



Legislation Text

File #: 22-156, **Version:** 1

Project Address: 141 Crescent Road
Applicant: Dave Jochum
Owners: Ann Rupers
Assessor's Parcel No.: 007-232-57
Zoning District: Single Family Residential Below 150 Mean Sea Level
General Plan Designation: Single Family Residential
FEMA Flood Zone: X (outside Special Flood Hazard Area)

Request

Applicant requests Design Review approval for 172 square foot two story addition and a Maximum Adjusted Floor Area Exception. Total floor area would be 3,005 sq. ft. excluding 400 sq. ft. of existing garage space (up to 2,975 sq. ft. permitted). Maximum Adjusted Floor Area Exception. The maximum Adjusted Floor Area may be exceeded on a lot by up to 325 square feet, for houses built after 2009, subject to Design Review approval pursuant to Article 15 of this chapter. (Ord. No. [1133](https://library.municode.com/ca/san_anselmo/ordinances/code_of_ordinances?nodeId=999346) https://library.municode.com/ca/san_anselmo/ordinances/code_of_ordinances?nodeId=999346, § 3 https://library.municode.com/ca/san_anselmo/codes/code_of_ordinances?nodeId=ORNO456_S3CEORREEF, 3-12-2019) = 3,205. The maximum building height would be 22' 11" (up to 30 feet allowed).

Lot Size	8,179 sq. ft.
Existing Lot Coverage	1,802 sq. ft. 22%
Proposed Lot Coverage	1,886 sq. ft. 23% (up to 35% allowed)
Existing Adjusted Floor Area (FAR)	2,833 sq. ft. 34.6%
Proposed FAR	3,005 sq. ft. 36.7% (maximum allowed 35% +325 sq. ft. with design

review)

Recommendation

Approve the application based on the findings and conditions in Attachment 3 and require the story poles to be removed in 11 days unless an appeal is filed.

Alternatives available to the Planning Commission:

1. Deny the application and require the story poles to be removed in 11 days unless an appeal is filed; or
2. Continue the application for modifications.

I. PROJECT SUMMARY

Existing and Proposed Conditions

	Existing	Proposed	Code
Zoning	R-1 Single Family, <u>Below</u> 150 Mean Sea	Same	Same
General Plan	Single Family	Same	Same
Flood Zone	X (outside Special Flood Hazard Area)	Same	Same
Lot Size (sq. ft.)	8,179 sq. ft.	Same	7,500 sq. ft.
Lot Coverage (sq. ft.)	1,802	1,886	2863 sq. ft.
Lot Coverage (%)	22%	23%	35%

Adjusted Floor Area (sq. ft.)	First Story 1,776 Second Story 689 <u>Garage</u> 368 ¹ Total 2,833	First Story 1,860 Second Story 777 <u>Garage</u> 368 ¹ Total 3,005	8,179 sq. ft. (35%) + 325 = 3,188 plus 400 sq. ft. garage
Adjusted Floor Area Ratio sq. ft. (%)	35%	37%	35% + 325 ² sq. ft. = 43.8%
Setbacks³ (<u>main</u> residence)	Front: 24.17 feet Rear: 31.08 feet South Side: 18.5 feet North Side: 6.92 feet	Front: 24.17 feet Rear: 31.08 feet South Side: 17.83 feet North Side: 6.92 feet	Front: 20 feet Rear: 20 feet Street Side: 12 feet Side: 8 feet
On-Site Parking	2 that comply with all setbacks	2 that comply with all setbacks	2 that comply with all setbacks
Stories	2	2	2
Maximum Height Above Average Existing Grade	24 feet 4 inches	24 feet 4 inches	30 feet

Timing

Pursuant to the Permit Streamlining Act (California Government Code Section 65950 et. seq.) the Planning Commission must approve or disapprove the project by within 60 days of the project being deemed complete and exempt from CEQA. Staff recommends finding the project exempt from CEQA (See Attachment 3).

Public Notice

A notice was posted at the site and mailed to all residents and property owners with 300 feet of the project site. Correspondence received for the last public hearing meeting may be viewed here:

https://sananselmo-ca.granicus.com/GeneratedAgendaViewer.php?view_id=1&clip_id=545

Staff has received no correspondence in opposition to the project.

Project Description

See project plans (Attachment 1).

The applicant proposes to add 172 square feet of additional building area to the building, 84 square feet on the 1st floor and 88 square feet on the second floor. The project would retain all the existing residence but remove an existing trellis. The additional square footage would allow the dining room and master bedroom to be expended.

The following entitlements are required to approve the project:

Design Review is required for a second story addition. The project creates 84 square feet of additional living space on the 1st floor and 88 square feet of living space on the second floor.

Design Review for a Maximum Floor Area Exception is required for the addition to exceed the maximum adjusted floor area for the site by 142 square feet. The Planning Commission can approve up to 325 square feet of additional floor area over the maximum if the design review findings can be made.

II. DISCUSSION

Design Review

San Anselmo Municipal Code section 10-3.1506 contains the required findings to approve a Design Review application. The purpose of design review is to “minimize adverse effects of poor or inappropriate exterior design” that “adversely affects the health, safety, and welfare of the residents of the Town by creating conditions which: (a) Endanger the lives of persons using adjacent streets and property; (b) Decrease property values in the surrounding area or the Town as a whole; (c) Impair the comfort and well-being of the persons using such real property; and/or (d) Are aesthetically incompatible with adjacent real property.” The intent of design review is to ensure these adverse effects are eliminated or minimized through the imposition of conditions, if necessary. “The Town shall seek to encourage creativity and variety in design...”

Staff suggests that the Design Review findings can be made as detailed in Attachment 3 and in the applicant’s detailed statement (Attachment 2).

Two story buildings are allowed and building heights vary from one to two stories in the neighborhood. The area has a mix of architectural styles and staff believes the proposed building design would be compatible with

the mixed visual character of the area.

Staff believes the design meets criteria that has been used to approve other second story additions and floor area exceptions in the Town.

Floor Area Exception

The addition would increase the Adjusted Floor Area to 2,066 square feet, which is 274 square feet over the maximum allowed by code. The addition requires a floor area exception.

San Anselmo Municipal Code section 10-3.412 governs maximum floor area and lot coverage for residences located below 150 Mean Sea Level Elevation, including the subject property. SAMC section 10-3.412(e) provides an exception stating: “The maximum Adjusted Floor Area may be exceeded on a lot by up to 325 square feet subject to Design Review approval pursuant to article 15 of this chapter.”

The Planning Commission should consider if findings can be made for the floor area exception requested. The Planning Commission must find the design, “employs mass reducing techniques such that the additional square footage over the Adjusted Floor Area is reasonably mitigated and does not result in overbuilding of the lot.” Staff believes these findings can be made due to the modulation of the building mass and maintaining existing architectural style.

Prepared By:
Richard Smeaton, AICP
Contract Interim Planning Director

Attachments:

1. Project Plans
2. Application Materials and Findings
3. Draft Findings, Conditions of Approval, and Standard Conditions of Approval