



**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
Bloom Trust Design Review**

Decision: Approve with Conditions
Date: March 4, 2020

Project ID No:	P2705	Applicant(s):	Polsky Perlstein Architects
		Owner(s):	Bloom Trust
		Assessor's Parcel No(s):	176-191-29
		Property Address:	56 Oak Knoll Drive, San Anselmo
		Project Planner:	Sabrina Cardoza (415) 473-3607 scardoza@marincounty.org
		Signature:	
Countywide Plan Designation:		SF4 (Single-family, 1-2 units per acre)	
Community Plan Area:		N/A	
Zoning District:		R1-BD (Residential, Single-family, Sleepy Hollow Community, 15,000 to 45,000 square feet minimum lot area)	
Environmental Determination:		Categorically Exempt, CEQA Guidelines §15301, Class 1	

PROJECT SUMMARY

The applicant requests Design Review approval to construct a new 1,125 square-foot addition onto an existing 2,864 square-foot single-family residence in unincorporated San Anselmo. The proposed 1,125 square feet of addition would result in a total floor area of 4,288 square feet, resulting in a floor area ratio of 9.3 percent on the 45,940 square-foot lot. The proposed building would reach a maximum height of 26 feet above surrounding grade and the exterior walls would have the following setbacks: ten feet two inches from the northern front property line; 43 feet 9 inches from the eastern rear property line; and more than 100 feet from all other property lines. Various site improvements would also be entailed in the proposed project, including a new 10-foot tall attached trellis.

Design Review approval is required pursuant to Marin County Code Section 22.42.020 because the project will exceed 3,500 square feet in total floor area.

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the project is located on a site that is fully developed, and features no habitat value for endangered, rare or threatened species.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed addition would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is located within the Ridge and Upland Greenbelt (RUG). However, the project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because the addition is designed to protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development as further discussed in Finding A below.
- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Design Review (Marin County Code Section 22.42.060)

- A. The proposed development complies with either the Single-family or Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.**

There are no standards provided in Chapter 22.14 that apply to the project. The proposed project is consistent with the Design Guidelines and Discretionary Development Standards because it is designed to avoid adversely affecting natural resources or the character of the local community. The project's consistency with the standards and guidelines most pertinent to the subject property is discussed below.

SITE PREPARATION: Development Standards J.1 through J.6; Design Guidelines A-1.2 through A-1.4

The subject property consists of steep, downward sloping topography with an average slope of approximately 36 percent. Improvements are limited to the area surrounding the existing structure, preserving a majority of the property in its natural state. The project entails an addition to an existing single-family residence within a previously developed portion of the property.

The grading associated with the proposed project consists of 35 cubic yards of cut and 35 cubic yards of fill to accommodate the minimum amount of grading necessary for the addition. The applicant submitted a conceptual grading and drainage plan that was reviewed by the Department of Public Works and found to be acceptable. Building permit requirements mandate preparation and submittal of an engineered grading and drainage plan in accordance with the standards outlined by the Department of Public Works during the Building Permit review process, which will further ensure the project complies with all applicable codes.

No protected or heritage trees are proposed for removal. With the exception of one four-inch tree not protected under the Marin County Development Code, the existing vegetation will remain.

BUILDING LOCATION: Development Standards D.1 through D.4; Design Guidelines D-1.6

The project site is located within the Ridge and Upland Greenbelt (RUG) as delineated in the Countywide Plan. The Marin County Code discourages development on top of, within 300 feet horizontally, or 100 feet vertically of visually prominent ridgelines. Though the project site is located within the RUG, the project site is not located within 300 feet horizontally or 100 feet vertically from the visually prominent ridgeline located above Oak Road.

The proposed addition is clustered in the most accessible portion of the site and within the vicinity of the existing residence and previously developed areas. Due to steep topography and an irregularly shaped lot configuration, there are no other suitable locations for the proposed addition.

The proposed addition conforms with setbacks from all property lines as required by the governing R1-BD (Residential, Single-family, Sleepy Hollow Community) zoning district from the property lines and would be screened from adjacent properties with existing adjacent and perimeter vegetation. Further, the project would not significantly obstruct views from public viewing areas due to the variation of moderate to steep topography and vegetation in areas surrounding the project site.

PROJECT DESIGN: Development Standard I.1 and I.2; Design Guideline D-1.7

As previously discussed above, the project is located in the Ridge and Upland Greenbelt; however, the project site is not located within 300 feet horizontally or 100 feet vertically of the visually prominent ridgeline located above Oak Knoll Drive. Pursuant to Marin County Code 22.16.030.D.2, structures located within the ridgeline areas shall be limited to a maximum height of 18 feet.

The proposed addition would reach a maximum height of 26 feet above surrounding grade. As the project site is located outside of the ridgeline area, the eighteen-foot height limit does not apply. Moreover, there are no other suitable locations for the proposed addition because the project site consists of an irregular lot configuration and steep topography. The project has been sited with adequate setbacks from property lines and would not result in a structure that will impinge significantly on sun and light exposure, view, vistas, and privacy of adjacent properties and rights-of-way.

The proposed addition would be consistent with the existing visual character of the site as colors and materials include off-white stucco, brown concrete roofing tile, sepia-colored wood trellis, and sepia-colored roof fascia and gutter to match the existing single-family residence.

MASS AND BULK: Design Guidelines D-1.1 through D-1.5

As proposed, the addition incorporates articulated building forms, varied roof profiles, and several window and door openings that effectively break up the visual bulk and mass. The only large expansive wall will be located along the north elevation. This elevation will feature several window openings that will articulate the visual mass of the building and varied levels of the gable roof profile to effectively reduce the mass of the building. Therefore, the bulk and mass of the proposed addition, the architectural style, materials, and colors used are compatible with other dwellings in the neighborhood and would be consistent with the existing building onsite.

EXTERIOR LIGHTING: Development Standard G; Design Guideline C-1.11

The selected exterior light fixtures would be shielded and downward facing. However, a standard condition of approval will be imposed into this determination to ensure that all the exterior lighting incorporated into the Building Permit is unobtrusive and downward facing.

LANDSCAPING AND VEGETATION REMOVAL: Development Standard F; Design Guideline A-1.1

The perimeter of the project site is heavily vegetated with mature trees, which would screen the proposed addition from the surrounding properties and public rights-of-way. Location of the proposed building was carefully considered by the applicant to avoid removal of any trees, with the exception of one four-inch tree not protected under the Marin County Development

Code. Thus, the project involves no modifications to existing landscaping. In order to protect existing trees, a condition of approval will be imposed on the project, requiring installation of tree protection fencing for all mature trees within five feet of the proposed addition in order to protect existing vegetation (Special Condition 6).

ACCESS: Development standard C; Design Guidelines A-1.5

The property is accessed by an existing driveway extending from Oak Knoll Road. No alterations are proposed to the existing driveway or parking areas as part of the project.

NEIGHBORHOOD COMPATABILITY: Design Guidelines B-1.1, C-1.1 through C-1.3, C-1.7

The proposed addition is not located along a street frontage. The proposed project is consistent with the key design principles of the Single-family Residential Design Guidelines in that the project maintains adequate space, light, and a sense of openness from surrounding residences in the neighborhood. Further, the surrounding area is comprised of a mix of architectural styles with variety in the bulk, massing and height amongst the single-family residences. The proposed project would be consistent with the key design principles of the Single-family Residential Design Guidelines as the color and material selected for the project would blend with the existing site development.

B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.

Many of the homes on the east side of Oak Knoll Drive appear as single-story homes from the street, but are two stories on the downhill side which is not visible from within the street level due to grade separation between the public rights-of-way and the residences below. The proposed addition would be indiscernible because it would face the interior of the lot. The proposed addition incorporates surface relief created by modest overhangs, recess, and plan offsets along the side yard setback, as well as articulated roof profiles to effectively break up the visual bulk and mass. The project is designed to maintain compatibility with the architectural style of the existing residence. The project would be proportional to the mass and bulk of the existing residence and properties within the surrounding neighborhood.

C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.

The proposed addition is designed to conform with setbacks from all property lines as required by the governing R1-BD zoning district and results in a site layout that will preserve sun and light exposure, views, vistas, and privacy to the adjacent properties. Lighting proposed with the project has been sited and designed to minimize glare and light emissions into the nightscape. Due to project siting the proposed addition would not eliminate primary views and vistas. A standard condition of approval requires all exterior lighting to be shielded and downward facing so that the project would not result in any nighttime light pollution and/or glare.

D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.

The project is sited entirely within the owner's property and outside of any access easements. The project will not encroach onto adjoining private properties, public lands, public easements and right-of-ways.

E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

There is adequate separation and landscaping between adjacent properties. The proposal includes the removal of one four-inch tree not protected under the Marin County Development Code and aims to retain healthy, native vegetation and the natural features of the site. In addition to the existing vegetation, the topography of the subject and surrounding sites aids in providing appropriate separation. The improvements shall be consistent with fire safety requirements as the Sleepy Hollow Fire Protection District will review the project prior to Building Permit issuance.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Design Review approval authorizes the construction of a new 1,125 square-foot addition onto an existing 2,864 square-foot single-family residence in unincorporated San Anselmo. The 1,125 square feet of approved addition would result in a total floor area of 4,288 square feet, resulting in a floor area ratio of 9.3 percent on the 45,940 square-foot lot. The approved building would reach a maximum height of 26 feet above surrounding grade and the exterior walls would have the following setbacks: ten feet, two inches from the northern front property line; 43 feet, 9 inches from the eastern rear property line; and more than 100 feet from the western front and southern side property lines. Various site improvements would also be entailed in the approved project, including a new 10-foot tall attached trellis.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Bloom Residence," consisting of fourteen sheets prepared by Polsky Perlstein Architects, received in final form on December 30, 2019, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2020" with respect to all of the standard conditions of approval and Special Condition 6 (tree protection fencing).

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision (March 16, 2020).

cc: *{Via email to County departments and Design Review boards}*

CDA – Assistant Director
CDA – Planning Manager
DPW – Land Development
Marin Municipal Water District
County No. 1 Sanitary District
Sleepy Hollow Fire Protection District

Attachments:

1. Marin County Uniformly Applied Conditions 2020