

## **PROPERTY INFORMATION**

APPLICANT NAME Jeff Kroot Architect

PROPERTY ADDRESS 24 Woodland Ave., San Anselmo, CA

ASSESSOR PARCEL NUMBER(S) 007-252-21

## **FINDINGS FOR DESIGN REVIEW APPLICATIONS**

Provide the Town with written facts to support the following conclusions the Planning Director or Planning Commission must make to approve the Design Review application. Please provide facts in support of each conclusion so they can make a logical connection between the facts and the conclusion.

### **Residential R-1, R-2, and R-3 (three (3) or fewer units) below 150 feet Mean Sea Level (flatland).**

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

The addition is in the 'craftsman' style of the original residence, as well as several other residences in the neighborhood. The siding is a horizontal boards, the windows are multi-pane, detailing and overhangs are in the style of the original residence and several other residences in the neighborhood.

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

The proposed addition will remain a single family residence. There are no issues of noise, odors and other factor 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 orderly development in such area

To the contrary, the addition to 24 Woodland Ave. should cause the surrounding area to appreciate in appearance or value. The house will be raised above the flood plane and will have new siding, windows and roofing.

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 residence will remain a single family residence after the remodel / addition. It will not increase unnecessary traffic hazards due to congestion, distraction of motorists and will provide satisfactory access by 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

The remodel / addition will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area.

6. Is consistent with the Town General Plan

The project is consistent with the Town General Plan. The addition is of a style, mass and bulk that is compatible with the neighborhood.

7. Will not unreasonably impair access to light and air of structures on neighboring properties

The project will not unreasonably impair access to light and air of structures on the neighboring properties. The property to the east is separated by landscaping and the property to the west is in complete support of the project.

8. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks

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 property to the east is separated by landscaping and the property to the west is in complete support of the project.

9. Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood

The bulk, mass and design of the project complements the existing character of the surrounding neighborhood. The aesthetic of the project is 'craftsman' and will compliment the other 'craftsman' style residences in the neighborhood.

10. 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.

The proposed addition will not materially affect adversely the health or 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 or improvements in such neighborhood.

