials will be upgraded to

confirm. These fire safe changes are a substantial improvement to the property and will enhance the safety of the neighborhood.

Grading Permit Findings

To approve the Grading Permit the Planning Commission must make each of the following findings:

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

This grading project will not adversely affect the health, welfare and safety of the public as it has a basic balance of cut/fill (therefore no spoils being hauled off site and creating dust or damaging roads). The area of grading is setback from the street and as such should not affect the public space nearby (the street).

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

The major area of grading is at the rear of the house and is located in the middle of the property – with a 12' – 17' setback from the adjacent properties. The new garage is in the approximate location of the existing carport and therefore there is minor grading in this area.

We will consult the soils engineer to determine if there is any additional work to adequately protect the adjacent properties.

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

This grading project does not alter the basic existing drainage patterns. The proposed bio-swale locations and sizes have been designed to collect more water on the uphill side (versus what is currently in place); thus, reducing potential drainage and erosion problems.

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

The proposed project is smaller than what is allowed by the zoning and property size (5,000 SF and 35% coverage allowed versus 3,254 SF and 20.2% coverage proposed) and the design steps down with the hillside and has a balance of cut/fill, thus is a reasonable beneficial use of the property.

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

The proposed project is smaller than allowed (see #4 above) and the design steps down the hillside, thus minimizing the visual impact. The design focuses most of the public space and windows toward the south to maintain privacy to the adjacent houses.

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

There are no major landscape elements being removed for this project; therefore this is not applicable. The Owners agree that if this does occur, the removed vegetation will be replanted in a 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 proposed project is scheduled to start April 16, 2015 and be complete in November 2015; the majority of the grading work will occur in the first 2 months -- - outside of the rainy season period. This schedule thereby reduces the risk of excessive siltation from storm runoff or prolonged exposure of unstable excavated slopes.

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

The proposed project does not violate the Town's General Plan or Zoning Codes.

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

We will employ erosion control measure to offset impact of the proposed excavation, grading and fill as recommended by the soils engineer.